



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:

Dr. Ivan Melendez
Chris Navarette
Veronica Longoria
Lenny Garza
Alexandria Leal
Javier Lara
Brenda Enriquez
Emigdio Villanueva
Adela Ortega
Priscilla Duran
Diana J. Alcocer
Steve Ayala
Aaron Balli
Frances Castillo
Angelita Esparza
Raul Garcia
Marco Rodriguez
Marcos Salas

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Xavier Cervantes, Planning Director
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Director
Michael Elizalde, Dir. of Grants & Strategic Dev.
Joel Chapa, Police Officer
Mike Silva, Fire Chief
Cesar Torres, Chief of Police
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director
Michael Fernuik, Golf Director
Cyndi Lopez, Museum Director
Amy Tijerina, Community Events Director
Judith E. Garcia, Deputy Media Relations Director
Teodoro Rodriguez, Assistant Chief of Police

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:30 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Marissa Gerlach led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Plata has one on file for items 8 and 51 and executive session item #2.

PRESENTATIONS

1. January Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Ms. Imelda Cantu, Office Coordinator for MEDC who was nominated by Cathy Hernandez as the employee of the month for the month of January. Ms. Cantu always demonstrates a “can-do” approach even when last minute changes arise. Her ability to adapt and deliver outstanding service under pressure made her a valuable asset to the team. Imelda’s work ethic, adaptability and positive energy played an integral part in ensuring the daily operations of the EDC run smoothly.

2. February Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Ms. Kiara Islas, Administrative Coordinator, as the employee of the month for the month of February. Ms. Islas was nominated by Assistant Chief Ted Rodriguez. Kiara had been a team player since day one, and she had taken on different roles and responsibilities within the department. She recently assisted the department with an audit, developed a software for the investigations bureau, and assisted with grant documents.

3. Proclamation - City of Mission Fire Base EMS 1st Year Anniversary – Silva

Councilwoman Jessica Ortega moved to approve the Proclamation – City of Mission Fire Base EMS 1st Year Anniversary. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

4. Proclamation - Telecommunicators Week - Torres/Silva

Mayor Pro Tem Plata moved to approve the Proclamation – Telecommunicators Week. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

5. Proclamation – Keep Mission Beautiful Month - Mendiola / Chapa

Mayor Pro Tem Plata moved to approve the Proclamation – Keep Mission Beautiful Month. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

6. Proclamation - Autism Awareness Month – Tijerina

Councilwoman Ortega moved to approve the Proclamation – Autism Awareness Month. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

7. Proclamation - Fair Housing Month and National Community Development Week – Elizalde

Councilwoman Ortega moved to approve the Proclamation – Fair Housing Month and National Community Development Week. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

8. Proclamation - United Way of South Texas – Venecia

Councilwoman Gerlach moved to approve the Proclamation – United Way of South Texas. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0, with Mayor Pro Tem Plata abstaining.

9. Presentation of Donation received by Mission Historical Museum – Lopez

Cynthia Lopez, Mission Historical Museum Director, announced that the Mission Historical Museum had received a check donation of \$10,000 from the Heritage Foundation for continuance of their preservation efforts. The Heritage Foundation serviced museums in the

Rio Grande Valley and generously donated this funding so that our museum would continue to preserve pictures and things that represented the City of Mission.

10. Report from Mission Economic Development Corporation - Teclo Garcia

Teclo Garcia, MEDC CEO, gave an update on the operations of the EDC. The EDC was currently running their Ruby Red Ventures Program which was tailored to early-stage entrepreneurs organized by MEDC in partnership with UTRGV. This was an opportunity for small businesses and aspiring entrepreneurs to compete for a chance to win up to \$25,000 in grant funding. Mr. Garcia stated that he had attended the Viva Fresh Conference in Houston which highlighted the Tex-Mex fresh produce corridor. The EDC also hosted their Business Over Breakfast seminar in which they discussed AI. Mr. Garcia also attended the NASCO Board of Directors Meeting in Fort Worth where they received briefing from TxDOT on transportation updates. The EDC also highlighted Ubiquity which was a new company that had invested in local workforce development and had been continually supporting job creation and skill-building in Mission.

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

Brenda Enriquez, Greater Mission Chamber of Commerce, spoke about upcoming events such as: Lunch & Learn: Are You Lender Ready? April 16th, SBDC: Forming your Texas LLC Webinar, Ribbon Cutting: InMindOut April 17th, Ribbon Cutting: Estrellita Child Care Center: April 23rd, Chamber Champion Meeting & Membership Blitz April 24th, SBDC: From Projections to Profits, Podcast Release: Peace of Mind April 20th, Signature Event: Mission Citrus Golf Classic May 2nd.

12. Departmental Reports – Perez

Mayor Pro Tem Plata moved to approve the departmental reports as presented. Motion was seconded by Councilman Gerlach and approved unanimously 5-0.

13. Citizen's Participation – Garza

Alexandria Leal, Mission Police Association Union President, spoke in reference to item 55. She presented the council with a petition that had been signed by members of their union. This petition was to retract that members of the union could not approach the council directly. Ms. Leal also stated that the association was getting their affairs in order and had filed with state officially.

Councilwoman Ortega stepped out of the meeting at 4:43 p.m.

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

14. Approval of Minutes – Carrillo

Regular Meeting – March 24, 2025

15. Acknowledge Receipt of Minutes – Perez

Parks & Recreation – February 18, 2025

Mission Economic Development Corporation – February 26, 2025

Mission Redevelopment Authority – February 28, 2025

Mission Tax Increment Reinvestment Zone – February 28, 2025

Civil Service Commission – February 28, 2025

16. Approval of Resolution No. 1977 to surplus and dispose of machinery & equipment – Roman

The Surplus Resolution attached listed items staff has determined is no longer of use to the city. All surplus items will be sold via online auction or disposed. Finance Department is requesting authorization to surplus the attached list of machinery and equipment.

RESOLUTION NO. 1977

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY TO FURTHER A PUBLIC PURPOSE; AND ESTABLISHING AN EFFECTIVE DATE.

17. Board Appointments – Civil Service Commission and Texas Citrus Fiesta Board – Carrillo

Civil Service Commission – Appoint Robert Pena to replace Jerry Saenz who resigned term to expire December 31, 2026.

Texas Citrus Fiesta Board – Appoint April Flowers to replace Sarah Hinojosa who resigned term to expire December 31, 2027

18. Approval of Resolution #1978, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – Garcia

Lee McCormick, President of Community Development Associates, has facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Graphic Packaging International LLC, under the assistance of MEDC's Private Activity Bond program.

Attached is a staff report and the proposed resolution.

Mr. McCormick will be available to answer any questions City Council members may have.

RESOLUTION NO. 1978

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF GRAPHIC PACKAGING INTERNATIONAL, LLC; AND MATTERS RELATED THERETO

19. Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to a Hike & Bike Trails Project in the amount of \$300,000 – Garcia

The project was a regional project involving safely connecting the existing Hike & Bike Trails facilities of Mission, McAllen, and Hidalgo to the Regional Linear Park facility, City of Edinburg

Hike & Bike trails, and ultimately to the UTRGV. A share of the project costs was eligible under the attached agreement and shall not exceed \$300,000. The reimbursement agreement was approved by the TIRZ Board at their meeting of March 25, 2025.

20. Approval of Fifth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission – Garcia

The TIRZ Board of Directors had approved a fifth amendment to interim administrative services by the City Manager's Office. The MRA/TIRZ #1 will compensate the City of Mission for eleven thousand three hundred (\$11,300) per month during the term of the agreement for the cost of providing said services and support. The Fifth Amendment is to be effective April 1, 2025 thru September 30, 2025.

21. Authorization to solicit qualifications for Engineering Services for Inspection, Material Testing and Construction Management for Taylor Road Phase II Project – Terrazas

Staff was seeking authorization to solicit qualifications for Engineering Services as per TxDOT'S Local Government Project Procedures (LGPP) and Federal Regulations for Taylor Road Phase II Project from Brentwood Drive to Mile 2 North Project.

22. Authorization to solicit bids for Manholes Rehabilitation throughout the City of Mission. – Terrazas

Staff is seeking authorization to solicit bids for Manholes Rehabilitation throughout the City of Mission.

23. Approval of Resolution #1979 of the City Council of the City of Mission, Texas adopting the 2024 Texas Department of Transportation Standard Specifications, special Specifications, and Special Provisions, and adopting TxDOT's Quality Assurance Program (QAP) as modified by the City and approved by TxDOT – Terrazas

Projects with State or Federal funds, and/or all projects on the State Highway System regardless of funding source, were to adopt the latest TxDOT Standard Specifications, Special Specifications, and required Special Provisions.

Staff is requesting to adopt the 2024 Texas Department of Transportation Standard Specifications, special Specifications, and Special Provisions, and adopting TxDOT's Quality Assurance Program (QAP) as modified by the City and approved by TxDOT.

RESOLUTION NO. 1979

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, ADOPTING THE 2024 TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL SPECIFICATIONS, AND SPECIAL PROVISIONS, AND ADOPTING TXDOT'S QUALITY ASSURANCE PROGRAM (QAP) AS MODIFIED BY THE CITY AND APPROVED BY TXDOT

24. Authorization to Award Bid for Corrosion Inhibitor for Water Treatment Plants – Terrazas

The City of Mission had accepted and opened six (6) bid responses for Corrosion Inhibitor for Water Treatment Plants. Shannon Chem, Aqua Smart and Chemrite were deemed unresponsive in regards to not including tanks. Staff recommended awarding bid to Red Eye

Chems, who was the lowest responsible bidder meeting all specifications. The contract term was for one (1) year with two (2) one-year renewal options. Recommendation was based solely on estimated quantities and orders would be placed on as needed basis throughout the one-year base term. Subject for budget amendment. BID# 25-324-03-05.

25. Authorization to purchase Pier Mount Drive Unit from Sole Source Vendor DBS Manufacturing for Public Works (Wastewater Distribution) in the amount of \$55,400.00 – Terrazas

Staff was seeking authorization to purchase D42-BL Pier Mount Drive Unit via Sole Source Vendor DBS Manufacturing. Drive Unit would allow the Thickener System of the Wastewater Plant to process waste disposal properly and be in compliance with TCEQ.

26. Approval of Interlocal Cooperation Contract between UTRGV and City of Mission relating to the use of UTRGV Regional Security Operating Center services at no cost to the city – Ramirez

Approval of Interlocal Cooperation Contract between UTRGV and City of Mission relating to the use of UTRGV Regional Security Operating Center services. The RSOC program was funded by DIR through legislative appropriations at no cost to the city. Licenses and resources would be applied to RSOC Customer based on available funding and capacity.

Real-time network security monitoring to detect and respond to network security events that may jeopardize Participating Entities and the residents of this state. Alerts and guidance for defeating security threats. Immediate response to counter security activity that exposes Participating Entities and the residents of this state to risk including remote and onsite cybersecurity incident responders. Policy and Planning to provide guidance on cybersecurity policies and plans to improve the cybersecurity posture of Participating Entities. Cybersecurity educational and awareness services to assist participating entities in establishing and strengthening security practices, including developing model policies, and planning to assist Participating Entities in maturing their cybersecurity posture.

27. Authorization to approve First One-Year Renewal Option for WAN P2P Leased Fibers Services, at a cost of \$5,772 per month (0% increase), with Smartcom Telephone, LLC Bid No. 22-320-04-25- Ramirez

Authorization to approve First One-Year Renewal Option for WAN P2P Leased Fibers Services with Smartcom Telephone, LLC Bid No. 22-320-04-25 at a cost of \$5,772 per month. The term of the contract was for three (3) years with option to renew for an additional two (2) consecutive, one (1) year periods at the end of the service period. First One-Year Renewal term dates: May 16, 2025 through May 15, 2026.

28. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 STEP Comprehensive Enforcement Grant, in the total amount of \$45,000, with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the STEP Comprehensive Enforcement Grant for fiscal year 2026, in the amount of \$45,000. This grant would require an in-kind 20% match from the City of Mission. This funding would enhance our traffic enforcement measures and contribute to safer roadways for our community members.

29. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 STEP Commercial Motor Vehicle (CMV) Grant, in the total amount of \$35,000, with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the STEP Commercial Motor Vehicle (CMV) Grant for fiscal year 2026, in the amount of \$35,000. This grant would require an in-kind 20% match from the City of Mission. This grant would assist the police department to focus on enforcement of commercial vehicle regulations, which is crucial for maintaining road safety and compliance.

30. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Operation Slow Down , in the total amount of \$4,000 with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Operation Slow Down, in the amount of \$4,000. This grant would require an in-kind 20% match from the City of Mission. This grant would assist the police department during a two-week enforcement operation focused on reducing roadway deaths caused by speeding.

31. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Click It or Ticket in the total amount of \$4,000, with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Click It or Ticket, in the amount of \$4,000. This grant would require an in-kind 20% match from the City of Mission. This grant would support a two-week enforcement effort aimed at increasing seatbelt usage and reducing fatalities among unrestrained occupants.

32. Authorization to purchase fifteen (15) Body Worn Cameras from Dana Safety Supply Inc., via Buyboard #698-23, in the total amount of \$41,869.16. – Torres

The Mission Police Department was seeking authorization to purchase fifteen (15) Body Worn Cameras to be used by police officers. This expenditure was a total of \$41,869.16. The purchase would be made from Dana Safety Supply, via Buyboard #698-23.

33. Authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Jaime De La Garza from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Jaime De La Garza has requested to purchase his Glock 17/Generation 4, 9mm service weapon, serial # BACG-543 from the Mission Police Department.

34. Authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Raul Tanguma from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Raul Tanguma has requested to purchase his Glock 17/Generation 4, 9mm service weapon, serial # BACG-539 from the Mission Police Department.

35. Approval of Resolution #1980 Regarding Waterline Access Agreement with Sharyland Water Supply within City of Mission's ETJ for Eduardo's No. 22 Subdivision – Cervantes

The proposed Eduardo's No. 22 Subdivision is a 16.676 acre tract of land out of Lots 47-3 and 47.4, West Addition to Sharyland Subdivision within the service area of the Sharyland Water Supply Corporation and within the City of Mission's ETJ.

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

RESOLUTION NO. 1980

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A WATERLINE ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY CORPORATION, AND IZAGUIRRE REAL ESTATE HOLDINGS, LLC
EDUARDO'S NO. 22

36. Authorization to accept grant award for the FY24 Operation Stonegarden Program from the Office of the Governor in the amount of \$300,000 with no match requirement – Elizalde

The Mission Police Department was seeking authorization to accept a grant award for the FY24 Operation Stonegarden Program from the Office of the Governor in the amount of \$300,000. The project would allow the department to acquire two (2) fully equipped patrol vehicles and support overtime costs to increase patrol presence throughout the city and especially around the U.S. Mexico border. The program does not have a match requirement.

37. Authorize Mayor to sign all necessary documents related to the transfer of Cimarron Golf Course – Perez

In order to facilitate timely and efficient action, authorization was requested for the Mayor to sign all related documents on behalf of the City related to the transfer of Cimarron Golf Course.

38. Authorization to replace and upgrade the existing fire alarm system located at the City of Mission Police Department via TIPS Contract #230202 in the amount of \$37,381.83 – Terrazas

Staff was seeking authorization to replace and upgrade the existing fire alarm system located at the City of Mission Police Department (1200 E 8th St). This would not include the smoke control. Replacement of the fire alarm system would be done via TIPS Contract #230202.

39. Authorization for the provision and replacement of graphic displays located at the City of Mission Police Department via TIPS Contract #230202 in the amount of \$44,443.16 – Terrazas

Staff was seeking authorization for the provision and replacement of graphic displays pertaining to the fire alarm systems located at the City of Mission Police Department (1200 E 8th St). Provision would be done via TIPS Contract #230202

Mayor Pro Tem Plata asked to remove item 21 from the list and be discussed individually

Mayor Pro Tem Plata moved to approve all consent agenda items 14 thru 20 and 22 thru 39 as presented. Motion was seconded by Councilman Vela and approved unanimously 4-0.

For item 21, Mayor Pro Tem Plata asked if the committee was to be formed, he would like for two members from City Council be on the committee as well as the engineer, J.P. Terrazas and two other city employees.

Mayor Garza stated that they would assign Mayor Pro Tem Plata and Councilwoman Gerlach along with J.P. Terrazas, and two other staff members for a total of 5 members for this committee.

Mayor Pro Tem Plata moved to approve item 21 assigning himself, Councilwoman Gerlach, J.P. Terrazas and two additional staff members to the committee. Motion was seconded by Councilman Vela and approved unanimously, 4-0.

Councilwoman Jessica Ortega re-joined the meeting at 4:49 p.m.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

40. To Consider a Rezoning request from Single Family Residential District (“R-1”) to General Business District (“C-3”) for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance #5622 Cervantes

Project Timeline:

- March 11, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- April 2, 2025 – Public Hearing and consideration of the rezoning request by the Planning and Zoning Commission. There was no opposition from the surrounding property owners. The P&Z Board recommended denial to the C-3 but recommended approval of a C-2 (Neighborhood Commercial District).
- April 14, 2025 – Public Hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to General Business District (“C-3”) to allow a commercial business in the property.
- The subject property measured 64.40 feet along Rafael Ramirez Street and 100 feet along Keralum Avenue for a total of 6,440.00 square feet. There were no minimum lot dimensions for lots in the “C-3” district.
- There was a commercial building in the subject property that measures 40 feet by 60 feet for a total of 2,000 square feet. The building was built in the year 1974 as per the records of the Hidalgo County Appraisal District.

- The surrounding zones consisted of Single-family Residential District (“R-1”) in all directions
- The surrounding land used consisted of single-family homes to the East and North, Multifamily Residential to the West and a church to the South
- The future land use map designated this property as Low Density Residential
- The entire neighborhood was rezoned to Single-family Residential district (“R-1”) during comprehensive rezoning in the year 2005.
- A list of permitted and conditional uses for the C-3, C-2 and C-1 commercial zones was included.
- Staff mailed out (26) legal notices to surrounding property owners. The Planning Staff had not received any objections to the rezoning request from surrounding property owners.

Staff and City Manager recommended approval.

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

Frances Castillo, 2202 Lakeview Drive, was present with her mother in law who was the owner of the property for this request. She stated she was in favor of the request and would like for the rezoning to be granted to remain as a commercial property.

Mayor Pro Tem Plata moved to approve the Rezoning request from Single Family Residential District (“R-1”) to General Business District (“C-3”) for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance # 5622. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5622

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE WEST 64.4 FEET OF LOTS 5 & 6, BLOCK 85,
ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT THE NORTHEAST
CORNER OF KERALUM AVENUE AND EAST 5TH STREET (RAFAEL RAMIREZ STREET),
FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (NEIGHBORHOOD COMMERCIAL)

41. To Consider a Rezoning request from Single Family Residential District (“R-1”) to Duplex-Fourplex District (“R-2”) for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance #5623- Cervantes

Project Timeline:

- March 13, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- April 2, 2025 – Public hearing and consideration of the rezoning request by the Planning and Zoning Commission. There was no opposition from the surrounding property owners. The board recommended approval.

- April 14, 2025 – Public hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant was requesting to rezone the subject property from Single Family Residential District (“R-1”) to Duplex-fourplex District (“R-2”) to allow a fourplex multifamily residential development
- The subject property measured 120.00 feet along Washington Avenue and 150 feet along Barnes Street for a total of 18,000.00 square feet. There was a frame home structure in the subject property that measures 24 feet by 44 feet for a total of approximately 1,056 square feet. The minimum lot size for a fourplex corner lot was 8,200 square feet. The subject property exceeded the minimum lot size by 9,800 square feet.
- The surrounding zones consisted of Single-family Residential District (“R-1”) to the North, East and South and Duplex-Fourplex Residential District (“R-2”) to the West
- The surrounding land uses consisted of single-family residential homes in all directions
- The future land use map designated this property as Low Density Residential The requested rezoning was in line with the adopted comprehensive plan

Staff mailed out (30) legal notices to surrounding property owners. The Planning Staff had not received any objections to the rezoning request from surrounding property owners.

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 Rezoning request from Single Family Residential District (“R-1”) to Duplex-Fourplex District (“R-2”) for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance #5623. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5623

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR THE WEST ONE-HALF OF LOT 63, MISSION ACRES SUBDIVISION, LOCATED AT 1004 WASHINGTON AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX DISTRICT)

42. Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance #5624 - Cervantes

Project Timeline:

- February 19, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.

- March 19, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). P&Z tabled the item due to survey showing the proposed swimming pool not meeting the required setbacks.
- April 2, 2025 – Consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary:

- The site was located at the Northeast corner of Stewart Road and E. 21st Street.
- Per Code of Ordinance, a Pool House required the approval of a Conditional Use Permit by the City Council.
- The applicant would like to build a 16'x22' pool house to include a bathroom. Access to the site is off of E. 21st Street.
- The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.

In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as were needed to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

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 Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance #5624. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

43. Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates, - Cervantes

Project Timeline:

- April 8, 2024 – Application for a re-plat submitted to the City
- March 14, 2025 – In accordance with State law, notice of the required public hearings were published in the local newspaper
- March 14, 2025 – In accordance with State law, legal notices were mailed to the property owners within a 200-foot radius of the subject property
- April 2, 2025 - Public hearing and consideration of the requested re-plat by the Planning and Zoning Commission (P&Z). The P&Z Board recommended denial of the re-plat request. There was considerable opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic, theft, safety, and drugs.

- April 14, 2025 – Public hearing and consideration of approval of the re-plat by the City Council

Summary:

- Marco T. Gonzalez, the applicant, was requesting to re-plat the subject property from 1 to 2 lots of equal and matching dimensions and square footages.
- The subject property was a previously recorded lot being the East 120' of Lot 13 of the Perla de Naranja Subdivision which measures 120' wide x 140' in length (16,800 sq. ft.).
- The re-plat will split the property into 2 lots each to measure 60' wide x 140' in length (8,400 sq. ft.). All lots would front the existing interior public street. The lots would be 15 feet shy from meeting the minimum lot frontage requirements for R-1A zoning of 75 feet and are 120 square feet shy of meeting the 8,500 square foot lot area requirements. The proposed lots meet the R-1A requirements for lot depth. The setbacks would remain at 25 feet in the front, 10 feet in the rear, and interior side 6 feet, except where a greater setback is required.
- The subdivision engineer was requesting a variance on behalf of the owner for consideration: R.E. Garcia & Associates on behalf of the owner, hereby request a variance to the minimum lot frontage and minimum lot areas as specified in Appendix A – Zoning Article VII – Use District, General, Section 1.37 – R1A Large Lot Single Family Residential District. Proposed 60' frontage (8,400 sq. ft.). Required is 75' frontage (8,500 sq. ft.).
- When Perla de Naranja Subdivision was developed, water and sewer services were made accessible to each lot. This re-plat would not affect any utility lines or the availability to connect to them upon issuance of permits.
- This was a simple re-plat; no additional paving or city street drainage improvements were being proposed.
- The existing roadside ditches would be cleaned, and re-graded and properly sized culvert pipes would be installed for the new driveway. These ditches would continue to flow and discharge west into Stewart Road and eventually into the Mission lateral Drainage Ditch which was owned and maintained by HCDD#1. The addition to one single family home lot would not increase storm water discharge in the area. The peak rate of runoff would not be increased during the 50-year rainfall event.
- The Engineering Department had reviewed and approved the drainage report.
- Street lighting already existed and therefore, no additional lighting was required.
- The developer must comply with any and all other format findings.

Staff mailed out notices to property owners within a 200-foot radius to announce the public hearing. Staff did not receive any inquiries neither for/or against this proposal however the owner did submit a petition for approval signed by 9 of the 20 residents within the subdivision

Staff and City Manager recommended approval.

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

Angelita Esparza, 1617 Corrales, spoke in opposition of the request due to increased noise and traffic in the area.

Raul Garcia, Engineer for this project, stated there was confusion on the plans for this subdivision. There were no rental properties being proposed.

Maria Rodriguez, 1605 Corrales, had been at that property since 1978 and she was against this request. She did not agree with the division of the lots regardless of what the plans are for the properties.

Marcos Salas, 1700 Corrales, spoke on behalf of his elderly parents who were in opposition of the request.

Mayor Pro Tem Plata moved to deny the Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates..Motion was seconded by Councilwoman Gerlach and denied unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

44. Approval of Resolution No. _____ for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools – Cervantes

Project Timeline:

- February 6, 2025 – First meeting with Vanguard staff and Subdivision Review Committee to discuss the proposed installation of portable buildings within the El Divino Redentor property.
- February 20, 2025 – Applicant submitted specifications to the proposed portable buildings to be placed within the site.
- March 4, 2025 – Applicant forwarded optional positioning of portables for review.
- March 13, 2025 – Formal request to encroach on city property submitted to the City.
- April 14, 2025 – Consideration and possible action to execute License Agreement by the City

Summary:

- Dr. Marisol Rocha, the applicant, was requesting a license to encroach 24'x40', more or less, onto a 40'x640' City owned strip of land north of the El Divino Redentor property to allow for a driveway as emergency egress as required by the Fire Department for the installation of two proposed portable buildings to be used by Vanguard Academy.
- The City owned land measures approximately 40'x640' and is currently vacant primarily used for utilities.
- Based on the site plan, the applicant would need to pave the driveway which would connect to the existing Jaycees Park parking lot and would be required to overlay the alley along the east side of Jaycee Park to Barnes Street.

- The request had been reviewed by the Staff Review Committee. There was no objection to the requested license to encroach with conditions.

A previous similar request was granted to the El Divino Church resulting in a driveway connection from the church parking lot to the City park

Staff Recommendation:

Staff recommended approval of the request subject to:

1. Ownership of the property shall remain accessible to the city at all times
2. The City reserved the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements
3. The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties
4. That Vanguard School at El Divino Redentor, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the CITY OF MISSION harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the CITY OF MISSION.
5. The Licensee must obtain all necessary permits and approvals prior to the use of the property.
6. The Licensee shall provide an overlay of asphalt over the existing alley along the east side of Jaycee Park to Barnes Street.
7. The Licensee must maintain the said property area in a safe and clean condition.
8. The granting of the license agreement does not guarantee the conditional use permit for the two portable buildings

Mayor Garza inquired on what the next step would be should the resolution be approved today.

Mr. Cervantes advised that the next step after approving the resolution would be for them to apply for a conditional use permit.

Mayor Pro Tem Plata had questions on the number of parking spaces that would be eliminated should this request be approved.

Councilwoman Ortega questioned if there was a Plan B in place in case this item was not approved.

Mayor Pro Tem Plata moved to table item 44 to be seen at the next meeting. Motion as seconded by Councilwoman Ortega and approved unanimously 5-0.

45. Plat Approval: Stewart Cove Phase II Subdivision, a 2.97 acre tract of land out of the South 24.44 acres of Lot 26-12, West Addition to Sharyland, R-1A, Developer: Aaron H. Balli, Jr., Engineer: Hinojosa, Inc., - Cervantes

Project Timeline:

- May 13, 2024 – City Council convened for Preliminary Approval

- May 16, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- March 25, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- March 28, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- March 28, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 14, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision was located at the Southwest corner of Stewart Road and Solar Drive.
- This development consisted of eight single family residential lots.
- Water service was extended from an existing 8" water line located along the North right-of-way of Solar Drive into the subdivision with an 8" water line and looped to the East side of this site with one fire hydrant as per the Fire Marshall's directive.
- The sanitary sewer line ran to and thru the subdivision collecting from 4" sewer stubouts front and center of each lot.
- The internal public street (Dora Jeanne Street) was 32 feet back-to-back within a 50-foot right-of-way accessible only from Solar Drive.

Storm drainage for this site would sheet flow onto the street and flow North into an existing inlet and ultimately discharging to the HCDD#1 ditch approximately 950 feet North of this development.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Plat: Stewart Cove Phase II Subdivision, a 2.97 acre tract of land out of the South 24.44 acres of Lot 26-12, West Addition to Sharyland, R-1A, Developer: Aaron H. Balli, Jr., Engineer: Hinojosa, Inc.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

46. Plat Approval: Springwood Manor Estates, a 2.00-acre tract of land out of the North 15.94 acres of Lot 211, John H. Shary Subdivision, R-1T, Developer: RGV Villa Development, LLC, Engineer: Trimad Consultants, LLC, - Cervantes

Project Timeline:

- May 13, 2024 – City Council convened for Preliminary Approval
- May 23, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- March 19, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.

- March 25, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- March 28, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 14, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision was located along the East side of Stewart Road, approximately 850' North of Bus. Hwy. 83.
- This development consisted of twenty-three townhome lots with two lots designated for storm water detention.
- Water service was extended from an existing 8" water line located along the West side of N. Stewart Road into the subdivision's South right-of-way and looped around the North side of this site with one fire hydrant as per the Fire Marshall's directive.
- The sanitary sewer line ran to and thru the subdivision collecting from 4" sewer stubouts at each lot.
- The internal public street (Oak Drive) was 36 feet back-to-back within a 50-foot right-of-way accessible only from N. Stewart Road.

The drainage for this subdivision consisted of two detention swales and one conveyance swale. Combined, the swales would detain a total of 8,554 cubic feet of rain. These swales would discharge to an existing curb inlet on the NW corner of the property along N. Stewart Road that belongs to the City of Mission.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Plat: Springwood Manor Estates, a 2.00-acre tract of land out of the North 15.94 acres of Lot 211, John H. Shary Subdivision, R-1T, Developer: RGV Villa Development, LLC, Engineer: Trimad Consultants, LLC.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

47. Authorization to purchase Artic Wolf Cybersecurity Solution Software from NETSYNC at a cost of \$107,511.68 utilizing DIR-CPO-4866 – Ramirez

Authorization to purchase Artic Wolf Cybersecurity Solution Software from NETSYNC at a cost of \$107,511.68 utilizing DIR-CPO-4866.1 year and 5-month agreement (2024-2025 31,671.88, 2025-2026 75,636.48)

Solution Software would assist in enhancing security posture. 24X7 Monitoring using log ingestion of all system to include MS 365 and MS Defender EDR, Fully Managed and hosted Security Information and Event Management (collect and analyze security event data from various sources (e.g., applications, devices, servers, users, firewalls) to identify and respond to security incidents, facilitate compliance with security regulations and standards by providing audit trails and reports, Log Retention, Security Posture Hardening, Security Journey Guidance, Internal and External Vulnerability Scanning, and warranty.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase Artic Wolf Cybersecurity Solution Software from NETSYNC at a cost of \$107,511.68 utilizing DIR-CPO-4866..Motion was seconded by Councilman Vela and approved unanimously 5-0.

48. Authorization to purchase Cohesity backup and recovery solution from NETSYNC at a total cost of \$127,874.29 utilizing DIR-CPO-4866 and TIPS 230105 with respective budget amendment BA 25-32 – Ramirez

Authorization to purchase Cohesity backup and recovery solution from NETSYNC at a total cost of \$127,874.29 utilizing DIR-CPO-4866 and TIPS 230105. The solution included on premise backup for PD and City Hall and Cloud Backup for City Hall.

Improve the City's security posture by implementing a fortified backup system. Immutable, always-on encryption, WORM (Write Once, Read Many), air-gapped. Zero trust access controls. Prevent unauthorized deletion or manipulation of backup data. MS 365 (SharePoint, One drive, Exchange, TEAMS) backups.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase Cohesity backup and recovery solution from NETSYNC at a total cost of \$127,874.29 utilizing DIR-CPO-4866 and TIPS 230105 with respective budget amendment BA-25-32.Motion was seconded by Councilman Vela and approved unanimously 5-0.

49. Authorization to purchase 17,100 square feet of sod from Tri Tex Grass, via Buyboard #706-23 in the total amount of \$51,660.00 for the greens and #1 fairway at Shary Municipal Golf Course as part of the golf course improvement plan funded by the MEDC with respective budget amendment BA-25-31 – Fernuik

Seeking authorization to purchase 17,100 square feet of sod from Tri Tex Grass, via Buyboard #706-23 in the total amount of \$51,660.00 for the greens and #1 fairway at Shary Municipal Golf Course. On August 28, 2024, the MEDC approved a golf course improvement project funding as a part of their budget process. This was one of the projects to be implemented this fiscal year. The City would be reimbursed for the amount via the reimbursement agreement with the MEDC. The MEDC Board approved the reimbursement agreement at their Board meeting on February 26, 2025 and City Council approved the authorization of the reimbursement agreement on March 10, 2025.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase 17,100 square feet of sod from Tri Tex Grass, via Buyboard #706-23 in the total amount of \$51,660.00 for the greens and #1 fairway at Shary Municipal Golf Course as part of the golf course improvement plan funded by the MEDC with respective budget amendment BA-25-31. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

50. Authorization to purchase ambulance equipment for Medic-6 from Stryker, a sole source vendor, in the amount of \$205,354.37 – Silva

The Mission Fire Department sought authorization to purchase ambulance equipment, including a (5) five-year ProCare Prevent Service package, from Stryker for a total cost of \$205,354.37. Stryker was a sole-source vendor for this specialized equipment, which would be used to equip the department's new Medic-6 Transit Ambulance. This purchase was essential to ensure the ambulance meets operational and safety standards, enabling the department to

continue providing high-quality emergency medical services to the community. Approval of this request would secure the necessary equipment and maintenance support to uphold service reliability and effectiveness.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase ambulance equipment for Medic-6 from Stryker, a sole source vendor, in the amount of \$205,354.37. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

51. Approval of Affiliation and Program Agreement for Clinical Experience between South Texas College (STC) and Mission Fire Department – Silva

To seek approval for an Affiliation and Program Agreement for Clinical Experience between South Texas College (STC) and the Mission Fire Department. This agreement would provide clinical experience opportunities for students enrolled in applicable health and public safety programs. This agreement would allow STC students to complete hands-on training and gain real-world experience in a professional setting, under the supervision of qualified personnel at the Mission Fire Department. The partnership aimed to enhance student learning, support workforce development, and strengthen collaboration between the College and local emergency service providers. Approval of this agreement would formalize the relationship and outline the responsibilities of both parties in ensuring a safe, effective, and educational clinical experience.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Affiliation and Program Agreement for Clinical Experience between South Texas College (STC) and Mission Fire Department. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

52. Approval of Ordinance # 5625 amending Ordinance #5547 Adopting Three (3) Additional Personnel to the Classified Position of Firefighter for the Mission Fire Department – Silva

On September 9, 2024, the Mission Fire Department requested and established 54 positions for the Classified position of Firefighter by the Adoption of Ordinance #5547 for FY 2024-25. The Department was requesting three (3) additional Firefighter positions in order to meet the operational demands and reduce overtime costs. These positions would be very beneficial to the department when personnel are out on injury, sick or vacation leave.

Given the volume of emergencies handled by Fire EMS, additional personnel were needed to meet the community's demands.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance # 5625 amending Ordinance #5547 Adopting Three (3) Additional Personnel to the Classified Position of Firefighter for the Mission Fire. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5625

AN ORDINANCE AMENDING ORDINANCE #5547 ADOPTING THREE (3) ADDITIONAL PERSONNEL TO THE CLASSIFIED POSITION OF FIREFIGHTER FOR THE MISSION FIRE DEPARTMENT

53. Authorization to Award Second and Final Renewal Option with South Texas Landscapes Irrigation and Pest Control, LLC for Right-of-Way Mowing – Bentsen

On May 10, 2023, the City of Mission entered into a contract agreement with South Texas Landscapes Irrigation and Pest Control LLC for the Right-of-Mowing & Maintenance Services. The contract terms were for one, one-year primary with two, one-year renewal options based on a 2% increase for the first renewal, with a 0% increase on the second and final renewal. Staff was seeking authorization to renew Bid # 23-323-04-14 for the second and final year renewal option with the 0% price increase over the second renewal at a cost of \$179,152.80.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Award Second and Final Renewal Option with South Texas Landscapes Irrigation and Pest Control, LLC for Right-of-Way Mowing. Motion was seconded by Councilman Vela and approved unanimously 5-0.

54. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, Concerning the Development of the Recreational Trails Connectivity Project - Bentsen

Seeking Approval of an Interlocal Cooperation Agreement between Hidalgo County, Texas and the City of Mission, concerning the Development of the Recreational Trails Connectivity Project connecting the existing Mission, Hidalgo and Mcallen 2nd St Hike and Bike Facilities via a new location 15.7 mile long, 10 ft wide concrete path.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, Concerning the Development of the Recreational Trails Connectivity Project. Motion was seconded by Councilman Vela and approved unanimously 5-0.

55. Consideration and Possible Action Adopting Resolution # _____ in response to the petition submitted by the Mission Police Association Local 293 requesting recognition as the sole and exclusive bargaining agent for the covered police officers of the Mission Police Department for the purpose of engaging in the Meet and Confer Process – Perez

The City Council, pursuant to Section 142.053(1) of the Texas Local Government Code, hereby grants recognition of the Mission Police Association Local 293 as requested in the Petition signed by a majority of all police officers employed by the city, excluding the head of the police department and excluding exempt employees and determines that the City may meet and confer pursuant to Subchapter B, Chapter 142 of the Texas Local Government Code without conducting an election by the voters in the City of Mission under Section 142.055 of the Texas Local Government Code

City Manager, Mike Perez, asked to discuss this item in Executive Session due to new information that was delivered a few minutes prior to the meeting.

56. Presentation of Financial Reports for the month of November and December 2024 – Roman

Presentation of Financial Reports for the month of November and December 2024.

Staff and City Manager recommended approval.

Mr. Vidal Roman, Finance Director, went over the Financial Reports for the months of November and December 2024.

No action was taken on this item.

57. Authorize staff to get quotes for a 5 year note for ambulance and equipment to be paid from the Fire Department Replacement fund. – Roman

Authorize staff to get a quote for a 5 year note for the ambulance power load in the amount of \$172,767 and equipment for Medic-6 in the amount of \$207,373.84, totaling \$370,141 to be paid from the Fire Department Replacement fund.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Authorize staff to get quotes for a 5 year note for ambulance and equipment to be paid from the Fire Department Replacement fund. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

58. Consideration and approve Resolution # 1981 authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto. – Roman

Approval of a resolution authorizing the publication of the Notice of Intention to Issue Certificates of Obligation, Series 2025.

Staff and City Manager recommended approval.

Mr. Perez stated that there was a need to do ten now and possibly another ten in the next ten years, and he asked if it were possible to do this without raising taxes.

Mayor Pro Tem Plata moved to approve Resolution # 1981 authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. 1981

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION, SERIES 2025, FOR THE DESIGN, ACQUISITION,
CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND
AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO

UNFINISHED BUSINESS

59. TABLED 03/24/2025 - Conditional Use Permit: The Sale & On-Site Consumption of Alcoholic Beverages – At the Ice House, 815 N. Francisco Avenue, being the South 109.5' of Lot 2, Block 137, Mission Original Townsite and all of Lot 52, John H. Shary Industrial Subdivision, C-3, Lane Rangel, Adoption of Ordinance #_____ - Cervantes

On March 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the Northwest corner of N. Francisco Avenue and E.8th Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval for two years subject to: 1) C.U.P. not transferable to others; 2) Waiver of the 300' separation requirement from residential areas; 3) Re-stripe parking area and add landscaping; 4) Must comply with all City Codes (Building, Fire, Health,

Signage, etc.); 5) Must acquire a business license prior to occupancy; 6) Hours of operation are Monday – Saturday from 10:00 am to 12:00 am and Sunday from 12:00pm to 12:00am; and 7) Compliance with noise ordinance.

Staff recommended approval of the request subject to compliance with the following conditions: 1) Life of use and TABC License with the understanding that the permit can be revoked; 2) C.U.P. not transferable to others; 3) Waiver of the 300' separation requirement from residential areas; 4) Re-stripe parking area and add landscaping; 5) Must comply with all City Codes (Building, Fire, Health, Signage, etc.); 6) Must acquire a business license prior to occupancy; 7) Hours of operation are Monday – Saturday from 10:00 am to 12:00 am and Sunday from 12:00pm to 12:00am; 8) Compliance with noise ordinance.

City Manager recommended approval.

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

Mayor Garza asked Chief Torres if he had the information regarding any disturbances or complaints for this property.

Chief Torres stated that due to the system still being down, they were unable to pull any reports. However, he did speak to the patrol officers and dispatchers which both stated that there had not been disturbances at the location.

Councilwoman Ortega asked if they could discuss this item in executive session.

At 5:48 p.m., Councilwoman Ortega moved to convene into Executive Session. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ROUTINE MATTERS

City Manager Comments - Boys & Girls Club and Speer Memorial Library joined to host the - Teens' Golden Egg Hunt Wednesday, April 17, 2025 at 6:00 pm Boys and Girls Club, Autism Awareness Walk Saturday, April 19, 2025 at 10:00 am All Inclusive Lions Park, Spring Community Roundup April 26, 2025 at 8:00 am – 12:00 pm 1400 S. Conway Avenue (brush site), Earth Day 5K April 26, 2025 at 7:30 am – 9:30 am Bentsen Palm Community Park, Dia del Nino Dia del Libro April 30, 2025 at 5:00 pm – 7:00 pm Speer Memorial Library, City Hall will be closed on Friday, April 18th for Good Friday.

City Council Comments – Councilwoman Ortega wished everyone a Happy Easter. Councilwoman Gerlach wished everyone a Happy Easter and spoke about the fantastic community involvement at this weekend's Trash Bash and encouraged everyone to come out to the Autism Awareness Walk. Councilman Vela wished everyone a Happy Easter.

Mayor's Comments -

EXECUTIVE SESSION

Upon conclusion of Executive Session at ____ p.m., _____ moved to reconvene the regular meeting. Motion was seconded by _____ and approved unanimously ____-____.

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), Section 551.072 (Real Property) related to Cimarron

3. Closed Session pursuant to Texas Government Code Section 552.071 (Consultation with Attorney), regarding Mission Police Association Local 293 Petition Requesting Recognition of Bargaining Agent Pursuant to Texas Local Government Code Chapter 142.053

RECONVENE

The City Council will reconvene in open session to take any actions if necessary, on any item(s) discussed in closed session

ADJOURNMENT

At _____ p.m., _____ moved for adjournment. Motion was seconded by _____ and approved unanimously ____ - ____.