



## **MINUTES**

### **PRESENT:**

Norie Gonzalez Garza, Mayor  
Ruben D. Plata, Mayor Pro-Tem  
Jessica Ortega, Councilwoman  
Abiel Flores, Councilman  
Alberto Vela, Councilman  
Victor A. Flores, City Attorney  
Randy Perez, City Manager  
Anna Carrillo, City Secretary

### **ABSENT:**

### **ALSO PRESENT:**

Jim & Beth Barnes  
Carolina Alvarez  
Richard Sanchez  
Peter Geddes  
Leopoldo Garza  
Edgar Gonzalez  
Irma Flores Lopez  
Griselda Pineda

### **STAFF PRESENT:**

David Flores, Asst. City Manager  
Juan Pablo Terrazas, Asst. City Manager  
Andy Garcia, Asst. City Manager  
Adrian Garcia, Fire Chief  
Michael Elizalde, Grants Administrator  
Susie De Luna, Planning Director  
Alex Hernandez, Assistant Planning Director  
Noemi Munguia, HR Director  
Robert Hinojosa, Risk Management Director  
Rick Venecia, Boys & Girls Club Director  
Abram Ramirez, IT Director  
Abel Bocanegra, P.E., City Engineer  
Cesar Torres, Chief of Police  
Joanne Longoria, CDBG Director  
JC Avila, Fleet Director  
Yenni Espinoza, Assistant Library Director  
Cynthia Lopez, Museum Director  
Mario Flores, Golf Director  
Jesse Mares, Facilities Supervisor  
Aida Lerma, Arts & Cultural Tourism Director  
Roel Mendiola, Sanitation Dept. Director  
Jesse Lerma Civil Service Director  
Kenia Gomez, Media Relations Director  
Stephen Kotsatos, Health Director  
Brad Bentsen, Parks & Recreation Director  
Jose Silva, Internal Auditor  
Teclo Garcia, MEDC CEO  
JC Avila, Fleet Director

## **REGULAR MEETING**

### **CALL TO ORDER AND ESTABLISH QUORUM**

With a quorum being present, Mayor Norie Garza Gonzalez called the meeting to order at 4:34 p.m.

## **INVOCATION AND PLEDGE ALLEGIANCE**

City Manager Randy Perez led the invocation and Pledge of Allegiance.

## **DISCLOSURE OF CONFLICT OF INTEREST**

None

## **PRESENTATIONS**

### **1. Proclamation - UTRGV top-rated University – Carrillo**

Mayor Pro Tem Ruben Plata moved to approve the Proclamation – UTRGV top-rated University. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

### **2. Report by Rio Grande Valley Humane Society – Perez**

Randy Perez, City Manager, advised that Mr. Quintanilla send a notice advising that he would not be able to attend the meeting to give an update.

### **3. Delinquent Tax Report - Linebarger Goggan Blair & Sampson, LLP – Perez**

Kelly Salazar, Linebarger Goggan Blair & Sampson, LLP, gave an updated reported on the delinquent tax report. They had mailed out a total of 6,898 statements, made a total of 1,536 telephone calls, and completed a total of 34 on-site visits. To date, 32 payment agreements had been made and 49 payoff requests have been made. For this reporting period there had been over \$378,000 collected for both base and penalties and fees which was an increase in collections based on the reporting of the previous company.

### **4. Report from the Greater Mission Chamber of Commerce – Enriquez**

Brenda Enriquez, Mission Chamber of Commerce President, spoke about upcoming events such as: Ribbon Cutting for Valley Grande Institute on Tuesday at the CEED Building, Grand Opening for Maria Bonita Boutique Tuesday at 4pm, Ribbon Cutting for Stripes on Thursday Morning, Community Health Fair at the Mission Event Center on Dec 8<sup>th</sup>, Shop Local Holiday Market this Friday Dec 1<sup>st</sup>, Annual Member Appreciation Breakfast on December 14<sup>th</sup> at the Chamber Headquarters, Dec 7<sup>th</sup> there will be a groundbreaking ceremony for Excel Physical Therapy.

### **5. Departmental Reports – Perez**

Mayor Pro Tem Plata moved to approve the Departmental Reports. Motion was seconded by Councilman Vela and approved unanimously 5-0.

### **6. Citizen's Participation – Garza**

None

## **PUBLIC HEARING**

## **PLANNING & ZONING RECOMMENDATIONS**

### **7. Rezoning: Being a 0.75-acre tract of land remainder of a 0.89-acre tract of land out of Lot 92, Mission Acres Subdivision, (AO-I) Agricultural Open Interim to (R-1) Single Family Residential, Ricardo Araiza (Esmeralda Araiza), and Adoption of Ordinance#5400 - De Luna**

On November 8, 2023, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located near the NE corner of Blake Street and Washington

Avenue intersection. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Rezoning: Being a 0.75-acre tract of land remainder of a 0.89-acre tract of land out of Lot 92, Mission Acres Subdivision, (AO-I) Agricultural Open Interim to (R-1) Single Family Residential, Ricardo Araiza (Esmeralda Araiza), and Adoption of Ordinance#5400. Motion was seconded by Councilman Jessica Ortega and approved unanimously 5-0.

**ORDINANCE NO. 5400**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A REZONING BEING A 0.75 ACRE TRACT OF LAND REMAINDER OF A 0.89  
ACRE TRACT OF LAND OUT OF LOT 92, MISSION ACRES SUBDIVISION, (AO-I)  
AGRICULTURAL OPEN INTERIM TO (R-1) SINGLE FAMILY RESIDENTIAL

**8. Conditional Use Permit: Build a Drive-Thru Service Window, 1500 W. Business Hwy 83, Ste. 110, Lot A, Mission Acres Subdivision, C-3, Azteca RGV Real State, LLC, and Adoption of Ordinance#5401 - De Luna**

On November 8, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located on the NW corner of Los Ebanos and Business 83. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Abiel Flores and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Build a Drive-Thru Service Window, 1500 W. Business Hwy 83, Ste. 110, Lot A, Mission Acres Subdivision, C-3, Azteca RGV Real State, LLC, and Adoption of Ordinance#5401. Motion was seconded by Councilman Flores and approved unanimously 5-0.

**ORDINANCE NO. 5401**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT BUILD A DRIVE-THRU SERVICE WINDOW AT  
1500 W. BUSINESS HWY 83, STE. 110, LOT A, MISSION ACRES SUBDIVISION

**9. Conditional Use Permit: Cronos Event Center – 601 E. 9th Street, Lots 4-8, Block 165, Mission Original Townsite, C-3, Elena Zavala, and Adoption of Ordinance#\_\_\_\_\_ - De Luna**

On November 8, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the NE corner of Business Highway

83 and St. Marie. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata asked if the applicant had submitted a final picture of the proposal and if the business had already been in operation.

Susie De Luna, Planning Director, advised that the applicant's plan was to redo the entire commercial plaza and that they had a business license but had not been in operation.

Mayor Pro Tem Plata suggested that the applicant reach out to our EDC to see if there is anything that can be done in partnership with them.

Mayor Pro Tem Plata moved to table the Conditional Use Permit: Cronos Event Center – 601 E. 9th Street, Lots 4-8, Block 165, Mission Original Townsite, C-3, Elena Zavala, and Adoption of Ordinance#\_\_\_\_\_. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**10. Conditional Use Permit: To keep a Portable Building – Auto Sales Office Use, 2118 W. Mile 3 Road, Being the South 3.86 acres of Lot 22, New Caledonia Subdivision, C-3, Bunny's Motors, LLC, and Adoption of Ordinance#\_\_\_\_\_ - De Luna**

On November 8, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NE corner of Moorefield Road and West Mile 3 Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Flores and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata asked if this was a first renewal.

Susie De Luna, Planning Director, states that this is a new applicant. She explained that this business was annexed to the City of Mission and had always been used as a car lot; however, not everyone had complied with all of the requirements to be fully operational. Ms. De Luna also explained what was being required of the applicant as far as additional landscaping and lighting.

Mayor Pro Tem Plata would like to see the improvements that had already been made, as per the applicant who stated that she sent pictures of the improvements into the office this week.

Mayor Pro Tem Plata moved to table the Conditional Use Permit: To keep a Portable Building – Auto Sales Office Use, 2118 W. Mile 3 Road, Being the South 3.86 acres of Lot 22, New Caledonia Subdivision, C-3, Bunny's Motors, LLC, and Adoption of Ordinance#\_\_\_\_\_. Motion was seconded by Councilman Flores and approved unanimously 5-0.

**11. Preliminary & Final Replat Approval: Replat of Hutton No. 3 Subdivision, Being 4.510 acres, part of Lot 1 of the Hutton No. 3 Subdivision, Suburban ETJ, Developer: HuttonCo Development, LP, Engineer: Dirksen Engineering, – De Luna**

On November 8, 2023, the Mission City Council held a Public Hearing to consider the Preliminary & Final Re-Plat Approval for Hutton No. 3 Subdivision. The subject site was located approximately 750' south of W. 3 Mile Road along the west side of La Homa Road. There was no public opposition during the Planning & Zoning Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve the Preliminary & Final Replat Approval: Replat of Hutton No. 3 Subdivision, Being 4.510 acres, part of Lot 1 of the Hutton No. 3 Subdivision, Suburban ETJ, Developer: HuttonCo Development, LP, Engineer: Dirksen Engineering. Motion was seconded by Councilman Flores 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*

**12. Approval of Minutes – Carrillo**

Regular Meeting – November 13, 2023

**13. Acknowledge Receipt of Minutes – Perez**

Mission Tax Increment Reinvestment Zone – September 26, 2023

Mission Economic Development Corporation – September 27, 2023

Mission Education Development Council – August 30, 2023

Mission Redevelopment Authority – September 26, 2023

Speer Memorial Library Board – September 19, 2023

**14. Authorization to purchase a TAC CORE Pole Camera kit from Safeware, Inc. via Omnia Contract #12-19 – Torres**

The Mission Police Department was seeking authorization to purchase a TAC CORE Pole Camera kit from Safeware, Inc. The purchase of tactical cameras would assist SWAT officers with properly documenting searches and seizures. These tactical cameras would enhance operations and investigations involving drug cartels, trafficking, and terrorism. The purchase cost amount was \$59,322.25, via OMNIA contract # 12-19. A total of \$58,544.24 would derive from the FY23 State Homeland Security Program (SHSP) - LETPA Projects grant from the Office of the Governor. The remaining balance (\$778.01) would be paid with Acct. #11 – Asset Forfeiture.

**15. Authorization to solicit bids for North Water Treatment Plant Generator Project – Terrazas**

Authorization to solicit bids for North Water Treatment Plant Generator Project.

**16. Authorization to award bid for Boys and Girls Club Athletic League Uniforms – Venecia**

The City of Mission had received and opened 7 bid responses for the purchase and delivery of Athletic League Uniforms for the Boys and Girls Club. Staff was seeking authorization to award bid to My Rival Gear, who was the lowest responsive and responsible bidder meeting all specifications and conditions in the amount of \$31,742.50. Uniforms were needed by the Boys and Girls Club for seasonal athletic leagues. Award was for one year base with one, one-year renewal option.

**17. Approval of Ordinance #5402 granting a wet designation for 2509 Colorado St., Unit 102 The Mix Beer and Wine LLC – Carrillo**

Staff was requesting the above-mentioned property be wet zoned for the sale of Mixed Beverages On Premise Permit. City Council approved the CUP on November 13, 2023.

**ORDINANCE NO. 5402**

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 2509 COLORADO STREET, SUITE 102 – THE MIX BEER & WINE, LLC

**18. Approval of Resolution #1870 Regarding Waterline Access Agreement with Sharyland Water Supply within City of Mission's ETJ for Gustavo Cavazos – The Heights at Inspiration Subdivision – De Luna**

The proposed Heights at Inspiration was located 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. 1870**

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A WATERLINE ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY CORPORATION, AND GUSTAVO CAVAZOS – THE HEIGHTS AT INSPIRATION SUBDIVISION

**19. Authorization to solicit RFP pertaining to the E-Rate Program administered by the Universal Service Administrative Co. – Elizalde**

Staff was seeking authorization to solicit a Request for Proposals (RFP) pertaining to the E-Rate Program administered by the Universal Service Administrative Co. The E-Rate program supported school and libraries across the U.S. and ensured that they were connected to information and resources through the internet. The city sought to utilize its available funds of up to \$219,420.00 for a category two project pertaining to internal connections, managed internal broadband services, and basic maintenance of internal connections.



Mayor Pro Tem Plata moved to approve all consent agenda items 12 thru 19 as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

## **APPROVALS AND AUTHORIZATIONS**

### **20. Preliminary Plat Approval: Washington Lots Subdivision, Being a 0.97 acre tract of land more or less, being the south 845' of the west 1 acre, Lot 92 Mission Acres, R-1, Developer: Julio Cerda, Engineer: South Texas Infrastructure Group, – De Luna**

On November 8, 2023, the Mission City Council held a Public Hearing to consider the Preliminary & Final Plat Approval for Washington Lots Subdivision. The subject site was located on the northeast corner of the intersection of Blake Ave. and Washington Street. There was no public opposition during the Planning & Zoning Meeting. The board unanimously recommended approval

Staff and City Manager recommended approval.

No action was taken on this item.

### **21. Approval of Ordinance #5403 to Amend Ordinance #5373 adopting eight (8) additional personnel to the classified position of Patrolman for Mission Police Department for FY 2023-24 – J. Lerma**

On September 11, 2023, the Mission Police Department had requested and established 147 positions for the Classified position of Patrolman by the adoption of Ordinance #5373 for the FY 2023-24.

On November 13, 2023 the department was awarded and accepted the 2023 COPS Hiring Program Grant from the US Department of Justice that allowed for the hiring of eight (8) police officers. We were requesting the approval to proceed with the hiring of the additional personnel.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance #5403 to Amend Ordinance #5373 adopting eight (8) additional personnel to the classified position of Patrolman for Mission Police Department for FY 2023-24. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

#### **ORDINANCE NO. 5403**

AN ORDINANCE AMENDING ORDINANCE #5373 ADOPTING EIGHT ADDITIONAL PERSONNEL TO THE CLASSIFIED POSITION OF PATROLMAN FOR THE MISSION POLICE DEPARTMENT

### **22. Authorization to purchase Portable Camera from Texas Underground Inc for Public Works via HGAC BUY Contract #SCSC01-21 – Bocanegra**

Staff was seeking authorization to purchase Large Crawler System with Motorized Elevator (portable camera) & accessories from Texas Underground Inc. HGAC BUY Contract #SCSC01-21. Cameras would be used for the inspection of storm drains located in the City of Mission.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the purchase of a Portable Camera from Texas Underground Inc for Public Works via HGAC BUY Contract #SCSC01-21. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

**23. Authorization to extend second one-year renewal for Sodium Chlorite Chemical with International Dioxide for the Public Works Department's North and South Water Treatment Plants – Bocanegra**

Staff was seeking authorization to purchase Large Crawler System with Motorized Elevator (portable camera) & accessories from Texas Underground Inc. HGAC BUY Contract #SCSC01-21. Cameras would be used for the inspection of storm drains located in the City of Mission.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to extend second one-year renewal for Sodium Chlorite Chemical with International Dioxide for the Public Works Department's North and South Water Treatment Plants. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

**24. Approval of Development Agreement between Fortis Land Company, LLC & City of Mission – Bocanegra**

On March 23, 2022 the City requested that the Developer upsize off-site drainage improvements in an amount not to exceed \$57,788.12. Developer would make drainage improvements in the Lantana Landing Subdivision.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Development Agreement between Fortis Land Company, LLC & City of Mission. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

**25. Authorization to approve Change Order #2 for Gabriel Drainage Improvements Project for the City of Mission – Bocanegra**

The City of Mission was seeking authorization to approve Change Order #2 for Gabriel Drainage Improvements Project for the City of Mission. Contractor an additional 65LF to avoid having collars on the edge of Los Ebanos Rd. The amount of this Change Order was \$50,955.89 but due to a credit for unused utility adjustments Contract would not be changed. Additionally, 130 calendar days were being requested. Therefore, City Staff was recommending Change Order #2 for the total amount \$2,139,020.37 (no increase) and 393 calendar days with approved Change Order.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Change Order #2 for Gabriel Drainage Improvements Project for the City of Mission. Motion was seconded by Councilman Flores and approved unanimously 5-0.

**26. Authorization to approve Change Order #1 for Stewart Drainage Improvements Project for the City of Mission – Bocanegra**

The City of Mission was seeking authorization to approve Change Order #1 for Stewart Drainage Improvements Project for the City of Mission. Due to material delays & weather delays Contractor was requesting an additional 230 days. Additionally funds were reallocated due to removal of storm drainage and instead used to pave Stewart Rd. in its entirety throughout the project. There would be no change to contract price amount. Therefore, City Staff was recommending Change Order #1 for the total amount \$3,323,780.34 (no increase) and 440 calendar days with approved Change Order.

Staff and City Manager recommended approval.



Mayor Pro Tem Plata moved to approve Change Order #1 for Stewart Drainage Improvements Project for the City of Mission. Motion was seconded by Councilman Vela and approved unanimously 5-0.

### **27. Authorization to extend financial agreement with RBC Capital Markets – Flores**

Staff was requesting to extend the current Financial Advisor Agreement with RBC Capital Markets. This agreement shall be for a period of 120 days however this agreement may be terminated by either party upon giving of at least thirty (30) days prior written notice to the other party of its intention to terminate. RBC Capital Markets have been the City's financial advisors for the past 19 years.

Staff and City Manager recommended approval.

Councilwoman Ortega moved authorize to extend financial agreement with RBC Capital Markets. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

### **UNFINISHED BUSINESS**

None

### **ROUTINE MATTERS**

City Manager Comments - Holiday Market – Mission Chamber of Commerce Friday, December 1, 2023 / 6:00 pm – 9:00 pm at Leo Pena Placita Park. East Asian Street Food & Vendors on Saturday, December 2, 2023 / 12:00 pm – 12:00 am at Mission Market Square, Employee Service Award Breakfast on December 5, 2023 / 8:00 am – 10:30 am at Mission Event Center, Affordable Homes of South Texas Key Ceremony for 1<sup>st</sup> Home (Vallejo Family) on December 6, 2023 at 716 W. Sandstone, Mission, Texas, Pictures with Santa Claus on December 9, 2023 / 10:00 am at Speer Memorial Library, Special Election Day on December 9, 2023 at Mission City Hall & Bannworth Gym

Mayor's Comments - None

City Council Comments – Councilwoman Ortega wished everyone happy holidays.

### **ADJOURNMENT**

At 5:26 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary