



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a regular meeting on **Monday, April 08, 2024 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters.

The public dial information to participate in the telephonic meeting is as follows:

Time: **Monday, April 08, 2024 04:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFRVdENzWXI5VUxFT1ZUQT09>

Meeting ID: 990 466 2781 - Password: 833227

Or Dial by telephone - +1 346 248 7799 US - Meeting ID: 990 466 2781 Password: 833227

At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

INVOCATION AND PLEDGE ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

PRESENTATIONS

1. Proclamation - Maria Dolores Sierra Sanchez 100th Birthday - Carrillo
2. Proclamation - Telecommunicators Week - Torres/Garcia
3. Proclamation - Autism Acceptance Month - Tijerina
4. Proclamation - Fill the Boot - A. Garcia
5. Report from Mission Economic Development Corporation - Teclo Garcia
6. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
7. Departmental Reports – Perez
8. Citizen's Participation – Garza

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

9. Discussion and Action to Recommend to the City Council the closure required by Union Pacific Railroad for Leonor Street being the 900 block of Leonor Street,

approximately 0.25 of a mile west of the Intersection of Inspiration Road and W. Business Hwy 83 - De Luna

10. Discussion and Action to Recommend to the City Council the closure required by Union Pacific Railroad of Farm Crossing at 3101 S. Conway Avenue being approximately 0.30 miles north of the intersection of S. Conway Avenue.- De Luna
11. Discussion and Action to Recommend to the City Council the opening of New Los Indios Parkway required by Union Pacific Railroad being approximately 0.25 miles north of the intersection of S. Conway Avenue and Los Indios Road - De Luna
12. Rezoning: A tract of land containing 37.50 acres of land, being part or portion of Lot 30-9, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1) Single Family Residential, Carlos Garza, and Adoption of Ordinance#_____ - De Luna
13. Rezoning: A 1.00 acre tract of land out of Lot 263, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1A) Large Lot Single Family Residential, Everardo P. Sustaita, and Adoption of Ordinance#_____ - De Luna
14. Conditional Use Permit: Construct (5) Pickle Ball Courts – Incredibowl, 2140 E. Business Highway 83, Lot 1 & 2, Grapefruit Bowl, Inc. Subdivision, C-4, Felipe Cavazos, and Adoption of Ordinance#_____ - De Luna
15. Conditional Use Permit: Drive-Thru Service Window – Matuul, 2006 E. Griffin Parkway, Lot 2, Block 1, Springfield Ph. I Commercial, C-3, Judith A. Ponce, and Adoption of Ordinance#_____ - De Luna
16. Conditional Use Permit: Restaurant in a C-2 Zone – Le Petite Pastries, 1821 N. Shary Road, Ste. 7, Lot 1, Bannworth Business Center, C-2, Cesia Alfaro, and Adoption of Ordinance#_____ - De Luna
17. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Las Tres Coquetas, 515 N. Conway Avenue, Lot 10, Block 92, Mission Original Townsite, C-3, Jose Enriquez, and Adoption of Ordinance#_____ - De Luna
18. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Wing Snob, 801 N. Shary Road, Ste. 100, Lot 1A, Mirabelle Subdivision, C-3, Montenergo, LLC c/o Julio Garcia, and Adoption of Ordinance#_____ - De Luna
19. Conditional Use Permit Renewal: Restaurant in a C-2 Zone – Don Ponchitos Café #5, LLC, 800 E. 1st Street, Lots 88 & 89, Mayberry Plaza UT No. 3, C-2, Jenny Hernandez, and Adoption of Ordinance#_____ - De Luna

CONSENT AGENDA

All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act

20. Approval of Minutes – Carrillo
Regular Meeting – March 25, 2024
Special Meeting – April 01, 2024

21. Acknowledge Receipt of Minutes – Perez
Boys & Girls Club Board of Directors – February 20, 2024
Civil Service Commission – January 22, 2024
Mission Redevelopment Authority – February 27, March 8, 2024
Mission Tax Increment Reinvestment Zone – February 27, March 8, 2024
Mission Economic Development Corporation – February 28, 2024
Youth Advocacy Advisory Board – February 20, 2024
Citizen’s Advisory Committee – February 27, 2024
22. Approval to enter into an Election Services Contract with the Hidalgo County Elections Administrator for the May 4, 2024 City of Mission Charter Amendment Election pursuant to Texas Election Code Section 31.092(a) - Carrillo
23. Approval of Resolution # _____ designating Rio Grande Valley Metropolitan Planning Organization Members – Carrillo

APPROVALS AND AUTHORIZATIONS

24. Approval of Ordinance # _____ authorizing and approving a transfer from the Designated Purpose Fund (ARPA) to the General Fund in the amount of \$1,885,272.02 – Vela
25. Award Multiple Bids for Five (5) Homes for Housing Assistance Program (HAP) Phase 23-I in the amount of \$436,500.00 - Longoria
26. Authorization to Award 1st one-year renewal option with South Texas Landscapes Irrigation and Pest Control LLC for ROW Mowing & Maintenance Services - Bentsen
27. Authorization to engage Halff Associates, Inc for Civil Engineering and Surveying Services for design of Hoerner Road at a cost of \$98,000 to be reimbursed by Mission Redevelopment Authority/TIRZ #1- Terrazas
28. Approval of Work Authorization No. 25 with Melden and Hunt, Inc. for Walsh Road Improvements at a cost of \$108,333 to be reimbursed by Mission Redevelopment Authority/TIRZ #1 - Terrazas
29. Discussion of amended rules for Citizens Participation - Carrillo

UNFINISHED BUSINESS

30. TABLED 03/25/2024 - Rezoning: Tract #1: A tract of land containing 0.612 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1916 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna
31. TABLED 03/25/2024 - Rezoning: Tract #2: A tract of land containing 0.551 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1931 Meadow Way Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna
32. TABLED 03/25/2024 - Rezoning: Tract #3: A tract of land containing 0.613 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1914 Crystal Drive, PUD(AO-P) Agricultural Open

Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna

33. TABLED 03/25/2024 - Rezoning: A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1A) Large Lot Residential, Jorge E. Miranda, and Adoption of Ordinance#_____ - De Luna

ROUTINE MATTERS

City Manager Comments

City Council Comments

Mayor's Comments

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) Consideration and possible action relating to Meet and Confer negotiations with Mission Firefighters Association, IAFF Local 3609 and selection of management negotiation team.
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Cimarron agreement with Tax Increment Reinvestment Zone (TIRZ) on Cimarron improvements.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding contract with Melden & Hunt on Water Treatment Plant.
4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Rail Crossing study with R.R.P. Consulting Engineers L.L.C.
5. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.
6. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Consideration and action, if any, related to Meet and Confer negotiations with Mission Firefighters Association, IAFF Local 3609 and selection of management negotiation team
2. Consideration and action, if any, related to Cimarron agreement with Tax Increment Reinvestment Zone
3. Consideration and action, if any, related to contract with Melden & Hunt
4. Consideration and action, if any related to R.R.P. Consulting Engineers L.L.C. Rail Crossing study
5. Consideration and action, if any related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D
6. Action, if any, regarding evaluation of City Manager regarding goals and objectives

ADJOURNMENT

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 05th day of April, 2024 at 3:30 p.m.



Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **08th day of April, 2024** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

On this the **05th day of April, 2024** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at 3:30 p.m. on said date.



Anna Carrillo, City Secretary