CITY OF MISSION

CITY COUNCIL REGULAR MEETING

MISSION CITY HALL

JULY 28, 2026 at 4:30 PM

MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Eden Ramirez Jr., City Attorney
Anna Carrillo, City Secretary
Juan Pablo Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager

ABSENT:

ALSO PRESENT:
Brenda Enriquez
Gerardo Rodriguez
Yvonne Ortegon

STAFF PRESENT:
Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Vidal Roman, Finance Director
Xavier Cervantes, Planning Director
Gabriel Ramirez, Planning Department
Ruben Hernandez, Media Relations
Michael Silva, Fire Chief
Teclo Garcia, MEDC CEO
Noemi Munguia, Human Resources Director
Nereyda Peña, Asst. HR Director
Nadia Lopez, Police Officer
Ruben Cano, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:31 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Mayor Pro Tem Ruben Plata led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

City Attorney Eden Ramirez Jr. advised that council members were not required to disclose a conflict of interest regarding agenda items involving funding for the various boards on which they serve.

PRESENTATIONS

1. Proclamation - Mission Hospital Safety Designation – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – Mission Hospital Safety Designation as presented. Motion was seconded by Councilwoman Marissa Gerlach approved unanimously 5-0.

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

Brenda Enriquez, President of the Greater Mission Chamber of Commerce, gave a recap of events that had taken place such as: Ribbon Cutting for Buffalo Wild Wings GO and GMCC hosted this year's Mission Police Summary Youth Academy. Upcoming events were: Round Table Discussion for Premium & Corporate Level – Executive Roundtable on 7/29/26, UTRGV Educational Seminar on AI on 7/29/26, Upper Valley Art League's last day of their Youth Summer Camp would be on 7/29/26, Grand Opening for Elite Nutrition on 7/30/26, Ribbon Cutting and School Supply Giveaway for Monarch Learning Academy, South Texas Health Systems would be hosting a Back to School Block Party on August 1st. Ms. Enriquez announced that they were completely sold out for their signature Buenas Tardes Event. They would also be hosting a Ribbon Cutting for Merle Norman Cosmetics. Nominations were now open for membership awards. They also welcomed five new members this month.

3. Departmental Reports – Terrazas / A. Garcia

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

4. Citizen's Participation on Specific Agenda Items – Garza
None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Coffee with the Mayor on August 6th from 8am-9am, Engine 4 & 5 Push-In Ceremony at 10 am. Lineberger would be hosting a free educational seminar on property taxes at City Hall on August 12th at 5:30 pm

City Council – Councilwoman Jessica Ortega stated that she had attended an event at Bannworth Park yesterday in which two La Joya ISD students donated a duck feeder to the park. She was proud of the youth in the community. Mayor Pro Tem Plata thanked the Mission EDC and its board for their hard work in bringing in a $50 million dollar project. The ribbon cutting was very successful.

Mayor– No comments; however, she did reiterate the comments made by both Councilwoman Ortega and Mayor Pro Tem Plata.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

5. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicant, Victor and Nora Davila, Adoption of Ordinance #5837 – Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family development. The tract of land measured 326 feet along Moorefield Road and had a depth of 668.34 feet for a total of five (5) acres in area. The surrounding zones were Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West. The surrounding land uses were vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West. The subject property had a house and a barn that would be demolished to allow the construction of a single-family subdivision. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers 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 request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicant, Victor and Nora Davila, Adoption of Ordinance #5837. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR BEING LOT 5, MILLER BROS. NURSERY RE-SUBDIVISION, LOCATED ALONG THE EAST SIDE OF MOOREFIELD ROAD APPROXIMATELY 300 FEET SOUTH OF MILE 2 ROAD, FROM (AO-I) AGRICULTURAL OPEN INTERIM DISTRICT TO (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT

6. Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District (“R-3”) to General Business District (“C-3”), being Lot 1, Ango Subdivision, located at 2210 E. 1st Street. Applicant, Gerardo Rodriguez c/o Ango Holdings, Inc., Adoption of Ordinance # 5838 – Cervantes

The applicant was requesting to rezone the subject property from Multi-family Residential District (“R-3”) to General Business District (“C-3”) to convert the existing townhomes into a 34 room hotel project. The property was located along the South side of E. 1st Street approximately 600 feet West of Shary Road. The tract of land had 2.15 acres in area and measured 619.1 feet along 1st Street and measured 151.5 feet in depth. The surrounding zones were Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East. The surrounding land uses included an apartment complex to the East, a private lake to the North and vacant land to the West and South. The property had a fully developed townhomes complex. The Future Land Use Map showed the property designated for general commercial uses. The requested rezoning was in-line with the comprehensive plan designation. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request.

Staff and Co-Interim City Managers recommended approval.

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

Gerardo Ridriguez, represented Ango Holdings, Inc., stated that once the rezoning was approved, they would begin to work on the plans and conditions.

Mayor Pro Tem Plata moved to approve the rezoning request from Multi-family Residential District ("R-3") to General Business District ("C-3"), being Lot 1, Ango Subdivision, located at 2210 E. 1st Street. Applicant, Gerardo Rodriguez c/o Ango Holdings, Inc., Adoption of Ordinance # 5838. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5838

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR BEING LOT 1, ANGO SUBDIVISION, LOCATED AT 2210 E. 1ST STREET, FROM (R-3) MULTI-FAMILY RESIDENTIAL DISTRICT TO (C-3) GENERAL BUSINESS DISTRICT

7. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez, Adoption of Ordinance #5839 - Cervantes

The site was located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park required the approval of a conditional use permit by the City Council. The applicant was leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more. The proposed hours of operation were as follows: Every day from 8:00 a.m. to 12:00 am. Staff: 5 employees in different shifts. Parking: The Mobile Food Park measured 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord had a total of 67 parking spaces available in this area and had submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for a 1-year re-evaluation to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were every day from 8:00 am to 12:00 am; Must comply with the noise ordinance; Acquisition of a business license before occupancy; CUP was not transferable to others.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez, Adoption of Ordinance #5839. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5839

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – TAQUERIA 453 IN AN APPROVED FOOD TRUCK PARK IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, BLOCK 2, SANTA LUCIA DEVELOPMENT SUBDIVISION, LOCATED AT 2509 COLORADO ROAD, STE. 206

8. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC c/o Maria F. Chavez, Adoption of Ordinance # 5840 - Cervantes

The site was located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center required the approval of a conditional use permit by the City Council. The applicant was leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that would be named “Okidokie”. The applicant was proposing to host kid’s birthday parties. The proposed hours of operation were as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m. Staff would be 4 employees, Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for 1 year to evaluate the operations, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were Monday-Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10:00 p.m., Must comply with the noise ordinance, Must obtain a business license prior to occupancy, Maximum occupancy was 75 people, Must have security cameras inside and outside with a minimum 30-day retention, CUP was not transferable to others.

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

There were no comments.

Mayor Pro Tem Plata asked why it was only being approved for one year since they had already made such a large investment, and they were not going to be selling alcohol.

Mr. Xavier Cervantes, Director of Planning, stated that they had come up with a standard plan to approve a one year permit the first year, 2 year permit at the 1st renewal, 3 year permit at the 2nd renewal and then life of use.

Mayor Pro Tem Plata stated that he would like to change this to a 2 year permit.
Mayor Pro Tem Plata moved to approve a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC c/o Maria F. Chavez, Adoption of Ordinance # 5840 for a two year period. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5840

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – OKIDOKIE PLAYROOM, LLC IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, TREME SUBDIVISION, LOCATED AT 2210 E. INTERSTATE HIGHWAY 2, SUITES F & G

Councilwoman Marissa Gerlach stepped out of the meeting at 4:56 p.m.

9. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – The Milpita 956 in a (C-3) General Business District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Applicant: Lumare Investments, LLC, c/o Lucero M. Rendon, Adoption of Ordinance #5841 - Cervantes

The subject site was located at the Northwest corner of E. 6th Street and Shary Road. Per the Code of Ordinance, a mobile food unit required the approval of a Conditional Use Permit by the City Council. The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant had obtained written permission from Still Tap to utilize the restrooms for their staff and customers. Access to the site was off of E. 6th Street, through an existing 24' driveway. The parking area was held in common, and there is a total of 58 parking spaces. The proposed location followed the city's minimum distance requirements between mobile food units. The nearest mobile food unit was located in a food truck park at 2509 Colorado Road and was 1.1 miles away. Staff: 2 employees; Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1 year approval to continue to assess this new operation, Must comply with all City Codes (Building, Fire, Health, etc.), Must comply with noise ordinance, Acquire a business license prior to occupancy, CUP was not transferable to others, Hours of Operation to be as followed: Monday – Saturday from 5:00 p.m. to 10:00 p.m. Restrooms must be accessible to the employees and patrons at all times

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a Mobile Food Unit – The Milpita 956 in a (C-3) General Business District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Applicant: Lumare Investments, LLC, c/o Lucero M. Rendon, Adoption of Ordinance #5841. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5841

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – THE MILPITA 956 IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, ESDRAS VEGA SUBDIVISION, LOCATED AT 600 N. SHARY ROAD

Councilwoman Gerlach re-joined the meeting at 4:58 p.m.

10. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lakeview Coffee in an (AO-I) Agricultural Open Interim District, being a 1.68 acre tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 W. Mile 2 Road, Applicant: Azucena Bastida, Adoption of Ordinance #5842 - Cervantes

The subject site was located at the Southwest corner of West Mile 2 and Compton Road. Per the Code of Ordinance, a mobile food unit required the approval of a Conditional Use Permit by the City Council. The applicant currently had a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site. The proposed location followed the city's minimum distance requirements between mobile food units. The nearest mobile food unit was located at 208 E. Griffin Parkway (HEB) and was 1.1 miles away. Staff: 3 employees; Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request was approved, the applicant would be adding 5 additional parking spaces to comply with the parking requirements. Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1-year approval to continue to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.) Restrooms must be accessible to the employees and patrons at all times; Must provide a minimum of 5 parking spaces at all times; Acquire a business license prior to occupancy; CUP was not transferable to others; Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m.; Maximum occupancy was 30 based on 10 parking spaces provided

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a Mobile Food Unit – Lakeview Coffee in an (AO-I) Agricultural Open Interim District, being a 1.68 acre tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 W. Mile 2 Road, Applicant: Azucena Bastida, Adoption of Ordinance #5842. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – LAKEVIEW COFFEE IN AN (AO-I) AGRICULTURAL OPEN INTERIM DISTRICT, BEING A 1.68 ACRE TRACT OF LAND, OUT OF LOT 28-5, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED AT 305 W. MILE 2 ROAD

11. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy, Adoption of Ordinance #5843 - Cervantes

The subject site was located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road. Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant was requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding was solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently had 167 students and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which would allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off would be located along the east side of the building. The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm; Staff: 4 teachers; Parking: The educational component of the church would operate during the non-church hours and utilize the existing 239 parking spaces on-site. The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure at this location. The applicant was currently leasing the facility from the Luz para las Naciones Church. The current plan was to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (43) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1-year permit to continue to assess this conditional use permit; Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); CUP was not transferable to others; Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer

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

There were no comments.

Mr. Cervantes stated that as discussed in the workshop, this would be a two year permit with no further renewals.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy, Adoption of Ordinance #5843 for two years with no further renewals. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5843

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL TO KEEP THREE (3) PORTABLE BUILDINGS IN A (P) PUBLIC ZONING DISTRICT, BEING LOT 1, NIDO DE AGUILA SUBDIVISION, LOCATED AT 915 W. EXPRESSWAY 83

12. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Roberto Gonzalez, Adoption of Ordinance #5844 - Cervantes

The site was located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units required the approval of a conditional use permit by the City Council. The applicant had established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant had constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. The proposed days and hours of operation were as followed: Every day from 10:00 am to 12:00 am.; Staff: 1 employee; Parking: The site had 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property was located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of Use with the understanding the permit can be revoked for noncompliance; Must comply with all City Codes (Building, Fire, Health, etc.),Hours of operation are Every day from 10:00 am to 12:00 am; Must comply with the noise ordinance; CUP was not transferable to others

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Roberto Gonzalez, Adoption of Ordinance #5844. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5844

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A MOBILE FOOD PARK – 307 FOOD PARK IN A (C-4) HEAVY COMMERICAL DISTRICT, BEING THE WEST ½ OF LOTS 7 & 8, BLOCK 176, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 307 W. TOM LANDRY STREET

13. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs in a (C-2) Neighborhood Commercial District, being Lot 1, Madrigal Subdivision, located at 208 N. Inspiration Road. Applicant: Federico Garcia, Adoption of Ordinance #5845 - Cervantes

The site was located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit required the approval of a conditional use permit by the City Council. The applicant proposed to renew the conditional use permit of the mobile food unit to sell their products. The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation. The hours of operation were as followed: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.; Staff: 2 employees; Parking: The site had 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.; Must comply with the noise ordinance

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs in a (C-2) Neighborhood Commercial District, being Lot 1, Madrigal Subdivision, located at 208 N. Inspiration Road. Applicant: Federico Garcia, Adoption of Ordinance #5845. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5845

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A MOBILE FOOD UNIT - FIESTA HOT DOGS IN A (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT, BEING LOT 1, MADRIGAL SUBDIVISION, LOCATED AT 208 N. INSPIRATION ROAD

14. Conduct a public hearing and consideration and possible action on matters related to the adoption of Ordinance # 5846 amending the City of Mission Code of Ordinances Chapter 98- Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission – Cervantes

The city had a policy to require access easement during the processing of commercial subdivision plats but the requirement was not in an ordinance.To avoid possible challenges from developers on having to show access easements along the perimeters of their plats, staff is recommending the adoption of the ordinance amendment.

Staff and Co-Interim City Managers 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 adoption of Ordinance # 5846 amending the City of Mission Code of Ordinances Chapter 98- Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5846

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE III – MINIMUM REQUIREMENT FOR STANDARDS AND SPECIFICATIONS, SECTION 98-134 – STREETS BY ADDING SUBSECTIONS (S) AND (T) RELATING TO ACCESS EASEMENTS AND ACCESS ALIGNMENT; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

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

15. Approval of Minutes – Carrillo

Regular Meeting – July 14, 2026
Special Meeting – July 16, 2026
Special Meeting – July 21, 2026

16. Acknowledge Receipt of Minutes – Terrazas / A. Garcia

Building Board of Adjustments – February 23, April 27, May 18, 2026
Audit Committee – May 27, 2026
Mission Redevelopment Authority – May 19, 2026
Mission Tax Increment Reinvestment Zone – May 19,2026
Mission Tax Increment Reinvestment Zone #1 – May 20, 2026
Mission Economic Development Corporation – May 28, 2026

17. Discussion and possible action on matters related to approval of Resolution #2073 approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Natgasoline LLC; and matters related thereto. – T. Garcia

Lee McCormick, President of Community Development Associates, had facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Natgasoline LLC, under the assistance of MEDC's Private Activity Bond program. Attached was a staff report and the proposed resolution. Mr. McCormick woulld be available to answer any questions City Council members may have.

RESOLUTION NO. 2073

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF NATGASOLNE LLC; AND MATTERS RELATED THERETO

18. Consideration and action related to matters regarding approval of an Interlocal Agreement with Agua Special Utility District on the request to utilize the City's long range excavator – Terrazas

Agua Special Utility District had requested to utilize the City's long-range excavator to conduct maintenance operations at their facility for approximately two weeks. The excavator was to be operated by a designated City of Mission employee. Total cost of the rental of the excavator and use of City of Mission employee was $10,000.00.

19. Discussion and possible action on matters related to the authorization to submit a grant application to Firehouse Subs Public Safety Foundation in the amount of $30,000 with no match – Elizalde

The Mission Fire Department's Fire Prevention Division was seeking authorization for the submission of a grant application to Firehouse Subs Public Safety Foundation. The grant would support its community safety training initiatives by allowing the Fire Prevention Division to expand its program with the purchase of a digital fire extinguisher training system, which would be used to educate school aged children of fire safety initiatives. The total grant request was in the amount of $30,000 and did not have a match requirement.

20. Discussion and possible action on matters related to the approval and adoption of CDBG Citizens Participation Plan Amendments – Elizalde

The Citizens Advisory Committee met on July 1, 2026 and approved recommendations to amend the CDBG Citizens Participation Plan (CPP). The proposed amendments update the City of Mission CPP to reflect current U.S. Department of Housing and Urban Development (HUD) regulations and guidance, modernize public participation procedures, strengthen accessibility requirements, clarify amendment and administrative processes, and improve program administration while maintaining transparency and meaningful citizen participation.

The proposed amendments were advertised and made available for the required fifteen (15) day public comment period in accordance with the City's Citizen Participation Plan. A public hearing was conducted by the Citizens Advisory Committee (CAC) on June 19, 2026, and no public comments were received. Adoption of the amended Citizen Participation Plan will ensure the City remains in compliance with HUD citizen participation requirements and current program administration practices.

21. Authorization to submit a grant application to the Texas Department of Transportation for the STEP – Impaired Driving Mobilization 2027 Grant in the amount of $40,000 with a 15% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs – Torres

The Mission Police Department was seeking authorization to apply for the STEP – Impaired Driving Mobilization 2027 grant. This grant was crucial for the city of Mission as it allowed the opportunity to have more officers on the road during peak holidays (Spring Break, Christmas, New Years, Labor Day, and Independence Day). This grant allowed the Mission Police Department to increase patrols and enforcement (targeting impaired driving), which helped reduce roadway deaths and number of road accidents in the City of Mission. The grant was a year-round grant, split into mobilization periods per peak holiday. The grant period would be from 12/10/2026 to 09/04/2027. The grant application due date was upcoming in October 2026. We kindly request your authorization to proceed with the application process for this grant, as it aligned with our shared goal of promoting a safer environment for the residents and visitors of our city. The grant was a year-round grant, split into mobilization periods per peak holiday (Spring Break, Christmas, New Years, Labor Day, and Independence Day). The total grant request was for $40,000. The grant required a 15% in-kind match, which was accepted by TXDOT through fringe benefits and administrative costs.

22. Authorization to enter a Memorandum of Understanding between the City of Mission Police Department and the La Joya ISD Police Department, for the purpose of law enforcement cooperation, at no cost to the city – Torres

The Mission Police Department was requesting approval of a Memorandum of Understanding between the City of Mission Police Department and La Joya ISD Police Department to establish procedures for communication, coordination, mutual aid, and law enforcement cooperation within areas of overlapping jurisdiction, as required by Texas Education Code Section 37.081. The agreement enhanced public safety, emergency response, and information sharing between both agencies. There were no costs associated with this agreement.

No action would be taken on item 18. It would be reviewed at a later time.

Mayor Pro Tem Plata moved to approve all consent agenda items 15 thru 17 and 19 thru 22 as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

23. Discussion and possible action on matters related to an application for a Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

Section 98-16 of the Subdivision Ordinance allowed the granting of homestead exemption variances to assist property owners to save on engineering fees by not requiring the subdivision process for properties not properly subdivided. This site was located along the East side of Adams Avenue, with the rear abutting Lee Street both being paved and equipped with curb & gutter for drainage, approximately 120 feet South of Blake Street. The land was currently vacant and zoned as R-1 Single Family Residential. No additional ROW would be required per Homestead Exemption Variance. The property was an irregular lot measuring 40 feet by 250 feet (more or less) being .275 acres or 12,000 square feet exceeding the minimum square footage of 5,000 square feet, however not meeting the minimum lot frontage of 50 feet.

For properties less than 50 feet in width the Code of Ordinances, Appendix A – Zoning, Article XIII – Exemptions and Modifications, 3. Side Setbacks, (e) states that the required side yard may be reduced to ten percent of the width of the lot, provided that no side yard shall be less than 3½ feet. The applicant was proposing side setbacks of 3.5 feet. The owner proposes to build his home on the lot as his primary residence. There is an existing 6" water main on Adams Avenue and Lee Street where the owner can connect to also there was an 8" sanitary sewer main line that can be found on Lee Street to service the site. The applicant was requesting a waiver of the park ($675) and sewer capital recovery ($200) fee. As per Ordinance No. 5482, the water rights conveyance fee would not be applicable to this submittal. The site was equipped and accessible to all other utilities including street lighting (120'), and a fire hydrant (140'). Section 98-16 of the Code of Ordinances required the construction of the single-family dwelling to be completed within one year of the approval.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve an application for a Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision located at 1040 Adams Avenue. Applicant: Jesus Alvarez. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

24. Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Sommercrest Oaks Estates (a private subdivision), being a 9.851-acre tract out of the South 12 acres out of the East 26.49 acres of Lot 296, John H. Shary Subdivision. Developer: RGV Villa Development, LLC, Engineer: BIG Engineering, Inc. – Cervantes

The property was located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road. This development would consist of a 28-large lot single-family residential development with one lot dedicated to storm detention. The average proposed lot would measure 65 feet in width by 130 feet in depth,16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone. Water and sewer services would be provided by the City. There was a total of 2 fire hydrants via direction of the Fire Marshall. The internal public streets were 32 feet back-to-back within 50 feet right-of-way. This subdivision was only accessible from Taylor Road being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which would route storm water to the proposed detention pond. The City's Engineering department had reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees ($200xlot), Park Fees ($675xlot), Conveyance or Payment of Water Rights ($3000xac.), and all other format findings would be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat.

Staff and Co-Interim City Managers recommended approval subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. In addition, the developer must pay escrows for 20 feet of asphalt and a 5 -foot sidewalk along Taylor Road.

Mayor Pro Tem Plata moved to approve a Plat Approval Subject to Conditions for the proposed Sommercrest Oaks Estates (a private subdivision), being a 9.851-acre tract out of the South 12 acres out of the East 26.49 acres of Lot 296, John H. Shary Subdivision. Developer: RGV Villa Development, LLC, Engineer: BIG Engineering, Inc.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

25. Acceptance of Quarterly Report of Investments for the Quarter ending June 30, 2026, 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 June 30, 2026. The total withdrawals for the period were $5,992,233.72 leaving a total of $20,799,067.63 in investments for the quarter ending June 30, 2026. The total interest earned on all funds for the quarter was $302,987.65 which consisted of $210,615.43 in investments and $92,372.22 on Demand deposits.

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 Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to accept the Quarterly Report of Investments for the Quarter ending June 30, 2026, including interest earned. Motion was seconded by Councilman Vela and approved unanimously 5-0.

26. Presentation of 2026 Budget to Actual Report for quarter ending June 2026 – Roman

Quarter ending June 2026 Budget to Actual Report.

Presentation only. No action taken.

27. Discussion and possible action on matters related to presentation of unaudited Financial Statements for the month of June 2026 – Roman

Unaudited Financial Statements for month of June 2026.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega inquired on matters related to the Mission Event Center. She stated that Ms. Aida Lerma had organized a presentation, and she would like to have her present it at one of the budget workshops.

Mayor Pro Tem Plata moved to approve the presentation of unaudited Financial Statements for the month of June 2026. Motion was seconded by Councilman Vela and approved unanimously 5-0.

28. Consideration and action to approve the utilization of 2021 Certificates of Obligation Bond proceeds for emergency wastewater treatment plant repairs, approve any necessary budget amendment, and authorize payment of related expenditures – Roman

On July 14, 2026, City Council ratified the emergency procurement of services related to repairs at the City's Wastewater Treatment Plant. Staff was requesting authorization to utilize 2021 Certificates of Obligation Bond proceeds for utility system improvements to fund the emergency repairs in the amount of $634,440.00.

The invoice remains unpaid and was an eligible use of the 2021 CO bond proceeds. Staff further requested approval of any necessary budget amendment and authorization for payment of the related expenditures.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the utilization of 2021 Certificates of Obligation Bond proceeds for emergency wastewater treatment plant repairs, approve any necessary budget amendment, and authorize payment of related expenditures. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

29. Discussion and possible action on matters related to the approval of Resolution No. 2074 authorizing the approval for FY26-27 CDBG Final Annual Action Plan and appointing Co-City Manager as the Authorized Representative to execute subrecipient agreements – Elizalde

The U.S. Department of Housing and Urban Development (HUD) required local jurisdictions to prepare and submit an Annual Action Plan (AAP) in order to receive federal funds through the Community Development Block Grant Program (CDBG). The AAP described the activities that would be undertaken with CDBG funds in furtherance of the objectives set forth in the Five-Year Consolidated Plan and Strategy (CPS) 2023-2027. On April 29, 2026, the DRAFT of the AAP was available at the Community Development Office and the City’s official website. As required by HUD, public hearings were held by City Council on June 23, 2026 and Citizen's Advisory Committee (CAC) on July 1, 2026 to solicit input on CAC's proposed funding recommendations for public service agencies and city departments for the AAP. Comments on the proposed AAP were solicited during the mandated minimum 30-day comment period. During the scheduled public hearings, no comments were received. The thirty-day comment period ended on July 7, 2026. The CAC made its funding recommendations utilizing the City's FY26-27 CDBG Allocation of $889,523.00 with additional program income generated by the HAP of $102,637.67 and FY25/26 reprogrammed income of $751.38 for a grand total of $999,912.05 available.

<u>Options</u>

A. City Council may approve the CAC recommended funding allocations as presented; or
B. City Council may modify the recommendations and approve any revision(s).

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega inquired as to the funds being allocated to PD. She asked if that was all that they had requested in funding.

Mr. Elizalde stated that the request was sent to all departments across the board, and the Police Department had submitted a request of $10,000.

Councilman Vela moved to approve Resolution No. <u>2074</u> authorizing the approval for FY26-27 CDBG Final Annual Action Plan and appointing Co-City Manager as the Authorized Representative to execute subrecipient agreements. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. <u>2074</u>

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, APPROVING THE FISCAL YEAR 2026-2027 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AUTHORIZING THE CITY MANAGER TO SUBMIT THE PLAN AND REQUIRED CERTIFICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

30. Discussion and possible action on matters related to the rejection of all proposals received in response to RFP 26-411-05-14 for Municipal Aggregated Electrical Supply and Electric Related Services an authorization to re-solicit the RFP– Elizalde.

City Council previously authorized staff to solicit proposals for Municipal Aggregated Electrical Supply and Electric Related Services under RFP 26-411-05-14. Three (3) proposals were received; however, two (2) were determined to be non-responsive due to incomplete submissions, leaving only one (1) responsive proposal for evaluation. To promote greater competition and ensure the best overall value for the City, staff recommended rejecting all proposals and re-soliciting the RFP. Re-solicitation was expected to encourage broader participation from qualified providers and allow for a more competitive evaluation of services

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to reject all proposals received in response to RFP 26-411-05-14 for Municipal Aggregated Electrical Supply and Electric Related Services an authorized to re-solicit the RFP. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

31. Discussion and possible action regarding authorization to award contracts resulting from Request for Proposals (RFP) No. 26-506-07-20 Employee Benefit Plans Employee

Benefit Plans for Third Party Administrator/Network (TPA), Pharmacy Benefit Management (PBM), International Sourcing of FDA Approved Prescription Drugs, Stop Loss Insurance, and Voluntary Dental Insurance – Munguia

On June 23, 2026, City Council authorized staff to solicit proposals through Request for Proposals (RFP) No. 26-506-07-20 Employee Benefit Plans for Third Party Administrator/Network (TPA), Pharmacy Benefit Management (PBM), International Sourcing of FDA Approved Prescription Drugs, Stop Loss Insurance, and Voluntary Dental Insurance.

The City received a total of nine (9) proposals in response to RFP No. 26-506-07-20. Following an initial review for compliance with the requirements established in the solicitation documents, four (4) proposals were determined to be non-responsive and were removed from further consideration. The remaining responsive proposals were evaluated in accordance with the evaluation criteria identified in the RFP by the designated evaluation committee.

Based on the evaluation results, staff recommended awarding contracts to the firms identified below as providing the best value and being the most advantageous to the City of Mission, pursuant to Texas Local Government Code §252.043:

Recommended Awards Effective October 1, 2026:

Third Party Administrator/Network (TPA) – Curative
Pharmacy Benefit Management (PBM) – Curative
International Sourcing of FDA Approved Prescription Drugs – reject
Stop Loss Insurance– Curative
Voluntary Dental Insurance – UMR/United Health Care

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega asked if these were new vendors.

Councilwoman Gerlach asked if Curative had submitted references with their bid response.

Mayor Garza stated that this item would be discussed in Executive Session.

After discussion in executive session, Mayor Pro Tem Ruben Plata moved to approve as per staff recommendation related to awarding contracts for Employee Benefit Plans for Third Party Administrator/Network (TPA), Pharmacy Benefit Management (PBM), International Sourcing of FDA Approved Prescription Drugs, Stop Loss Insurance, and Voluntary Dental Insurance. Motion was seconded by Councilman Vela and approved by Councilman Vela and approved unanimously 5-0.

32. Presentation of proposed Preliminary Budget for the Fiscal Year 2026-2027 – A. Garcia

As per City Charter, the City Manager, between sixty (60) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget, in which the budget shall provide a complete financial plan for the fiscal year. Presented was the proposed Budget with City Manager recommendations.

Presentation only. No action Taken

33. Consideration and action on matters related to setting the Public Hearing for the FY 2026-27 Annual Budget on September 8, 2026 – A. Garcia

City Manager was requesting to set the Public Hearing on FY 2026-27 Annual Budget on Tuesday, September 8, 2026 as required by City Charter.

Section 9.06 – Notice of public hearing on budget. At the meeting of the City Council at which the budget was being submitted, the City Council shall fix the time and place of a public hearing on the budget and shall cause to be published in newspaper of general circulation within the City of Mission, a notice of the hearing setting forth the time and place thereof at least ten (10) days before the date of such hearing. The public hearing was to give interested parties the opportunity to be heard.

The public hearing date, time and location would be published in the local newspaper.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to set the Public Hearing for the FY 2026-27 Annual Budget on September 8, 2026. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

UNFINISHED BUSINESS

None

At 5:32 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

EXECUTIVE SESSION

At 6:07 p.m., Mayor Pro Tem Plata moved to reconvene. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

At this time, the City Council resumed consideration of Agenda Item No. 31

1. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development Negotiations) related to 380 Grant Agreement by and between the City of Mission and Black and Decker, (U.S.) Inc.

2. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.

3. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.

4. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.

5. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.

6. Discussion regarding complaints, grievances, allegations, administrative investigations, workplace conduct matters, and related personnel or employment issues involving City officers or employees pursuant to Texas Government Code §§ 551.071 and 551.074.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Consideration and action if any, regarding the 380 Grant Agreement by and between the City of Mission and Black and Decker, (U.S.) Inc.

Mayor Pro Tem Plata moved to approve the 380 Grant Agreement with Black and Decker, (U.S.) Inc as discussed in Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ADJOURNMENT

At 6:09 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

____
Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary