

**NOTICE OF REGULAR MEETING  
MISSION CITY COUNCIL  
NOVEMBER 27, 2017 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:**

Joe Hinton, Progress Times  
Mr. & Mrs Romeo De La Garza  
Jennelle Chapa  
Andrea Chapa  
Bianca Medina  
Debbie Medina  
Brianna Ramos  
Pat Espericueta

**ABSENT:**

**STAFF PRESENT:**

Nelia Hernandez, Asst. City Secretary  
Paula Banda, Administrative Assistant  
Aida Lerma, Deputy City Manager  
Randy Perez, Deputy City Manager  
Elizabeth Hernandez, Executive Secretary  
Angie Vela, Finance Director  
Edel Garza, Accountant  
Jaime Acevedo, Planning Director  
Virgil Gonzalez, Asst. Planning Director  
Noemi Munguia, HR Director  
Eduardo Belmarez, Purchasing Director  
Roland Rodriguez, I. T. Director  
Charlie Longoria, Media Relations  
Juan Pablo Terrazas, City Engineer  
Roberto Salinas, Public Works Director  
Jesse Lerma, Civil Service Director  
Gilbert Sanchez, Fire Chief  
Rene Alvarez, Asst. Fire Chief  
James Cardoza, Emergency Mngmnt. Coord.  
Robert Dominguez, Chief of Police  
Jonathan Wehrmeister, Judge  
Joanne Longoria, CDBG Director  
Juan Arevalo, Boys & Girls Club Director  
Brad Bentsen, Parks & Recreation Director  
Mayra Rocha, Library Director  
Cynthia Lopez, Museum Director  
Cesar Gutierrez, Sanitation Director  
Alex Meade, MEDC Chief Exec. Officer  
JC Avila, Fleet Maintenance Director  
Hector Guzman, Water Dept. Manager  
Noel Barrera, Health Dept. Manger

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### **1. Call to order**

With a quorum being present, Mayor Norberto Salinas called the meeting to order at 4:32 p.m.

### **2. Invocation and Pledge Allegiance**

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

### **3. Proclamation – Pastor Jesus and Sara Jimenez**

Anna Carrillo, City Secretary presented the Proclamation – Pastor Jesus and Sara Jimenez.

Councilman Dr. Armando O’cana moved to approve the Proclamation – Pastor Jesus and Sara Jimenez. Motion was seconded by Mayor Pro Tem Norie Gonzalez Garza and approved unanimously 5-0.

### **4. Presentation of Miss Mission and Court**

City Secretary Carillo presented the Miss Mission and Court. Miss Mission Bianca Medina, Miss Mission Teen Brianna Ramos, Miss Mission Junior Teen Andrea Chapa introduced themselves to the Mayor and Council.

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

Robert Rosell, CEO from the Greater Mission Chamber of Commerce reported on the Winter Texan Welcome Back event to be held on December 8 from 11 a.m. to 2 p.m. He also reported on the chamber events and ribbon cuttings that had recently taken place and on upcoming events.

### **6. Departmental Reports**

Mayor Pro Tem Garza moved to approve the departmental reports as presented. Motion was seconded by Councilman Ruben Plata and approved unanimously 5-0.

### **7. Citizens Participation**

None

### **1.0 Public Hearing**

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

##### **A. Discussion and Action Amending Various Portions of Chapter 86 – Signs of the Mission Code of Ordinances Adoption of Ordinance # 4576 approving 1.1A**

On November 15, 2017, the Planning and Zoning Commission held a Public Hearing to consider amending various portions of Chapter 86 – Signs of the Mission Code of Ordinances. There was no public opposition during the P&Z Mtg. The Board unanimously recommended approval.

Staff and City Manager recommended approval.

At 4:54 p.m., Councilman O’cana moved to go to Executive session. Motion was seconded by Councilwoman Jessica Ortega-Ochoa and approved unanimously 5-0.

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At 5:19 p.m., Councilman O’cana moved to reconvene in open session. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

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

There were no comments.

Mayor Pro Tem Garza moved to adopt Ordinance No. 4576 Amending Various Portions of Chapter 86 – Signs of the Mission Code of Ordinances. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**ORDINANCE NO. 4576**

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

**B. Rezoning: Lot 1, Yessica Pedraza Subdivision, C-1( Office Building) to C-3  
(General Business), Jose Pedraza,  
Adoption of Ordinance # 4577 approving 1.1B**

On November 15, 2017 the Planning and Zoning Commission held a Public Hearing to consider this rezoning request. The subject site was located along the north side of E. Griffin Parkway (F.M. 495) between Orange Avenue and Lilac Avenue. A petition reflecting 19% opposition to this request was submitted to the Planning Department on 11/15/17. There was public opposition during the P&Z Meeting the concerns voiced were in regards to noise, traffic, etc. The Board unanimously recommended denial of the C-3 zone, but instead approved C-2.

Staff Recommendation: Denial of the General Commercial (C-3) request but supports consideration of a Neighborhood Commercial (C-2) designation.

City Manager recommended approval.

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

Applicant Jose Pedraza agreed with the recommendation.

Councilman Plata moved to approve the rezoning and to adopt Ordinance No. 4577 Rezoning: Lot 1, Yessica Pedraza Subdivision, C-1 (Office Building) to C-2. Motion was seconded by Councilwoman Jessica Ochoa and approved unanimously 5-0.

**ORDINANCE NO. 4577**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A REZONING OF LOT 1, YESSICA PEDRAZA SUBDIVISION, FROM C-1  
(OFFICE BUILDING) TO C-2 (NEIGHBORHOOD COMMERCIAL)

**C. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Mission Event Center, 200 N. Shary Road, Lot 1, Mission Event Center Subdivision (U/R), C-3, City of Mission,  
Adoption of Ordinance # 4578 approving 1.1C  
Approval of Ordinance # 4579 approving wet zone**

On November 15, 2017 the Planning and Zoning Commission held a Public Hearing to consider this conditional use permit request. The subject site was located 1200' east of Shary Road along the north side of Convention Center Blvd. There was no public opposition during the P&Z Mtg. The Board unanimously recommended approval.

Staff Recommendation: Approval for 2 years from the issuance of the TABC permit

City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Garza moved to approve the CUP and to adopt Ordinance No 4578 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Mission Event Center, 200 N. Shary Road, Lot 1, Mission Event Center Subdivision (U/R), C-3, City of Mission. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**ORDINANCE NO. 4578**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE  
CONSUMPTION OF ALCOHOLIC BEVERAGES – MISSION EVENT CENTER, 200 N.  
SHARY ROAD, LOT 1, MISSION EVENT CENTER SUBDIVISION (U/R)

Mayor Pro Tem Garza moved to adopt Ordinance No. 4579 granting a wet designation for Mission Event Center, 200 N. Shary Road, Lot 1, Mission Event Center Subdivision (U/R), C-3, City of Mission. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

**ORDINANCE NO. 4579**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER  
ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE  
CITY OF MISSION TO INCLUDE THE PREMISES LOCATED AT 200 N. SHARY ROAD,  
LOT 1, MISSION EVENT CENTER SUBDISION (UR)

**D. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Sr. Mostacho, 1512 E. Expressway 83, Suites 108 & 109, Lots 3 & 4, Stewart Plaza Ph. I Subdivision C-3, Sr. Mostacho, LLC,  
Adoption of Ordinance # 4580 approving 1.1D**

No action was taken.

**E. Public Hearing: Preliminary & Final Plat Approval: Amended Crystal Estates Ph. II, 8.05 Acres out of Lot 27-2, West Addition to Sharyland Subdivision, R-1, Developer: DG & GG Investments, LLC, and Engineer: BIG Engineering**

On August 23, 2017 the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Amended Crystal Estates Ph. II. The subject site was at the Northeast corner of Los Ebanos Road and Rebecca Street. There was no public opposition during the P&Z Mtg. The Board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Garza moved to approve the Preliminary & Final Plat Approval: Amended Crystal Estates Ph. II, 8.05 Acres out of Lot 27-2, West Addition to Sharyland Subdivision, R-1, Developer: DG & GG Investments, LLC, and Engineer: Big Engineering. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**F. Discussion and Action Amending Chapter 98 – Subdivision, Section 98-144 of the Mission Code of Ordinances to Allow the Usage of Park Zone Funds with City Council Approval for Regional Recreational Sites Adoption of Ordinance # 4580 approving 1.1F**

On November 15, 2017, the Planning and Zoning Commission held a Public Hearing to consider amending Chapter 98 – Subdivision, Section 98-144 of the Mission Code of Ordinances to Allow the Usage of Park Zone Funds with City Council Approval for Regional Recreational Sites. There was no public opposition during the P&Z Mtg. The Board unanimously recommended approval.

Staff and City Manager recommended approval.

Councilman Plata moved to adopt Ordinance No. 4580 Amending Chapter 98 – Subdivision, Section 98-144 of the Mission Code of Ordinances to Allow the Usage of Park Zone Funds with City Council Approval for Regional Recreational Sites. Motion was seconded by Councilman O’Cana and approved unanimously 5-0.

**ORDINANCE NO. 4580**

AN ORDINANCE OF THE CITY OF MISSION, TEXAS AMENDING CHAPTER 98 – SUBDIVISIONS, SECTION 98-144 OF THE MISSION CODE OF ORDINANCES TO ALLOW THE USAGE OF PARK ZONE FUNDS WITH CITY COUNCIL APPROVAL FOR REGIONAL RECREATIONAL SITES; AND PROVIDING FOR A PUBLICATION DATE

**3.0 Acknowledge Receipt of Minutes**

- 3.1 Planning & Zoning Commission – October 25, 2017
- Speer Memorial Library Board – October 17, 2017

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

#### **4.0 Approvals and Authorizations**

##### **4.1 Homestead Exemption Variance: A 1.08 acre tract of land out of Lot 292, John H. Shary Subdivision, AO-I, Everardo Sustaita Moreno**

On November 15, 2017 the Planning and Zoning Commission held a Public Hearing to consider this Homestead Exemption Variance. The subject site was located 525' west of Glasscock Road along the north side of East Mile 2 Road. There was no public opposition during the P&Z Mtg. The Board unanimously recommended approval.

Staff Recommendation: Approval subject to: approval subject to compliance with all homestead Exemption variance requirements (i.e., affidavit, etc.) and the dedication of 25' of ROW along Mile 2 Road.

City Manager recommended approval.

Councilman Plata moved to approve Homestead Exemption Variance: A 1.08 acre tract of land out of Lot 292, John H. Shary Subdivision, AO-I, Everardo Sustaita Moreno as recommended by staff. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

##### **4.2 Preliminary Plat Approval: Villa IL Centenario Subdivision Being a Resubdivision of 8.853 acres out of Lot 161, John H. Shary Subdivision, and Lot 1 Praxedis Garza Subdivision, R-1, Developer: Socrates Garrigos, Engineer: Melden & Hunt, Inc.**

On November 15, 2017 the Mission Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Villa IL Centenario Subdivision. The proposed subdivision was located along the east side of Stewart Road 1000' north of Trinity Road. The Board unanimously recommended approval as per Staff's recommendation.

Staff Recommendation: Approval subject to: 1) Must meet the Model Subdivision Rules, 2) Comply with the street alignment policy, 3) Must pay the capital sewer recovery fees and Park fees, and 4) Must pay street widening fees.

City Manager recommended approval.

Councilman Plata moved to approve Preliminary Plat Approval: Villa IL Centenario Subdivision Being a Resubdivision of 8.853 acres out of Lot 161, John H. Shary Subdivision, and Lot 1 Praxedis Garza Subdivision, R-1, Developer: Socrates Garrigos, Engineer: Melden & Hunt, Inc. as recommended by staff. Motion was seconded by Councilwoman Ochoa and approved unanimously 5-0.

##### **4.3 Preliminary Plat Approval: Mayfair Residence Subdivision, Being a 21.59 acre tract of land out of Lots 7 & 8, and the East 2.00 acers of Lot 6, Rees Subdivision, R-1, Developer: Union Design Developers, Engineer: South Texas Infrastructure Group**

No action. As per staff a call was received from the engineer requesting no action be taken at this time.

**4.4 Cancel 2<sup>nd</sup> December regular City Council meeting scheduled for December 25, 2017 and reschedule December 11, 2017 City Council meeting to December 18, 2017**

The office of the City Manager was requesting the cancellation of the second regular City Council meeting scheduled for December 25, 2017 due to City being closed for Christmas Holiday and to reschedule the meeting of December 11, 2017 to December 18, 2017.

Staff and City Manager recommended approval.

Councilman O’Cana moved to approve to Cancel 2<sup>nd</sup> December regular City Council meeting scheduled for December 25, 2017 and reschedule December 11, 2017 City Council meeting to December 18, 2017. Motion was seconded by Councilman Plata and approved unanimously 5-0.

**4.5 Authorization to award bid to Mor-Wil, LLC for the Anzalduas Highway Wastewater and Water Trunklines Phase 2**

Staff was seeking authorization to award bid for the Anzalduas Highway Wastewater and Water Trunklines Phase 2. Staff received seven (7) bids and was recommending award to Mor-Wil, LLC who was the lowest responsive and responsible bidder in the amount of \$3,443,894.81. The construction cost of this project would be reimbursed to the City by the Tax Increment Reinvestment Zone as per the Reimbursement Agreement approved by the City Council on October 23, 2017.

Staff and City Manager recommended approval.

Mayor Pro Tem Garza moved to authorize to award bid to Mor-Wil, LLC for the Anzalduas Highway Wastewater and Water Trunklines Phase 2. Motion was seconded by Councilman O’Cana and approved unanimously 5-0.

**4.6 Authorize the Purchase of Furniture for the City of Mission Event Center from Office Depot via TCPN Cooperative Contract #R142212**

Staff was seeking authorization to purchase furniture for the City of Mission Event Center from Office Depot via TCPN Cooperative Contract #R142212. Workspace Interiors by Office Depot coordinated the interior design and furniture layout to maximize space and installation of furniture. Attached was a proposal in the amount of \$428,417.89 for furniture, delivery and installation.

Staff and City Manager recommended approval.

Councilman Plata moved to authorize the Purchase of Furniture for the City of Mission Event Center from Office Depot via TCPN Cooperative Contract #R142212. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

**4.7 Authorize the Purchase of Kitchen Equipment for the City of Mission Event Center from Ace Mart Restaurant Supply via BuyBoard Cooperative Contract #519-16**

Staff was seeking authorization to purchase kitchen equipment for the City of Mission Event Center from Ace Mart Restaurant Supply via BuyBoard Cooperative Contract #519-16. Kitchen equipment would be used for functions and events hosted at the Event Center. Staff opted to purchase kitchen equipment via BuyBoard cooperative to apply cost savings and have the contractor do the installation in accordance with the architect’s layout.

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Staff and City Manager recommended approval.

Councilman O’Cana moved to authorize the Purchase of Kitchen Equipment for the City of Mission Event Center from Ace Mart Restaurant Supply via BuyBoard Cooperative Contract #519-16. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

**4.8 Approval of Agreement regarding the construction and Repayment of costs for the City of Mission Event Center**

The City of Mission and Mission Economic Development Corporation agreed that the most economical means of financing the costs was for the City to issue certificates of obligation in the amount of Seventeen Million Six Hundred Ten Thousand and xx/100 (\$17,610,000). Payments of the debt service would be made by the City. MEDC agrees to reimburse the City for the payment of said debt service that was directly attributable to the financing of the design and construction costs, in an amount of One Million Dollars (\$1,000,000) per year, until the debt has been fully paid.

MEDC had purchased land adjacent to the Mission Event Center with the intent to promote economic development of the area. MEDC entered into a loan agreement with Frost Bank in the principal amount of Six Million Dollars and xx/100 (\$6,000,000) for the purchase of said property. MEDC agrees to sell the MEDC property and use the excess proceeds from the sale to further reduce the principal of the Event Center debt. The Repayment agreement was approved by the MEDC Board on November 16, 2017.

Staff and City Manager recommended approval.

Councilwoman Ochoa moved to approve the Agreement regarding the construction and Repayment of costs for the City of Mission Event Center. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

**4.9 Approval of the Certified 2017 Tax Roll Totals**

Approval of the Certified 2017 Tax Roll for the City of Mission as per section 26.09(e) of the Texas Property Code.

Total Taxable Value: \$4,134,332,814

Distribution of Levy:

M&O: \$16,673,155.49

I&S: \$ 3,303,404.88

TOTAL TAX LEVY \$19,976,560.37

Staff and City Manager recommended approval.

Councilman O’Cana moved to approve the Certified 2017 Tax Roll Totals. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

**4.10 Tax Collections Report- October, 2017**

Finance Director Angie Vela presented the Tax Collection Report – October, 2017 for approval.

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Staff and City Manager recommended approval.

Councilman O’Cana moved to approve the Tax Collections Report- October, 2017. Motion was seconded by Councilman Plata and approved unanimously 5-0.

### **4.11 Budget Amendments: Utility Fund, CDBG Fund, PD State Sharing Fund, PD Federal Sharing Fund, Hotel/Motel Fund**

Finance Director Vela presented budget amendments BA-18-05 thru BA-18-09 to the City Council for approval.

Staff and City Manager recommended approval.

Councilman O’cana moved to approve budget amendments BA-18-05 thru BA-18-09. Motion was seconded by Councilman Plata and approved unanimously 5-0.

### **4.12 Approval of Work Authorization No. 32 with L&G Engineering related to the Mission Event Center Project**

Work Authorization No. 32 entails professional services for Mission Event Center. This service was for construction materials testing as needed on this project.

Staff and City Manager recommended approval.

Councilman Plata moved to approve the Work Authorization No. 32 with L&G Engineering related to the Mission Event Center Project. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

### **4.13 Authorization for the Purchase of Patio Furniture for the Center for Education and Economic Development facility located at 801 N. Bryan Road, Mission, Texas via state National Joint Powers Alliance (NJPA) from Palmer Hamilton, LLC via authorized vendor Texas Wilson, in an amount not to exceed \$39,257.61.**

Mission EDC was seeking authorization to purchase patio furniture for the Center for Education and Economic Development facility, located at 801 N. Bryan Road, Mission, Texas via the state’s National Joint Powers Alliance (NJPA) Contract #031715-PHL from Palmer Hamilton, LLC via authorized vendor Texas Wilson, in an amount not to exceed \$39,257.61. The patio furniture would be placed on the north side of the CEED facility just outside the Jitterz Coffee Shop.

Staff and City Manager recommended approval.

Councilman Plata moved to authorize the Purchase of Patio Furniture for the Center for Education and Economic Development facility located at 801 N. Bryan Road, Mission, Texas via state National Joint Powers Alliance (NJPA) from Palmer Hamilton, LLC via authorized vendor Texas Wilson, in an amount not to exceed \$39,257.61. Motion was seconded by Mayor Pro Tem Garza and approved unanimously 5-0.

## **5.0 Unfinished Business**

None

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**6.0 Routine Matters**

**6.1 City Manager's Comments**

None

**6.2 Mayor's Comments**

None

**7.0 Adjournment**

At 5:50 p.m., Councilman O'cana moved for adjournment. Motion was seconded by Councilman Plata and approved unanimously 5-0.

ATTEST:

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Anna Carrillo, City Secretary

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Norberto Salinas, Mayor