

**NOTICE OF REGULAR MEETING  
MISSION CITY COUNCIL  
AUGUST 25, 2014 4:30 P.M.  
MISSION CITY HALL**

**PRESENT:**

Norberto Salinas, Mayor  
Jessica Ortega-Ochoa, Councilwoman  
Ruben D. Plata, Councilman  
Norie Gonzalez Garza, Mayor Pro Tem  
Dr. Armando O'cana, Councilman  
David Guerra, City Attorney  
Anna Carrillo, City Secretary  
Martin Garza, Jr., City Manager

**ABSENT:**

**ALSO PRESENT:**

Kathy Olivarez, Progress Times  
Norma McCormick  
Leo Lopez  
Jim & Beth Barnes  
Virginia & Pat Townsend Sr.  
Dr. John Guerra  
Joe Sanchez  
Craig Verley  
Juan Eliseo Gonzalez, Jr.  
Richard Perez

**STAFF PRESENT:**

Nelia Hernandez, Asst. City Secretary  
Aida Lerma, Deputy City Manager  
J.J. Rodriguez, Deputy City Manager  
Elizabeth Hernandez, Executive Secretary  
Danny Tijerina, Planning Director  
Roberto Salinas, Public Works Director  
Mario Flores, Interim Golf Director  
Rick Saldana, Fire Chief  
Gilbert Sanchez, Fire Marshal  
Robert Dominguez, Chief of Police  
Joel Laralde, Asst. Chief of Police  
Janie Flores, Finance Director  
Randy Perez, Asst. Finance Director  
Julian Gonzalez, Parks & Rec. Director  
Luduvico Martinez, B & G Club Director  
Noemi Munguia, HR Director  
Robert Hinojosa, Risk Manager  
Jesse Lerma, Civil Service Director  
Roland Rodriguez, I. T. Director  
Luis Contreras, Museum Director  
Mayra Rocha, Library Director  
Jonathan Wehrmeister, Judge  
Marissa Windgate, Media Relations Dept.  
Juan Pablo Terrazas, City Engineer  
Alex Meade, Chief Executive Office

**1. Call to order**

With a quorum being present, Mayor Norberto Salinas called the meeting to order at 4:37 p.m.

**2. Pledge Allegiance and Invocation**

Mayor Salinas led the meeting with the pledge of allegiance and City Manager Martin Garza, Jr. gave the invocation.

**3. Proclamation – My Brother’s Keeper**

Deputy City Manager J.J. Rodriguez presented the Proclamation – My Brother’s Keeper to the council for approval.

Ms. Norma Ortiz McCormick received the proclamation and thanked the council on behalf of Region One.

Councilman Dr. Armando O’cana moved to approve the Proclamation – My Brother’s Keeper, as presented. Motion was seconded by Councilwoman Jessica Ortega-Ochoa and approved unanimously 3-0.

**4. Report from the Greater Mission Chamber of Commerce**

George Myers, CEO of the Greater Mission Chamber of Commerce reported on the chamber events that had recently taken place.

**5. Departmental Reports**

Councilman O’cana moved to approve the departmental reports as presented. Motion was seconded by Councilwoman Ochoa and approved unanimously 3-0.

**6. Citizens Participation**

Craig Verley, Mission CISD Public Relations Director thanked council for their support with the Back to School Batch and extended an invitation to the Principal for a Day Program.

Pat Townsend Sr. of 1603 Vintage Ln. spoke about his concern regarding the Chamber’s audio system.

At 4:47 p.m. Councilman Ruben Plata joined the meeting.

**1.0 Public Hearing**

**1.1 Planning & Zoning Recommendations**

**A. Public Hearing on FY 2014-2015 Preliminary Budget**

The City’s preliminary budget for FY 2014-2015 was presented on July 28, 2014 and had been made available to the public for review at the City’s Secretary Office.

This was the opportunity for citizens to speak on the preliminary budget.

Mayor Salinas asked if there were any comments regarding the preliminary budget.

There were no comments.

No action was needed on this item. This was only a public hearing.

**B. Public Hearing on Proposed Property Tax Rate**

In accordance with the Texas Property Tax Code, City Council must propose a tax rate for the City of Mission and Publish “Notice of Property Tax Rates,” no later than September 1<sup>st</sup>. The

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“Notice of Property Tax Rates,” which included the proposed property tax rate of \$0.5188, was published in the Progress Times on August 22, 2014.

This was the opportunity for citizens to speak on the Proposed Property Tax Rate.

Mayor Salinas asked if there were any comments regarding the Proposed Property Tax Rate.

Virginia Townsend of 1603 Vintage Ln. thanked the council for bringing the tax rate down.

No action was needed on this item. This was only a public hearing.

**2.0 Disposition of Minutes**

**2.1 City Council Meeting – August 11, 2014**

Councilwoman Ochoa moved to approve the minutes as presented. Motion was seconded by Councilman O’cana and approved unanimously 4-0.

**3.0 Acknowledge Receipt of Minutes**

**3.1 Civil Service Commission – July 11, 2014**

**Citizen’s Advisory Committee – July 8, 2014**

**Mission Historical Museum – July 14, 2014**

**Juvenile Justice and Delinquency Prevention – May 14, 2014**

Councilman O’cana moved to acknowledge the receipt of minutes as presented. Motion was seconded by Councilwoman Ochoa and approved unanimously 4-0.

**4.0 Approvals and Authorizations**

**4.1 Approval of Ordinance # 4131 Amending Section 98-15 – Landscaping Regulations to add Commercial Lighting Standards**

In follow-up to our August 8<sup>th</sup> Workshop with the City Council, the proposed amendment was to provide for commercial lighting requirements within parking lots.

By adopting this ordinance, staff would have the needed lighting regulations in non-residential developments in order to increase safety and to enhance the overall quality of life in Mission.

Staff and City Manager recommended approval of Ordinance.

Councilman Plata moved to approve Ordinance No. 4131 Amending Section 98-15 – Landscaping Regulations to add Commercial Lighting Standards, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 4-0.

**ORDINANCE NO. 4131**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,  
AMENDING SECTION 98-15 – LANDSCAPING REGULATIONS OF ITS CODE OF  
ORDINANCES TO ADD COMMERCIAL LIGHTING STANDARDS; PROVIDING FOR A  
CUMULATIVE PROVISION; PROVIDING FOR A SEVERABILITY PROVISION; AND  
PROVIDING FOR PUBLICATION PROVISION

**4.2 Approval of Ordinance # 4132 Amending Section 98-15 Landscaping Regulations – Subsections (e) 6 & (e) 7 of its Code of Ordinances by Providing More Specific Language Requiring Landscaped Islands, Medians, and Peninsulas in Nonresidential Parking Lots**

In follow-up to our August 8<sup>th</sup> Workshop with the City Council, the proposed amendments would provide more specific landscape regulations, for non-residential, developments as outlined in the Ordinance.

By adopting this ordinance, staff would have more specific landscape regulations in non-residential developments in order to enhance the overall quality of life in Mission.

Staff and City Manager recommended approval of Ordinance.

Councilwoman Ochoa moved to approve Ordinance No. 4132 Amending Section 98-15 Landscaping Regulations – Subsections (e) 6 & (e) 7 of its Code of Ordinances by Providing More Specific Language Requiring Landscaped Islands, Medians, and Peninsulas in Nonresidential Parking Lots, as recommended. Motion was seconded by Councilman Plata and approved unanimously 4-0.

**ORDINANCE NO. 4132**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING SECTION 98-15 LANDSCAPING REGULATIONS – SUBSECTIONS (e) 6 & (e) 7 OF ITS CODE OF ORDINANCES BY PROVIDING MORE SPECIFIC LANGUAGE REQUIRING LANDSCAPED ISLANDS, MEDIANS, AND PENINSULAS IN NONRESIDENTIAL PARKING LOTS; PROVIDING FOR A CUMULATIVE PROVISION; PROVIDING FOR A SEVERABILITY PROVISION; AND PROVIDING FOR PUBLICATION PROVISION

**4.3 Approval of Ordinance # 4133 Amending various Portions of Chapter 86-Signs of the City of Mission Code of Ordinances**

In follow-up to our August 8<sup>th</sup> Workshop with the City Council, various amendments to the current sign regulations regarding changeable copy signs, spacing of billboards along the Expressway, the addition of two roads to Secondary Arterial Corridor and the inclusion of the Public Zone District in the Sign Code.

By adopting this ordinance, staff would have more control on the various types of signs in the City of Mission.

Staff and City Manager recommended approval of ordinance.

Councilman O'cana moved to approve Ordinance No. 4133 Amending various Portions of Chapter 86-Signs of the City of Mission Code of Ordinances, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 4-0.

**ORDINANCE NO. 4133**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,  
AMENDING VARIOUS PORTIONS OF CHAPTER 86-SIGNS-OF ITS CODE OF  
ORDINANCES; AND PROVIDING A CODIFICATION CLAUSE; AND PROVIDING A  
PUBLICATION DATE

**4.4 First Amendment to Interlocal Agreement between the City of Mission and the Lower Rio Grande Valley Development Council (LRGVDC) for Transit – Oriented Development Project – 1<sup>st</sup> Street/Conway Ave.**

Staff was seeking authorization of the first amendment to the Interlocal Agreement entered into by the Lower Rio Grande Valley Development Council and the City of Mission on April 19, 2014. The purpose of this amendment was to extend the deadline of the Interlocal from August 30, 2014 to August 30, 2015.

Staff and City Manager recommended approval.

Councilman Plata moved to authorize First Amendment to Interlocal Agreement between the City of Mission and the Lower Rio Grande Valley Development Council (LRGVDC) for Transit – Oriented Development Project – 1<sup>st</sup> Street/Conway Ave, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 4-0.

**4.5 Board Appointment – Tax Increment Reinvestment Zone/Mission Redevelopment Authority**

This appointment was for the Tax Increment Reinvestment Zone/Mission Redevelopment Authority vacated by the resignation of Keri J. Sandvig.

Mayor Salinas was recommending the appointment of Mr. Leonardo Lopez term to expire December 31, 2014.

Staff and City Manager recommended approval of Board Appointment

Mr. Leonardo Lopez expressed how honored he was to serve on this board.

Councilman O'cana moved to approve Board Appointment – Tax Increment Reinvestment Zone/Mission Redevelopment Authority, as recommended. Motion was seconded by Councilman Plata and approved unanimously 4-0.

At 4:57 Mayor Pro Tem Norie Gonzalez Garza joined the meeting.

**4.6 Authorization to award bid for installation of two sanitary sewer pumps at Wastewater Plant Main Lift Station**

On June 9, 2014 City Council gave authorization to solicit bids for the installation of two 10 inch sanitary sewer pumps. The City of Mission had accepted and opened three (3) bid responses for this project. Staff was recommending awarding bid to JMJ Constructors, LLC who was lowest responsible bidder meeting all specifications in the amount \$34,999.

Staff Recommendation: Award Bid to JMJ Constructors, LLC.

City Manager recommended approval.

Councilman O'cana moved to authorize to award bid for installation of two sanitary sewer pumps at Wastewater Plant Main Lift Station, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

#### **4.7 Authorization to award bid for Mile 2 North Roadway Project Reconstruction and Widening of an Existing 2 Lane Rural Road**

City Council gave authorization to solicit bids for the reconstruction and widening of Mile 2 North. The City of Mission had received five (5) bids for this project. Staff was recommending awarding bid to IOC Company, L.L.C. who was lowest responsive and responsible bidder meeting all specifications in the total amount of \$5,714,003.59.

Staff Recommendation: Award Bid to IOC Company, L.L.C.

City Manager recommended approval.

Mayor Pro Tem Garza moved to authorize to award bid for Mile 2 North Roadway Project Reconstruction and Widening of an Existing 2 Lane Rural Road, as recommended. Motion was seconded by Councilman Plata and approved unanimously 5-0.

#### **4.8 July 2014 Financial Statements**

Randy Perez, Assistant Finance Director presented the July 2014 Financial Statements for approval.

Staff and City Manager recommended approval.

Councilman O'cana moved to approve the July 2014 Financial Statements as recommended. Motion was seconded by Councilman Plata and approved unanimously 5-0.

#### **4.9 Tax Collections Report – July, 2014**

Mr. Perez presented the Tax Collections Report for July, 2014 for approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Garza moved to approve the Tax Collections Report for July, 2014, as recommended. Motion was seconded by Councilman Plata and approved unanimously 5-0.

#### **4.10 Authorization to award Arbitrage Service Contract**

The City was required to perform an annual arbitrage calculation on all its bond issues in order to determine if any funds were due to the I.R.S. under Section 148 of the I.R.S. Code.

The City received three proposals for Arbitrage Service and all three were evaluated by a three member committee.

The term of the contract would be from October 1, 2014 through September 30, 2018 with the option to extend for one more year.

Staff Recommendation: Approval of Arbitrage Compliance Specialists, Inc. to provide Arbitrage Services to the City of Mission.

City Manager recommended approval.

Councilwoman Ochoa moved to authorize to award Arbitrage Service Contract, as recommended. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

#### **4.11 Authorization to solicit bids for Pre-Employment Screenings**

In 2011, the City of Mission solicited bids for pre-employment screenings. The terms of the contract were for three years, with two one-year renewal options, which had been exhausted. Staff was seeking authorization to solicit for bids for Pre-Employment Screening services. Pre-employment screenings included urine drug screening, medical physical, and pre-placement screening for potential candidates.

Staff Recommendation: Authorization to solicit bids.

City Manager recommended approval.

Councilman O'cana moved to authorize to solicit bids for Pre-Employment Screenings, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

#### **4.12 Authorization to establish communications and negotiate with the Lower Rio Grande Valley Development Council to secure grant funds for the building of a new Full Service Juvenile Residential Drug Rehabilitation Treatment Center**

On August 05, 2014 the Juvenile Justice and Delinquency Prevention Advisory Board met and considered the building of a new full service residential drug rehabilitation treatment center. The board was respectfully requesting authorization to establish communications and negotiate with the Lower Rio Grande Valley Development Council to secure grant funds for the building of the new treatment center. A sub-committee was created for the purpose of trying to secure grant funds. The representatives for the board would be Ms. San Juanita Connelly, the President; Dr. Armando O'cana, City of Mission Councilman; and Mr. Eddie Olivarez, the Hidalgo County Health Director. Staff recommended approval in an effort to secure grant funds for the building of the aforementioned treatment center.

City Manager recommended approval.

Councilman Plata moved to authorize to establish communications and negotiate with the Lower Rio Grande Valley Development Council to secure grant funds for the building of a new Full Service Juvenile Residential Drug Rehabilitation Treatment Center, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

#### **4.13 Authorization to accept the FY 2014 Bulletproof Vest Partnership Grant from the Office of Justice Programs Bureau of Justice Assistance**

The Mission Police Department was requesting authorization to accept the FY 2014 Bulletproof Vest Partnership Grant from the Office of Justice Programs Bureau of Justice Assistance. The grant would allow the organization the opportunity to purchase bulletproof vests for the police

officers at half of the sale price. The Bureau of Justice Assistance would provide \$14,197.41 in grant funds for the purchase of the vests and the City of Mission Police Department would provide a cash match of another \$14,197.41. The Total amount of \$28,394.82 would allow staff the opportunity to purchase a total of forty (40) bulletproof vests. The cash match amount of \$14,197.41 would be obtained from the Police Department Federal Sharing account. Staff was seeking a favorable recommendation.

City Manager recommended approval.

Councilman O'cana moved to authorize to accept the FY 2014 Bulletproof Vest Partnership Grant from the Office of Justice Programs Bureau of Justice Assistance, as recommended. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

**4.14 Authorization to award bid for Storm Drainage Improvements at Gerlach Subdivision No. 2 and North Conway Subdivision No.1**

On July 14, 2014, City Council gave authorization to solicit bids for drainage improvements at Gerlach Subdivision No. 2 and North Conway Subdivision No. 1. The City of Mission had accepted and opened twelve (12) bid responses for this project. Staff was recommending awarding bid to JCON Construction, LLC who was lowest responsible bidder meeting all specifications in the amount of \$222,421.28.

Staff Recommendation: Award Bid to J CON Construction, LLC

City Manager recommended approval.

Councilman Plata moved to authorize to award bid for Storm Drainage Improvements at Gerlach Subdivision No. 2 and North Conway Subdivision No.1, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**4.15 Authorization to award bid for Sanitary Sewer Improvements at Oleander Subdivision**

On July 14, 2014, City Council gave authorization to solicit bids for sanitary sewer improvements at Oleander Subdivision. The City of Mission had accepted and opened eleven (11) bid responses for this project. Staff was recommending awarding bid to J CON Construction, LLC who was lowest responsible bidder meeting all specifications, to include base bid in the amount of \$119,563.25 and alternate bid in the amount of \$ 50,050.00 for an overall bid of \$169,613.25.

Staff Recommendation: Award Bid to J CON Construction, LLC.

City Manager recommended approval.

Councilman O'cana moved to authorize to award bid for Sanitary Sewer Improvements at Oleander Subdivision, as recommended. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

**5.0 Unfinished Business**

None



**6.0 Routine Matters**

**6.1 City Manager's Comments**

City Manager Garza informed that city offices would be closed on Monday, September 1, due to the Labor Day Holiday.

**6.2 Mayor's Comments**

None

Mayor Salinas asked council to go into executive session pursuant to V.T.C.A. Gov. Code Sec. 551.001.

At 5:12 p.m., Councilman O'cana moved to convene into executive session. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**7.0 Executive Session pursuant to V.T.C.A. Gov. Code Sec. 551.001**

**7.1 Consultation with Attorney Sec. 551.071**

**A. Concerns regarding CWV Service Center Building and Renovations Contract**

**7.2 The City Council will reconvene in open session to take any actions necessary**

At 5:40 p.m., Councilman Plata moved to reconvene in open session. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

On item 7.1-A, no action was taken.

**8.0 Adjournment**

At 5:41 p.m., Councilman Plata moved for adjournment. Motion was seconded by Councilman O'cana and approved unanimously 5-0.

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Norberto Salinas, Mayor

ATTEST:

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Anna Carrillo, City Secretary