

**NOTICE OF SPECIAL MEETING  
MISSION CITY COUNCIL  
MAY 3, 2016 4:30 P.M.  
SPEER MEMORIAL LIBRARY COMMUNITY ROOM**

**PRESENT:**

Norberto Salinas, Mayor  
Jessica Ortega-Ochoa, Councilwoman  
Ruben D. Plata, Councilman  
Norie Gonzalez Garza, Mayor Pro Tem  
Dr. Armando O'caña, Councilman  
Abiel Flores, City Attorney  
Jaime Tijerina, Deputy City Attorney  
Anna Carrillo, City Secretary  
Martin Garza, Jr., City Manager

**ABSENT:**

**ALSO PRESENT:**

Kathy Olivarez, Progress Times  
Robert Henderson, RBC Capital Markets  
Dusty Traylor, RBC Capital Markets  
Jesus Ramirez, Bond Counsel

**STAFF PRESENT:**

Nelia Hernandez, Asst. City Secretary  
Aida Lerma, Deputy City Manager  
Randy Perez, Deputy City Manager  
Danny Tijerina, Planning Director  
Roberto Salinas, Public Works Director  
Joanne Longoria, CDBG Director  
Rene Lopez, Fire Chief  
Gilbert Sanchez, Fire Marshal  
Eduardo Belmarez, Purchasing Director  
Robert Dominguez, Chief of Police  
Angie Vela, Asst. Finance Director  
Luduvico Martinez, B & G Club Director  
Noemi Munguia, HR Director  
Roland Rodriguez, I. T. Director  
Juan Pablo Terrazas, City Engineer  
Brad Bentsen, Parks & Recreation Director  
Cesar Gutierrez, Sanitation Director  
J. Gonzalez, Mission Police Department  
Humberto Garcia, Media Relations  
Charlie Longoria, Media Relations  
Mayra Rocha, Library Director  
Robert Hinojosa, Risk Manager  
Maria Picazo, Mission Historical Museum

**1. Call to order**

With a quorum being present, Mayor Norberto Salinas called the meeting to order at 4:44 p.m.

Mayor Salinas asked Council to go into Executive Session on item 6 and 7-A and 7-B of the agenda.

At 4:45 p.m. Councilman Armando O'cana moved to convene into executive session pursuant to V.T.C.A. Gov. Code Sec. 551.001 under "Consultation with Attorney" for items 6, 7-A, and 7-B, of the agenda. Motion was seconded by Councilman Ruben Plata and approved unanimously 5-0.

At 5:13 p.m. Councilman Plata moved to reconvene in open session. Motion was seconded by Councilman O'cana and approved unanimously 5-0. City Council took action on item 6 and item 7-A and 7-B and afterward continued with the remaining items on the agenda.

**2. Award Bid for “Housing Assistance Program – Phase 15-II”**

On March 28, 2016 City Council authorized staff to solicit bids for eight (8) reconstruction projects. The City of Mission had accepted and opened six (6) bid responses for these eight (8) homes. Staff recommended awarding the projects for reconstruction of the following homes:

A-One Insulation - \$236,000

- \*2312 Tuesday – \$58,500
- 221 Slabough – \$59,500
- 923 Perez St – \$58,500
- 214 S Holland Ave – \$59,500

G & G Contractors - \$239,200

- 1617 Mangum St – \$59,800
- 126 S Nicholson Ave – \$59,800
- 207 E Victory St – \$59,800
- 2124 Pleasant Ln – \$59,800

A-One Insulation and G & G Contractors met all the Terms & Conditions and Specifications and came within budget. CAC met on April 29, 2016 and approved staff’s recommendation for these homes.

\*Hardship case – loss of home due to fire July 19, 2014

The City has been utilizing 75% of the annual CDBG allocation for several years for housing projects. Since 1999, a total of 417 families to date have been provided some form of housing assistance. Out of the 417 families, 248 families received reconstruction assistance while 169 families received rehabilitation assistance (including CDBG-R, CDBG-DR and SSBG funds).

Staff recommendation: Award bid to A-One Insulation and G&G Contractors

City Manager recommended approval.

Councilman O’cana moved to approve to Award Bid for “Housing Assistance Program – Phase 15-II. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**3. Approval of Resolution # 1449 authorizing publication of the city's Notice of Intent to issue Certificates of Obligation in an amount not to exceed \$25,000,000 as authorized under state law for purposes of paying contractual obligations of the city to be incurred for certain projects and to pay for the cost of issuance of the Certificates of Obligations and making other provisions regarding matters incident thereto**

Staff was seeking authorization of the issuance of certificates of obligation in an amount not to exceed \$25,000,000 for the following purposes: the purchase of land for construction of an events center, the payment of contractual obligations incurred for the construction of the special events center and all related improvements and infrastructure necessary and reasonable to access all public utility services including off-site infrastructure, rights of way, access ways, roadway and drainage improvements, parking spaces and other parking lot improvements, the repair, rehabilitation and renovation of existing municipal buildings, the professional services in connection therewith and the costs of issuance of the certificates of obligation.

Staff and City Manager recommended approval.

Councilman O’cana moved to approve Resolution # 1449 authorizing publication of the city's Notice of Intent to issue Certificates of Obligation in an amount not to exceed \$25,000,000 as authorized under state law for purposes of paying contractual obligations of the city to be incurred for certain projects and to pay for the cost of issuance of the Certificates of Obligations and making other provisions regarding matters incident thereto. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**RESOLUTION # 1449**

A RESOLUTION AUTHORIZING PUBLICATION OF THE CITY'S NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION IN AN AMOUNT NOT TO EXCEED \$25,000,000.00 AS AUTHORIZED UNDER STATE LAW FOR PURPOSES OF PAYING CONTRACTUAL OBLIGATIONS OF THE CITY TO BE INCURRED FOR CERTAIN PROJECTS AND TO PAY FOR THE COST OF ISSUANCE OF THE CERTIFICATES OF OBLIGATIONS AND MAKING OTHER PROVISIONS REGARDING MATTERS INCIDENT THERETO

**4. Approval of Resolution # 1450 designating the Mayor of the City of Mission as authorized representative of the City of Mission to Give Notice of Intent to reimburse expenditures with proceeds of Tax Exempt Obligations**

The Resolution designated the Mayor as the authorized representative of the City of Mission to give notice of intent to reimburse expenditures with proceeds of tax exempt obligations. The tax exempt obligations would be used for the City of Mission Event Center capital needs.

Staff and City Manager recommended approval.

Councilman O’cana moved to approve Resolution # 1450 designating the Mayor of the City of Mission as authorized representative of the City of Mission to Give Notice of Intent to reimburse expenditures with proceeds of Tax Exempt Obligations. Motion was seconded by Mayor Pro-Tem Garza and approved unanimously 5-0.

**RESOLUTION NO. 1450**

A RESOLUTION DESIGNATING THE MAYOR OF THE CITY OF MISSION AS AUTHORIZED REPRESENTATIVE OF THE CITY OF MISSION TO GIVE NOTICE OF INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF TAX EXEMPT OBLIGATIONS.

**5. Authorize staff to engage Javier Hinojosa Engineering in negotiations from a pre-qualified pool of firms for Civil Engineering Services for the Event Center and Authorize City Manager to execute contract incident thereto**

Staff was seeking authorization to engage Javier Hinojosa Engineering for Civil Engineering services in accordance with the Texas Professional Services Procurement Act (V.T.C.A., Government Code Section, Sec. 2254.003(1)), SELECTION OF PROVIDER, “on the basis of demonstrated competence and qualifications to perform the services”.

Staff had deemed Javier Hinojosa Engineering to be the most qualified firm based on the complexity of the project and historical performance. Services are to include PS&E, Geotechnical, Surveying, Project

Management, Inspection and Material Testing. Staff will engage firm in negotiations for fair and reasonable firm fix rates.

Staff and City Manager recommended approval.

Councilman O'cana moved to engage Javier Hinojosa Engineering in negotiations for Civil Engineering Services and authorize City Manager to execute a contract. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**6. Consideration to Rescind Item 4.4 from April 25, 2016 Agenda approving requested variance to have a private street at the previously approved Pueblo Bonito Subdivision, as requested by South Texas Infrastructure (City Attorney may ask City Council to go into executive session on this item under the "Consultation with Attorney" exception before considering this matter in open session)**

After reconvening in open session City Manager Martin Garza stated that after further legal review this item was prematurely presented to the council. Codified in Chapter 98 of the City of Mission Code of Ordinances, requires going before Planning and Zoning Commission with public hearing prior to presentation to council for action.

Councilman Plata moved to rescind previously approved City Council action requesting variance to have a private street at the previously approved Pueblo Bonito Subdivision, as requested by South Texas Infrastructure. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

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

Deliberations regarding Real Property Sec. 551.072

**A. Consideration of Bids for Tax Resale for the following properties:**

All of Lot 37, Nell Tolle Subdivision, an addition to the City of Mission, Hidalgo County, Texas, according to the Map recorded in Volume 23 Page 162, Map Records in the Office of the County Clerk of Hidalgo County, Texas. (N0500-00-000-0037-00);

**B. Consideration of acquisition of property described as 9.69 acre tract of land out of a 29.48 acre tract from Lot 185, John H. Shary Subdivision, Mission, Hidalgo County Texas.**

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

On item 7-A, Councilwoman Garza moved to approved Resolution No. 1448 accepting bid as submitted and further authorize Mayor to execute all tax resale deed conveying the approved property. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**RESOLUTION NO. 1448**

**ACCEPTING BID AS SUBMITTED AND FURTHER AUTHORIZE MAYOR TO EXECUTE ALL TAX RESALE DEED CONVEYING THE APPROVED PROPERTY.**

On item 7-B, Councilman O'cana moved to authorize Mayor and City Manager to negotiate and execute any and all documents necessary to effectuate the purchase of approximately 10 acres, more or less, needed for the construction of the social events center and related infrastructure, out of the 29.48 Acre Tract of Lot 185, John H. Shary Subdivision, Mission, Hidalgo County Texas, and said acquisition being for the public purpose of promoting tourism and economic development. Motion was seconded by Mayor Pro-Tem Garza and approved unanimously 5-0.

**8. Adjournment**

At 5:21p.m., Councilman O'cana moved for adjournment. Motion was seconded by Councilman Plata and approved unanimously 5-0.

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Norberto Salinas, Mayor

ATTEST:

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Anna Carrillo, City Secretary