

**NOTICE OF REGULAR MEETING  
MISSION CITY COUNCIL  
FEBRUARY 08, 2016 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'caña, Councilman  
Abiel Flores, City Attorney  
Jaime Tijerina, Deputy City Attorney  
Anna Carrillo, City Secretary  
Martin Garza, Jr., City Manager

**ALSO PRESENT:**

Kathy Olivarez, Progress Times  
Gaylord Dekoels  
Jim & Beth Barnes  
Rid Roff & Family  
Lupe Garza  
Jed Brown  
Apolonio Flores  
Lisa Helle  
Doak Brown  
Pat Blum  
Rick Guerrero  
Pat & Virginia Townsend  
John & Debbie Townsend  
Reynold & Ninfa de la Garza  
Alfonso Davila  
Rudy Garcia  
Joe Sanchez  
August De Kock  
Arnold Cortez  
Jose Martinez

**ABSENT:**

**STAFF PRESENT:**

Nelia Hernandez, Asst. City Secretary  
Aida Lerma, Deputy City Manager  
Randy Perez, Deputy City Manager  
Angie Vela, Asst. Finance Director  
Danny Tijerina, Planning Director  
Jaime Acevedo, Asst. Planning Director  
Noemi Munguia, HR Director  
Robert Hinojosa, Risk Manager  
Eduardo Belmarez, Purchasing Director  
Roland Rodriguez, I. T. Director  
Roberto Salinas, Public Works Director  
Jesse Lerma, Civil Service Director  
Rene Lopez, Jr., Fire Chief  
Gilbert Sanchez, Fire Marshal  
Robert Dominguez, Chief of Police  
Jonathan Wehrmeister, Judge  
Joanne Longoria, CDBG Director  
Mario Flores, Golf Course Director  
Luduvico Martinez, B & G Club Director  
Brad Bentsen, Parks & Recreation Director  
Mayra Rocha, Library Director  
Luis Contreras, Museum Director  
Cesar Gutierrez, Sanitation Director  
Alex Meade, MEDC Chief Exec. Officer  
Charlie Longoria, Media Relations  
Eduardo Latin, Police Officer

**1. Call to order**

With a quorum being present, Mayor Norberto Salinas called the meeting to order at 4:34 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 – Children’s Advocacy Center**

City Secretary Anna Carrillo read the Proclamation Children’s Advocacy Center.

Mayor Pro Tem Norie Gonzalez Garza moved to approve the proclamation as presented. Motion was seconded by Councilman Dr. Armando O’cana and approved unanimously 5-0.

Pat Blum, Rick Guerrero Board Treasurer and Jesus Sanchez Director of Finance received the proclamation and thanked the council for their continued support.

### **4. Proclamation – Guadalupe (Lupita) Garza 100<sup>th</sup> Birthday**

City Secretary Carrillo read the Proclamation Guadalupe (Lupita) Garza 100<sup>th</sup> Birthday.

Councilman O’cana moved to approve the proclamation as presented. Motion was seconded by Councilman Ruben Plata and approved unanimously 5-0.

Mrs. Lupita Garza along with her family received the proclamation and thanked the council.

### **5. Report from the Greater Mission Chamber of Commerce**

George Meyers, CEO from the Greater Mission Chamber of Commerce reported on the Mega Winter Texan Fiesta to be held on Saturday, February 13 at the Leo Pena Placita Park.

### **6. Departmental Reports**

Councilman O’cana moved to approve the departmental reports as presented. Motion was seconded by Councilwoman Jessica Ortega-Ochoa and approved unanimously 5-0.

### **7. Citizens Participation**

None

#### **1.0 Public Hearing**

##### **1.1 Planning & Zoning Recommendations**

##### **A. To Solicit Input in Favor or Against the Proposed Development of a Seniors-Only Gated Multi-Family Residential Community Consisting of 126 units**

Hold a Public Hearing to consider Brownstone’s intent to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for this project.

Staff Recommendation: Hold Public Hearing.

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

Jed Brown, Vice President of Brownstone Affordable Housing, Ltd, spoke in favor of the request and gave an explanation of the project.

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John Townsend, Jr. a Mission resident spoke in favor of the request and explained that this property had been in his family for many decades and how his parents and grandparents would be pleased with the direction it was going.

August de Kock of 1603 N. Taylor Rd. said he wasn't for or against at this time and just wanted to gather information regarding this development.

Lisa Helle of 15013 N. Conway spoke in favor of the request and shared some of the information she knew about this project.

Virginia Townsend of 1603 Vintage Lane spoke in favor of the request.

No action was needed since this was only a public hearing.

**2.0 Disposition of Minutes**

**2.1 City Council Meeting – January 25, 2016**

Councilman Plata moved to approve the minutes as presented. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**3.0 Acknowledge Receipt of Minutes**

**3.1 Juvenile Justice & Delinquency Prevention Advisory Board Special Meeting –  
November 18, 2015**

Councilman Plata moved to acknowledge the receipt of minutes as presented. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**4.0 Approvals and Authorizations**

**4.1 Approval of Resolution # 1430 in Support of a Seniors Only Gated Multi-Family Residential Community Consisting of 126 units**

On January 12, 2016, The City received a letter from Brownstone Development Team requesting a resolution in support of a 126 unit apartment complex for Senior Citizens. Brownstone intended to submit an application to the Texas Department of Housing and Community Affairs for 2016 Competitive 9% Housing Tax Credits for this project.

Staff Recommendation: Approval of Resolution.

Councilwoman Ochoa moved to approve the Resolution No. 1430 in support of a Seniors Only Gated Multi-Family Residential Community Consisting of 126 units, as recommended. Motion was seconded by Councilman O'cana and approved unanimously 5-0.

**RESOLUTION NO. 1430**

**A RESOLUTION OF SUPPORT FOR THE PROPOSED  
TAYLOR SENIOR VILLAGE**

**4.2 Approval of Ordinance # 4310 Repealing Ordinance No. 3022 and Amending Chapter 98, Section 98-273 of the Mission Code of Ordinances Entitled Capital Recovery Fees for new Subdivision that connect into the City of Mission's Wastewater System**

On April 25, 2015, the Mission City Council approved Ordinance No. 3022, wherein Capital Recovery Fees were established for any new subdivision connecting into the City of Mission's wastewater system. Said ordinance distinguished between connections occurring outside Mission city limits and inside city limits.

The City of Mission desired to encourage and promote economic development within the city limits, as well as development within the City's future expansion area (ETJ). Staff believed that removing the distinction between outside and inside city limits for purposes of connection to the wastewater system would be in the best interest to the City of Mission.

Staff and City Manager recommended approval.

Councilman Plata moved to approve Ordinance No. 4310 Repealing Ordinance No. 3022 and Amending Chapter 98, Section 98-273 of the Mission Code of Ordinances Entitled Capital Recovery Fees for new Subdivision that connect into the City of Mission's Wastewater System, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**ORDINANCE NO. 4310**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
REPEALING ORDINANCE NO. 3022 AND AMENDING CHAPTER 98, SECTION 98-273  
OF THE MISSION CODE OF ORDINANCES ENTITLED CAPITAL RECOVERY FEES  
FOR NEW SUBDIVISIONS THAT CONNECT INTO THE CITY OF MISSION'S  
WASTEWATER SYSTEM, BY REMOVING THE DISTINCTION BETWEEN INSIDE AND  
OUTSIDE CITY LIMITS; AND PROVIDING A PUBLICATION DATE

**4.3 Final Plat Approval: Ellis Subdivision No. 6, 5.01 acre tract of land consisting of all of Lot 7, Abram North Subdivision, Rural ETJ, Developer: Texcitrus Land Development Co., Engineer: Salinas Engineering & Associates**

On September 8, 2014 the City Council convened and approved the Preliminary Plat for Ellis Subdivision No. 6. The proposed subdivision was located 1,300' north of 4 Mile Line along the west side of Davis Lane approximately ¼ east of Abram Road. The City Council unanimously recommended approval as per staff's recommendation.

Staff and City Manager recommended approval.

Mayor Pro Tem Garza moved to approve the Final Plat Approval: Ellis Subdivision No. 6, 5.01 acre tract of land consisting of all of Lot 7, Abram North Subdivision, Rural ETJ, Developer: Texcitrus Land Development Co., Engineer: Salinas Engineering & Associates, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**4.4 Approval of Resolution # 1431 to conduct joint elections with Mission Consolidated Independent School District in accordance with Texas Education Code Section 11.0581**

The Resolution was in accordance with Texas Education Code Section 11.0581 which stated that the voters of the joint election shall be served by a common place.

Staff and City Manager recommended approval of Resolution.

Mayor Pro Tem Garza moved to approve Resolution No. 1431 to conduct joint elections with Mission Consolidated Independent School District in accordance with Texas Education Code Section 11.0581, as recommended. Motion was seconded by Councilman O'cana and approved unanimously 5-0.

**RESOLUTION NO. 1431**

**JOINT ELECTION WITH MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT**

**4.5 Approval of Ordinance # 4311 creating a City of Mission Board of Development Advisory Board, specifying the terms of office, qualifications for membership and other provisions related to the subject matter thereof**

Pursuant to Texas Local Government Code 371, a governing body of a municipality with a population of 900,000 or less may appropriate from its general fund an amount not to exceed one percent of the general fund budget for the purpose of advertising the municipality and promoting its growth and development.

The City of Mission desired to advertise and promote the city's continued growth and development and therefore the creation of a board to achieve this purpose would benefit the residents of Mission.

The City of Mission Board of Development Advisory Board would make recommendations to the City Council for its consideration in regards to advertising the municipality and promoting its growth and development.

Staff and City Manager recommended approval of Ordinance.

Councilman O'cana moved to approve Ordinance No. 4311 creating a City of Mission Board of Development Advisory Board, specifying the terms of office, qualifications for membership and other provisions related to the subject matter thereof, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**ORDINANCE NO. 4311**

**AN ORDINANCE CREATING A CITY OF MISSION BOARD OF DEVELOPMENT ADVISORY BOARD; SPECIFYING THE TERMS OF OFFICE; SPECIFYING THE QUALIFICATIONS FOR MEMBERSHIP; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.**

**4.6 Board Appointments – Board of Development Advisory Board**

Mayor's Recommendation appointment of Rosalinda Gonzalez, Jerry Saenz, Marisela Marin, Julio Cerda and Rudy Garcia

Staff Recommendation: Approval of Board Appointments as recommended by Mayor Norberto Salinas

City Manager recommended approval.

Councilman Plata moved to approve the Board Appointments – Board of Development Advisory Board, as recommended by Mayor Salinas. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

#### **4.7 Authorization for Mayor to submit Rio Grande Valley Walk of Fame Nominee**

The City of Hidalgo was requesting for the City of Mission to submit a name from our community leaders to be inducted to the Rio Grande Valley Walk of Fame.

The induction ceremony was to take place during the BorderFest Festivities.

Staff Recommendation: Authorization for Mayor to submit nomination.

City Manager recommended approval.

Mayor Salinas recommended Mr. Amancio Chapa.

Councilman O'cana moved to authorize for Mayor to submit Rio Grande Valley Walk of Fame Nominee, as recommended by Mayor Salinas. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

#### **4.8 Authorization to purchase a Compact Excavator via State Approved Contract from the Cemetery Trust Fund**

Staff was seeking authorization to purchase a Compact Excavator from Bobcat Company via state approved Buyboard Contract #424-13 from the Cemetery Trust Fund. An E26 T4 Bobcat Compact Excavator would be purchased to prepare the graves at Laurel Hill, Catholic and San Jose Cemetery.

Staff Recommendation: Authorization to purchase equipment from Bobcat Company via state approved Buyboard Contract #424-13

City Manager recommended approval.

Councilman O'cana moved to authorize to purchase a Compact Excavator via State Approved Buyboard Contract #424-13 from the Cemetery Trust Fund from Bobcat Company as recommended. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

#### **4.9 Authorization to accept additional grant funds from the County of Hidalgo for Operation Stonegarden 2014, Grant #2014-SR-48215-01**

The City of Mission Police Department was requesting authorization to accept additional grant funds from the County of Hidalgo for Operation Stonegarden 2014, Grant #2014-SR-48215-01. The Mission Police Department was initially awarded \$300,000.00. Our department was currently working an operation with U.S. Border Patrol and additional funds were being made available to work the operation in the amount of \$30,000.00. The additional funds would solely be utilized for overtime to work the aforementioned operation. Staff again requested authorization to accept the additional funds from the County of Hidalgo.

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Staff Recommendation: Staff was respectfully requesting authorization to accept additional funds from the County of Hidalgo for Operation Stonegarden 2014, Grant #2014-SR-48215-01.

City Manager recommended approval.

Councilman O'cana moved to authorize to accept additional grant funds from the County of Hidalgo for Operation Stonegarden 2014, Grant #2014-SR-48215-01, as recommended. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**4.10 Authorization to accept Fire House Subs Public Safety Foundation Grant**

The City of Mission Fire Department was requesting authorization to accept the Fire House Subs Public Safety Grant from the Fire House Subs Public Safety Foundation. The Mission Fire Department had been awarded a total of \$13,994.64. These monies would be utilized for the purchase of Bicycle Medic Equipment, Accessories and Trailer.

Staff Recommendation: Authorization to accept grant.

City Manager recommended approval.

Mayor Pro Tem Garza moved to authorize to accept Fire House Subs Public Safety Foundation Grant, as recommended. Motion was seconded by Councilman O'cana and approved unanimously 5-0.

**4.11 Approval to enter into an Interlocal Mutual Aid Agreement for fire protection between the City of Mission and the City of Palmhurst**

Approval was being requested to enter into an Interlocal Mutual Aid Agreement for fire protection between the City of Mission and the City of Palmhurst. The Mutual Aid Agreement had been approved by the City of Palmhurst.

Staff Recommendation: Approval of Interlocal Agreement.

City Manager recommended approval.

No action was taken on this item.

**4.12 Authorization to award bid for Inspiration Roadway Improvement**

City Council gave authorization to solicit bids for the construction improvement project for Inspiration Road. The City of Mission had received two (2) bids for this project. Staff was recommending awarding bid to Texas Cordia Construction, LLC who was lowest responsive and responsible bidder meeting all specifications in the total amount of \$6,998,410.20.

Staff Recommendation: Award Bid to Texas Cordia Construction, L.L.C.

City Manager recommended approval.

Councilman O'cana moved to authorize to award bid for Inspiration Roadway Improvement to Texas Cordia Construction, L.L.C., as recommended. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**4.13 Budget Amendments: General Fund, Capital Projects Fund and Designated Purpose Fund**

Angie Vela, Assistant Finance Director presented the Budget Amendments BA-16-21 thru BA-16-25 for Approval.

Staff and City Manager recommended approval.

Councilman O'cana moved to approve the Budget Amendments BA-16-21 thru BA-16-25, as presented. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**4.14 December 2015 Financial Statements**

Mrs. Vela presented the December, 2015 Financial Statements for approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Garza moved to approve the December 2015 Financial Statements, as presented. Motion was seconded by Councilman O'cana and approved unanimously 5-0.

**4.15 Tax Collections Report – December, 2015**

Mrs. Vela presented the Tax Collections Report – December, 2015 for approval.

Staff and City Manager recommended approval.

Councilman O'cana moved to approve the Tax Collections Report – December, 2015, as presented. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**4.16 Acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2015 and Interest Earned for Three Months Ending December 31, 2015**

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, 2015. The total investments purchased were \$4,000,753.19 and the amount of the investments matured was \$3,402,759.99, leaving a total of \$15,860,117.67 in outstanding investments for the quarter ending December 31, 2015. The total interest earned on all funds year to date was \$15,197.01.

Staff and City Manager recommended approval.

Councilman O'cana moved to approve the Quarterly Report of Investments for the Quarter ending December 31, 2015 and Interest Earned for Three Months Ending December 31, 2015, as presented. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**4.17 Approval of Resolution # 1432 authorizing the Texas Coalition for Affordable Power, Inc. (TCAP) to negotiate an extension to the current Electric Supply Contract Agreement**

The City of Mission was a member of Texas Coalition for Affordable Power, Inc. ("TCAP"). The City's current contract for power arranged through TCAP expires December 31, 2017 and the TCAP Board of Directors was currently considering to extend contract that would reduce the



prices under the current contract for five years and extend through December 31, 2022. The City of Mission was required to select one of three different supply options which were as follows:

- Option 1-Fixed-Price, full requirements at a price not to exceed 4.25 cents per kWh
- Option 2-Fixed Price for on-peak hours and variable spot market prices for off-peak hours
- Option 3-Block Energy at a fixed price to cover the base load hours, a fixed price for solar energy to cover mid-day peak hours (approximate 10% of total load) and variable spot market prices for all remaining consumption

After consideration of the three options available, staff recommends approval of the resolution with Option 1-Fixed Price, full requirements at a price not to exceed 4.25 cents per kWh.

Staff and City Manager recommended approval of Resolution.

Councilwoman Ochoa moved to approve Resolution No. 1432 authorizing the Texas Coalition for Affordable Power, Inc. (TCAP) to negotiate an extension to the current Electric Supply Contract Agreement, as recommended by staff. Motion was seconded by Councilman Plata and approved unanimously 5-0.

### **RESOLUTION 1432**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. (TCAP) TO NEGOTIATE AN ELECTRIC SUPPLY AGREEMENT FOR FIVE YEARS FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018; AUTHORIZING TCAP TO ACT AS AN AGENT ON BEHALF OF THE CITY TO ENTER INTO A CONTRACT FOR ELECTRICITY; AUTHORIZING MAYOR NORBERTO SALINAS or CITY MANAGER MARTIN GARZA TO EXECUTE AN ELECTRIC SUPPLY AGREEMENT FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018 AND COMMITTING TO BUDGET FOR ENERGY PURCHASES IN 2018 THROUGH 2022 AND TO HONOR THE CITY'S COMMITMENTS TO PURCHASE POWER FOR ITS ELECTRICAL NEEDS IN 2018 THROUGH 2022

#### **4.18 Authorization to solicit bids for the Construction of Water Treatment Plant Main Laboratory**

Main Laboratory would be constructed at the North Water Treatment Plant and would be use to conduct daily necessary laboratory analysis for both South & North Water Treatment Plants. Total size of Building would be of approximately 2,700 sq.ft.

Staff Recommendation: Authorization to Solicit for Bids.

City Manager recommended approval.

Councilman O'cana moved to authorize to solicit bids for the Construction of Water Treatment Plant Main Laboratory, as recommended by staff. Motion was seconded by Councilman Plata and approved unanimously 5-0.

#### **4.19 Authorization to surplus one (1) truck**

The City of Mission Risk Management Department was requesting authorization to surplus one (1) truck. A 2010 meter reader truck was involved in a collision and had been declared a total loss by the City insurance carrier. In order to transfer ownership of the vehicle to the insurance carrier it was necessary to declare the vehicle surplus.

Staff Recommendation: Approval to surplus the aforementioned truck.

City Manager recommended approval.

Councilman Plata moved authorize to surplus one (1) truck, as recommended by staff. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

#### **5.0 Unfinished Business**

None

#### **6.0 Routine Matters**

##### **6.1 City Manager's Comments**

City Manager Garza thanked department heads and staff for all of their assistance with the Texas Citrus Fiesta. Mr. Garza also thanked the Texas Citrus Fiesta, Greater Mission Chamber of Commerce and Sister City Committee for the coordination of the 3 day event. Mr. Garza recognized Bill Filut, Rick Cardenas and Bob Pena for their hard work with the City of Mission Float.

##### **6.2 Mayor's Comments**

None

#### **7.0 Adjournment**

At 5:39 p.m., Councilman Plata moved for adjournment. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

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Norberto Salinas, Mayor

ATTEST:

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Anna Carrillo, City Secretary