



MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Bob Galligan, Interim City Attorney
Mike R. Perez, City Manager
Anna Carrillo, City Secretary

ABSENT:

ALSO PRESENT:

Peter Geddes
Marianna Wright
Jennifer Vasquez
Brenda Enriquez
Crystal Chavez
Josue Rodriguez
Debanhi Perez
Zaida M. Vargas
Marc Vargas
Karen Prewitt

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
David Flores, Asst. City Manager
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Adrian Garcia, Fire Chief
Susie De Luna, Planning Director
Alex Hernandez, Assistant Planning Director
Noemi Munguia, HR Director
Robert Hinojosa, Director of Organizational Dev.
Abram Ramirez, IT Director
Abel Bocanegra, P.E., City Engineer
Cesar Torres, Chief of Police
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Dept. Director
Jesse Lerma Civil Service Director
Kenia Gomez, Media Relations Director
Teclo Garcia, MEDC CEO
Brad Bentsen, Parks & Recreation Director
Cynthia Lopez, Museum Director
Joe Enriquez, Utility Billing Manager
Aida Lerma, Mission Event Center Director
Alex Fajardo, Media Relations
Vidal Roman, Finance Director
Randy Cruz, Deputy Fire Chief
Sergio Martinez, Police Officer
Veronica Longoria, Police Officer

STAFF PRESENT:

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Pro Tem Plata called the meeting to order 4:30 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Marissa Gerlach led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS**1. Proclamation - National Tennis Month - Brad Bentsen**

Councilwoman Jessica Ortega moved to approve the Proclamation – National Tennis Month. Motion was seconded by Councilman Alberto Vela and approved unanimously 4-0.

2. Proclamation - National Building Safety Month - De Luna

Councilwoman Ortega moved to approve the Proclamation – National Building Safety Month. Motion was seconded by Councilman Vela and approved unanimously 4-0.

3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez

Brenda Enriquez, Mission Chamber of Commerce President, spoke about upcoming events such as: Small Business Resource Seminar on May 30th, Driscoll Press Conference & Tree Planting Ceremony on May 30th, Joint Mixer at Elevated Drip Spa on June 20th, “Coffee, Croissants & Commerce” on June 25th, Buenas Tardes Luncheon on August 14th at the Mission Event Center, and the Annual Member Awards Banquet at the Mission Event Center on October 3rd. Ms. Enriquez also mentioned that they were launching new outreach program to connect new businesses opening up in Mission with the Chamber and board nominations were opening up as well. They had one vacancy on the board.

Mayor Norie Gonzalez Garza joined the meeting via zoom at 4:40 p.m.

4. Report from the Rio Grande Valley Humane Society - Marianna Trevino Wright

Marianna Trevino Wright, Rio Grande Valley Humane Society Executive Director, gave an update on the current operations for the Animal Shelter. Over the last month, there were 285 taken in, 122 of these were cats and 163 were dogs, 75 animals were adopted, 47 were reclaimed, 22 were transferred, 39 were returned to the field leaving the shelter at a rate of 87.72% for the month.

5. Update on Public Safety Building No. 6 – Terrazas

Crystal Chavez, representative for the Warren Group, stated that Public Safety Building No. 6 was at 99.97% completion. They had passed all inspections and had received their certificate of occupancy; however, there were a few minor details that were pending prior to opening up the building. The Warren Group had contacted the contractor to ensure that minor issues found during the punch list check were fixed. These issues included some laminate areas that needed replacement, a tie bracket needed to be installed in the restrooms and the flooring needed one more cleaning. This project had a projected completion date of February 2023; however, due to delays, it has yet to be completed. Ms. Chavez said she would provide a list of delays/extensions to date.

6. Departmental Reports – Perez

Councilman Vela moved to approve the departmental reports as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

7. Citizen's Participation – Garza

None

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

8. Rezoning: Lots 1-5, Block 1, North Hampton Subdivision, (R-1) Single Family Residential to (C-3) General Business, Debanhi Perez & Josue Rodriguez, and Adoption of Ordinance#5487 - De Luna

On May 15, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located 355' north of U.S. Expressway 83 Frontage Road along the east side of Mayberry Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended denial of a C-3 (General Business) but approval of a C-2 (Neighborhood Commercial).

Staff and City Manager recommended approval.

Mayor Garza asked if there were any comments for or against the request.

Josue Rodriguez, owner, stated he felt the valley had a shortage of PCPAs and locations as the one he was proposing. His wife was a licensed therapist and they both felt there was a dire need for this type of business in the area. They both love the location and would like to open the daycare to better serve the needs of those who live in this area.

Upon motion by Councilman Vela seconded by Councilwoman Ortega and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve the Rezoning: Lots 1-5, Block 1, North Hampton Subdivision, (R-1) Single Family Residential to (C-2) Neighborhood Commercial, Debanhi Perez & Josue Rodriguez, and Adoption of Ordinance#5487. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING LOTS 1-5, BLOCK 1, NORTH HAMPTON SUBDIVISION, (R-1)
SINGLE FAMILY RESIDENTIAL TO (C-2) NEIGHBORHOOD COMMERCIAL

9. Conditional Use Permit: Construction of a Pool House, 1805 E. 28th Street, Lot 14, Magnolia Park Estates, R-1A, Zaida M. Vargas, and Adoption of Ordinance#5488 - De Luna

On May 15, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 963' west of N. Glasscock Road along the north side of E. 28th Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza asked if there were any comments for or against the request.

Marc Vargas, owner of the property, stated that they were seeking approval from council to build the pool house.

Upon motion by Councilwoman Ortega seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve the Conditional Use Permit: Construction of a Pool House and variance request, 1805 E. 28th Street, Lot 14, Magnolia Park Estates, R-1A, Zaida M. Vargas, and Adoption of Ordinance#5488. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A POOL
HOUSE, 1805 E. 28TH STREET, LOT 14, MAGNOLIA PARK ESTATES

10. Conditional Use Permit: Drive-Thru Service Windows & Sale & On-Site Consumption of Alcoholic Beverages – Taquero Mucho, 3501 N Conway Avenue, Ste. 15, Lot 2, IHOP On Conway Subdivision, C-3, Taquero Mucho, LLC, and Adoption of Ordinance#5489 and Wet Zone Ordinance#5490 - De Luna

On May 15, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Councilman Vela seconded by Councilwoman Gerlach and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve the Conditional Use Permit: Drive-Thru Service Windows & Sale & On-Site Consumption of Alcoholic Beverages – Taquero Mucho, 3501 N Conway Avenue, Ste. 15, Lot 2, IHOP On Conway Subdivision, C-3, Taquero Mucho, LLC, and Adoption of Ordinance#5489 and Wet Zone Ordinance#5490. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5489

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOWS &
THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – TAQUERO
MUCHO, 3501 N. CONWAY AVENUE, STE. 15, LOT 2, IHOP ON CONWAY SUBDIVISION

ORDINANCE NO. 5490

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING
ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC
BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF MISSION
TO INCLUDE THE PREMISES LOCATED AT 3501 N. CONWAY AVENUE, STE 15 –
TAQUERO MUCHO

11. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Sstash, LLC, 308 N. Shary Road, Ste. C, Lot 1, Sundance Crossing, C-3, SSTASH, LLC c/o Americo Garza Castelan, and Adoption of Ordinance#5491 - De Luna

On May 15, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 214' south of E. 4th

Street along the east side of Shary Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Councilwoman Gerlach seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Sstash, LLC, 308 N. Shary Road, Ste. C, Lot 1, Sundance Crossing, C-3, SSTASH, LLC c/o Americo Garza Castelan, and Adoption of Ordinance#5491. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5491

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR SALE & ON-SITE CONSUMPTION OF
ALCOHOLIC BEVERAGES – SSTASH, 308 N. SHARY ROAD, SUITE C., LOT 1, SUNDANCE
CROSSING

12. Conditional Use Permit Renewal: To have a Restaurant in a C-2 zone – The Magnolia Tea Room, 1022 E. Griffin Parkway, Ste. 107B, Lot 1, Bryan Road Medical Plaza Subdivision, C-2, Elizabeth M. Romero, and Adoption of Ordinance#5492 - De Luna

On May 15, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located on the southwest corner of E. Griffin Parkway (F.M. 495) and Bryan Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Upon motion by Councilman Vela seconded by Councilwoman Gerlach and approved unanimously, the public hearing was closed.

Councilman Vela moved to approve the Conditional Use Permit Renewal: To have a Restaurant in a C-2 zone – The Magnolia Tea Room, 1022 E. Griffin Parkway, Ste. 107B, Lot 1, Bryan Road Medical Plaza Subdivision, C-2, Elizabeth M. Romero, and Adoption of Ordinance#5492. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5492

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL TO HAVE A RESTAURANT IN A C-2
ZONE – THE MAGNOLIA TEA ROOM, 1022 E. GRIFFIN PARKWAY, STE. 107 B, LOT 1,
BRYAN ROAD MEDICAL PLAZA SUBDIVISION

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

13. Approval of Minutes – Carrillo

Special Meeting and Regular Meeting – May 13, 2024

Special Meeting – May 14, 2024

14. Acknowledge Receipt of Minutes – Perez

Parks & Recreation Board – April 9, 2024

15. Authorization to purchase twenty (20) 2 Cubic Yard Standard Duty Front Load Containers and twenty (20) 8 Cubic Yard Standard Duty Slant Front Load Containers in the amount of \$32,780 from Wastequip via BuyBoard Contract #686-22 - Mendiola

Staff was seeking authorization to purchase twenty (20) 2 Cubic Yard standard duty front load containers and twenty (20) 8 Cubic Yard standard duty slant front load containers, in the amount of \$32,780, for our Commercial Division. Due to the city's rapid growth, the Sanitation Department was requesting these commercial containers to keep up with the demand and the city's current services. These containers would be purchased from Wastequip via BuyBoard Contract #686-22.

16. Authorization to re-solicit bids for monthly air conditioner filter service – Mares

Staff was seeking authorization to re-solicit bids for the monthly air conditioner filter service for all city facilities. On December 18, 2023, staff requested authorization for solicitation and received a total of five (5) bids. However, due to discrepancies on the filter types, sizing, and pricing, solicitation was cancelled.

17. Approval of Resolution No.1905 authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the Speedy 5k run – Torres

The agreement is required by the Texas Department of Transportation for the closure of the right lane of travel of FM 494 (Shary Road) from Victoria Drive to U.S. Business 83, and the right lane of travel of U.S. Business 83 from FM 494 to Taylor Road on June 8, 2024. The Mission Police Department will be responsible for securing the route and participants involved.

RESOLUTION NO. 1905

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
AUTHORIZING THE SUBMITTAL TO THE TEXAS DEPARTMENT OF TRANSPORTATION
BY THE MISSION POLICE DEPARTMENT OF AN AGREEMENT FOR THE TEMPORARY
CLOSURE OF STATE RIGHT OF WAY OF FM 494 (SHARY ROAD) (RIGHT LANE) FROM
VICTORIA DRIVE TO U.S. BUSINESS 83, AND U.S. BUSINESS 83 (RIGHT LANE) FROM FM
494 TO TAYLOR ROAD, FOR THE SPEEDY 5K EVENT AND AUTHORIZING THE
ISSUANCE OF A PUBLIC PERMIT THEREFORE

18. Approval of Resolution # 1906 authorizing the transfer of equipment, a Mine-Resistant Ambush Protected vehicle, to the City of Palmview Police Department as allowed by LESO Program – Torres

The Mission Police Department was seeking authorization to transfer a Mine-Resistant Ambush Protected vehicle to the City of Palmview Police Department, which was previously accepted via the LESO program. The Mission Police Department recently obtained a Roshel armored vehicle via the RGV TAG, therefore, there was no further need to keep the Mine-Resistant Ambush Protected vehicle. The transfer would be processed & completed via the LESO program, which set guidelines for all agencies possessing LESO-granted equipment. There was no cost associated with the transfer of equipment and attachments.

RESOLUTION NO. 1906

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS DECLARING CERTAIN LAW ENFORCEMENT SUPPORT OFFICE (LESO) PROGRAM PROPERTY AS EXCESS PROPERTY AND AUTHORIZING THE TRANSFER OF SAID PROPERTY TO ANOTHER PARTICIPATING AGENCY AS ALLOWED BY LESO PROGRAM

Councilwoman Ortega moved to approve all consent agenda items 13 thru 18 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

19. Preliminary & Final Re-Plat Approval: Re-Plat of Lot 6A and 7A, M.E.D.C. Subdivision, Being a resubdivision of 3.113 acres, being all of Lots 6 and 7, M.E.D.C. Subdivision, C-3, Developer: Teclo Garcia, Engineering, Melden & Hunt, Inc. - De Luna

On May 15, 2024 the Planning and Zoning Commission held a Public Hearing to consider the replat. The subject site was located within the M.E.D.C. Subdivision located 330' east of the intersection of Victoria Street & S. Shary Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata requested this item be a public hearing and asked if there were any comments for or against the request.

There were no comments.

Upon motion by Councilwoman Gerlach seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Councilman Vela moved to approve the Preliminary & Final Re-Plat Approval: Re-Plat of Lot 6A and 7A, M.E.D.C. Subdivision, Being a resubdivision of 3.113 acres, being all of Lots 6 and 7, M.E.D.C. Subdivision, C-3, Developer: Teclo Garcia, Engineering, Melden & Hunt, Inc.. Motion was seconded by Councilwoman Ortega and approved 4-1, with Mayor Garza abstaining.

20. Interlocal Agreement between the City of Mission, Texas and City of Alton, Texas regarding sewer services for Alton Crossing Plaza (aka Lot 23, La Homa Five Subdivision) - De Luna

The request was to allow Alton Crossing Plaza (aka Lot 23, La Homa Five Subdivision) within the City of Mission's ETJ/Sewer CCN to connect to the City of Alton's Sewer Main Line along La Homa Road and Mile 5 Road.

Alton Crossing Plaza was located at the southwest corner of La Homa Road and W. 5 Mile Road along the southside of La Homa Road. Unfortunately, the City of Mission sewer line was approximately 3,100 linear feet south of the site making the connection unfeasible. An alternative to this issue was to connect to the City of Alton's sewer system.

The City of Mission agreed that City of Alton may provide retail sewer service to Alton Crossing Plaza (aka Lot 23, La Homa Five Subdivision) (the “Customer”) until such time as the City of Mission transitioned the customer to the City of Mission sewer service. The City of Alton shall not expand its sewer service beyond the service to the Customer or add any additional sewer customers in the City of Mission’s Sewer CCN without prior written permission of the City of Mission.

The City of Mission shall provide thirty (3) days written notice to the City of Alton that it intended to provide sewer service to the Customer. City of Alton shall orderly transfer and relinquish sewer services to the customers and cease to provide sewer service to the customer’s location immediately upon written confirmation from the City of Mission that sewer service was available for the customer.

In an effect to assist for a successful completion, we were seeking your consideration to allow this lot to connect to the City of Alton’s sewer system.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Interlocal Agreement between the City of Mission, Texas and City of Alton, Texas regarding sewer services for Alton Crossing Plaza (aka Lot 23, La Homa Five Subdivision). Motion was seconded by Councilman Vela and approved unanimously 5-0.

21. Approval of Shary Municipal Golf Course Fee Waiver and Discounted Rate Policy – Fernuik

The purpose of this policy was to govern the provision of fee waivers or discounted rates for golf play at the City of Mission Shary Municipal Golf Course.

Qualifying Members: Advisory Board Members that were in good standing and currently appointed to the Golf Course Advisory Board.

Qualifying Members would be allowed to play once per week and will be required to only pay one of the following:

- A trail fee, if a personal golf cart was furnished; or
- A cart fee for the rental of an SMGC golf cart.

For any additional play beyond once a week, Qualifying Members would be required to pay all applicable fees at the then-established rate(s).

Policy was approved by the Shary Municipal Golf Course Board on May 8, 2024.

Staff and City Manager recommended approval.

Councilman Vela moved to approve the Shary Municipal Golf Course Fee Waiver and Discounted Rate Policy. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

22. Board Appointments – Citizen Advisory Committee, Special Events & Entertainment Committee and Zoning Board of Adjustments – Carrillo

Attached was the list of Board and Committee Appointments along with the recommendations by Mayor Norie Garza

Citizen Advisory Committee – Appoint Ruben Davila Lozano term to expire 12/31/2026

Special Events & Entertainment Committee – Appoint Danet Garza Ibarra term to expire 12/31/2026

Zoning Board of Adjustments – Appoint Romeo Sanchez and William F. Uckert terms to expire 12/31/2024.

Staff and City Manager recommended approval.

Councilman Vela moved to approve Board Appointments – Ruben Davila Lozano to the Citizen Advisory Committee, Danet Garza Ibarra to the Special Events & Entertainment Committee and Romeo Sanchez and William F. Uckert to the Zoning Board of Adjustments. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

23. Approval of Development Agreement between R&G Development, LP & City of Mission – Terrazas

The City of Mission sought to develop a portion of real property owned by Rio Grande Valley Development, Inc. The city had requested that the developer dedicated approximately 1.8 acres of real property for right-of-way purposes for the development of Hoerner Road. In exchange for the land dedication, the City shall construct Hoerner Road with water, wastewater lines to include stub outs to the east and west sides of the proposed street and an adjacent storm system.

Mission Redevelopment Authority Board engaged Halff Associates for the design and surveying services for this project.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Development Agreement between R&G Development, LP & City of Mission. Motion was seconded by Councilman Vela and approved unanimously 5-0.

24. Approval of First Amendment to Interlocal Cooperation Agreement between the City of Mission and McAllen Public Utility – Terrazas

The City of Mission and the McAllen Public Utility entered into an Interlocal Agreement on or about the 12th day of April, 2022 to undertake roadway widening improvements on Taylor Rd. between US. Business 83 and Interstate 2. (U.S. 83).

PUB and Mission now desired to extend the scope of the project to include the area of Taylor road between US Business 83 and Mile 2 Road (Daffodil Avenue) to include the installation of Water and Wastewater lines by Mission as an additive alternative in its request for bids for the expanded scope of the project.

PUB agreed that they would pay any and all costs to construct the Water and Wastewater Lines as per the expanded scope of the Project including, but not limited to, costs for materials, labor, and equipment in the amount of \$1,176,287.64. PUB would pay this amount on or before execution of an awarded contract.

PUB and Mission were authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Tex. Gov't Code 791.001 et. seq., which authorized local governments to contract with each other to perform governmental functions and services under the terms of the Act.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to First Amendment to Interlocal Cooperation Agreement between the City of Mission and McAllen Public Utility. Motion was seconded by Councilman Vela and approved unanimously 5-0.

25. Authorization to Extend First & Final One-Year Renewal Service Agreement between the City of Mission and Lone Star Citrus Growers Agreement – Bocanegra

Staff was recommending an Extension for First & Final Renewal of Sanitary Sewer Service Agreement between the City of Mission and Lone Star Citrus Growers in accordance with Local Government Code Chapter 552, City of Mission Charter, and Code of Ordinances. The renewal authorized Lone Star Citrus Grower to dispose of industrial wastewater at the City of Mission Industrial Pre-treatment plant for an additional one-year term, June 1, 2024 through May 31, 2025. Fees associated with disposal were based on meter readings (gallons), Industrial Waste BOD (biochemical Oxygen Demand) and SS (Suspended Solids) Surcharge as described in the agreement.

Staff and City Manager recommended approval.

Councilman Vela moved to Extend First & Final One-Year Renewal Service Agreement between the City of Mission and Lone Star Citrus Growers Agreement. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

26. Authorization to Ratify acquisition for Emergency Services Paramedic Program taught by Texas EMS School in the amount of \$89,880.00. – Garcia

Authorization to Ratify acquisition for Emergency Services Paramedic Program taught by Texas EMS School in the amount of \$89,880.00.

On May 13, 2024 City Council approved the Interlocal agreement between the County of Hidalgo, Texas, and the City of Mission for the establishment of an Emergency Services Paramedic Program partially funded by Hidalgo County American Rescue Plan Act (ARPA) Recovery in the amount of \$83,460. Hidalgo County ARPA Funds in the amount of \$83,460 would be allocated to the City of Mission to cover 50% of Paramedic training costs and would be made available to other municipalities within the County. The funding allocated would provide coverage of 50% of program costs for 26 participants in the Paramedic Program provided by Texas EMS School at a per-student cost of \$6,420 (or \$3,210 with County subsidy). The first round of Paramedic training would begin in May 2024 and would host 14 students, 6 with the City of Mission and 8 with other municipalities. The Interlocal Agreement would allow the City of Mission to acquire a 50% reduction in training costs and the City of Mission would be reimbursed for all other participating organization costs via Hidalgo County and reimbursements from participating organizations.

A budget amendment was approved to recognize incoming revenue from (1) the Interlocal for a Paramedic training course occurring on May 2024 for 14 participants in the amount of \$44,940 (50% of program cost for 14 participants) and (2) reimbursements from participating municipalities of \$25,680 (50% of program costs of 8 participants from other municipalities). The remaining \$38,520 ARPA Funds allocated from the Hidalgo County Interlocal for the remaining 12 participants will be used in the subsequent fiscal year thereby not included in this budget amendment. Additionally, the budget amendment did not include the 50% share for the City of Mission's 6 participants (\$19,260) given that it was budgeted in the current fiscal year.

The City of Mission would not incur additional costs for other municipalities and would receive 50% off program costs for its participants.

Staff and City Manager recommended approval.

Councilman Vela moved to Ratify acquisition for Emergency Services Paramedic Program taught by Texas EMS School in the amount of \$89,880.00. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

UNFINISHED BUSINESS

27. TABLED: 05/13/2024 - Adoption of Fee Waiver and Discounted Rate Policy for the Mission Event Center - A. Lerma

The Mission Event Center sought to implement a policy outlining procedures for organizations requesting fee waivers or discounted rates for facility use to specifically limit the use of the MEC as a general public forum to ensure that the facility remains easily accessible to clients and residents doing business with the MEC.

The MEC may offer fee waivers or discounted rates to non-profit organizations, government agencies, or educational institutions meeting the specific requirements outlined in policy.

The different fee waivers or discounted rates included:

Eligibility for 50% Discounted Rate- included discount on room rental fees, equipment fees, service fees, and refundable damage deposit fee. Under this discounted rate, events must be open and available to the general public, free of charge, provide a public benefit, be non-partisan, be non-commercial and not for profit, be non-controversial and shall avoid advocacy of a particular position in areas of public policy dispute or controversy.

Eligibility for 20% Discounted Rate – included discount only on the room rental fees. Organizations would be responsible for all other applicable fees (equipment fees, service fees, and refundable damage deposit fee). Under this discounted rate, non-profits, government agencies, or educational institutions may host revenue-generating events or provide trainings, seminars and meetings for their members.

Eligibility for 100% Fee Waiver – included discount on room rental fees and all other applicable fees (equipment fees, service fees, and refundable damage deposit fee). Under this waiver, organizations must be in an official partnership with the City of Mission for a joint event.

No discounts or fee waivers were provided for security services. If security was required for an event, organizations would be responsible for all security fees and hiring such security personnel from the Mission Police Department at its own expense.

Organization may submit one (1) request annually for consideration of either a fee waiver or a discounted rate.

Councilwoman Ortega moved to leave this item on the table to discuss when all members of council were present. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ROUTINE MATTERS

City Manager Comments – No Comments.

City Council Comments – Councilwoman Ortega wished Councilman Vela a Happy Birthday and reminded everyone that it was election day and to make time to go vote. She also stated that she had attended the Mental Health Awareness event which was great and was thankful to all the organizations that participated. Councilman Gerlach stated that she had attended the Memorial Day Service at the Veterans Cemetery which she said was a beautiful ceremony. Councilman Vela thanked everyone for the birthday wishes.

Mayor's Comments – No Comments.

At 5:38 p.m., Councilwoman Ortega moved to convene into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Councilman Vela stepped out of the meeting at 5:40 p.m.

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) relating to Meet and Confer negotiations with Mission Firefighters Association, IAFF Local 3609
3. 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.
4. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Assistant Municipal Court Judge and possible re-appointment.
5. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) related to 523 N. Dunlap, Mission, TX
6. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) relating to contract with City Attorney.

Mayor Garza left the meeting at 6:30 p.m. before considering items 7, 8 and 9 of executive session.

7. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) Consideration of the use of eminent domain to acquire a tract of land containing 0.283 of one acre situated in the City of Mission, County of Hidalgo, Texas, being part or portion out of Lot 265, John H. Shary Subdivision, according to plat thereof recorded in Volume 1, Page 17, Hidalgo County Map Records, which said 0.283 of one acre being out of a certain tract conveyed to Ricardo Martinez and wife, Petra Martinez, by virtue of a Warranty Deed recorded under Document Number 1047422, Hidalgo County Official Records, Hidalgo County, Texas, to acquire for the public purpose of completing Shary Road Sewer Extension, (Parcel 1)
8. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) Discussion, Consideration of Counter-offer and possible action on proposed 15.0-foot Utility Easement described as a tract of land containing 0.100 of one acre situated in the City of Mission, County of Hidalgo, Texas, being a part or portion out of Lot 31-6, West Addition To Sharyland, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records, which said 0.100 of one acre being a part or portion out of a larger tract of land conveyed to Mo-Lo LTD by virtue of a Warranty Deed recorded under Document Number 842052, Hidalgo County Official Records.

9. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) determining a public necessity and granting authorization to exercise the use of eminent domain authority to acquire certain real property, giving notice of an official determination to acquire said property described generally as 0.009 of one acre tract of land situated in the City of Mission, Texas, out of Lot 31-6, West Addition to Sharyland, according to the plat thereof recorded in Volume 1, Page 56, of the Map Records, Hidalgo County, Texas, for the public purpose of the city's street and water system improvement project.

Upon conclusion of Executive Session at 6:47 p.m., Councilwoman Ortega moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

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

1. Action, if any, regarding evaluation of City Manager regarding goals and objectives.

No Action

2. Consideration and action, if any, related to Meet and Confer negotiations with Mission Firefighters Association, IAFF Local 3609.

Councilwoman Ortega moved to approve Meet and Confer Agreement with Mission Firefighters Association, IAFF Local 3609 and to be presented to the Fire Firefighters Association for approval. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

3. 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.

No action.

4. Action, if any, regarding Assistant Municipal Court Judge and possible re-appointment.

Councilwoman Gerlach moved to not reappoint Assistant Municipal Court Judge and authorize to post for the position. Motion was seconded by Councilwoman Ortega and approved unanimously 3-0.

5. Consideration and action, if any, related to 523 N. Dunlap, Mission, TX

Councilwoman Ortega moved to authorize City Manager to request appraisals for the two safe haven homes. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

6. Consideration and action, if any, related to contract with City Attorney

Councilwoman Ortega moved to appoint and approve the contract with Patricia A. Rigney as City Attorney to begin on May 29, 2024 and authorize the law firm of Jones, Galligan, Key and Lozano to continue working for the city for two weeks or as long as needed for transition purposes. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

7. Consideration and action, if any, related to a tract of land containing 0.283 of one acre situated in the City of Mission, County of Hidalgo, Texas

Councilwoman Ortega moved to discontinue condemnation proceedings regarding this property. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

8. Consideration and action, if any, related to a 15.0-foot Utility Easement described as a tract of land containing 0.100 of one acre situated in the City of Mission, County of Hidalgo, Texas

Councilwoman Ortega moved to discontinue condemnation proceedings regarding this project. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

9. Consideration and action, if any, related to a 0.009 of one acre tract of land situated in the City of Mission, Texas, out of Lot 31-6, West Addition to Sharyland

Councilwoman Ortega moved to discontinue condemnation proceedings regarding this project. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ADJOURNMENT

At 6:50 p.m., Councilwoman Ortega moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary