



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:

Polo Garza
Brenda Enriquez
Deandi Balli
Ricardo Salinas
Domingo De La Garza
Virginia Townsend
Fern McClaughtery
Mendy Dye
Louis Gonzalez
Juan Lopez
Sandra Kemp Groth
Noel Salinas
Anita Respondek

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Susie de Luna, Interim Planning Director
Steven Kotsatos, Health Director
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Mike Silva, Interim Fire Chief
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Director
Michael Elizalde, Dir. of Grants & Strategic Dev.
Joel Chapa, Police Officer
Kenia Gomez, Media Relations Director
Humberto Garcia, Media Relations
Alex Fajaro, Media Relations
Ruben Hernandez, Media Relations
Cesar Torres, Chief of Police
JC Avila, Fleet Director

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:31 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 executive session item number two.

PRESENTATIONS

1. Proclamation - National Boys Scouts Month - Arturo Lerma

Mayor Pro Tem Plata moved to approve the Proclamation- National Boy Scouts Month. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

2. December Employee of the Month – Munguia

Chief Cesar Torres, Chief of Police, presented Andres Perales as the employee of the month for December 2024. Mr. Perales had been a great asset for the Police Department as part of his role in Support Services. Recently, Mr. Perales went above and beyond to ensure that the “Kops for Kids” event was successful. His hard work assured that the event ran smoothly for the children of the community. His service was commendable.

3. Report from the Rio Grande Valley Humane Society - Jennifer Vasquez

The Rio Grande Valley Humane Society was not present at the meeting; therefore, no report was given.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming events such as: UTRG SBDC Webinars: January 30th “La Gestion de Marca para Pequeña Empresas”, Ribbon Cutting January 30th – Blo Blow Dry Bar at 4:30 pm, February 5th – Buenas Tardes Luncheon at 11:30 at the Mission Event Center, February 10th – Milestone Celebration – Lilly’s Beauty Lounge at 10am, February 20th – Riboon Cutting: Pete Jaramillo Insurance at 5pm, February 26th – Lunch & Learn “Navigating I-9 Forms”, March 7th – Winter Texan Fiesta

5. Departmental Reports – Perez

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

6. Citizen's Participation – Garza

Ricardo Salinas, 2011 N. Conway, spoke in reference to Agenda Item #28 for a variance request. His issue was not so much the variance itself, but he was concerned about how the City would be able to widen Bryan Road. He stated that between the hours of 3:00 p.m. and 6:00 p.m. and the early morning hours, this area was extremely congested. Bryan Road would eventually have to be widened. Mr. Salinas stated that he was willing to dedicate the property to Mission so long as the City found a way to widen the road.

Virginia Townsend, 1612 Vintage Lane, spoke in reference to item 36. Ms. Townsend’s main concern was to hold a workshop to discuss the utility bill account discrepancies. She would like for the right thing to be done and was requesting more clarification on the severity of the issue. She wanted an honest answer as to how many accounts were delinquent on services not being billed and the total amount that was owed.

Mindy Dye, 1827 N. Gastel Circle, spoke in reference to item #3. Ms. Dye stated that she was the former director of McAllen’s Behavioral Center, and that she was an animal lover. She visited Mission’s Animal Shelter which was run by the Rio Grande Valley Humane Society, and was saddened to see the conditions that it was in. The animals were in terrible shape as well. At that time, she donated food as well as 20 elevated beds for the animals. Her biggest concern was that Jennifer, the director of RGVHS, did not know the expenses of the shelter and that the money the City is spending on the shelter is being spent, but not correctly. She would like to know how they are spending their money.

Fern McClaughtery, 1801 N. McColl, was present to speak in reference to item 36. She would like to know if each utility bill included a breakdown cost for all services such as: water, sewer, drainage, garbage and brush. She also wanted to know how so many accounts could be missed. If everyone was receiving a bill, why were they not paying for certain services. How will the city attempt to collect on those accounts. She was also concerned that if an employee was purposely removing the services from the billing, they should be terminated or corrected for doing so.

Dendea Balli, 1532 W. Dove, Executive Director for Paws Fur Help, expressed her concern over the cruelty and abuse that was taking place at the shelter. There was an on-going investigation taking place. The conditions of the shelter and the animals housed there were not acceptable. The shelter should be a place of protection, and she felt that the Rio Grande Valley Humane Society had failed in providing this protection. Over the last year, the RGVHS had lost its credentials and some licenses as well as most of their experienced staff. They had acquired an outside agency to help remedy the situation; however, she felt that this would only be a temporary fix.

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

7. Approval of Minutes – Carrillo

Regular Meeting – January 13, 2025

8. Acknowledge Receipt of Minutes – Perez

Youth Advocacy Advisory Board – December 10, 2024

Boys & Girls Club Board – December 10, 2024

Accommodations Review Board – September 25, 2024

Planning & Zoning Commission – November 20, December 4, December 18, 2024

Zoning Board of Adjustments – July 24, August 28, September 25, October 23, 2024

9. Approval of Resolution # 1946 declaring gym equipment as surplus and authorizing the disposition of said property to the City of Palmview Police Department – Torres

Staff was seeking authorization to surplus gym equipment for donation to the City of Palmview Police Department. The gym equipment was currently not being used and has been determined to be of no use to the Mission Police Department or the City of Mission.

RESOLUTION NO. 1946

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.

10. Authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Rolando Perez for the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Rolando Perez had requested to purchase his Glock 17/Generation 4, 9mm service weapon, serial # BACG-559 from the Mission Police Department.

11. Authorization to submit a grant application to the U.S. Department of Agriculture, Forest Service for the Community Wildfire Defense Grant in the amount of \$250,000 with no match requirement – Elizalde

The Mission Fire Department was seeking authorization to submit a grant application to the U.S. Department of Agriculture, Forest Service for the Community Wildfire Defense Grant. Intended to help at-risk local communities plan for and reduce the risk of wildfire, the Mission Fire Department sought to develop a Community Wildfire Protection Plan (CWPP). The total grant request was \$250,000 and the City of Mission would request waiver of its 10% match as an eligible nationally recognized underserved community.

12. Approval of Resolution No. 1947 authorizing the submittal of a grant application for the FY25 State Homeland Security Program-LETPA Grant Program to the Office of the Governor in the amount of \$158,400 with no match requirement. – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY25 SHSP-LETPA Grant Program and designated the Mayor as the Authorized Representative. The department sought to purchase ballistic equipment, trailer, generator, and All-Terrain Vehicle to support local efforts to prevent and respond to threats of terrorism. The total project request was \$158,400 and did not have a match requirement.

RESOLUTION NO. 1947

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY25 STATE HOMELAND SECURITY PROGRAM- LETPA TO THE OFFICE OF THE GOVERNOR.

13. Approval of Resolution No. 1948 authorizing the submittal of a grant application for the FY25 State Homeland Security Program (SHSP) to the Office of the Governor (OOG) in the amount of \$100,000 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 FY25 SHSP- Regular Projects Grant and designated the Mayor as the Authorized Representative. The department sought to purchase portable narcotics detection equipment and portable vehicle imaging detection equipment to support local efforts to prevent and respond to threats of terrorism. The total project request was \$100,000 with no match requirement.

RESOLUTION NO. 1948

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY25 STATE HOMELAND SECURITY PROGRAM- REGULAR TO THE OFFICE OF THE GOVERNOR

14. Approval of Resolution No. 1949 authorizing the submittal of a grant application for the FY25 State Homeland Security Program- LETPA Projects to the Office of the Governor (OOG) in the amount of \$50,000 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 FY25 SHSP- LETPA Projects Grant and designated the Mayor as the Authorized Representative. The department sought to purchase License Plate Reader equipment for K-9 unit interdiction efforts to support local efforts to prevent and respond to threats of terrorism. The total project request was \$50,000 with no match requirement.

RESOLUTION NO. 1949

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES
SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE
FY25 STATE HOMELAND SECURITY PROGRAM- LETPA TO THE OFFICE OF THE
GOVERNOR

15. Approval of Resolution No. 1950 authorizing the submittal of a grant application for the FY26 Criminal Justice Grant Program to the Office of the Governor in the amount of \$54,000 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 Criminal Justice Grant Program and designated the Mayor as the Authorized Representative. The department sought to purchase public safety software and supporting office equipment or a total request of 54,000. This grant opportunity did not have a match requirement.

RESOLUTION NO. 1950

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES
SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE
FY26 CRIMINAL JUSTICE GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR

16. Approval of Resolution No. 1951 authorizing the submittal of a grant application for the FY26 First Responder Mental Health Program to the Office of the Governor in the amount of \$70,000 with a 20% in-kind match contribution – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY26 First Responder Mental Health Program and designated the Mayor as the Authorized Representative. The department sought to provide professional mental health services to its firefighters and supporting staff for a total request of 70,000. This grant opportunity required a 20% match, which would be supported through in-kind contribution.

RESOLUTION NO. 1951

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES
SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE
FY26 FIRST RESPONDER MENTAL HEALTH PROGRAM TO THE OFFICE OF THE
GOVERNOR

17. Approval of Resolution No. 1952 authorizing the submittal of a grant application for the FY26 General Victim Assistance Grant Program to the Office of the Governor in the amount of \$40,000 with a 20% in-kind match contribution – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY26 First Responder Mental Health Program and designated the Mayor as the Authorized Representative. The department sought to provide professional mental health services to its firefighters and supporting staff for a total request of 70,000. This grant opportunity required a 20% match, which will be supported through in-kind contribution.

RESOLUTION NO. 1952

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY26 FIRST RESPONDER MENTAL HEALTH PROGRAM TO THE OFFICE OF THE GOVERNOR

18. Approval of Resolution No. 1953 authorizing the submittal of a grant application for the FY26 State Crisis Intervention Grant Program to the Office of the Governor in the amount of \$80,000 with no match requirement – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY25 SHSP-Regular Projects Grant Program and designated the Mayor as the Authorized Representative. The department sought to purchase P25 Portable Radio Equipment to support local effort to prevent and respond to threats of terrorism. The total project request was \$225,000 and did not have a match requirement.

RESOLUTION NO. 1953

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY25 STATE HOMELAND SECURITY PROGRAM- REGULAR TO THE OFFICE OF THE GOVERNOR

19. Approval of Resolution No. 1954 authorizing the submittal of a grant application for the FY25 State Homeland Security Program-Regular Projects to the Office of the Governor in the amount of \$225,000 with no match requirement. – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY25 SHSP-Regular Projects Grant Program and designates the Mayor as the Authorized Representative. The department sought to purchase P25 Portable Radio Equipment to support local effort to prevent and respond to threats of terrorism. The total project request is \$225,000 and does not have a match requirement.

RESOLUTION NO. 1954

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY25 STATE HOMELAND SECURITY PROGRAM- REGULAR TO THE OFFICE OF THE GOVERNOR

20. Authorization to extend the lease for five (5) 2019 Ram 1500 2WD Crew Cab Tradesman units from D&M Leasing Company (Buyboard #744-24) in the amount of \$45,617.65- Avila

The Mission Parks and Recreation Department was seeking authorization the extend the lease for five (5) 2019 Ram 1500 2WD Crew Cab Tradesman units from D&M Leasing Company (Buyboard contract #744-24) to be used by their staff. The Rams would be leased for an extended 12-month term. Monthly debt service (including principal and interest) for each unit would be \$508.98. The total purchase capitalized cost for the lease extensions amounts to \$45,617.65.

21. Authorization to lease a 2024 Ford Trucks F-250 2WD Reg Cab XL from D&M Leasing Company (Buyboard #744-24) in the amount of \$39,676.27- Avila

The Mission Parks and Recreation department was seeking authorization to lease one (1) 2024 Ford Trucks F-150 2WD Reg cab XL from D&M Leasing Company (Buyboard contract #744-24) to be used by their staff. This truck would be to replace the previous unit that was involved in a vehicular accident and was no longer available to be used. The Ford Truck would be leased for a 60-month term. Monthly debt service (including principal and interest) would be \$698.27. The total purchase capitalized cost for the lease amounts to \$39,676.27.

Mayor Pro Tem Plata moved to approve all consent agenda items 7 thru 21 as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

At 4:26 p.m., Mayor Garza called for a recess. The meeting reconvened at 4:31 p.m.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

22. Rezoning: Being a 40' wide rectangularly shaped strip of land containing 0.31 acres of land, more or less, carved out of that certain 40' wide United Irrigation District canal right of way (fee simple) located between Lots 38 and 43, Bell-Woods Subdivision "C", from (AO-I) Agricultural Open Interim to (R-2) Duplex-Fourplex Residential, Trosper Creek, L.P. (c/o Raymundo Platas Merino), and Adoption of Ordinance#5587 - De Luna

On January 15, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located approximately 579' East of N. Trosper Road between Lots 38 and 43 of Bell-Woods Company's Subdivision "C". 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 Rezoning: Being a 40' wide rectangularly shaped strip of land containing 0.31 acres of land, more or less, carved out of that certain 40' wide United Irrigation District canal right of way (fee simple) located between Lots 38 and 43, Bell-Woods Subdivision "C", from (AO-I) Agricultural Open Interim to (R-2) Duplex-Fourplex Residential, Trosper Creek, L.P. (c/o Raymundo Platas Merino), and Adoption of Ordinance#5587. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

ORDINANCE NO. 5587

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING BEING A 40' WIDE RECTANGULARLY SHAPED STRIP OF LAND
CONTAINING 0.31 ACRES OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN
40' WIDE UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY (FEE SIMPLE) LOCATED
BETWEEN LOTS 38 AND 43, BELL-WOODS SUBDIVISION "C" , (AO-I) AGRICULTURAL
OPEN INTERIM TO (R-2) DUPLEX-FOURPLEX

23. Conditional Use Permit: To construct an Indoor/Outdoor Casa Padel Sports Complex, 1508 E. Expressway 83, Lot 2A, Stewart Plaza, C-3, Jesus Guerra, and Adoption of Ordinance #5588- De Luna

On January 15, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the Southeast corner of E.

Expressway 83 and Travis 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: To construct an Indoor/Outdoor Casa Padel Sports Complex, 1508 E. Expressway 83, Lot 2A, Stewart Plaza, C-3, Jesus Guerra, and Adoption of Ordinance #5588. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5588

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT AN INDOOR/OUTDOOR CASA
PADEL SPORTS COMPLEX, 1508 E. EXPRESSWAY 83, LOT 2A, STEWART PLAZA

24. Conditional Use Permit: To Place a Mobile Food Truck – El Original Ramirez, 3314 N. Conway Avenue, Being the Northernly portion of Lot 29-7, West Addition to Sharyland, C-3, Mario Ramirez Adoption of Ordinance #5589 - De Luna

On January 15, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 970' North off East Mile 2 Road along the east side of N. Conway Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval subject to: 1-year re-evaluation after business license issuance to assess this operation; 2) Additional Parking; 3) The Mobile Food Truck to be Placed North of the Warehouse on pavement; 4) Compliance with all City Codes (Building, Fire, Parking, etc.); 5) Acquisition of a business license prior to occupancy; and 6) CUP not transferable to others.

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: To Place a Mobile Food Truck – El Original Ramirez, 3314 N. Conway Avenue, Being the Northernly portion of Lot 29-7, West Addition to Sharyland, C-3, Mario Ramirez Adoption of Ordinance #5589 with the addition of four parking spaces and landscaping for the area. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5589

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT TO PLACE A MOBILE FOOD TRUCK – EL
ORIGINAL RAMIREZ, 3314 N. CONWAY AVENUE, BEING THE NORTHERNLY PORTION OF
LOT 29-7, WEST ADDITION TO SHARYLAND

25. Conditional Use Permit: To extend Hours of Operation and add Live Music – Las Calles De Mexico Taqueria, 308 N. Shary Road, Ste. A, Lot 2A, Stewart Plaza, C-3, Jesus Guerra Adoption of Ordinance #____ - De Luna

On January 15, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the Southeast corner of E.

Expressway 83 and Travis 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 inquired on their current hours of operation and what they would be changing them to.

Susie De Luna, Interim Planning Director, stated that with the addition of the live music, they were requesting to have the hours changed so that they would be able to be open from Tuesday through Saturday until 2 a.m.

It was discussed that they would need to apply for a Late Hours permit through TABC prior to being able to sell alcohol during the extended hours. Due to this, it was decided that no action would be taken on this item at this time.

26. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Chisme Bar & Grill, 1512 E. Expressway 83, Suites 108 & 109, Lot 1, Re-Subdivision of Plaza Cantera (aka Lot 2A and 3, Stewart Plaza Subdivision), C-3, MN 2016, LLC (c/o Molamma B. George) Adoption of Ordinance #5590 - De Luna

On January 15, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located on the SW corner of Stewart Road and Expressway 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.

Councilwoman Gerlach inquired on the time frame of the conditional use permit as it was originally only approved for six months.

Ms. De Luna stated that it was previously approved for six months only because they wanted to be sure that they would not have any issues, and as of now, they have not had any problems or complaints.

Mayor Pro Tem Plata asked if this was a grill as well and if they had food available to serve during their operating hours. He also expressed his concern over the ratio of food and alcohol sales and wanted to see if there was a way that could be tracked or monitored. Mr. Plata also asked that the word “Grill” be included in their business name on the building.

Mr. Molamma George, owner of the establishment, stated that their hours of operation were now from 6:00 p.m. – 2:00 a.m., and during these hours, there was food available from their menu.

Ms. De Luna advised that the only way they could monitor the ratio of the sale of food and alcohol would be to require that the business owner provide the city with monthly or quarterly reporting for their sales.

Councilwoman Ortega moved to approve the Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Chisme Bar & Grill, 1512 E. Expressway 83, Suites 108 & 109, Lot 1, Re-Subdivision of Plaza Cantera (aka Lot 2A and 3, Stewart Plaza Subdivision), C-

3, MN 2016, LLC (c/o Molamma B. George) Adoption of Ordinance #5590 with the change in hours of operation from 6:00pm to 2:00am, include the word “Grill” on their business logo, and submit quarterly sales tax report to the City. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5590

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE
CONSUMPTION OF ALCOHOLIC BEVERAGES – CHISME BAR & GRILL, 1512 E.
EXPRESSWAY 83, SUITES 108 & 109, LOT 1, RE-SUBDIVISION OF PLAZA CANTERA (AKA
LOT 2A AND 3, STEWART PLAZA SUBDIVISION)

27. Discussion and Action to amend the Planning and Zoning Commission Bylaws - De Luna

On January 15, 2025 the Planning and Zoning Commission held a Public Hearing to consider the amendment of the Planning and Zoning Bylaws. During the December 16th City Council Meeting the City Council made some changes to the City Boards. These changes consisted of the following: reducing the number of board members, removing all alternate positions, and making each term for 3 years. The purpose of this change was to have consistency among all the boards. The bylaws below would reflect the changes approved by the City Council. 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 amend the Planning and Zoning Commission Bylaws. Motion was seconded by Councilman Vela and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

28. Consider a Variance request by Quintanilla, Headley & Associates on behalf of Ricardo Salinas to the Subdivision Code for unrecorded Papillion Square Subdivision - De Luna

On November 6, 2024 staff received a renewal subdivision application for Papillion Square Subdivision (initial submittal August 18, 2022). This proposed subdivision was located at the northeast corner of E. Griffin Parkway (FM 495) and N. Bryan Road. The developer was proposing a 1-lot subdivision. Property was commercially zoned and developer would like to develop a commercial plaza at this location. On November 7, 2024 the Project Engineer, Alfonso Quintanilla submitted a letter for a variance request to the Subdivision Requirements for the following:

- Bryan Road Paving widening plus curb and gutter
- Replacement and size increase from 4” to 8” waterline along N. Bryan Rd.
- Relocation of AEP overhead power line along N. Bryan Rd.
- Relocation of AT&T pedestal on N. Bryan Rd.
- Relocation of Traffic Signal

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

Staff and City Manager recommended denial.

Councilwoman Ortega had some legal questions and requested to discuss this item in executive session.

Mayor Pro Tem Plata moved to deny the variance request by Quintanilla, Headley & Associates on behalf of Ricardo Salinas to the Subdivision Code for unrecorded Papillion Square Subdivision and directed staff, developer and engineer to partner with Mission Economic Development Corporation to develop a solution to this issue. Motion was seconded by Councilman Vela and approved unanimously 5-0.

29. Authorization to accept grant award from the Department of Energy for the Energy Efficiency & Conservation Block Grant Program in the amount of \$140,450.00 with no match requirement - Elizalde

On January 14, 2025, the City of Mission was awarded a grant from the Department of Energy for the Energy Efficiency & Conservation Block Grant (EECBG) Program in the amount of \$140,450. The EECBG program supported projects that reduced the total energy use, improve energy efficiency in transportation, building, and other appropriate sectors. The city's project would allow the acquisition and installation of energy efficient air conditioning units and retrofitting light fixtures to LED in various public facilities. The EECBG program did not have a cash match requirement.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to accept grant award from the Department of Energy for the Energy Efficiency & Conservation Block Grant Program in the amount of \$140,450.00 with no match requirement. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

30. Approval of Amendment #2 to Advance Funding Agreement for Inspiration Road/Military Parkway Loop widening project – Terrazas

Amendment #2 to Advance Funding Agreement for widening of Inspiration Road/Military Parkway Loop was needed in order to revise the cost estimates, funding amounts and project limits. Rio Grande Valley Metropolitan Planning Organization had approved to separate the project in two phases and assigned a CSJ number. The first phase would be from IH-2 to Military Road. The total estimated cost of the Project had decreased by \$10,511,597 from \$28,616,260 to \$18,104,663 due to the change in project limits and funding amount.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Amendment #2 to Advance Funding Agreement for Inspiration Road/Military Parkway Loop widening project. Motion was seconded by Councilman Vela and approved unanimously 5-0.

31. Authorization to Purchase EaseAlert a Fire Fighter Alerting System (FFAS) for a total cost of \$108,086.85 through Zetron via HGAC Contract RA05-21 – Silva

The Mission Fire Department was seeking authorization to purchase the EaseAlert Firefighter Alerting System (FFAS) from Zetron via HGAC Contract RA05-21 for a total cost of \$108,086.85. EaseAlert is a Fire Fighter Alerting System (FFAS) designed to reduce the stressful nature of the alerting process. By delivering tactile alerts to firefighters to notify them of a call to action, EaseAlert mitigated the startle response associated with traditional station alarms. Additionally, EaseAlert provided ramp up audible and visual alerts that gradually increased the decibel and

brightness up over a predetermined length of time. This more gradual method of alerting further affords overall health improvements over traditional alerting systems on the market today.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Purchase EaseAlert a Fire Fighter Alerting System (FFAS) for a total cost of \$108,086.85 through Zetron via HGAC Contract RA05-21. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

32. Authorization to lease/purchase (5) five Chevy pickup trucks for the Mission Police Department fleet from D&M Leasing Company (buyboard contract #744-24), totaling \$246,397.20, using the Operation Lone Star Grant funds and Federal Treasury Asset Forfeiture funds – Torres

The Mission Police Department was seeking authorization to lease and later purchase (5) five Chevy pickup trucks for the Mission Police Department fleet from D&M Leasing Company (buyboard contract #744-24). The (5) five Chevy pickup trucks would be leased for a 12-month period and paid off after the leasing period ends. The principal purchase cost amount of all vehicles was \$239,481.75. The interest to be paid for all vehicles was \$6,920.45. The purchase cost amount was \$246,397.20, including the interest paid during the leasing period. This expenditure would be made with \$230,000.00 deriving from Operation Lone Star grant funds, and the remaining \$16,397.20 would derive from federal asset forfeiture funds.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to lease/purchase (5) five Chevy pickup trucks for the Mission Police Department fleet from D&M Leasing Company (buyboard contract #744-24), totaling \$246,397.20, using the Operation Lone Star Grant funds and Federal Treasury Asset Forfeiture funds. Motion was seconded by Councilman Vela and approved unanimously 5-0.

33. Approval of recommendation for website design and colors – K. Gomez

Providing an update on the website redesign progress, including the proposed layout and color scheme. Seeking council's recommendation to finalize the Layout & Color Proposal Approval Form, which must be submitted by Friday, February 7, 2025.

Staff and City Manager recommended approval.

Kenia Gomez, Media Relations Director, presented council with an update on the changes being made to the city's website which included the color schemes and preliminary designs.

No action was taken on this item.

34. Request by Hidalgo County Precinct # 3 for the City of Mission to approve participation in the election on the petition for the creation of Hidalgo County Emergency Services District No. 5 – Perez

The County of Hidalgo County Commissioners Court received two petitions signed by more than one hundred (100) qualified voters who own taxable real property within the area of Hidalgo County, Texas, calling for the creation of an emergency services district to be known as "Hidalgo County Emergency Services District No. 5"

The Petition had been set for a Public Hearing by the Commissioners Court to be held on February 4, 2025, the City of Mission had been asked to grant its permission under Texas Health and Safety code § 775.014 to allow the voters who reside within the city limits and the voters who reside within the extraterritorial jurisdiction of the City of Mission to participate in the

election on the Petition and grant the City's consent for inclusion of the territory located within the City to be included in the proposed Emergency Services District No. 5 if approved by the voters.

Staff and City Manager were seeking council direction.

Mayor Garza had some legal questions and requested to discuss this item in executive session.

Mayor Pro Tem Plata moved to approve participation in the election on the petition for the creation of Hidalgo County Emergency Services District No. 5 within the city's extraterritorial jurisdiction only. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

35. Acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2024 and including interest earned. -Roman

Acceptance of quarterly report required by the Public Funds Investment Act Section 2256.023 of the Texas Government Code on the total investments for the quarter ending December 31, 2024. The total increased to investment balances for the period were \$0 and total decreases were \$2,213.29, leaving a total of \$4,690,993.72 in outstanding investments for the quarter ending December 31, 2024. The total interest earned on all funds year to date was \$64,842.95. This report of the City's investment portfolio was in compliance with State Law and the investment strategy and policy approved by the City Council.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to Accept the Quarterly Report of Investments for the Quarter ending December 31, 2024 and including interest earned. Motion was seconded by Councilman Vela and approved unanimously 5-0.

36. Presentation of Quarterly Budget Variance Report for Quarter #1 of 2025 Fiscal Year from October 1, 2024 to December 31, 2024 – Roman

The Finance Department had prepared its Quarterly Budget Variance Report displaying budget-to-actual figures for all departments between the first quarter of the 2024/2025 Fiscal Year beginning on October 1, 2024 and ending on December 31, 2024.

This report of the City's investment portfolio was in compliance with State Law and the investment strategy and policy approved by the City Council.

Staff and City Manager recommended approval.

Mike Perez, City Manager, spoke on the audit of the utility billing accounts. He explained that an audit had been completed on all utility accounts to ensure that all services (water, sewer, drainage, garbage, and brush) were being properly billed on every account. Upon conclusion of the audit, it was noted that there were various accounts that were not being billed for one of more of these services. The city would be collecting on those accounts; however, legally they were only allowed to bill for the past 12 months, and if the amount was over \$25, they would have to allow for a payment plan to be implemented. The first batch of letters and bills would be going out this week.

Mayor Pro Tem Plata asked what the total amount that was not collected was. He wanted to see the numbers for the amount that the City did not collect on over the last 2 or 3 years when this began.

Roel Mendiola, Sanitation Director, stated that it was an estimated total of \$300,000 for the last year. He would be putting together a report to get Mayor Pro Tem Plata the information that he was requesting as far as the collection amounts for the previous years.

Councilwoman Ortega stated that she did go over the list of accounts that were not being billed for services and noticed that some of her friends were on there. She made a few phone calls to advise them and stated the response from them was very similar. Some of them had not paid attention to the itemized bill and were paying as is and did not realize that this was happening. Councilwoman Ortega felt that this might be the case for many of the commercial accounts. She also suggested that a workshop be held in order to further discuss the matter and she also requested to see the list of residential accounts.

Councilwoman Gerlach stated that the city had identified there was an issue with the billing, they took measures to correct the issue by conducting an audit and have also set controls to prevent this issue from reoccurring.

Mayor Garza set a workshop for February 6th at 4:00 p.m., to further discuss the utility billing audit.

UNFINISHED BUSINESS

None

ROUTINE MATTERS

City Manager Comments – Mission Historical Museum would be showing the film “She Came to the Valley” on January 28 and 29 from 10:00 a.m. to 4:00 p.m. Teen Holiday Painting Sessions at the Speer Memorial Library will be held on Wednesday, January 29 from 6:00 p.m. to 7:30 p.m.

City Council Comments – Councilwoman Ortega touched on the current nation’s leadership, asked to keep everyone in their prayers and to be patient as we wait to see how things will go with the new laws coming into effect. Councilwoman Gerlach echoed the Mayor’s comments from earlier, stating that it was a fantastic week full of amazing events from the Grand Opening of the All-Inclusive Lions Park to all the Texas Citrus Fiesta Events and Parade.

Mayor's Comments – Mayor Garza stated that last week was such an amazing week. She was so appreciative of the hard work that everyone had done to ensure the success of the All-Inclusive Lion’s Park. She was so happy that it was now open for families to enjoy and had been receiving a lot of positive feedback. They had also attended a Legislative Tour at the CEED building in which alternative water resources were discussed. The week had also been filled with wonderful Texas Citrus Fiesta events leading up to the Texas Citrus Parade. Mayor expressed her gratitude to the King’s Court for entrusting the City of Mission to plan and organize all of this year’s events.

At 5:13 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

EXECUTIVE SESSION

Upon conclusion of Executive Session at 6:50 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

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

No Action

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.074 (Personnel Matters) regarding the appointment, employment, duties, of Fire Chief and other related legal matters

No Action

4. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) related to the confirmation of appointment by City Manager under Tex. Local Gov't Code Section 143.013(a)(1) of the City of Mission's Fire Chief.

Mayor Pro Tem Plata moved to confirm appointment by City Manager under Tex. Local Gov't Code Section 143.013(a)(1) of the City of Mission's Fire Chief Mike Silva. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Fire Chief Silva thanked the Mayor and Council for their confidence and support.

5. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to the Rio Grande Valley Humane Society contract and other matters incident thereto

Mayor Pro Tem Plata moved to give 60-day notice to terminate contract with Rio Grande Valley Humane Society and to work towards a smooth transition between RGVHS and the City of Mission.

6. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Memorandum of Understanding with Mission Economic Development Corporation regarding funding for Project ABC

No Action

ADJOURNMENT

At 6:56 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary