



MINUTES

PRESENT:

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

ABSENT:

Patricia A. Rigney, City Attorney

ALSO PRESENT:

Veronica Minton
Dr. Onuwa Terry
Mario Trevino
Noehmi Martinez
Vanessa Martinez
Cynthia Quintanilla
Arturo Padilla
Francisco Huerta
Miguel Martin
Kenya Morin
Teresa Anguiano
Juan G. Garcia
Irene Garza
Irma Acuna

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Susie de Luna, Assistant Planning Director
Steven Kotsatos, Health Director
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
Michael Fernuik, Golf Course Director
Rick Venecia, Boys & Girls Club Director
Alex Fajardo, Media Relations
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:37 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Eluid Garcia led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Plata has one on file for executive session item number two.

Mayor Pro Tem Plata and Councilwoman Jessica Ortega joined the meeting at 3:41 p.m.

PRESENTATIONS

1. Proclamation - National Junior Catholic Daughters Day – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation- National Junior Catholic Daughters Day. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

2. Proclamation - Black History Month – Carrillo

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

3. Proclamation - American Heart Month – Venecia

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

4. Proclamation - Nation of Lifesavers Month – Espinosa

Mayor Pro Tem Plata moved to approve the Proclamation- Nation of Lifesavers Month. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

5. Report from Mission Economic Development Corporation - Teclo Garcia

Mr. Teclo Garcia was unable to attend the meeting.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming events such as: SBDC – Building a Solid Building Plan Feb 12th, Mission Day is Austin February 18th, Lunch & Learn: Navigating I-9 forms, SBDC: From Logos to Colors February 27th, Ribbon Cutting: Peter Jaramillo Insurance March 4th, Winter Texan Fiesta March 7th

7. Departmental Reports – Perez

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

8. Citizen's Participation – Garza

None

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

9. Approval of Minutes – Carrillo

Regular Meeting – January 27, 2025

Special Meeting – February 6, 2025

10. Acknowledge Receipt of Minutes – Perez

Mission Redevelopment Authority – December 10, 2024

Mission Tax Increment Reinvestment Zone – December 10, 2024

Mission Economic Development Authority – December 11, 2024

Mission Economic Development Corporation – December 11, 2024

Mission Education Development Council – October 30, 2024

Citizen's Advisory Committee – December 10, 2024

Keep Mission Beautiful – October 8, 2024

11. Approval of Resolution No. 1955 authorizing the submittal of a grant application for the FY26 Bullet Resistant Shield Grant Program to the Office of the Governor (OOG) in the amount of \$129,595 with no match requirement. – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY26 Bullet Resistant Shield Grant Program and designated the Mayor as Authorized Representative. The department sought to purchase twenty-five (25) bullet-resistant shields compliant with the National Institute of Justice Level III or higher. The equipment would be utilized during all life-threatening criminal activities. The grant did not have a match requirement.

RESOLUTION NO. 1955

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES
SUBMISSION OF THE GRANT APPLICATION FOR THE BULLET-RESISTANT SHIELD
GRANT PROGRAM TO THE OFFICE OF THE GOVERNER

12. Approval of Resolution # 1956 Regarding Waterline Access Agreement with Sharyland Water Supply within City of Mission's ETJ for Conway Village Subdivision – Cervantes

The proposed Conway Village Subdivision was a 19.118 Acre tract of land out of Lot 36-6, 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 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. 1956

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A WATERLINE
ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY CORPORATION,
AND RIMAGA, LLC CONWAY VILLAGE SUBDIVISION

13. Authorization to Solicit for Proposals for a Comprehensive Trail Development – Terrazas

The City of Mission sought to develop its first comprehensive assessment and plan for transportation alternative projects within the City of Mission limits. The project sought to identify effective and efficient alternative transportation means for immediate future development. The comprehensive study would identify alternative transportation networks and modes throughout city limits.

14. Authorization to Solicit for Bids for the purchase of Hot & Cold Mix Asphalt for the Public Works Department – Terrazas

The City of Mission was in contract with Frontera Materials (Bid No. 23-562-09-08) from September 26, 2024 through March 25, 2025. Staff was seeking authorization to solicit bids for the purchase of Hot & Cold Mix Asphalt for Public Works. Hot & Cold Mix Asphalt was needed by the Public Works Department.

15. Authorization to Solicit Bids for Corrosion Inhibitor chemical for the Public Works Department North and South Water Treatment Plants – Terrazas

Staff was seeking authorization to solicit bids for the purchase of Corrosion Inhibitor. Corrosion Inhibitor was needed by the Public Works Department as part of the Water Treatment Process. Purchases would be made on an as needed basis. Contract would be for a period of one (1) year, commencing from date of award. It was at the sole option of the City of Mission to exercise two (2) consecutive, one (1) year extensions. The total duration of this contract, including the exercise of any renewals under this clause, shall not exceed three (3) years.

Mayor Pro Tem Plata moved to approve all consent agenda items 9 thru 15 as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

16. Conditional Use Permit: Insurance Office in a property zoned (C-2) Neighborhood Commercial, 2015 N. Shary Road, Ste. 1, A 0.57 acre tract of land out of Lot 244, John H. Shary Subdivision & Lots 1-3, Boriquen Subdivision, C-2, Wise Choice Enterprises, LLC, Adoption of Ordinance #5591 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the SW corner of Shary Road and Summer Breeze. 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: Insurance Office in a property zoned (C-2) Neighborhood Commercial, 2015 N. Shary Road, Ste. 1, A 0.57 acre tract of land out of Lot 244, John H. Shary Subdivision & Lots 1-3, Boriquen Subdivision, C-2, Wise Choice Enterprises, LLC, Adoption of Ordinance #5591. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5591

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR AN INSURANCE OFFICE IN A PROPERTY
ZONED (C-2) NEIGHBORHOOD COMMERCIAL, 2015 N. SHARY ROAD, STE. 1, A 0.57
ACRE TRACT OF LAND OUT OF LOT 244, JOHN H. SHARY SUBDIVISION & LOTS 1-3,
BORIQUEN SUBDIVISION

17. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Winter Texan Fiesta, 807 N. Conway, (aka La Lomita Plaza & Rotary Park), C-3, March 7, 2025, The Greater Mission Chamber of Commerce, Adoption of Ordinance #5592 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the southwest corner of Conway Blvd and Business Highway 83 at La Lomita Plaza (Leo Pena Placita Park). 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: Sale & On-Site Consumption of Alcoholic Beverages – Winter Texan Fiesta, 807 N. Conway, (aka La Lomita Plaza & Rotary Park), C-3, March 7, 2025, The Greater Mission Chamber of Commerce, Adoption of Ordinance #5592. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5592

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 – WINTER TEXAN FIESTA, 807 N. CONWAY, (AKA LA LOMITA
PLAZA & ROTARY PARK), MARCH 7, 2025

18. Conditional Use Permit: Designate an Area as a Mobile Food Park & Open-Air Market, 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, MDM Commercial Properties, Adoption of Ordinance #5593- Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of Colorado and Taylor Road along the north side of Colorado 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Designate an Area as a Mobile Food Park & Open-Air Market, 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, MDM Commercial Properties, Adoption of Ordinance #5593. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5593

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT DESIGNATE AN AREA AS A MOBILE FOOD
PARK & OPEN AIR MARKET, 2509 COLORADO STREET, LOT 1, BLOCK 2, SANTA LUCIA
DEVELOPMENT

19. Conditional Use Permit Renewal: Mobile Food Truck – Rincon Tapatio, 2509 Colorado Street, Ste. 208, Lot 1, Block 2, Santa Lucia Development, C-3, Rincon Tapatio, LLC, c/o Crystal A. Zavala Adoption of Ordinance #5594 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of

Colorado and Taylor Road along the north side of Colorado 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal: Mobile Food Truck – Rincon Tapatio, 2509 Colorado Street, Ste. 208, Lot 1, Block 2, Santa Lucia Development, C-3, Rincon Tapatio, LLC, c/o Crystal A. Zavala Adoption of Ordinance #5594. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5594

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL A MOBILE FOOD TRUCK – RINCON
TAPATIO, 2509 COLORADO STREET, STE. 208, LOT 1, BLOCK 2,
SANTA LUCIA DEVELOPMENT

20. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – The Mix, 2509 Colorado Street, Ste. 102, Lot 1, Block 2, Santa Lucia Development, C-3, The Mix Beer & Wine, LLC, Adoption of Ordinance #5595 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of Colorado and S. Taylor Road along the north side of Colorado 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – The Mix, 2509 Colorado Street, Ste. 102, Lot 1, Block 2, Santa Lucia Development, C-3, The Mix Beer & Wine, LLC, Adoption of Ordinance #5595. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5595

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 – THE MIX, 2509 COLORADO STREET STE. 102, LOT 1,
BLOCK 2, SANTA LUCIA DEVELOPMENT

21. Conditional Use Permit: Drive-Thru Service Window – El Porton, 2311 N. Conway Avenue, Ste. 10, Lot 2, Shops at 495, C-3, Rebecca Avendano, Adoption of Ordinance #5596 - Cervantes

On February 5, 2025 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.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – The Mix, 2509 Colorado Street, Ste. 102, Lot 1, Block 2, Santa Lucia Development, C-3, The Mix Beer & Wine, LLC, Adoption of Ordinance #5595. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5596

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW – EL
PORTON, 2311 N. CONWAY AVENUE, STE. 10, LOT 2, SHOPS AT 495

22. Conditional Use Permit: Drive-Thru Service Window – Chick-Po on the Grill, 301 N. Shary Road, Ste. 200, Lot 2, Shary Town Plaza Subdivision, C-3, Reynaldo Bueno, Adoption of Ordinance #5597 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 565' north of E. 1st street 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: Drive-Thru Service Window – Chick-Po on the Grill, 301 N. Shary Road, Ste. 200, Lot 2, Shary Town Plaza Subdivision, C-3, Reynaldo Bueno, Adoption of Ordinance 5596. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5597

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW –
CHICK-PO ON THE GRILL, 301 N. SHARY ROAD, STE. 200, LOT 2, SHARY TOWN PLAZA
SUBDIVISION

23. Conditional Use Permit: Built a Warehouse for Industrial Use on a (C-3) General Business Zone, 204 Melba Carter, A 2.0 acre tract of land out of Lot 4, M.L. Woods Co. Inc., Subdivision No. 1, Said 2.0 acre tract also being out of a 35.71 acre tract, out of the South ½ of Lots 15-7 and 15-8, West Addition to Sharyland, (AKA Lots 35, and 36 of unrecorded map of Melba Carter Subdivision, C-3, Miguel Martin, Adoption of Ordinance # ____ - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 477' east of S. Conway Avenue along the south side of Melba Carter Street. There was public opposition during the P&Z Meeting. The board unanimously recommended denial.

Staff and City Manager recommended denial.

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

Irene Garza, 308 Melba Carter, spoke in opposition of this request. Ms. Garza was a resident of the area for the past 38 years and she hoped the council would agree with P&Z's

recommendation to deny this request. This was more of the residential area, and she did not understand why they wanted to mix commercial into it.

Loly Martinez, 304 Melba Carter, spoke in opposition to this request. She was not only concerned for the increase in traffic, but was also worried that the street was not equipped for the amount of traffic. The car lot that is in the area currently uses some of the neighborhood's sidewalks as parking for their vehicles. She was also worried for the safety of the residents in that neighborhood as the 18 wheelers that drive through there do so unsafely.

Juan Garcia, 303 Melba Carter, also opposed this request. He was concerned about the increase in traffic in the area. The other business that had been approved in the area often leave a mess and have high traffic.

Irma Garza, 308 Melba Carter, was in opposition of this request. The city had spent time and money beautifying the neighborhood for the residents, and she was very appreciative of that. Ms. Garza expressed her concern for the safety of the families that live in the area.

Councilwoman Ortega moved to deny the Conditional Use Permit: Built a Warehouse for Industrial Use on a (C-3) General Business Zone, 204 Melba Carter, A 2.0 acre tract of land out of Lot 4, M.L. Woods Co. Inc., Subdivision No. 1, Said 2.0 acre tract also being out of a 35.71 acre tract, out of the South ½ of Lots 15-7 and 15-8, WAS (AKA Lots 35, and 36 of unrecorded map of Melba Carter Subdivision, C-3, Miguel Martin, Adoption of Ordinance # _____. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

24. Conditional Use Permit Renewal: Drive-Thru Service Window – MrKORN Gourmet Corn and More, 722 E. 8th Street, Ste. G, Lots 11 & 12 & 20' strip adj. to Lots, Block 113, Mission Original Townsite, C-3, MrKORN Gourmet Corn and More, LLC, c/o Kenya Morin, Adoption of Ordinance #5598 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located on the Southwest corner of N. Mayberry Road and E. 8th 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 Renewal: Drive-Thru Service Window – MrKORN Gourmet Corn and More, 722 E. 8th Street, Ste. G, Lots 11 & 12 & 20' strip adj. to Lots, Block 113, Mission Original Townsite, C-3, MrKORN Gourmet Corn and More, LLC, c/o Kenya Morin, Adoption of Ordinance #5598. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5598

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE
WINDOW – MRKORN GOURMET CORN AND MORE, 722 E. 8TH STREET, STE. G, LOTS
11 & 12 & 20' STRIP ADJ. TO LOTS, BLOCK 113, MISSION ORIGINAL TOWNSITE

25. Public Hearing: To solicit Input in Favor or Against the Proposed Development of a Senior-Only Gated Multi-Family Residential Community Consisting of 105 units located at 2801 Leonor Street – Cervantes

Hold Public Hearing to consider Roundstone Development's intent to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for a Premiere Senior Development located at 2801 Leonor Street.

Staff and City Manager recommended approval.

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

A presentation was given outlining the details of Roundstone Development's Las Fuentes Premier Senior Development.

APPROVALS AND AUTHORIZATIONS

26. Preliminary Plat Approval: Mayberry Park Estates Subdivision, Mayberry Park Estates Subdivision, A 0.99 of an acre tract of land being the South 254' of the West 170' of Lot 26-9, West Addition to Sharyland Subdivision, R-1, Developer: Sanjuana V. Garcia Serna, Engineer: R. E. Garcia & Associates – Cervantes

On February 5, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Mayberry Park Estates Subdivision. The subject site was located on the on the East side of N. Mayberry Road approximately 360' South of Sunrise Lane. 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 Preliminary Plat: Mayberry Park Estates Subdivision, Mayberry Park Estates Subdivision, A 0.99 of an acre tract of land being the South 254' of the West 170' of Lot 26-9, West Addition to Sharyland Subdivision, R-1, Developer: Sanjuana V. Garcia Serna, Engineer: R. E. Garcia & Associates. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

27. Preliminary Plat Approval: Texan Crossing Subdivision, A 16.00 acre tract of land being all of Lot 17, Block 10, Texan Gardens Subdivision, Rural E.T.J., Developer: Mark Fryer & DeEtta Fryer, Engineer: Quintanilla, Headley & Associates, Inc. – Cervantes

On February 5, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Texan Crossing Subdivision. The subject site was located on the Southeast corner of Mile 6 North Road and Texan 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 Preliminary: Texan Crossing Subdivision, A 16.00 acre tract of land being all of Lot 17, Block 10, Texan Gardens Subdivision, Rural E.T.J., Developer: Mark Fryer & DeEtta Fryer, Engineer: Quintanilla, Headley & Associates, Inc.. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

28. Preliminary Plat Approval: Tee-Time Subdivision Phase I, A 3.88 acre tract of land, more or less, out of the Southwest ¼ of Lot 24-9, West Addition to Sharyland Subdivision, R-1T, Developer: Jesus F. Ruiz & Laura A. Ruiz, Engineer: M2 Engineering, PLLC – Cervantes

On February 5, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Tee-Time Subdivision Phase I. The subject site was

located on the Southeast corner of East 21st St. and N. Mayberry Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval. Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat: Tee-Time Subdivision Phase I, A 3.88 acre tract of land, more or less, out of the Southwest ¼ of Lot 24-9, West Addition to Sharyland Subdivision, R-1T, Developer: Jesus F. Ruiz & Laura A. Ruiz, Engineer: M2 Engineering, PLLC. Motion was seconded by Councilman Vela and approved unanimously 5-0.

29. Approval of Resolution #1958 in Support of a Senior-Only Gated Multi-Family Residential Community Consisting of 105 units located at 2801 Leonor Street – Cervantes

On January 16, 2025, The City received an email from Roundstone Development Team requesting a resolution in support of a 105 unit apartment complex for Senior Citizens located at 2801 Leonor Street. Roundstone intended to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for this project.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Resolution #1958 in Support of a Senior-Only Gated Multi-Family Residential Community Consisting of 105 units located at 2801 Leonor Street. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. 1958

A RESOLUTION OF THE MISSION CITY COUNCIL, MISSION, TEXAS SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR LAS FUENTES, TDHCA #25053, BY RST LAS FUENTES, LP.

30. Reschedule Monday, March 10, 2025 City Council regular meeting to Monday, March 3, 2025 – Carrillo

The office of the City Manager is requesting to reschedule the Monday, March 10, 2025 City Council regular meeting to Monday, March 3, 2025 due to scheduling conflicts.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Reschedule Monday, March 10, 2025 City Council regular meeting to Monday, March 3, 2025. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

31. Authorization to purchase a Battle Motors LET2 Chassis with a Wittke 40yd Front Loader in the amount of \$413,200 via Buy Board Contract #723-23 for Sanitation Department – Mendiola

Authorization to purchase a Battle Motors LET2 Chassis with a Wittke 40yd Front Loader from Holt Truck Centers via Buy Board Contract #723-23 at a total cost of \$413,200.00. The cost amounting from the Battle Motors LET2 at \$227,800.00 and the Wittke Front Loader at \$185,000.00, plus an additional \$400 Buy Board fee per purchase order. The acquisition of this Chassis would enable our department to continue improving its daily operations and would replace the unit involved in a vehicular accident.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to purchase a Battle Motors LET2 Chassis with a Wittke 40yd Front Loader in the amount of \$413,200 via Buy Board Contract #723-23 for Sanitation Department. Motion was seconded by Councilman Vela and approved unanimously 5-0.

32. Authorization to Award bid for Liquid Polymer for the Public Works Department North & South Water Treatment Plants- Terrazas

The City of Mission had accepted and opened three (3) Bid responses for Liquid Polymer. Staff recommended awarding bid to Polydyne, Inc. who met 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 would be placed on as needed basis BID #25-068-11-07.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Award bid for Liquid Polymer for the Public Works Department North & South Water Treatment Plants. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

33. Consideration on the request by the City of Alton to approve and send a letter of no objection regarding the expansion of their sewer Certificate of Convenience and Necessity (CCN) – Terrazas

The City of Alton would be filing an application with the Public Utilities Commission to amend its CCN for the areas that are currently being served by the city of Alton.

The requested area was located approximately 3 miles northwest of downtown Alton, bounded on the north by West Mile 7 Road; on the east by North Trosper Road; on the south by Mile 6 Road and on the west by La Homa Road. The total requested area included approximately 176 total acres and 76 current customers.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the request by the City of Alton to approve and send a letter of no objection regarding the expansion of their sewer Certificate of Convenience and Necessity (CCN). Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

34. Authorization to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to acquisition of Right-of-Way for the Taylor Road Expansion Project in an amount not to exceed \$1,500,000 – Terrazas

This project involved public improvements related to the acquisition of Right-of-Way for the expansion of Taylor Road. At their meeting of January 23, 2025, the Authority approved a reimbursement agreement between the City of Mission and the Authority in the amount of \$1,500,000. The Authority's legal counsel, Sanjay Bapat with Allen Boone Humphries & Robinson, LLP, created the reimbursement agreement. The public improvements would be financed and designed, and all necessary right of way would be acquired by the City of Mission.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to acquisition of Right-of-Way for the

Taylor Road Expansion Project in an amount not to exceed \$1,500,000. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

35. Approval of Interlocal Agreement with Hidalgo County Irrigation District No. 6 to utilize the City's Long Reach Excavator for approximately two weeks for a rental fee of \$7,000.00 – Terrazas

Hidalgo County Irrigation District No. 6 had requested to utilize the City's long reach excavator to conduct maintenance operations at District's facilities for approximately two weeks. The excavator was to be operated by a designated City of Mission employee. Total cost of the rental of the excavator and use of City of Mission employee was \$7,000.00.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve of Interlocal Agreement with Hidalgo County Irrigation District No. 6 to utilize the City's Long Reach Excavator for approximately two weeks for a rental fee of \$7,000.00. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

36. Approval of Resolution # 1957 in opposition to Texas House Bill 1683 – Perez

The bill, as written, amended Texas Transportation Code 252.301(a) and mandated Counties with a population of 870,000 or more and located on an international border to adopt a centralized County Road System. Hidalgo County had historically and by statute-maintained county-owned roads and bridges through the authority of individual Commissioners in their respective precincts including its many municipalities. Having County Commissioners oversee county road and bridge functions in Hidalgo County benefits the County by allowing the elected officials to be responsive to and in close contact with the transportation needs of all municipalities and constituents in their respective precincts, and had particularly benefitted smaller municipalities within the county jurisdiction. The resolution expressed that the City of Mission strongly opposed House Bill 1683 in its current form because it removed any discretion that may be exercised by the duly elected Commissioners Court with input from local municipalities and mandated a course of action that disregarded the unique balance of population centers that were encompassed in the 22 incorporated cities of Hidalgo County, to the detriment of many communities, and to a possible disastrous effect on the smaller communities who had benefitted from the existing oversight and funding formulas employed by the Hidalgo County Commissioners Court.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Resolution # 1957 in opposition to Texas House Bill 1683. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

RESOLUTION NO. 1957

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION STRONGLY OPPOSES HOUSE BILL 1683 IN ITS CURRENT FORM BECAUSE IT REMOVES ANY DISCRETION THAT MAY BE EXERCISED BY THE DULY ELECTED COMMISSIONERS COURT WITH INPUT FROM LOCAL MUNICIPALITIES AND MANDATES A COURSE OF ACTION THAT DISREGARDS THE UNIQUE BALANCE OF POPULATION CENTERS THAT ARE ENCOMPASSED IN THE 22 INCORPORATED CITIES OF HIDALGO COUNTY, TO THE DETRIMENT OF MANY COMMUNITIES, AND TO A POSSIBLE DISASTROUS EFFECT ON THE SMALLER COMMUNITIES WHO HAVE BENEFITTED FROM THE EXISTING OVERSIGHT

**AND FUNDING FORMULAS EMPLOYED BY THE HIDALGO COUNTY
COMMISSIONERS COURT**

37. Approval of Change Order #2 for Lions Park Improvements Project and approval of respective budget amendment in the amount of \$47,374.07 – Bentsen

The City of Mission was seeking approval for Change Order #2 for Mission Lions Park Improvements RFP 23-218-02-520 with RG Enterprises, LLC dba G&G Contractors for the Lions Park Improvements Project. Change Order included additional scope of work requested by the architect to include Building A Guardrails at a cost of \$900; Playground Canopy at a cost of \$5,924.07; Rectangular Parking Lot Grade at a cost of \$7,200; Plumbing Fixtures existing upgrade at a cost of \$8,400; Removal of existing wood bollards at a cost of \$800; Splashpad overflow and backflow at a cost of \$6,900; Building D lights at a cost of \$3,900; Storm Drainage at circular lot at a cost of \$5,750; Monument Lion lighting and modifications at a cost of \$5,700 and lights at flagpoles at a cost of \$1,900 for a total amount of \$47,374.07.

Staff and City Manager recommended approval.

Mr. Garcia, Project Manager, stated that this change order was due to additional items that were not originally included. There are minor items that should take care of issues such as poor lighting in some areas and elevation issues in the parking lot.

Mayor Pro Tem Plata suggested that Chief Torres send officers to patrol the park and ask visitors to be mindful of keeping it clean.

Mayor Pro Tem Plata moved to approve Change Order #2 for Lions Park Improvements Project and approval of respective budget amendment in the amount of \$47,374.07. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

None

ROUTINE MATTERS

City Manager Comments – Mission Historical Museum's Time Capsule Burial, Music at the Park Thursday February 13th at Leo Peña Placita Park, Valentine's Day for the Elderly Friday, February 14th, Mission Day at the Capital February 18th, City Hall will be closed on Monday, February 17th.

City Council Comments - None

Mayor's Comments - None

At 5:12 p.m., Councilwoman Gerlach moved to convene into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

EXECUTIVE SESSION

Mayor Pro Tem Plata stepped out of the meeting at 5:24 p.m.

Upon conclusion of Executive Session at 5:35 p.m., Councilwoman Ortega moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

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.

No Action

ADJOURNMENT

At 5:35 p.m., Councilwoman Gerlach moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary