



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Brenda Enriquez
Esther Salinas
Hilda Flores
Sophia Saldivar
Dennis Bethea
Eliu Garza
Aida N. Santoy
Corina Arendano
Anel Mendoza
Hilda Garcia
Judith Ponce
Julian Gonzalez
Lea Juarez
Noel Salinas
Armando O'cana
Dendia Balli
Noe Gomez

STAFF PRESENT:

David Flores, Asst. City Manager
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Adrian Garcia, Fire Chief
Christopher Navarrette, Deputy Fire Chief
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Noemi Munguia, HR Director
Robert Hinojosa, Director of Organizational Dev.
Abram Ramirez, IT Director
Michael Elizalde, Exec Dir of Grants & Strategic Dev.
Cesar Torres, Chief of Police
Tecló Garcia, MEDC CEO
Brad Bentsen, Parks & Recreation Director
JoAnne Longoria, CDBG Director
Jose Luis Silva, Internal Auditor
Jaime de la Garza, Police Officer
Adrian Guerra, Police Officer
Ruben Hernandez, Media Relations
Alex Fajardo, Media Relations

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:32 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 - Tiger Fury Kajukenbo Self Defense Institute World Championship – Carrillo

Mayor Pro Tem Ruben Plata moved to approve the Proclamation – Tiger Fury Kajukenbo Self Defense Institute World Championship. Motion was seconded by Councilman Alberto Vela and approved unanimously 4-0.

2. June 2024 Employee of the Month – Munguia

Noemi Munguia, Human Resource Director presented, Bianca Villarreal, Accounts Payable Specialist, as the employee of the month for June. Ms. Villarreal was nominated by Catalina Casas, Fixed Assets Clerk and Vidal Roman, Finance Director. Bianca had demonstrated excellent leadership skills, and had always been professional. Even with her workload, she still took the time to train others on what needed to get done. Ms. Villarreal was patient and kind and worked hard to ensure accuracy in her tasks on a daily basis.

3. Presentation of Parks & Recreation TAFF Athletes – Bentsen

Brad Bentsen, Parks and Recreation Director, thanked the Mayor and City Council for their continuous support of the Texas Amateur Athletic Federation Program. Over the years, the program has grown, and the overall participation had been great with kids from neighboring cities such as Pharr, McAllen and La Joya joining Mission's program this summer. This year's swim team was the largest the program has had, and they were able to bring home several awards. On the Parks and Recreation side, there were a total of 189 students competing in various track and field events. Mission took home first place in the 3200. Tennis participants also did very well and they were able to bring in first place for singles.

4. Report from Mission Economic Development Corporation - Teclo Garcia

Teclo Garcia, MEDC CEO, gave an update on the overall operations of the Economic Development Corporation. Mr. Garcia spoke about a recent visit from Governor Cardona of San Luis Potosi. Mr. Cardona visited the Anzaldua's Bridge as well as the CEED building during his visit. This was a great opportunity to promote the Anzaldua's Bridge and possibly bring in more commerce. Teclo also announced that STC's Office for Apprenticeship was now open at the CEED building. The Downtown Assistance program which focused on the reinvesting and revitalizing Mission's downtown area was also discussed. This venture would provide grants of up to \$25,000 to six different businesses.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming events such as: Buenas Tardes Luncheon on August 14th at the Mission Event Center, UTRGV SBDC: Smart Start Business Branding Webinar on August 14th, Membership Mixer on August 20th at Bubbas, Ribbon Cutting of Substation #6 on August 21st, UTRGV SBDC: From Local to Global Webinar on August 22nd, Ribbon Cutting for Taquero Mucho on August 23rd, Ribbon Cutting: Clear Ice on August 23rd, UTRGV SBDC: Instruction to Employee Handbooks Webinar, Ribbon Cutting: Jo-Nic Bloom Studio.

6. Departmental Reports – Perez

Mayor Pro Tem Plata moved to approve the departmental reports as presented. Motion was seconded by Councilman Vela and approved unanimously 4-0.

7. Citizen's Participation – Garza

None

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

8. Rezoning: Lots 8-11, Amber Grove Subdivision from (R-2) Duplex-Fourplex Residential to (R-3) Multi-Family Residential, Amber Development, LLC, and Adoption of Ordinance# _____ - De Luna

On August 7, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located approximately 240' East of Trosper Road along the south side of Palmer Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended denial.

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

Councilwoman Jessica Ortega joined the meeting at 5:10 p.m.

Ruben James de Jesus, Melden and Hunt representative, was asking for the council's support for this proposed project. He was unable to attend the P&Z Meeting, but was present to explain the project. They were proposing to rezone these lots to R-3. Three of the lots were for six plexes and the 4th lot would be would be for a 5 plex.

Mayor Pro Tem Plata inquired as to why there was not a representative present from Melden and Hunt at the P&Z meeting to which Mr. de Jesus replied that all representatives were tied up with other meetings so there was a conflict of scheduling.

Mayor Garza commented that she did not like the idea of rezoning the property to R-3 since it did not align with the future plans for the area. She asked if it would be possible for to create four lots from the three that were larger in size.

Mr. de Jesus stated due to the width of the lots, if they divided them into four, they would have to then request a variance.

No action was taken on this item.

Mayor Garza and City Council recommended that this item be sent back to the Planning and Zoning Board for further review with a representative from Melden & Hunt being present at the meeting.

9. Conditional Use Permit: Anel's Event Center, 700 W. Griffin Parkway, Ste. D, Lot 2, Aziz No. 2 Subdivision, C-3, Anel Mendoza, Adoption of Ordinance #5526 - De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located 185' east of Holland Road along the north side of W. Griffin Parkway. 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Anel's Event Center, 700 W. Griffin Parkway, Ste. D, Lot 2, Aziz No. 2 Subdivision, C-3, Anel Mendoza, Adoption of Ordinance #5526. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5526

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR ANEL'S EVENT CENTER, 700 W. GRIFFIN
PARKWAY, STE. D, LOT 2, AZIZ NO. 2 SUBDIVISION

10. Conditional Use Permit: Once Upon a Spa Party Event Place, 2711 E. Griffin Parkway, Lot 9, Adams Crossing Subdivision, C-3, Aida Santoy, Adoption of Ordinance #5527 - De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 354' west of Taylor Road along the north side of E. Griffin Parkway. 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.

Councilwoman Ortega moved to approve the Conditional Use Permit: Once Upon a Spa Party Event Place, 2711 E. Griffin Parkway, Lot 9, Adams Crossing Subdivision, C-3, Aida Santoy, Adoption of Ordinance #5527. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5527

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR ONCE UPON A SPA PARTY EVENT PLACE,
2711 E. GRIFFIN PARKWAY, LOT 9, ADAMS CROSSING SUBDIVISION

11. Conditional Use Permit: El Jardin Events, 105 E. 30th Street, Lot 1, Block 1, Briana Estates Subdivision, C-3, Hilda Garcia, Adoption of Ordinance #5528 - De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 235' east of Conway Avenue along the north side of E. 30th 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.

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit: El Jardin Events, 105 E. 30th Street, Lot 1, Block 1, Briana Estates Subdivision, C-3, Hilda Garcia, Adoption of Ordinance #5528. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5528

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT EL JARDIN EVENTS, 105 E. 30TH STREET, LOT
1, BLOCK 1, BRIANA ESTATES SUBDIVISION

12. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – El Porton, 2311 N. Conway Avenue, Ste. 10, Lot 2, Shops at 495, C-3, El Porton, LLC c/o Rebeca Avendano, Adoption of Ordinance#5529 and Wet Zone Ordinance #5530- De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 320' North of W. Griffin Parkway 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.

Councilwoman Ortega moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – El Porton, 2311 N. Conway Avenue, Ste. 10, Lot 2, Shops at 495, C-3, El Porton, LLC c/o Rebeca Avendano, Adoption of Ordinance#5529 and Wet Zone Ordinance #5530. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5529

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF
ALCOHOLIC BEVERAGES – EL PORTON, 2311 N. CONWAY AVENUE, STE. 10, LOT 2,
SHOPS AT 495

ORDINANCE NO. 5530

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
2311 N. CONWAY AVENUE, STE 10, LOT 2, SHOPS AT 495

13. Conditional Use Permit: Drive-Thru Service Windows & The Sale & On-Site Consumption of Alcoholic Beverages – La Palma Azul, 3501 N. Conway, Ste. 1, Lot 2, IHOP on Conway Subdivision, C-3, Elio C. Garza, Adoption of Ordinance # ____ and Wet Zone Ordinance # ____ - De Luna

On August 7, 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.

Mr. Perez asked what the ratio of sales was in terms of food versus alcohol. He stated that as per our ordinance, there had to be higher percentage of food sales in order for the CUP to be approved.

Mr. Elio Garza, owner of La Palma Azul, stated that his establishment would also consist of food sales. He stated that it was a family oriented business that also focused on selling snacks such as nachos, raspas, chips, etc. He said the majority of sales in his other locations were for food items and that they did not just focus on selling alcoholic beverages.

Mayor Pro Tem Plata asked for this item to be tabled in order for Mr. Elio Garza to ensure that he would be making a good investment with the city and that his business would align with the city's ordinances in terms of food/alcohol sales.

Mayor Pro Tem Plata moved to table this item. Motion was seconded by Councilman Vela and approved unanimously 5-0.

14. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Muelle 37, 801 N. Shary Road, Suites 150, 160, & 170, Lot 1A, Mirabelle Subdivision, C-4, Mariscos El Muelle, LLC, Adoption of Ordinance #5531 - De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located approximately 600' south of E. Business Highway 83 along the west side of N. 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Muelle 37, 801 N. Shary Road, Suites 150, 160, & 170, Lot 1A, Mirabelle Subdivision, C-4, Mariscos El Muelle, LLC, Adoption of Ordinance #5531. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5531

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE
CONSUMPTION OF ALCOHOLIC BEVERAGES – MUELLE 37, 801 N. SHARY ROAD, SUTIES
150, 160, & 170, LOT 1A, MIRABELLE SUBDIVISION

15. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Still Tap, 600 N. Shary Road, Ste. C, Lot 1, Esdras Vega Subdivision, C-3, Richard Gomez, Adoption of Ordinance #5532 - De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located at the NE corner of E. 6th Street and 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Still Tap, 600 N. Shary Road, Ste. C, Lot 1, Esdras Vega Subdivision, C-3, Richard Gomez, Adoption of Ordinance #5532. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5532

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE
CONSUMPTION OF ALCOHOLIC BEVERAGES – STILL TAP, 600 N. SHARY ROAD, STE. C,
LOT 1, ESDRAS VEGA SUBDIVISION

16. Preliminary & Final Re-Plat Approval: Re-Plat of Lot 1, Business Park Plaza Phase 2 Subdivision, Being all of Lot 1, Business Park Plaza Phase II Subdivision, I-1, Developer: Fire Fund 2 900 Business Park Drive, LLC, Engineer: South Texas Infrastructure Group - De Luna

On August 7, 2024 the Planning and Zoning Commission held a Public Hearing to consider the replat. The subject site was located at the east side of Business Park Drive and at the south side of Plaza Drive. 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.

Mayor Garza asked if all the utilities were already in place for this area to which Ms. Susie De Luna, Planning Director, replied that they were.

There were no comments.

Mayor Pro Tem Plata moved to approve Preliminary & Final Re-Plat Approval: Re-Plat of Lot 1, Business Park Plaza Phase 2 Subdivision, Being all of Lot 1, Business Park Plaza Phase II Subdivision, I-1, Developer: Fire Fund 2 900 Business Park Drive, LLC, Engineer: South Texas Infrastructure Group. Motion was seconded by Councilman Vela and approved unanimously 5-0.

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

17. Approval of Minutes – Carrillo

Regular Meeting – July 22, 2024

18. Acknowledge Receipt of Minutes – Perez

Mission Economic Development Authority – January 24, April 24, 2024

Mission Education Development Council – April 24, 2024

Mission Redevelopment Authority – May 30, June 17, June 24, 2024

Mission Tax Increment Reinvestment Zone – May 30, June 17, 2024

Mission Economic Development Corporation – June 26, 2024

Citizen's Advisory Committee – June 25, July 9, 2024

Civil Service Commission – July 11, 2024

19. Ratification of solicitation of proposals for Auditing Services for the City of Mission – Roman

Staff was seeking authorization to solicit proposals for Auditing Services for the City of Mission. The City Council was required by the City Charter Section 3.14 to have an independent audit of the books of accounts, records and transactions of all the administrative departments of the City at least yearly.

20. Authorization to enter into an Interlocal Agreement with Texas Municipal League Intergovernmental Risk Pool for Cyber Liability and Data Breach coverage – Hinojosa

Staff was seeking authorization to enter into an Interlocal agreement with TML to maintain Cyber Liability coverage. With the growing number of cyber security claims that were being reported state-wide the TML Risk Pool had created a Cyber fund to properly handle the influx of new claims. TML was requiring all Pool members to opt-in by completing the Cyber Interlocal Agreement in order for the City of Mission to continue its cyber liability coverage with TML. The City currently had cyber liability coverage with TML in order to keep the coverage TML was requiring Cities to agree to an interlocal agreement. The cost of Cyber liability coverage last year was \$483; it would now be \$1,875.

21. Authorization to submit a grant application to Petco Love for the FY24 Animal Welfare Organization Performing Sheltering and Adoptions grant in the amount of \$50,000 with no match requirement – Elizalde

The City of Mission Health Department was seeking authorization for the submission of a grant application for the FY24 Animal Welfare Organization Program with Petco Love. The grant allowed projects that promoted lifesaving efforts by increasing adoption programs, resources, and enhance return to owner initiatives. The city was requesting \$50,000 in support of its spay-neuter program, expansion and enhancement of kennel area, animal vaccines, and adoption costs to the community. The grant program had no match requirement.

22. Authorization to Solicit Bids for a Pre-Engineered Metal Building to Serve as the Maintenance Building at Shary Municipal Golf Course - Fernuik

Staff was seeking authorization to solicit bids for an 80' x 40' pre-engineered metal building to serve as the maintenance building for the Shary Municipal Golf Course.

23. Approval of Resolution # 1913 Regarding Waterline Access Agreement with Sharyland Water Supply within City of Mission's ETJ for De Leon-Zamora Subdivision – De Luna

The proposed De Leon-Zamora Subdivision was a 10.00 Acre Tract of land more or less out of Lot 34-6 John H. Shary Subdivision within the service area of the Sharyland Water Supply Corporation and within the City of Mission's ETJ.

Sharyland Water Supply Corporation had adequate-sized water lines to support fire hydrants in the area and required an agreement be entered between the Corporation, the property owner and the City of Mission before such installation was allowed.

RESOLUTION NO. 1913

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A WATERLINE ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY CORPORATION, AND DE LEON-ZAMORA SUBDIVISION

24. Authorization to execute First One-Year renewal option for Sludge Management Services for Public Works Department – Bocanegra

Seeking authorization to exercise First One-Year Renewal with C&C Waste Management dba: CB3 Hauling; this was the first of two renewal options. The Contract term was for one (1) year with the option for two additional one-year renewals. Recommendation was based solely on estimated quantities and orders would be placed on as needed basis. The agreement would extend Bid No. 23-466-07-14 from August, 2024 through August, 2025. Prices would remain the same.

Mayor Pro Tem Plata moved to approve all consent agenda items 17 thru 24 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS**25. Preliminary & Final Plat Approval: Crystal Estates Subdivision IV, being a 14.71-acre parcel of land, out of Lot 27-1, West Addition to Sharyland, R-2, Developer: DG & GG Investments, LLC, Engineer: Ever Engineering, LLC - De Luna**

On August 7, 2024 the Planning & Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Crystal Estates Subdivision IV. The subject site was located east of Inspiration Road approximately 1,400' south of W. 2 Mile Road. There was no public opposition during the P&Z Meeting. The Board unanimously recommended approval.

Staff and City Manager recommended approval.

It was asked if all 47 lots were ready to be developed. Ms. Susie De Luna, Planning Director, stated that as of right now, only 24 of the lots were ready to be developed.

Mayor Pro Tem Plata asked if all of the infrastructure was already in place, and Ms. De Luna stated that for the 24 lots everything was ready, but not for the rest of the area.

Mayor Pro Tem Plata stated that would like to table this item. He did not want to make a motion to approve this item because it was misleading in the sense that it seemed like the entire subdivision was ready for development; however, only twenty four lots were.

Mayor Pro Tem Plata moved to table this item. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Councilwoman Gerlach stepped out of the council meeting at 6:00 p.m.

26. Final Plat Approval: La Villita Estates No. 3, A 9.37 acre tract of land out of Lot 45-3, West Addition to Sharyland, Rural E.T.J, Developer: COMAREX, LLC, Engineer: Pablo Soto, Jr. P.E. - De Luna

On January 8, 2024 the Mission City Council held a Public Hearing to consider the subdivision. The subject site was located 330' east of the intersection of Mile 6 North Road and Los Ebanos Road on the north side of Mile 6 North Road (Mission Rural ETJ). 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 moved to approve the Final Plat Approval: La Villita Estates No. 3, A 9.37 acre tract of land out of Lot 45-3, West Addition to Sharyland, Rural E.T.J, Developer: COMAREX, LLC, Engineer: Pablo Soto, Jr. P.E.. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

Councilwoman Gerlach re-joined the meeting at 6:03 p.m.

27. Final Plat Approval: Las Esperanzas Subdivision, A tract of land containing 27.22 acres of land, being part or portion of Lot 183, John H. Shary Subdivision, R-3, Developer: Dragonfly 6265, LLC, Engineer: Javier Hinojosa Engineering - De Luna

On August 22, 2022 the Mission City Council held a Public Hearing to consider the Preliminary Plat Approval for Las Esperanzas Subdivision. The subject site was located along the east side of Glasscock Road, approximately 1,550' feet north of E. U.S. Expressway 83. There was no public input during the City Council meeting. The Board unanimously recommended approval.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve Final Plat Approval: Las Esperanzas Subdivision, A tract of land containing 27.22 acres of land, being part or portion of Lot 183, John H. Shary Subdivision, R-3, Developer: Dragonfly 6265, LLC, Engineer: Javier Hinojosa Engineering. Motion was seconded by Councilman Vela and approved unanimously 5-0.

28. Approval of Resolution #1914 between the State of Texas (TxDOT) and the City of Mission for the approval of Municipal Maintenance Agreement, for the maintenance, control, supervision and regulation of certain State Highways and portions of state highways in the City of Mission and authorizing the Mayor to execute such agreement – Terrazas

This agreement was for the purpose of defining the authority and responsibility of both parties for maintenance and operation of State highways through the City. This agreement shall supplement any special agreements between the State and the City for the maintenance, operation, and/or construction for the State highways. The State shall install, maintain, and operate, when required, all traffic signs and associated pavement markings necessary to regulate, warn, and guide traffic on State highways within the State right-of-way, including main lanes and frontage roads. The city shall install, maintain and operate all traffic signals, perform mowing and litter pickup and retain all functions and responsibilities for maintenance and operations.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve of Resolution #1914 between the State of Texas (TxDOT) and the City of Mission for the approval of Municipal Maintenance Agreement, for the maintenance, control, supervision and regulation of certain State Highways and portions of state highways in the City of Mission and authorizing the Mayor to execute such agreement. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

RESOLUTION NO. 1914

A RESOLUTION APPROVING THE AGREEMENT DATED AUGUST 12, 2024 BETWEEN THE STATE OF TEXAS AND THE CITY OF MISSION FOR THE MAINTENANCE, CONTROL, SUPERVISION AND REGULATION OF CERTAIN STATE HIGHWAYS AND/OR PORTIONS OF STATE HIGHWAYS IN THE CITY OF MISSION AND PROVIDING FOR THE EXECUTION OF SAID AGREEMENT; AND DECLARING AN EMERGENCY

29. Discussion and possible action authorizing Tax Increment Reinvestment Zone #1 to seek proposals from qualified consultants or firms for the creation of Tax Increment Reinvestment Zone #2 – Terrazas

Authorize TIRZ #1 to seek proposals from qualified consultants or firms to assist in the creation and implementation of Tax Increment Reinvestment Zone #2.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to authorize Tax Increment Reinvestment Zone #1 to seek proposals from qualified consultants or firms for the creation of Tax Increment Reinvestment Zone #2. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

30. Approval of Resolution No. 1915 of the City Council of the City of Mission Granting Power of Attorney to Christopher Navarrete, EMS Administrator of Record for the Purchase of Narcotics for Fire-Based EMS Services – A. L. Garcia

The fire-based EMS services required a consistent and regulated supply of narcotics to ensure the provision of adequate medical care in emergency situations. The purchase and management of these narcotics must comply with federal and state regulations, requiring authorized personnel to oversee the procurement process.

To streamline the procurement process and ensure compliance with all regulatory requirements, it was proposed to grant power of attorney to Christopher Navarrete, EMS Administrator of Record. This would authorize him to manage the purchase and necessary documentation of narcotics for the fire-based EMS services.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve Resolution No. 1915 of the City Council of the City of Mission Granting Power of Attorney to Christopher Navarrete, EMS Administrator of Record for the Purchase of Narcotics for Fire-Based EMS Services. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

RESOLUTION NO. 1915

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION GRANTING POWER OF ATTORNEY TO CHRISTOPHER NAVARRETE FOR THE PURCHASE OF NARCOTICS FOR FIRE-BASED EMS SERVICES

31. Authorization to Purchase a Computer-Aided Dispatch (CAD) System to enhance emergency response operations – A. L. Garcia

To seek approval for the purchase of a Computer-Aided Dispatch (CAD) system to enhance the efficiency and effectiveness of our emergency response operations. Estimates are provided subject to negotiation.

The Mission Fire Department aimed to improve its dispatch operations to better serve the community. A CAD system was essential in streamlining emergency response procedures, reducing response times, and ensuring accurate and efficient communication between dispatchers and emergency responders. It was proposed that the department purchased a CAD system that met our operational needs including peripheral equipment cost. The system would assist in managing and prioritizing calls, tracking emergency units, and providing real-time data to first responders.

Staff and City Manager recommended approval.

Councilwoman Ortega asked if the fire department would be using this system to work with the police department as well or if it was completely separate.

Adrian L. Garcia, Fire Chief, explained that the system would be linked to the Mission Police Department. The police department would be receiving the initial call and would forward to the fire department if necessary. With this new system, they would be able to cut down the emergency response time and simultaneously dispatch fire and police to the scene.

Councilwoman Ortega moved to approve the Purchase of a Computer-Aided Dispatch (CAD) System to enhance emergency response operations. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

32. Authorization to Award bid for Roadside Mowing and Litter Removal Services for the Public Works Department – Bocanegra

The City of Mission had accepted and opened 13 Bid responses for Roadside Mowing and Litter Removal Services. Staff recommended awarding bid to Alvarado's Maintenance Services, who was the lowest responsible bidder meeting all specifications. The term of this contract would be for one (1) year with two (2) one-year renewal options. Recommendation was based solely on estimated quantities and orders will be placed on an as needed basis BID #24-581-07-17.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to Award bid for Roadside Mowing and Litter Removal Services for the Public Works Department. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

33. Authorization to approve Change Order #3 for Glasscock Drainage Improvements Project for the City of Mission in the amount of \$298,497.20 and approval of respective bond allocation – Bocanegra

The City of Mission was seeking approval for Change Order #3 of the Glasscock Drainage Improvements Project. Curb and gutter for the homes that have pondings in their driveways need to be repaired. The contractor was requesting an extension of 90 days. An additional \$298,497.20 will be added to the contract price. Consequently, City Staff recommends Change Order #3 for the total amount of \$4,328,706.83 and 510 calendar days with the Change Order approved. Funds would be reallocated from Bryan Drainage projects to this Glasscock Projects from the 2021 CO Bond.

Staff and City Manager recommended approval.

J.P. Terrazas, Assistant City Manager, stated that this project should be complete within the next week or two which would mean that it would be completed without delays.

Mayor Pro Tem Plata asked why the change order was requesting additional days if there were no delays anticipated. Mr. Terrazas stated that they included the additional days in the change order as a precaution, but they were not going to be needed as they would be completing the project on time. The contractor brought in extra personnel and equipment in order to complete this.

Mayor Pro Tem Plata moved to approve Change Order #3 for Glasscock Drainage Improvements Project for the City of Mission in the amount of \$298,497.20 and approval of respective bond allocation. Motion was seconded by Councilman Vela and approved unanimously 5-0.

34. Authorization to approve Change Order #9 for Taylor Rd Phase 1 for the City of Mission in the amount of \$3,010.93 – Bocanegra

The City of Mission was seeking authorization to approve Change Order #9 of the Taylor Rd Phase 1. Plans called for the installation of two (2) ramps and sidewalk on the corner clip of Bus 83 & Taylor Rd intersection. A leak on an existing asbestos line was encountered while contractor was working on the installation of the ramps. In order to connect existing asbestos line to the new PVC line, metal couplers had to be installed on each end. This Change Order would introduce this new line item to properly compensate contractor for the installation of the metal couplers and any cost inquired for the installation of it. Contract price would increase by \$3,010.93 and no additional days. City Staff was recommending Change Order for the total contract amount of \$6,081,843.58 and 301 working days with all approved Change Orders. A budget amendment may be needed to comply with contractual obligations.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve approve Change Order #9 for Taylor Rd Phase 1 for the City of Mission in the amount of \$3,010.93. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

35. Authorization to approve Change Order #10 for Taylor Rd Phase 1 for the City of Mission in the amount of \$2,941.59 – Bocanegra

The City of Mission was seeking authorization to approve Change Order #10 of the Taylor Rd Phase 1. Change Order was being created to adjust quantities on the contract reflecting as-built totals. The items were previously deducted in Change Orders #3,4,5, & 6, but actual conditions on the field demonstrated the need for adjustment of final quantities. Contract price would increase by \$2,941.59 and no additional days. City Staff was recommending Change Order for the total contract amount of \$6,084,785.17 and 301 working days with all approved Change Orders. A budget amendment may be needed to comply with contractual obligations.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Change Order #9 for Taylor Rd Phase 1 for the City of Mission in the amount of \$3,010.93. Motion was seconded by Councilman Vela and approved unanimously 4-0.

Councilwoman Ortega re-joined the meeting at 6:21 p.m.

36. Authorization to Amend the Awarded Agent of Record (AOR) Contract with Lone Star Insurance to now Include Stop Loss – Munguia

On April 22, 2024, the City Council authorized staff to award Agent of Record (AOR) services to Lone Star Insurance for all products excluding Stop Loss. We were requesting authorization to approve a contract amendment requesting a representation of all products to include Stop Loss, with the new plan year, effective 10/01/2024.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Amend the Awarded Agent of Record (AOR) Contract with Lone Star Insurance to now include Stop Loss. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

37. Request to Set Public Hearing for FY 2024-2025 Annual Budget on Monday, August 26, 2024 – Roman

Set the Public Hearing on FY 2024-2025 Annual Budget on Monday, August 26, 2024 as required by City Charter.

A notice of the hearing setting forth the time and place would be published at least ten (10) days before the date of such hearing. The public hearing was to give interested parties the opportunity to be heard.

The public hearing date, time and location would be published in the local newspaper.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Set the Public Hearing for FY 2024-2025 Annual Budget on Monday, August 26, 2024. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

UNFINISHED BUSINESS

38. TABLED 07/22/2024 - Approval of Final Annual Action Plan 2024-25 and Authorize City Manager to Execute Subrecipient Agreements for those receiving FY'24 CDBG Allocations – Longoria

The U.S. Department of Housing and Urban Development (HUD) required local jurisdictions to prepare and submit an Annual Action Plan (AAP) in order to receive federal funds through the Community Development Block Grant Program (CDBG). The AAP described the activities that would be undertaken with CDBG funds in furtherance of the objectives set forth in the Five-Year Consolidated Plan and Strategy (CPS) 2023-2027. On June 7, 2024, the DRAFT of the AAP was available at the Community Development Office and the City's official website.

As required by HUD, public hearings were held by City Council on June 24, 2024 and Citizen's Advisory Committee (CAC) on June 25, 2024 to solicit input on CAC's proposed funding recommendations for public service agencies and city departments for the AAP. During the public hearings, a resident voiced the need for providing support services and housing assistance to homeless individuals. Received written comments on the importance to continue funding the Housing Assistance Program which improved the living conditions primarily for elderly and disabled individuals who lack the resources to maintain their homes. CAC members stressed the continued need for housing as there are several applicants that went through the eligibility process and were waiting to be assisted. They also understood the change in strategic direction of the CDBG funding and expressed the need for infrastructure improvements, such as streets, drainage, sanitary and storm sewer, and parks, recreational facilities throughout the city. The thirty-day comment period ended on July 10, 2024.

CAC recommended the following agencies and departments be funded through the FY'24 allocation of \$980,555: (Option B) Recreational Connectivity Trail Project (\$250,000), Astroland Park Phase II Playground Equipment (\$229,125), Astroland Storm Sewer Improvements (\$150,000), Amigos Del Valle (\$43,864), LRGVDC - Area Agency on Aging (\$10,000), CAMP University (\$5,000), To Give International dba Creative Arts Studio (\$3,000), Comfort House (\$1,000), HOPE Medical Services (\$8,000), Children's Advocacy Center (\$18,000), CASA of Hidalgo County (\$1,000), Silver Ribbon (\$3,000), Speer Memorial Library (\$12,455), Affordable Homes of South Texas, Inc. (\$50,000), and Administration (\$196,111).

City Manager and Staff recommended A: Recreational Connectivity Trail Project (\$200,000), Astroland Storm Sewer Phase I (\$104,000), Spikes Storm Sewer Phase I (\$32,000), Old Townsite Sanitary Sewer Phase I (\$214,000), Amigos Del Valle (\$20,444), LRGVDC - Area Agency on Aging (\$5,000), CAMP University (\$3,000), To Give International dba Creative Arts Studio (\$3,000), Comfort House (\$3,000), HOPE Medical Services (\$5,000), Children's Advocacy Center (\$11,000), CASA of Hidalgo County (\$1,000), Silver Ribbon Community Partners (\$3,000), Affordable Homes of South Texas, Inc. (\$100,000), Housing Assistance Program (\$80,000) and Administration (\$196,111).

A subrecipient orientation meeting will be scheduled to discuss their responsibilities to ensure compliance with all federal regulations. Upon approval, the Annual Action Plan 2024-25 will be submitted to the U.S. Department of Housing and Urban Development by August 16, 2024.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to untable this item. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

It was requested that this item be discussed in Executive Session.

After reconvening from executive session Mayor Pro Tem Plata moved to approve City Manager's recommendations to Final Annual Action Plan 2024-25 and Authorized City Manager to Execute Subrecipient Agreements for those receiving FY'24 CDBG Allocations with the following changes: Amigos Del Valle (\$23,444), Children's Advocacy Center (\$15,000), HOPE Medical Services (\$1,000) and To Give International dba Creative Arts Studio (\$0.00). Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

39. POSTPONED 07/22/2024 - Request from Fortis Land Co. to waive water rights requirements for Bryan Landing Subdivision, being a 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland - De Luna

Untable Item:

On July 15, 2024 staff received a letter requesting a waiver of the water right requirements for Bryan Landing Subdivision.

The City of Mission relied on Ordinance #1110 (a 43-year old ordinance) adopted in September 28, 1981, providing that all subdivisions must assign their water rights to the City and withdraw the land from any water district.

On April 22, 2024 the City of Mission amended Ordinance #1110 whereas, if the developer was unable to convey or acquire water rights then they would need to pay a fee to the City of Mission in the amount of \$3,000 per municipal acre foot.

Mayor Pro Tem Plata moved to untable this item. Motion was seconded by Councilwoman Gerlach and approved unananimously 5-0.

Councilman Vela moved to deny the request from Fortis Land Co. to waive water rights requirements for Bryan Landing Subdivision, being a 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland. Motion was seconded by Councilwoman Gerlach and approved unananimously 4-0.

Councilwoman Ortega re-joined the meeting at 6:47 p.m.

ROUTINE MATTERS

City Manager Comments

- Report by ARKiiFORM LLC on Lion's Park Renovation Project – Mr. Charlie Garcia gave an update on the on-going construction of the All-Inclusive Lions Park. HE stated that all of the canopies and shaded areas are up and that the Hike & Bike Trail on the north side was complete. This project was about 85% complete, they are currently on budget for the project with a pending credit of (\$48,000). They have a completion date of October 24th.

- Report on Taylor Road Phase I project – This punch list for this project had now been completed and there was only general clean up left to taken care of. Lanes had been widened and the turning lane onto Taylor Road from the expressway had already opened up as well. Mayor Garza stated she would like to have a ribbon cutting soon.

Mr. Perez announced the following events: Ribbon Cutting/Push In Ceremony for Public Safety Station No. 6 on Wednesday, August 21st at 10am, Mission's National Night Out on August 29th from 6-9pm at the Mission Event Center, and a Ground Breaking Ceremony for Mission Housing Authority's new project on Highland & 8th Street on Tuesday, August 13th at 9am.

City Council Comments – Councilwoman Gerlach just wanted to wish all the students and teachers a great back to school week. She also asked everyone to be patient with the school traffic as everyone was getting adjusted back into the school routine.

Mayor's Comments – Mayor Garza congratulated the Texas Citrus Fiesta Board on a great event for the Princess Anna Pageant. They had a total of 19 participants. Cora Sanchez, daughter of Mr. & Mrs. Eric Sanchez, was named as this year's Princess Anna.

At 7:04 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

EXECUTIVE SESSION

Upon conclusion of Executive Session at 9:07 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilman Vela and approved unanimously 5-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives

No Action

2. 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.

Councilman Vela moved to proceed as discussed in executive session. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0, with Mayor Pro Tem Plata abstaining.

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to encroachment on City Right of Way - 1400 N. Bryan Rd.

Mayor Pro Tem Plata moved to proceed as discussed in executive session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ADJOURNMENT

At 9:12 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ATTEST:

Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary