



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Tim Brown
Dr. Cris Valdez
Dr. Elaine Howard
Luis Rodriguez
Ivan Melendez
Esther Salinas
Joseph Ramientos
Ms. Mellie Becho
Valeria Garza
Kathleen Avila
Cesar Guerra
Magaly Rocha

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
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Teclo Garcia, MEDC CEO
Noemi Munguia, Human Resources Director
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Brad Bentsen, Parks & Recreation Director
Michael Fernuik, Golf Course Director
Jesse Mares, Facilities Supervisor
Rick Venecia, Boys & Girls Club
Judith E. Garcia, Deputy Media Relations Dir.
Candace Rodriguez, Comm. & Public Rel. Manager

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:30 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Joseph Ramientos led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Ruben Plata had one on file for Executive Session Item 4.

PRESENTATIONS

1. Recognition of Mission CISD, Sharyland ISD and Covenant Christian Academy top donating classes for the City's Christmas Toy Drive – Tijerina

Amy Tijerina, Community Events Director, recognized Mission CISD, Sharyland ISD and Covenant Christian Academy for their efforts in donating toys for the City of Mission's Christmas Toy Drive. Due to their hard work, and generosity, they were able to spread joy to over 250 families this year. Mission CISD donated 1,200 divided between the Mission Police Department and the Fire Department. Sharyland ISD also donated a large number of toys to be given out. The city was extremely appreciative of their hard work and initiative.

2. Presentation of Parks & Recreation TAAF Athletes – Bentsen

Brad Bentsen, Parks & Recreation Director, recognized two of Mission's Parks and Recreation TAAF Athletes. Both of these athletes were competed in the Texas Games as swimmers. Mr. Oscar Azcarate, was recognized by the Texas Amateur Athletic Federation as the 2025 Male Athlete of the Year. He won a total of 4 first place medals and one silver medal in his events. Valeria Garza, was also recognized by the Texas Amateur Athletic Federation as: 2025 Female Athlete of the Year for Mission, Region II Athlete of the Year, and 2025 TAAF Female Athlete of the Year. She won 4 first place medals and two second place medals in her division.

3. November 2025 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Homar J. Salinas, Fire Captain, as the Employee of the Month for November. Mr. Salinas was nominated by Deputy Fire Chief Randy Cruz and Fire Chief Michael Silva. Mr. Salinas had been a great leader and mentor throughout his tenure. He was an advocate for proper training and adequate equipment and made sure that everything remained up to par to provide the best service possible to our community. Homar hoped to impact many more firefighters and provide them with guidance and knowledge to succeed.

4. December 2025 Employee of the Month – Munguia

Noemi Munguia stated that the December Employee of the Month could not be present at the meeting.

5. Proclamation - Texas Citrus Fiesta "Citrus of the South" – Tijerina

Mayor Pro Tem Plata moved to approve the Proclamation – Texas Citrus Fiesta "Citrus of the South" as presented. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

6. Recognition of Fire Department Personnel – Silva

Michael Silva, Fire Chief, invited Kathleen Avila, Cesar Guerra and Magaly Rocha of Mission Regional Medical Center to recognize fire personnel with a proclamation and award. Ms. Avila stated that they were very proud of this crew, who with their swift actions, were able to save a life on 08/25/2025 when they aided an unresponsive 68-year-old patient. Mission Regional Medical Center commended Firefighter/Paramedic Jose Trevino, Firefighter/Paramedic Jaime Gonzalez, Firefighter/Paramedic Gavino Pena, and Firefighter/AEMT Liana Rios for their professionalism, quick response, and dedication to saving lives.

7. Quarterly Report by Ambulance Board on EMS - Tim Brown

Tim Brown, Ambulance Board Chairman, gave an update on the operations of the City of Mission's EMS. The EMS division was still operating smoothly and consistently averaging over 500 call outs. The average response time remained lower than most entities. The majority of transports were still being directed to Mission Regional Medical Center. All other transports were being taken to surrounding facilities in the area. There was one ambulance that was down for service in the month of July so they had lower numbers than the previous quarter.

That ambulance was now back in service. There was an average of \$521 being collected from each call for service. There had also been an additional unit, Medic 5, added to the fleet which now made it easier to have a maintenance schedule for all units. Medic 6 was in the possession of the Mission Fire Department and was pending licensing in order to be put into service.

8. Boys and Girls Club Quarterly Report – Venecia

Rick Venecia, Boys & Girls Club Director, gave an update on the operations of the club. This was the first report since the transition occurred for the club. They had just begun registration for their after-school program. The football and volleyball season had come to an end with a total of 600 kids enrolled in the programs. There would be an upcoming golf tournament fundraiser in May benefiting the club. They had been working on applying for various grants to assist with reducing membership costs. The ultimate goal was to provide as many services as possible free of charge for members. They would soon begin to work on the Ramon Rosales Jr. Dream Project.

9. Report from Mission Economic Development Corporation - Teclo Garcia

Candace Rodriguez, Communications and Public Relations Manager, gave an update on the current operations of the EDC. The Ruby Red Ventures Build Mission Fund program has come to an end. There were a total of 42 applicants and a total of \$225K was distributed among 15 businesses. The 2025 Annual Report had been published and issued. Mr. Teclo Garcia was named an honorary representative of the state of San Luis Potosi. The EDC hosted a Business over Breakfast that was real estate focused. They had participated in the Ribbon Cutting for the Sharyland Business Park.

10. 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.

11. Citizen's Participation on Specific Agenda Items – Garza

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Ground Breaking for La Cuchilla Drainage Project on Thursday, January 15, 2026 at 10 a.m. Ground Breaking for Taylor Road Project Phase II on Tuesday, January 20, 2026

City Council – No Comments

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

12. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Duplex-Fourplex Residential District (“R-2”), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna, Adoption of Ordinance #5753 - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Duplex-Fourplex Residential District (“R-2”) to develop a duplex or a triplex at

the site. The lot of record had 7,500 square feet in area and measured 50 feet along Nicholson Avenue with a depth of 150 feet. The surrounding zoning was Single-family Residential (R-1) in all directions with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential (R-2). The surrounding land uses included single-family homes to the North and West and triplex multifamily development to the South and East. At the NE corner of 4th and Nicholson there was an 8-unit apartment complex. Comprehensive rezoning of this neighborhood took place back in 2006 that made the triplexes and the apartment complex a legal non-conforming use. The subject property had a single-family home. The Future Land Use Map showed the property designated for low density residential uses. The requested rezoning was not in line with the comprehensive plan. Notices were mailed to 24 surrounding property owners. Planning staff had not received any 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 Single-family Residential District (“R-1”) to Duplex-Fourplex Residential District (“R-2”), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna, Adoption of Ordinance #5753. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5753

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING LOT 8, BLOCK 71, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT 405 N. NICHOLSON AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL)

13. Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – Taqueria Oviedo 2 in a property zoned (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame, Adoption of Ordinance #5754 - Cervantes

The subject site was located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83. Per the Code of Ordinance, Drive-Thru Service Windows required the approval of a Conditional Use Permit by the City Council. There was an existing 20' x 40' (800 sq. ft.) Taqueria Oviedo 2 Restaurant at the site. The applicant was proposing a drive-thru service window to take care of the customers. Access to the site was provided off N. Inspiration Road with a 30' driveway. The proposed service window would be located approximately 40' from the first parking stall in front of the building, which provides stacking for approximately two vehicles. The proposed days and hours of operation were Monday–Sunday from 11:00 am to 12:00 am. Staff: 7 employees; Parking: the 800 sq. ft. suite required 5 parking spaces. It was noted that the parking area was held in common (14 existing parking spaces) and is shared with other businesses. The last conditional use permit approved for the drive-thru service window for this location was on January 13, 2021, for a period of 1 year. Since then, the Bakery at the North end of the plaza had no longer used the drive-thru window. The Planning staff had not received any objections to the request from the surrounding property owners. Staff

mailed out (8) 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 was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 2 years with the understanding that the permit can be revoked due to noncompliance. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.). CUP was not transferable to others. Hours of operation to be as followed: Monday – Sunday from 11:00 am to 12:00 am. The plaza owner would be required to seal off an existing drive-thru service window on the North side of the building prior to the issuance of a building permit for the requested window.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit for a Drive-Thru Service Window – Taqueria Oviedo 2 in a property zoned (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame, Adoption of Ordinance #5754. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5754

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW – TAQUERIA OVIEDO 2 IN A PROPERTY ZONED (C-3) GENERAL BUSINESS COMMERCIAL DISTRICT, BEING LOT 1, RIVALSEBAS SUBDIVISION, LOCATED AT 708 N. INSPIRATION ROAD, SUITE 3

14. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lu’s Coffee Shop in a property zoned General Business District (“C-3”), being a 0.343 gross acre tract of land, out of Lot 1, of the Re-subdivision of the Mission Nursing Home Subdivision, located at 1001 S. Bryan Road. Applicant: Nallely Cerda-Davila, Adoption of Ordinance #5755 - Cervantes

The applicant was requesting a conditional use permit to operate a mobile food unit at the site located along the East side of S. Bryan Road approximately 1,300 feet South of US Expressway 83. The applicant was leasing a green space from the owners of the Missionville Plaza. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The proposed location follows the city’s minimum distance requirements between mobile food units. The nearest mobile food unit was at 801 N. Bryan which was 1.2 miles away. The proposed hour of operation was Every day from 7:00 a.m. to 6:00 p.m. The business owner of Suite C (Skin Room) had granted access to the business restrooms for the employees and customers. Staff: 3 employees; Parking: There was a total of 18 parking spaces available that would be shared among the plaza businesses. The Planning staff had not received any objections to the request from the surrounding property owners. Notices were mailed to four (4) surrounding property owners.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for one year to re-evaluate this new operation. Must comply with all City codes (Building, Fire, Health, and Sign, etc.); Restrooms must be accessible to the employees and patrons at all times. Acquisition of a business license was required prior to any coffee sales. Hours of operation was Every day from 7:00 a.m. to 6:00 p.m. The conditional use permit was not transferable to others.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit to allow a Mobile Food Unit – Lu’s Coffee Shop in a property zoned General Business District (“C-3”), being a 0.343 gross acre tract of land, out of Lot 1, of the Re-subdivision of the Mission Nursing Home Subdivision, located at 1001 S. Bryan Road. Applicant: Nallely Cerda-Davila, Adoption of Ordinance #5755. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5755

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – LU’S COFFEE SHOP IN A PROPERTY ZONED (C-3) GENERAL BUSINESS COMMERCIAL DISTRICT, BEING A 0.343 GROSS ACRE TRACT OF LAND, OUT OF LOT 1, OF THE RE-SUBDIVISION OF THE MISSION NURSING HOME SUBDIVISION, LOCATED AT 1001 S. BRYAN ROAD

15. Conduct a public hearing and consideration of a Conditional Use Permit for the Texas Citrus Fiesta Fun Fair with the Sale & On-Site Consumption of Alcoholic Beverages in a property zoned (PUD) Planned Unit Development, being 67.223 acres out of Porcion 52; located at 1801 S. Inspiration Road; Applicant: Virginia Passamentt, Adoption of Ordinance #5756 – Cervantes

The site was located at 1801 S. Inspiration Road. Texas Citrus Fiesta organizers would be having their annual Fun Fair event on January 30 & 31, 2026, and would like to sell alcoholic beverages during the event. The fun fair would be located at the Bentsen Community Park, including (45) various vendors, (20) mobile food units, and carnival rides. Setup would begin on Thursday, January 29th, at 8:00 a.m. Hours of Operation: Friday from 5:30 p.m. to 12:00 a.m. & Saturday from 2:00 p.m. to 10:00 p.m. Parking for this event would be provided at Bentsen Park, with additional overflow parking available on the north and south sides of the park. Overnight security would be provided starting Thursday. The Zoning code required the Fun Fair and the Sale & On-Site consumption of alcohol to be a minimum of 300 feet separation from residentially used property from lot line to lot line. There were several residential properties within this radius; thus, a waiver of the separation requirement needs consideration. Ch. 10 – Amusements and Entertainment: Security would be evident as in past events via Mission PD officers (as hired by TCF). Restrooms would be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – would need to be complied with.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Waiver of the 300 feet separation; comply with Health & Fire Codes; and meet Noise, Amusement, and Entertainment codes, comply with the TABC regulations

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 Conditional Use Permit for the Texas Citrus Fiesta Fun Fair with the Sale & On-Site Consumption of Alcoholic Beverages in a property zoned (PUD) Planned Unit Development, being 67.223 acres out of Porcion 52; located at 1801 S. Inspiration Road; Applicant: Virginia Passamentt, Adoption of Ordinance #5756. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5756

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – LU'S COFFEE SHOP IN A PROPERTY ZONED (C-3) GENERAL BUSINESS COMMERCIAL DISTRICT, BEING A 0.343 GROSS ACRE TRACT OF LAND, OUT OF LOT 1, OF THE RE-SUBDIVISION OF THE MISSION NURSING HOME SUBDIVISION, LOCATED AT 1001 S. BRYAN ROAD

16. Conduct a public hearing and consideration of a Conditional Use Permit for the Complimentary Offering of Alcoholic Beverages for Social and/or Cultural Events in a property zoned (R-2) Duplex-Fourplex Residential District, being Lot 1, Mission Library Subdivision, located at 921 E. 12th Street, Applicant: Upper Valley Art League, c/o Robert Codina, Adoption of Ordinance #5757 – Cervantes

The site was located at 1801 S. Inspiration Road. Texas Citrus Fiesta organizers would be having their annual Fun Fair event on January 30 & 31, 2026, and would like to sell alcoholic beverages during the event. The fun fair would be located at the Bentsen Community Park, including (45) various vendors, (20) mobile food units, and carnival rides. Setup would begin on Thursday, January 29th, at 8:00 a.m. Hours of Operation: Friday from 5:30 p.m. to 12:00 a.m. & Saturday from 2:00 p.m. to 10:00 p.m. Parking for this event would be provided at Bentsen Park, with additional overflow parking available on the north and south sides of the park. Overnight security would be provided starting Thursday. The Zoning code required the Fun Fair and the Sale & On-Site consumption of alcohol to be a minimum of 300 feet separation from residentially used property from lot line to lot line. There were several residential properties within this radius; thus, a waiver of the separation requirement needs consideration. Ch. 10 – Amusements and Entertainment: Security would be evident as in past events via Mission PD officers (as hired by TCF). Restrooms would be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – would need to be complied with.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Waiver of the 300 feet separation; Must comply with Health & Fire Codes; and Must meet Noise, Amusement, and Entertainment codes. Must comply with the TABC regulations

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit for the Texas Citrus Fiesta Fun Fair with the Sale & On-Site Consumption of Alcoholic Beverages in a property zoned (PUD) Planned Unit Development, being 67.223 acres out of Porcion 52; located at 1801 S. Inspiration Road; Applicant: Virginia Passamentt, Adoption of Ordinance #5756. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5756

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – LU'S COFFEE SHOP IN A PROPERTY ZONED (C-3) GENERAL BUSINESS COMMERCIAL DISTRICT, BEING A 0.343 GROSS ACRE TRACT OF LAND, OUT OF LOT 1, OF THE RE-SUBDIVISION OF THE MISSION NURSING HOME SUBDIVISION, LOCATED AT 1001 S. BRYAN ROAD

17. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – Eliz Event Center in a property zoned (C-3) General Business District, being Lot 9, Shary Business Center Subdivision (aka Shary Business Center Condos Unit 17), located at 2407 Brock Street, Suite C. Applicant: Elizabeth Gonzalez, Adoption of Ordinance #5757 – Cervantes

The subject site was located at the NW corner of Salinas Drive & W. Griffin Parkway. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window required the approval of a conditional use permit by the City Council. The applicant proposed a renewal of the conditional use permit for the business. The applicant had three outside tables with four chairs each to allow customers to consume snacks and drinks on-site, which required a conditional use permit for the sale & on-site consumption of alcoholic beverages. Days & Hours of Operation: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m. Staff: 5 employees; 11 parking spaces were required for a building this size. The applicant currently had 15, thus meeting the code. Landscaping was meeting code. Sale of Alcohol: There were residential homes and a church within a 300-foot radius; therefore, a waiver of the 300-foot separation would be needed. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. Staff notes that the last conditional use permit considered for the sale and on-site consumption of alcoholic beverages and for the drive-thru service window for this location was approved on January 8, 2024, for a period of two years. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. The applicant did some remodeling earlier this year to allow a faster service to minimize queuing of vehicles along the W. Griffin Parkway shoulder. 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: Permit for three (3) years to continue to assess this business. Continued compliance with all City Codes (Building, Fire, Health, etc.). Waiver of the 300' separation requirement from the residential homes. Compliance with TABC requirements. CUP is not transferable to others. Hours of operation to be as followed: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m

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 Conditional Use Permit Renewal for an Event Center – Eliz Event Center in a property zoned (C-3) General Business District, being Lot 9, Shary Business Center Subdivision (aka Shary Business Center Condos Unit 17), located at 2407 Brock Street, Suite C. Applicant: Elizabeth Gonzalez, Adoption of Ordinance #5757. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5757

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALES & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AND DRIVE-THRU SERVICE WINDOW – EL RONCO SERVI CAR IN A PROPERTY ZONED (C-3) GENERAL BUSINESS COMMERCIAL DISTRICT, BEING LOT B, GIRASOL ESTATES SUBDIVISION, LOCATED AT 1728 W. GRIFFIN PARKWAY

18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi Car in a property zoned (C-3) General Commercial District, being Lot B, Girasol Estates Subdivision, located at 1728 W. Griffin Parkway, Applicant: Ismael Reyes, Adoption of Ordinance #5758 – Cervantes

The subject site was located at the NW corner of Salinas Drive & W. Griffin Parkway. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window required the approval of a conditional use permit by the City Council. The applicant proposed a renewal of the conditional use permit for the business. The applicant had three outside tables with four chairs each to allow customers to consume snacks and drinks on-site, which required a conditional use permit for the sale & on-site consumption of alcoholic beverages. Days & Hours of Operation: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m. Staff: 5 employees; 11 parking spaces were required for a building this size. The applicant currently had 15, thus meeting the code. Landscaping was meeting code. Sale of Alcohol: There are residential homes and a church within a 300-foot radius; therefore, a waiver of the 300-foot separation would be needed. Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. Staff notes that the last conditional use permit considered for the sale and on-site consumption of alcoholic beverages and for the drive-thru service window for this location was approved on January 8, 2024, for a period of two years. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. The applicant did some remodeling earlier this year to allow a faster service to minimize queuing of vehicles along the W. Griffin Parkway shoulder. 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 was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for three (3) years to continue to assess this business. Continued compliance with all City Codes (Building, Fire, Health, etc.). Waiver of the 300' separation requirement from the residential homes. Compliance with TABC requirements. CUP was not transferable to others. Hours of

operation to be as follows: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m.

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 Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi Car in a property zoned (C-3) General Commercial District, being Lot B, Girasol Estates Subdivision, located at 1728 W. Griffin Parkway, Applicant: Ismael Reyes, Adoption of Ordinance #5758. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5758

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALES & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AND DRIVE-THRU SERVICE WINDOW – EL RONCO SERVI CAR IN A PROPERTY ZONED (C-3) GENERAL BUSINESS COMMERCIAL DISTRICT, BEING LOT B, GIRASOL ESTATES SUBDIVISION, LOCATED AT 1728 W. GRIFFIN PARKWAY

19. Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsection (3) Conditional Uses by eliminating bars as a conditional use. Applicant: City of Mission, Adoption of Ordinance #5759 - Cervantes

This ordinance would eliminate a bar as a listed conditional use under the (C-2) Neighborhood Commercial zoning category. As a result, a bar will only be allowed in a (C-3) General Business District with a conditional use permit.

Staff and Co-Interim City Managers recommended approval.

Esther Salinas commented that she was confused as to what the ordinance meant. She wanted clarification if this was to allow a bar or not allow a bar in residential areas.

Mr. Xavier Cervantes, Planning Director, stated that this would put an additional restrictions for bars to not be allowed in residential areas.

Councilwoman Ortega moved to approve the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsection (3) Conditional Uses by eliminating bars as a conditional use. Applicant: City of Mission, Adoption of Ordinance #5759. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5759

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.42 – C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT); SUBSECTION (3) CONDITIONAL USES, BY ELIMINATING BARS AS A CONDITIONAL USE; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

20. Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by Adding Subsection 3, Car Wash Establishments, by Establishing a One-mile minimum radius and Distance Requirement, Ensuring No New Car Wash Business be Established within a One-mile Radius of an Existing Car Wash. Applicant: City of Mission, Adoption of Ordinance #5760 - Cervantes

This ordinance would prohibit the establishment of new car wash businesses within a one-mile radius of an existing car wash due to the on-going drought. This ordinance would assist with the city's water conservation efforts.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by Adding Subsection 3, Car Wash Establishments, by Establishing a One-mile minimum radius and Distance Requirement, Ensuring No New Car Wash Business be Established within a One-mile Radius of an Existing Car Wash. Applicant: City of Mission, Adoption of Ordinance #5760. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5760

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE XII. COMMERCIAL AND INDUSTRIAL AREA REQUIREMENTS, SECTION 1.58 GENERAL; BY ADDING SUBSECTION 3, CAR WASH ESTABLISHMENTS, BY ESTABLISHING A ONE-MILE MINIMUM RADIUS AND DISTANCE REQUIREMENT, ENSURING NO NEW CAR WASH BUSINESS BE ESTABLISHED WITHIN A ONE-MILE RADIUS OF AN EXISTING CAR WASH, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

21. Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.41. – C-1 (Office Building District), Subsection (2) Permitted Uses, and (3) Conditional Uses; Section 1.42. C-2 (Neighborhood Commercial District), Subsection (2) Permitted Uses, & (3) Conditional Uses; and Section 1.43. C-3 (General Business District), Subsection (2) Permitted Uses, and (3) Conditional Uses by making Drive-thru Service Window Business for Food Establishments a Permitted Use; and by removing Drive-thru Service Window Business for Food Establishments as a Conditional Use. Applicant: City of Mission, Adoption of Ordinance #5761 - Cervantes

This ordinance would streamline the process for the issuance of building permits for new restaurants and fast-food establishments by not requiring a conditional use permit for a drive-thru window.

The proposed ordinance would allow the issuance of a building permit with the correct zoning and with a site plan approval from the Planning and Zoning Commission.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.41.

– C-1 (Office Building District), Subsection (2) Permitted Uses, and (3) Conditional Uses; Section 1.42. C-2 (Neighborhood Commercial District), Subsection (2) Permitted Uses, & (3) Conditional Uses; and Section 1.43. C-3 (General Business District), Subsection (2) Permitted Uses, and (3) Conditional Uses by making Drive-thru Service Window Business for Food Establishments a Permitted Use; and by removing Drive-thru Service Window Business for Food Establishments as a Conditional Use. Applicant: City of Mission, Adoption of Ordinance #5761. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5761

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII. USE DISTRICTS AND CONDITIONAL USES, SECTION 1.41. C-1 (OFFICE BUILDING DISTRICT), SUBSECTION (2) PERMITTED USES & (3) CONDITIONAL USES; SECTION 1.42. C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT), SUBSECTION (2) PERMITTED USES, & (3) CONDITIONAL USES; AND SECTION 1.43. C-3 (GENERAL BUSINESS DISTRICT), SUBSECTION (2) PERMITTED USES & (3) CONDITIONAL USES BY MAKING DRIVE-THRU SERVICE WINDOW BUSINESS FOR FOOD ESTABLISHMENTS A PERMITTED USE; AND BY REMOVING DRIVE-THRU SERVICE WINDOW BUSINESS FOR FOOD ESTABLISHMENTS AS A CONDITIONAL USE, 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

22. Approval of Minutes – Carrillo

Regular Meeting – December 9, 2025

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

Shary Golf Course Advisory Board – November 5, 2025

Zoning Board of Adjustments – September 24, 2025

Citizen’s Advisory Committee – October 29, 2025

Speer Memorial Library – September 16, 2025

24. Authorization to Solicit for Bids for the purchase of Waterline Maintenance Supplies for the Public Works Department – Gonzalez

Staff respectfully requested authorization to solicit bids for the purchase of waterline maintenance supplies for the Public Works Department. These supplies were essential to support routine maintenance activities and emergency repair operations for the City of Mission’s water distribution system. Purchases would be made on an as-needed basis in accordance with operational requirements.

25. Authorization to Award RFB 26-105-11-26 for Ready Mix Concrete to 57 Concrete, LLC – Gonzalez

The City of Mission had accepted and opened two (2) bid responses for Ready Mix Concrete. Staff recommended awarding bid to 57 Concrete, LLC, who was the lowest responsible bidder meeting all specifications, with a bid of \$125/cy. Recommendation was based solely on estimated quantities and orders would be placed on an as needed basis. Contract would be for a period of one (1) year, commencing from the date of award. The City of Mission, and contingent upon mutual agreement of both parties, shall reserve the option to renew this contract for an additional (2) consecutive, one (1) year periods at the end of the service period. The total duration of this contract, including renewals, shall not exceed three (3) years.

26. Ratification of emergency repairs to the Madero Water Tower pursuant to General Exemption §252.022(a)(3), in the amount of \$30,100, awarded to South Texas Elite Industrial; a budget amendment will be presented at midyear. – Gonzalez

Pursuant to General Exemption §252.022(a)(3) of the Texas Local Government Code, which exempts purchases necessary due to unforeseen damage to public machinery or equipment, staff was requesting authorization to ratify emergency expenditures for the Madero Water Tower developed a leak in the riser that supplies water to the water tower bowl resulting in tower not being able to hold water and leaking all the water supply out of tank. Repairs being done were as followed 40ft. – 8” Stainless Steel Pipe, 30 ft of additional overflow pipe to be replaced, 12 – 24” Metal Patches welded on bottom of water bowl. Added epoxy mastic to top of water bowl to prevent further corrosion. Request to ratify payment to South Texas Elite Industrial in the amount of \$30,100.00. A corresponding budget amendment would be presented at midyear.

27. Authorization to execute the First One-Year Renewal for Bid No. 25-133-12-04, Printing and Mailing Services with Upper Valley Mail Services, LLC. – Carrillo

The City of Mission entered into a contract with Upper Valley Mail Services, LLC under Bid No. 25-133-12-04 for Printing and Mailing Services. Term of the contract was for one (1) year with two (2) one-year renewal options. Mailing services were utilized on a daily basis, printing services was utilized on an as needed basis. This request was to exercise the first one-year renewal under this contract. This renewal period would extend the contract from January 30, 2026 thru January 29, 2027 at a 0% increase in price.

28. Authorization to Engage a Retirement Consulting Services Provider for 457(b) Program Enhancements via cooperative Omnia contract R221201 at an annual asset-based fee of 20 basis points (0.20%) – Munguia

Staff recommends approval of an agreement with HUB International, Ltd. to provide retirement consulting services for enhancements to the City’s voluntary 457(b) deferred compensation program. The consultant would evaluate the program’s investment menu, conduct an investment fee analysis, and assist with implementing National Association of Governmental Defined Contribution Association (NAGDCA) best practices, including governance and fiduciary oversight, participant engagement, education and training, and record retention and compliance.

The provider’s compensation structure included an annual asset-based fee of 20 basis points (0.20%), assessed using a tiered or breakpoint methodology based on total plan assets.

The recommended provider was procured through Cooperative Services Contract No. R221201 for Employee Benefits and Retirement Enrollment Administrative Services, Region 4 ESC – TX, via Omnia Partners, Public Sector

29. Authorization to submit program application for the FY26 E-Rate administered by the Universal Service Administrative Co. for Telecommunications, Internet Access and Internal Connections – Elizalde

The City of Mission Speer Memorial Library was seeking authorization to submit program application for the FY26 E-rate program administered by the Universal Service Administrative Co. for Telecommunications, Internet Access and Internal Connections and to solicit RFP as required by the program. The E-Rate program supported school and libraries across the U.S. and ensured that they were connected to information and resources through the internet. The city would seek Category 1 services pertaining to data transmissions services and Internet access and Category 2 pertaining to internal connections, managed internal broadband services, and basic maintenance of internal connections. Services would include but not limited to Direct Internet, P2P fiber, Firewall and UPS's. Category 1 90% Discount Rate on Eligible Items (No RFP required and no set budget or cap for individual schools/libraries, but rather funding was demand-driven up to the FCC's overall program cap (around \$4 billion annually). Category 2 85% Discount Rate on Eligible Items with available secured funds of up to \$264,766.80 to be used FY 2026-2030 (RFP required)

30. Authorization to solicit RFP pertaining to FY26 E-Rate Category 2 administered by the Universal Service Administrative Co. – Elizalde

The City of Mission Speer Memorial Library was seeking authorization to solicit a Request for Proposal (RFP) pertaining to the FY26 E-rate program administered by the Universal Service Administrative Co. The E-Rate program supported school and libraries across the U.S. and ensured that they are connected to information and resources through the internet. The City would seek Category 2 pertaining to internal connections, managed internal broadband services, and basic maintenance of internal connections. Services would include Firewall and UPS's. Category 2 85% Discount Rate on Eligible Items with available secured funds of up to \$264,766.80 to be used FY 2026-2030

31. Authorization to solicit requests for proposals from vendors for professional services to provide Grant Writing, Administration, Management and Consulting Services for State and Federal Grant and/or Loan Programs – Elizalde

The Grant Administration Department was seeking authorization to solicit requests for proposals from vendors for professional services to provide Grant Writing, Administration, Management and Consulting Services for State and Federal Grants and/or Loan Programs. The professional service agreement would ensure the City had access to specialized expertise necessary to identify competitive funding opportunities, maintain compliance with complex program requirements, and maximize the successful acquisition and management of external funding in support of City priorities and community needs.

32. Authorization to award bid RFB: 26-069-11-12 to Pest Lab, LLC for Pest Control Services for the City of Mission Buildings – Mares

The City of Mission had accepted and received seven (7) bid responses for the Pest Control Services for the City of Mission buildings. Staff recommended awarding of bid to: Pest Lab, LLC., who was the lowest responsible bidder meeting all specifications. Recommendation was based solely on estimated quantities and services would be placed on an as needed basis

Contract would be for a period of three (3) years, commencing from the date of award. The City of Mission, and contingent upon mutual agreement of both parties, shall reserve the option to renew this contract for an additional (2) consecutive, one (1) year periods at the end of the service period. The total duration of this contract, including renewals, shall not exceed five (5) years.

33. Authorization to Request for Proposals to provide temporary Food Truck or similar Service at Shary Municipal Golf Course – Fernuik

The purpose of this RFP was to solicit proposals to select a temporary Food Truck or similar Partner for the sale of Food at Shary Municipal Golf Course. Proposals would include but not limited to company & operator information, permits & licenses, menu & concept, operating schedule & preferences, and financial payment to the city.

34. Approval to ratify an Interlocal Agreement between the City of Mission and the Mission Consolidated Independent School District (MCISD) for the procurement of goods and services – Roman

The City of Mission and MCISD are authorized under the Texas Interlocal Cooperation Act (Texas Government Code Chapter 791) to enter into cooperative agreements for governmental functions. The Interlocal Agreement allowed MCISD to procure goods and services in compliance with applicable laws and made them available to the City upon request and mutual agreement. The agreement had a three (3) year term effective December 11, 2025 through December 10, 2028 and may be terminated by either party with written notice.

35. Approval of Resolution # 2024 accepting and filing certificate of completion for Co-Interim City Manager, Juan Pablo Terrazas and Assistant Finance Director, Ezeiza Garcia for the TML Public Investment Fund Training held on December 4 and 5, 2025 – Roman

Co-Interim City Manager, Juan Pablo Terrazas and Assistant Finance Director, Ezeiza Garcia participated and completed the TML Public Investments Fund Training held on December 4 and 5, 2025 in San Antonio, Texas in accordance with Chapter 2256 of the Government Code requiring municipalities to maintain compliance with the Public Investments Funds Act.

RESOLUTION NO. 2024

A RESOLUTION OF THE CITY OF MISSION CITY COUNCIL ACCEPTING AND FILING THE CERTIFICATE OF COMPLETION FOR CO-INTERIM CITY MANAGER, JUAN PABLO TERRAZAS AND ASSISTANT FINANCE DIRECTOR, EZEIZA GARCIA FOR THE TML PUBLIC INVESTMENTS FUND TRAINING CONDUCTED BY THE TEXAS MUNICIPAL LEAGUE

36. Approval to Enter a Memorandum of Understanding with The Little Youth Club Foundation – Bentsen

Mission Parks and Recreation Department was requesting approval to enter a Memorandum of Understanding with The Little Youth Club Foundation for the purpose of providing nutritious meals for the low-income citizens, ages 3 to 18 of the City of Mission. This agreement would be effective from January 19, 2026, to May 31, 2026, at Lions All Inclusive Park.

37. Authorization to enter into a Mutual Aid Agreement between the City of Mission Fire/EMS and Medical & Trauma Specialist, L.P. (MTS) for EMS Provider Services – Silva

The Mission Fire Department was seeking authorization to enter into a Mutual Aid Agreement between City of Mission Fire/EMS and Medical & Trauma Specialist, L.P. (MTS) for EMS Provider Services at no cost to the City.

This agreement would allow both agencies to share resources during peak demand, major incidents, or situations when primary units are unavailable. It strengthened regional interoperability, ensuring that residents receive uninterrupted EMS care when additional support was needed. By formalizing this partnership, the city enhanced operational readiness, improved patient outcomes, and reinforced its commitment to public safety through coordinated emergency response efforts.

38. Authorization to enter into a Facilities Use Agreement for Public Safety Agencies between South Texas College (STC) and the Mission Fire Department with an effective date of October 1, 2025 thru December 31, 2028 – Silva

The Mission Fire Department was seeking authorization to enter a Facilities Use Agreement for Public Safety Agencies between South Texas College (STC) and the Mission Fire Department through December 31, 2028. This agreement would allow the Mission Fire Department to utilize STC's Fire Training Facility for public safety training purposes, fostering collaboration between the college and local emergency response agencies.

The agreement outlined the roles of the two parties involved. South Texas College, as the owner of the Fire Training Facility, would provide access to the Mission Fire Department for specific fire safety training exercises. These exercises could include firefighter training, emergency simulations, drills, or other preparedness activities essential for the Mission Fire Department's personnel.

39. Approval of Ordinance No. 5763 providing for a No Parking Zone signs at the 700 Block of South Glasscock Road and the 700 Block of Union Avenue. – Torres

The Mission Police Department received a request for a No Parking Zone at the 700 Block of South Glasscock Road and the 700 Block of Union Avenue. On December 11, 2025, the Mission Traffic Safety Committee met to review the request and recommended implementing the requested "No Parking Zone" at the 700 Block of South Glasscock Road and the 700 Block of Union Avenue.

ORDINANCE NO. 5763

AN ORDINANCE PROHIBITING PARKING IN THE AREA OF 700 BLOCK OF SOUTH GLASSCOCK ROAD AND 700 BLOCK OF UNION AVENUE; PROVIDING FOR INSTALLATION OF SAID TRAFFIC CONTROL DEVICES BEING NO PARKING ZONE SIGNS AND MAKING PROVISIONS OF THE STATE TRANSPORTATION CODE AND TRAFFIC ORDINANCES OF THE CITY OF MISSION IN REGARD TO PENALTY FOR VIOLATION APPLICABLE THERETO

40. Approval of Resolution No. 2025 authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the Walk with Christ event on Saturday, January 24, 2026 – Torres

The Walk with Christ event was scheduled for January 24th, 2026 from 12pm to 2:30pm. The agreement was required by the Texas Department of Transportation for the closure of the northbound shoulder and outer lane of State Highway 107 (Conway Ave – SH 107) from the 2200 block to the 3600 block of North SH 107. The Mission Police Department would be

responsible for securing the route, inside the City of Mission limits, to ensure the safety of both motorists and pedestrians.

RESOLUTION NO. 2025

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING THE SUBMITTAL TO THE TEXAS DEPARTMENT OF TRANSPORTATION BY THE MISSION POLICE DEPARTMENT OF AN AGREEMENT FOR THE TEMPORARY CLOSURE OF THE STATE HIGHWAY 107 (CONWAY AVE.) STATE RIGHT OF WAY FOR THE WALK WITH CHRIST EVENT AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE

41. Authorization to continue purchases for FY 2025–2026 from vendors with forecasted expenditures exceeding the \$25,000 threshold through cooperative contracts and sole source. – Torres

Based on current and projected operational needs for the fiscal year, the Mission Police Department was seeking authorization to continue purchases during Fiscal Year 2025–2026, as cumulative expenditures were anticipated to exceed the City’s purchasing threshold of \$25,000. The vendors provided a range of essential goods and services, including police uniforms, information technology, and related services in support of departmental operations. In accordance with the City’s Procurement Policy, City Council approval was required. Exhibit “A” lists all vendors, the purpose of each purchase, and the applicable procurement method.

42. Authorization to purchase twenty-two (22) Body Worn Cameras from Motorola Solutions, via 17724 - HGAC (TX)-RA05-21, in the total amount of \$36,669.16, using FY 2026 Body Worn Camera Program (BWC) grant funds, with a 25% cash match from the City in the amount of \$9,167.29 – Torres

The Mission Police Department was seeking authorization to purchase seventeen (17) Body Worn Cameras to be used by police officers. The FY 2026 Body Worn Camera Program (BWC) grant funds grant award was for \$37,500.00. This expenditure was a total of \$36,669.16. The purchase would be made from Motorola Solutions, via 17724 – HGAC (TX)-RA05-21, using grant funds. There was a 25% cash match from the city, totaling \$9,167.29. A corresponding budget amendment would be introduced at midyear.

43. Approval of Ordinance # 5764 repealing Ordinance 5506 and creating and establishing an Audit Committee, providing for composition, authority, duties reporting structure and limitations – Garcia

The Audit committee shall consist of three (3) voting members, one member shall be a member of the City Council appointed by majority vote of the city council. The City Council shall also appoint one (1) alternate Council member to serve in the absence of the primary Council appointee. Two (2) members shall be members of the community appointed by the Mayor with the approval and consent of the City Council.

The Audit Committee shall have no rule-making authority, no quasi-judicial authority, and shall not have authority to enter into contracts, authorize expenditures, or otherwise obligate the City financially, except as expressly provided by this ordinance or by action of the City Council.

ORDINANCE NO. 5764

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, REPEALING ORDINANCE NO. 5506 IN ITS ENTIRETY AND REPLACING WITH THIS ORDINANCE; CREATING AND ESTABLISHING AN AUDIT COMMITTEE; PROVIDING FOR

COMPOSITION, AUTHORITY, DUTIES, REPORTING STRUCTURE, AND LIMITATIONS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

44. Consideration and possible action to approve an interlocal agreement between the City of Mission and the City of Fort Worth for participation in the City of Fort Worth's Purchasing Card (P-Card) program administered through J.P. Morgan – Roman

The City of Mission continually sought opportunities to improve efficiency, strengthen internal controls, and streamline purchasing and payment processes. The City of Fort Worth maintained an established Purchasing Card (P-Card) program administered through J.P. Morgan, supported by documented policies, procedures, and oversight mechanisms.

Texas law, including the Texas Interlocal Cooperation Act (Chapter 791 of the Texas Government Code) and Subchapter F of Chapter 271 of the Texas Local Government Code, allows local governments to enter into interlocal agreements to participate in cooperative purchasing programs when such arrangements were mutually beneficial.

45. Approval of Resolution # 2026 authorizing to enter into a Lease-Purchase Agreement with Government Capital Corporation for the purpose of financing a Front-End Loader Unit – Mendiola

Staff was requesting to enter into a Lease Purchase Agreement with Government Capital Corporation for the purpose of financing a Front Loader Unit for the Sanitation Department. The first payment would be made in fiscal year 2025-2026. The loan was for seven (7) years at 5.224% annual interest, with yearly payments of \$69,498.15 totaling \$398,898.00. This item was presented and approved by City Council on December 9, 2025.

This expenditure would be under General Exemption 271.005 of the Texas Local Government Code: Authority to Contract for Personal Property.

RESOLUTION NO. 2026

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING A
"FRONT LOADER"

46. Plat Approval for Conway Village Subdivision, being 19.118 acres out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of W. Francis (Mile 4 North Road) and North Conway Ave. (S.H. 107), Suburban ETJ. Developer: Rimaga, LLC., Engineer: Lopez Engineering Designs - Cervantes

The property was located at the Southwest corner of W. Francis (Mile 4 North Road) and North Conway Ave. (S.H. 107). This development consisted of 36 duplex-fourplex lots and 1 commercial site. Water would be provided by the Sharyland Water Supply Corporation and sewer services would be provided by the City of Mission. There was a total of 6 fire hydrants via direction of the Fire Marshall. The internal streets were 32 feet back-to-back within a 50 feet right-of-ways. Access was from W. St. Francis Ave. (Mile 4 North Road) for the multifamily section and Conway Ave for the commercial lot. The storm water detention with the on-site detention channel would discharge into the TxDot R.O.W. on North Conway Avenue per the approved drainage report. The subdivision was ready for recording upon ultimate approval from the County Planning Department. Sewer fees would be collected through an existing agreement with Sharyland Water Supply

47. Authorization to purchase (106) Rifle Resistant Body Armor with plates from GT Distributors, via Buyboard #698-23, in the total amount of \$194,860.48 using FY26 Rifle Resistant Body Armor grant funds from the Office of the Governor with no cash match – Torres

The Mission Police Department was seeking authorization to purchase (106) Rifle Resistant Body Armor with plates and patches. This expenditure was a total of \$194,860.48. The purchase would be made from GT Distributors via Buyboard #698-23. The total amount would derive from FY26 Rifle Resistant Body Armor grant funds.

48. Authorization to purchase (3) three Chevy pickup trucks from SAMES Laredo Chevrolet INC (TIPS #240901) and radio equipment from Motorola Solutions (HGACBuy RA05-21), in the amount of \$200,164.65, using the FY26 Operation Lone Star Grant funds – Torres

The Mission Police Department was seeking authorization to purchase (3) three Chevy pickup trucks from SAMES Laredo Chevrolet INC (TIPS #240901). The total award amount was for \$350,040.00, separated into \$200,040.00 for equipment and \$150,000.00 for overtime costs. The pickup truck and radio equipment expenditure amount was for \$200,164.65. The purchase would be made with \$200,040.00 deriving from the FY26 Operation Lone Star Grant funds and the remaining \$124.65 deriving from the asset forfeiture account.

49. Authorization to Purchase (2) Two Ranger Crew XD 1500 and (1) One Polaris Xpedition ADV UTVs from Polaris Sales Inc. via Sourcewell Contract #091024 – PSI for a total cost of \$185,690.04. Purchase will be made using the Border Zone Grant with no cash match – Silva

The Mission Fire Department was seeking authorization to purchase (2) Two Ranger Crew XD 1500 and (1) One Polaris Xpedition ADV UTVs from Polaris Sales Inc. via Sourcewell Contract #091024 – PSI for a total cost of \$185,690.04. Purchase would be made using the Border Zone Grant.

These utility terrain vehicles would enhance operational capabilities by supporting response efforts in areas that were difficult to access with standard vehicles, improving efficiency and safety during emergency and operational activities.

50. Authorization to complete the reroof project for the Children’s Advocacy Center in the amount of \$153,311.47 by the vendor American Contracting, U.S.A., Inc. via Choice Partners Cooperative Contract #25/035MR-03 subject to approval of MEDC Reimbursement Agreement – Mares

Staff was seeking authorization for the vendor American Contracting U.S.A., Inc. to complete the reroofing of the Children’s Advocacy Center located at 1116 N. Conway, Mission, Texas. in the amount of \$153,311.47 utilizing Choice Partners Cooperative Contract #25/035MR-03.

The project included removal of the existing roofing system down to the deck (approximately 71 squares); installation of two layers of 2.2-inch polyisocyanurate insulation with a ¼-inch cover board; installation of a mechanically fastened 50-mil PVC roofing membrane; and installation of new coping, scuppers, and downspouts. All necessary MEP and HVAC-related work required to obtain the manufacturer’s warranty is included.

The project included a 2-year workmanship warranty and a 20-year manufacturer’s warranty.

Councilwoman Ortega moved to approve all consent agenda items 22 thru 50 as presented. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

51. Approval of Resolution # 2027 authorizing to liquidate surplus city-owned real property by soliciting and receiving offers for its sale pursuant to Texas Local Government Code Chapter 272 – Roman

The City of Mission owned certain real property that had been determined to be surplus to the City's current and future municipal needs. Texas Local Government Code Chapter 272 authorizes a municipality to sell municipal real property in accordance with statutory requirements, including public notice and competitive bidding or proposals.

The City Council desired to entertain offers for the sale of the following City-owned properties:

- Lot 2, Block 2, Tolle #2 R/S LT 22-1 U/R Tolle Subdivision #2 (Adam Street)
- Carlos G. Leal Subdivision, Lot 19, Block 6 (919 Rankin)
- Mission Palms Estates East, Lot 144 (1733 Dalobo Drive)
- Nell Tolle Subdivision, Lot 14 (1400 West Ray Circle)

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Resolution # 2027 authorizing to liquidate surplus city-owned real property by soliciting and receiving offers for its sale pursuant to Texas Local Government Code Chapter 272. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 2027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING TO LIQUIDATE SURPLUS CITY-OWNED REAL PROPERTY BY SOLICITING AND RECEIVING OFFERS FOR ITS SALE PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 272; AND PROVIDING FOR AN EFFECTIVE DATE

52. Authorization to solicit Request for Qualifications (RFQ) for Real Estate Broker Services for the marketing and sale of certain City-owned real property – Roman

The City owned certain real properties that had been identified as surplus and appropriate for sale in accordance with Texas Local Government Code Chapter 272. In order to ensure the City engaged qualified and experienced professionals to assist with the marketing and disposition of these properties, staff proposed issuing a Request for Qualifications for real estate broker services. The RFQ would solicit Statements of Qualifications from licensed real estate brokers with experience in municipal or comparable real estate transactions. Following evaluation of qualifications, staff would negotiate commission percentages and contract terms with the most qualified respondent(s) for City Council consideration and approval)

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to solicit Request for Qualifications (RFQ) for Real Estate Broker Services for the marketing and sale of certain City-owned real property. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

53. Approval of Resolution No. 2028 granting consent to the addition of land in the El Milagro Management District to include Lot A of Sharyland Plantation Village Las Placitas Subdivision Phase I – Terrazas

The City of Mission, Texas previously consented to the creation of a municipal management district with powers and authorities of a municipal management district operating pursuant to Chapter 375, Texas Local Government Code. Section 42.042 of the Texas Local Government Code provided that land within a city's extraterritorial jurisdiction or corporate boundaries may not be included within a municipal management district without the city's consent. The addition was Lot A of the Plat of Sharyland Plantation Village Las Placitas Subdivision Phase I.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Resolution No. 2028 granting consent to the addition of land in the El Milagro Management District to include Lot A of Sharyland Plantation Village Las Placitas Subdivision Phase I. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 2028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, GRATING CONSENT TO THE ADITION OF LAND IN THE EL MILAGRO MANAGEMENT DISTRICT

54. Discussion and Action Regarding Extension of the City's Existing Tax Increment Reinvestment Zone (TIRZ) – A. Garcia

The City Council would consider approval of the extension of the City's existing Tax Increment Reinvestment Zone (TIRZ) for an additional 15 years, moving the expiration date from December 31, 2030 to December 31, 2045. The proposed action maintained a single TIRZ without adding additional properties to the existing TIRZ footprint. The proposed extension would also transition the City's participation from 100% to 50% of its levy in the TIRZ. The resulting TIRZ extension would allow for a current capacity of \$22 million for its first bond issuance. Proposed projects were attached.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve the extension of the City's Existing Tax Increment Reinvestment Zone (TIRZ). Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

UNFINISHED BUSINESS

55. Tabled 12/09/2025 - Discussion regarding Section 500.06 of the City of Mission Personnel Policy related to Vacation leave – Garcia

Mayor Pro Tem Plata moved to untable this item. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Councilwoman Ortega stated that per discussion at their previous workshop, she would like to reverse what had been previously approved. She also stated that in the future if such a change were to be made, employees should be notified ahead of time so that they could make proper accommodations.

Mayor Garza stated that they would bring this item back on the next agenda for action.

No action taken.

At 6:04 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

EXECUTIVE SESSION

At 7:15 p.m., Mayor Pro Tem Plata motioned to reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), related to Ramiro Cantu, Jr. v City of Mission, Cause No. C-4509-23-H, in the 389th District Court, Hidalgo County, Texas

Councilwoman Gerlach moved to proceed as discussed in executive session in regards to Ramiro Cantu, Jr. v City of Mission, Cause No. C-4509-23-H, in the 389th District Court, Hidalgo County, Texas. Motion was seconded by Councilman Vela and approved unanimously 5-0.

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding legal issues and potential litigation relating to Stewart Plaza Subdivision dispute

Councilwoman Gerlach moved to proceed as discussed in executive session in regards to regarding legal issues and potential litigation relating to Stewart Plaza Subdivision dispute. Motion was seconded by Councilman Vela and approved unanimously 5-0.

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), related to W.J. Bryan House, LLC vs. Krysti B. Davis vs. Ariel P. King, Individually and City of Mission, Cause No. C-3668-21-E, in the 275th District Court, Hidalgo County, Texas

Councilwoman Gerlach moved to proceed as discussed in executive session regarding W.J. Bryan House, LLC vs. Krysti B. Davis vs. Ariel P. King, Individually and City of Mission, Cause No. C-3668-21-E, in the 275th District Court, Hidalgo County, Texas Motion was seconded by Councilman Vela and approved unanimously 5-0.

4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) related to Cimarron

No Action

5. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) regarding City Attorney's resignation

Councilwoman Gerlach moved to proceed as discussed in executive session regarding City Attorney's resignation. Motion was seconded by Councilman Vela and approved unanimously 5-0.

6. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.074 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission

No Action.

ADJOURNMENT

At 7:16 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:

Anna Carrillo, City Secretary