CITY OF MISSION

CITY COUNCIL REGULAR MEETING
MISSION CITY HALL
OCTOBER 28, 2025 at 4:30 PM

MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
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:

Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman

ALSO PRESENT:
Carlos A. Chapa
Elizabeth Oviedo
Ernesto Herren

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
Aida Lerma, Event Center Director
Noemi Munguia, Human Resources Director
Douglas Williams, Deputy Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Brad Bentsen, Parks & Recreation Director
Michael Fernuik, Golf Course Director
Veronica Cedillo, Police Officer
Samuel Monjaras, 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 4:41 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilman Alberto Vela led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Ruben Plata has one on file for executive session item #2.

PRESENTATIONS

1. Proclamation - Municipal Court Week – Wehrmeister

Mayor Pro Tem Plata moved to approve the Proclamation – Municipal Court Week. Motion was seconded by Councilman Vela and approved unanimously 3-0.

2. Proclamation - Veteran's Day – Tijerina

Mayor Pro Tem Plata moved to approve the Proclamation – Veteran's Day. Motion was seconded by Councilman Vela and approved unanimously 3-0.

3. September 2025 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, presented Nicholette Ramirez, Accountant, as the Employee of the Month for the month of September. Ms. Ramirez was nominated by Kathia Alaniz, Accountant. She had been working with the City of Mission for nearly a year. Ms. Ramirez stated that she was so grateful for being chosen as the Employee of the Month. When she began this job, she did not have any working experience other than her school knowledge. She was thankful to be part of a great team.

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

Brenda Enriquez, Greater Mission Chamber of Commerce CEO, presented an update on the operations of the Chamber. She recapped events that happened throughout the month such as: 25th Anniversary Celebration for Postnet, 22nd Anniversary Celebration for Taqueria Oviedo, They also celebrated 79 years of business success with a banquet. Awards and the Chamber's annual report was also presented. Upcoming events were: November 5th – Lunch & Learn, November 6th – Ribbon Cutting Ceremony Clinica Sagrada Corazon, November 19th – Milestone Celebration for Upper Valley Art League's 90th Anniversary, November 19th – Ribbon Cutting Ceremony – Salon Agave, LLC, November 20th – Member Appreciation Breakfast, December 3rd – Lunch & Learn, December 12th – Discover Mission Holiday Market, January 13th & 14th – Annual Health Fair, Jan 30th – Citrus Sip Off, February 11th – Buenas Tardes Luncheon

5. Departmental Reports – Terrazas / A. Garcia

Mayor Pro Tem Plata moved to approve the departmental reports as presented. Motion was seconded by Councilman Vela and approved unanimously 3-0.

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Halloween Festival on Friday, October 31st from 6:00 pm – 8:30 pm at the Mission Event Center, Veteran's Day Freedom Parade on Saturday, November 8, 2025 at 10:00 a.m., Veteran's Day Appreciation Bar-b-que on Tuesday, November 11, 2025 at the Mission Event Center.

City Council – No Comments

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

7. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North

of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co., Adoption of Ordinance #____- Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3") for a multifamily residential development. The tract of land had 9.48 acres in net area and measured 256 feet along Conway Avenue and had a depth of 1,239.61 feet. The surrounding zones were outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land used included agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and agricultural land to the west. The subject property was vacant. The Future Land Use Map showed the West two thirds of the property designated for low density residential uses. The East one third of the property was designated General Commercial. Even though the requested rezoning of the West two thirds of the property was not in line with the comprehensive plan, staff felt that the area was in transition to multi-family residential uses. Notices were mailed to 6 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

Mr. Xavier Cervantes, Director of Planning, advised City Council that the applicant had withdrawn this request.

No action taken.

8. Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units "M", "N", "O", "P", and "Q", Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street, Suite M. Applicant: Royal Water LLC, Adoption of Ordinance #5730 – Cervantes

The subject site was located along the South side of 1st Street approximately 200 feet East of Bryan Road. Per the Code of Ordinances an industrial use in a property zoned General Business District required approval of a Conditional Use Permit by the City Council. This business had been in operation without a business license since August, 2025. The applicant used city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water was sold from the suite. A meeting took place with the City Fire Marshall on October 6, 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite. The hours of operation were as follows: Monday thru Friday from 8:00 a.m. to 5 p.m.; Staff: 3 employees; Parking: There were a total of 185 parking spaces in the commercial plaza that are shared among the businesses. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this business. Compliance with all City Codes (Building, Fire, Health, etc.); CUP was not transferable to others. Must comply with the noise ordinance. Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m. No water to be sold from the suite.

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 Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units "M", "N", "O", "P", and "Q", Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street, Suite M. Applicant: Royal Water LLC, Adoption of Ordinance #5730. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5730

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE MANUFACTURING & PACKAGING OF WATER AND ICE – ROYAL WATER IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING ALL OF UNTS "M", "N", "O", "P", AND "Q", BRYAN POINT BUSINESS CONDOMINIUMS SUBDIVISION, LOCATED AT 1352 E. 1ST STREET, STE. M

9. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo, Adoption of Ordinance #5731 - Cervantes

The site was located along the North side of Griffin Parkway, approximately 360 feet East of Holland Road. Per Code of Ordinance, Drive-Thru Service Windows required the approval of a Conditional Use Permit by the City Council. There was an existing 24' x 38' drive-thru service window and a 4' x 8' LED menu board. The taqueria had been in business since 2015 at the above location, serving authentic Rio Bravo Tacos and more. Access to the site would be provided off of West Griffin Parkway through an existing 26' driveways. The proposed days and hours of operation were Monday – Sunday from 11:00 am to 12:00 am; Staff: 8 employees; Parking: the parking was held in common for this commercial plaza and had a total of 60 parking spaces that were shared with other businesses. The last conditional use permit approved for this drive-thru service window for this location was on November 12, 2024 for a period of 1 year. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (21) 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 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: Life of the Use with the understanding that the permit could be revoked due to noncompliance. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.) Hours of operation were Monday – Sunday from 11:00 am to 12:00 am; CUP not be 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 the Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo, Adoption of Ordinance #5731. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5731

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE WINDOW – TAQUERIA OVIEDO IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 2, AZIZ NO. 2 SUBDIVISION, LOCATED AT 608 W. GRIFFIN PARKWAY

10. Conduct a public hearing and reconsideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned General Business (C-3) District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance #____ - Cervantes

The subject site was located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinances a bar, cocktail lounges and taverns required the approval of a Conditional Use Permit by the City Council. This business had been in operation since 1960 but during the renewal of the conditional use permit, the City Council placed a condition of no live music outdoors at any time. This was done during the April 14, 2025 meeting. The applicant had submitted a petition signed by 228 citizens in support of bringing back outdoor music at the venue. Four (4) of the petitioners were property owners within the 200-foot notification area (18.69%). For the last two years there have been three (3) abandoned vehicle, one loud noise, one incident, and one theft report. The hours of operation were as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00p.m. to 12:00 a.m.; Staff: 3 employees; Parking: Due to the total of 164 proposed chairs, a total of 55 parking spaces were required. There were a total of 12 off-street parking spaces at the site. Since this property was located within the Mission's Central Business District, it was exempt from parking requirements for the existing structure. Such uses required that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There was a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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: Permit for one (1) year 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. Continued compliance with TABC requirements. CUP was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Must comply with the noise ordinance. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs and 182 people if standing. For the outside area the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; Live music allowed outside

Mr. Cervantes asked if this item could be tabled and seen at the next meeting with all of council present. He stated that public notices would be sent out again to advise that the item would be reviewed in November.

Mayor Garza agreed to table the item to be reviewed at the next council meeting when a full council would be present.

Mayor Pro Tem Plata moved to table this item. Motion was seconded by Councilman Vela and approved unanimously, 3-0.

11. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant in a (C-3) General Commercial District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 240, Applicant: Las Pupusas Del Itacate, LLC, c/o Claudia Bajos, Adoption of Ordinance #5732 – Cervantes

The subject site was located approximately 450' north of 1st Street along the west side of Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 4,004 square foot suite within a commercial plaza for a Mexican Restaurant. She had been in operation at this location since February of this year. She would like to continue to offer alcohol with her meals. Therefore, the need to renew her conditional use permit. Access to the site was via two 30' driveways off Shary Road. The proposed days and hours of operation were Monday–Sunday from 7:00 am to 12:00 am, Staff: 15 employees in different shifts; Parking: In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats – 37.6 parking spaces). It is noted that the parking is held in common. There are 143 existing parking spaces available and are shared with the other businesses within the commercial plaza. Sale of Alcohol: The restaurant included a 'bar' component. 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. There were no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. 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. Staff asked PD for any reports of this location regarding alcohol. As of this date, no incidents have been reported. 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: Two Years with the understanding that the permit could 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 7:00 am to 12:00 am.

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 – El Itacate Restaurant in a (C-3) General Commercial District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 240, Applicant: Las Pupusas Del Itacate, LLC, c/o Claudia Bajos, Adoption of Ordinance #5733. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5732

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES –EL ITACATE RESTAURANT IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION, LOCATED AT 301 N. SHARY ROAD, SUITE 240

12. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Home Occupation – We Care Family Daycare in a (R-1) Single Family Residential District, being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision, located at 311 W. Leo Najo Street, Apts. A, B, C, Applicant: Jose de la Garza, Adoption of Ordinance #5733 – Cervantes

The subject site was located at the Southeast corner of Cummings and Leo Najo Street. Per Code of Ordinance, a daycare center in a residential zone required the approval of a Conditional Use Permit by the City Council. The applicant had been running the daycare at this location since October 2018. The applicant had a total of 25 children ranging from infants to 12-year-old at different times. The last conditional use permit for this home occupation at this location was approved on October 10, 2022 for a period of 3 years. Staff noted that this would be the applicants 4th renewal. Since the applicant does not reside at this location, he needed to comply with Section 1.56(1)(g) of the Zoning Code which stated: The Planning and Zoning Commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the City Council who shall have, the ultimate authority on the matter. Subsections 1.56-1(a), (d), and/or (f), stated that a minimum of 90 percent of the property owners within 200' mailout radius shall provide written support for the proposed home occupation since the applicant has a daycare center. The proposed days and hours of operation were Monday–Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm; Staff: 5 employees; Parking: Being a triplex, 6 parking spaces can be used for the daycare operation. Parking had not been an issue since most of the children are dropped off or picked up by the applicant. The applicant was the owner of the apartments. Since the applicant had obtained 90% of the signatures and had complied with all the requirements, staff did not object to renewing the conditional use permit.

The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (18) 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: 4-year re-evaluation to continue to assess this home occupation. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.). Must comply with DHS Certification. CUP was not transferable to others. Hours of operation to be as followed: Monday – Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm

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 to allow a Home Occupation – We Care Family Daycare in a (R-1) Single Family Residential District, being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision, located at 311 W. Leo Najo Street, Apts. A, B, C, Applicant: Jose de la Garza, Adoption of Ordinance #5733. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5733

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL TO ALLOW A HOME OCCUPATION – WE CARE FAMILY DAYCARE IN A (R-1) SINGLE FAMILY DISTRICT, BEING THE WEST ½ OF LOTS 1 & 2, BLOCK 103, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 311 W. LEO NAJO STREET, APARTMENTS A, B, C

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

13. Approval of Minutes – Carrillo

Regular Meeting – October 14, 2025

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

Shary Golf Course – September 11, 2025

Speer Memorial Library Board – May 27, 2025

Accommodations Review Board – June 25, 2025

Zoning Board of Adjustments – June 25, August 27, 2025

Planning and Zoning Commission – September 3, September 17, 2025

15. Approval of Resolution #2006 to deny the statement of intent filed by Texas Gas Service Company to increase rates – Elizalde

On June 30, 2025, Texas Gas Service Company (TGS or Company) filed a Statement of Intent to Increase Rates application with each of the cities in their Central-Gulf, West North, and Rio Grande Valley service areas. In the filing, the Company asserted that it is entitled to a $41.1 million increase or a 9.83% increase over current adjusted revenues, excluding gas costs.

In June, the Cities Served by Texas Gas Service Company engaged the services of consultants to review the filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request. Accordingly, TGS Cities' attorney recommends that all TGS Cities members adopt the Resolution denying the rate change. Once the Resolution is adopted, TGS will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with TGS' filing for the environs and those cities that have relinquished their jurisdiction currently pending at the Railroad Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this deadline was suspended until November 17, 2025. As such, all cities with original jurisdiction will need to adopt the resolution no later than November 17.

RESOLUTION NO. 2006

A RESOLUTION OF THE CITY OF MISSION, TEXAS FINDING THAT TEXAS GAS SERVICE COMPANY'S, A DIVISION OF ONE GAS, INC., STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

16. Authorization to award bid RFB 26-003-10-08 Construction of Restrooms at Shary Municipal Golf Course to Jax Construction in the amount of $103,266.00 - M. Fernuik

The City of Mission had accepted and opened 17 bid responses for construction of restrooms at Shary Municipal Golf Course. Staff recommended awarding to Jax Construction who was the lowest responsible bidder meeting all specifications in the amount of $103,266.00. The City would be reimbursed at 100% for the amount of construction via the reimbursement agreement with the MEDC. A corresponding budget amendment will be introduced at midyear.

17. Authorization to solicit proposals for qualifications for On-Call Engineering Services for Geotechnical and Material Testing Services – Gonzalez

Staff was seeking authorization to solicit proposals for qualifications for On-Call Geotechnical and Material Testing Services. Engineer shall furnish all technical and professional services including, labor, material, equipment, transportation, supervision and expertise to fully and adequately perform services. In accordance with Section 2254 of the Government Code of the State of Texas, the City shall select on the basis of demonstrated competence and qualifications to perform the services throughout the term of the contract.

18. Authorization to Solicit for Bids for the purchase of Ready-Mix Concrete Services for the Public Works Department – Gonzalez

The City of Mission was in contract with 57 Concrete (Bid No. 24-042-10-30) from May 15, 2025, through November 14, 2025. Staff was seeking authorization to solicit bids for the purchase of Ready-Mix Concrete Services.

Staff was seeking authorization to solicit bids for the purchase of Ready-Mix Concrete Services for Public Works. Ready Mix Concrete would be used for daily operations to include the repair and construction of sidewalks, curb, gutters, inlets, manholes and special projects located throughout various locations within the City of Mission.

19. Authorization to purchase twenty-eight (28) bulletproof vests for police officers, from Galls, LLC (Buyboard #773-25), totaling $26,773.56 with $13,386.78 reimbursable from the U.S. Department of Justice. – Torres

The Mission Police Department was seeking authorization to purchase (28) twenty-eight bulletproof vests for police officers. The total purchase amount is $26,773.56 This purchase would be made from Galls, LLC (Buyboard #773-25). This grant would reimburse 50% of the purchase, totaling $13,386.78, through the U.S. Department of Justice Bulletproof Vests Grant (FY 2024). . A corresponding budget amendment would be introduced at midyear.

20. Approval of Resolution No. 2007 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 City of Mission's Veterans Day Parade on November 8, 2025 – Torres

The agreement was required by the Texas Department of Transportation for the closure of eastbound lanes on U.S. Business 83 from Holland avenue to Stewart Road, Conway Avenue from Tom Landry to 8th street, and Bryan road (F.M. 396) from Elm Street to Matamoros street for the purpose of the City of Mission Veterans Day Parade. The Mission Police Department would be responsible for securing the route and safety of all participants, and rerouting all traveling vehicular traffic through other local roads and state right of ways (FM 396 & SH 107) as feasible for public safety. The City of Mission Veterans Day Parade was scheduled for Saturday, November 8, 2025.

RESOLUTION NO. 2007

A 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 STATE RIGHT OF WAY OF EASTBOUND LANES ON U.S. BUSINESS 83 FROM HOLLAND AVENUE TO STEWART ROAD, CONWAY AVENUE FROM TOM LANDRY TO 8TH STREET, AND BRYAN ROAD (FM 396) FROM ELM STREET TO MATAMOROS STREET ONLY FOR THE PURPOSE OF THE CITY OF MISSION VETERANS DAY PARADE AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE

21. Authorization to award bid RFB 26-002-10-07 Purchase of Oils and Lubricants to Arnold Oil Company – Mendiola

The City of Mission had accepted and opened seven (7) bid responses for the Purchase of Oils and Lubricants to be used for City Vehicles and Special Equipment. Staff recommended awarding of bid to: Arnold Oil Company who was the lowest responsive and responsible bidder meeting all specifications. The term of the contract as for one (1) year with two (2) One-Year Renewals.

22. Authorization to accept grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation in the amount of $2,500 with no match requirement – Elizalde

The City was requesting authorization to accept a grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation. The grant funds would be used to support city department community initiatives through the Mission Fire Department and Health Department. The grant would allow the acquisition of supplies and equipment needed for community events initiatives. The total grant request was $2,500 with no match requirement. A corresponding budget amendment would be introduced at midyear.

23. Approval of Resolution #2008 authorization to declare five hundred fourteen (514) chairs as surplus property from the Mission Event Center – A. Lerma

Staff respectfully requested authorization from the City Council to declare five hundred fourteen (514) chairs currently located at the Mission Event Center (MEC) as surplus property. The chairs identified for surplus had reached the end of their useful life due to extensive wear and tear incurred through normal, high-volume usage during events over the past seven (7) years. A recent inventory assessment determined that these chairs exhibit significant damage and no longer met the needs of the Event Center's quality standards for client satisfaction and professional presentation.

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY TO FURTHER A PUBLIC PURPOSE; AND ESTABLISHING AN EFFECTIVE DATE

24. Approval of Ordinance # 5734 amending Ordinance #5714 adopting three (3) additional personnel to the Classified Position of Firefighter for the Mission Fire Department – Munguia

On September 9, 2025, the Mission Fire Department requested and established 57 positions for the Classified position of Firefighter by the Adoption of Ordinance #5714 for FY 2025-26. The Department is requesting three (3) additional positions for the Firefighter position. These positions will be beneficial to the department and will assist in reducing overtime.

ORDINANCE NO. 5734

AN ORDINANCE AMENDING ORDINANCE #5714 ADOPTING THREE (3) ADDITIONAL PERSONNEL TO THE CLASSIFIED POSITION OF FIREFIGHTER FOR THE MISSION FIRE DEPARTMENT

25. Authorization to approve 100% Fee Waiver Application for South Texas Music & Cultural Arts Foundation – A. Lerma

South Texas Music & Cultural Arts Foundation would collaborate with the Texas Conjunto Showdown to produce an event at the Mission Event Center on March 12 & 13, 2026. The Fee Waiver Application was to request the use of the Mission Event Center at no cost for this music and cultural celebration. This event was for students from the entire Rio Grande Valley and would provide instruction through workshops and competitions. Saturday would be dedicated to community performances, vendors, food trucks and activities for all to enjoy. The Texas Conjunto Showdown would promote local culture, music and create opportunities for students to grow their talents.

South Texas Music & Cultural Arts Foundation would raise the funds required for the production and educational costs of this event. Any positive revenue would be used for scholarships, student instruments and future educational/non-profit events. The MEC rental fee requesting to be waived was a total of $12,950.00.

26. Authorization to purchase uniforms for new and current personnel from NAFECO, Inc. via Buy Board Contract #773-25 for FY 2025 – 2026 for a total cost of $60,000.65 – Silva

The Mission Fire Department was seeking authorization to purchase uniforms for daily operations for current and new personnel from NAFECO, Inc. via Buy Board Contract #773-25 for FY 2025 – 2026.

Annual purchases would exceed the $25,000 threshold with a total cost of $60,000.65 requiring City Council Approval.

27. Authorization to enter into a Memorandum of Understanding with Region One Education Center relating to the GROW RGV, Tree Canopy Project – Bentsen

Mission Parks and Recreation Department was requesting authorization to enter a Memorandum of Understanding with Region One Education Center for the purpose of achieving the various goals and objectives relating to the GROW RGV, Tree Canopy Project. This agreement would be effective from November 1, 2025, to December 31, 2027.

Mayor Pro Tem Plata moved to approve all consent agenda items 13 thru 27 as presented. Motion was seconded by Councilman Vela and approved unanimously 3-0.

APPROVALS AND AUTHORIZATIONS

28. Consideration and possible action to adopt Resolution #2009 establishing a Native Plants Ad Hoc Committee – Cervantes

While doing some research staff came across a program that the City of Lewisville, Texas had in place that could be of interest to the City Council. In Lewisville they had the Roots for Wings Program that encouraged residential gardening choices that support natural and sustainable landscaping. The purpose of the program was to reduce irrigation and mowing requirements in the community. The first step was that interested residential property owners were asked to attend a 4-hour workshop. The second step was to establish the garden. The third step was to apply for the designation and submit photos. After the initial application review was approved by the program manager, a site inspection was scheduled. If the site inspection passed, the city provided a yard sign. The program manager then notified the Code Enforcement Department that the property was exempt from weedy lot notices. In Lewisville the property owners must renew their certificate every three (3) years. No ordinances were amended to establish the Roots for Wings Program in Lewisville. The committee made up of experts in the field would be needed to review the applications.

RESOLUTION NO. 2009

A RESOLUTION OF THE CITY COUNCIL OF MISSION, TEXAS, ESTABLISHING A NATIVE PLANTS COMMITTEE, APPOINTING MEMBERS, ASSIGNING DUTIES AND PROVIDING AN EFFECTIVE DATE

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to adopt Resolution #2009 establishing a Native Plants Ad Hoc Committee. Motion was seconded by Councilman Vela and approved unanimously 3-0.

29. Authorize Mayor to execute an Advance Funding Agreement between the City of Mission and the Mission Economic Development Corporation related to the construction of infrastructure improvements for a property owned by MEDC and located at 1407 East Expressway 83, Mission, Texas – T. Garcia

Staff was requesting the approval of an Advance Funding Agreement between the City of Mission and the Mission Economic Development Corporation (MEDC) related to the construction of infrastructure improvements needed for a property owned by MEDC, a 5+ acre-tract located at 1407 East Expressway 83, Mission. The improvements consisted of water lines, sanitary sewer lines, and drainage infrastructure on the property, in an amount not to exceed $237,000 to be paid in advance. These improvements were crucial to making the property marketable and enhancing its development potential. The MEDC Board approved the Advance Funding Agreement on October 15, 2025. A corresponding budget amendment will be introduced at midyear.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to Authorize Mayor to execute an Advance Funding Agreement between the City of Mission and the Mission Economic Development Corporation related to the construction of infrastructure improvements for a property owned by MEDC and located at 1407 East Expressway 83, Mission, Texas. Motion was seconded by Councilman Vela and approved unanimously 3-0.

30. Authorization to Award Bid RFB 25-711-09-24 Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant No. 23-152-003-E070 to P&C Oil Field Service, LLC in the amount of $479,508.25 for the Public Works Department – Gonzalez

The City of Mission had accepted and opened eleven (11) bid responses for Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant NO. 23-152-003-E070. Staff recommended awarding bid to P&C Oil Field Service, LLC who was the lowest responsive and responsible bidder meeting all specifications, with a bid of $479,508.25. BID# 25-711-09-24.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to Award Bid RFB 25-711-09-24 Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant No. 23-152-003-E070 to P&C Oil Field Service, LLC in the amount of $479,508.25 for the Public Works Department. Motion was seconded by Councilman Vela and approved unanimously 3-0.

31. Authorization to Extend Bank Depository Services Contract with Texas National Bank Related to RFP 21-441-09-15– Roman

The City's current Bank Depository Services contract with Texas National Bank was set to expire on November 27, 2025. The City had recently solicited proposals for new banking services and was in the process of evaluating submissions.

As evaluations were still underway and will be presented to City Council for consideration at the scheduled meeting on November 12, 2025, staff recommended extending the existing contract with Texas National Bank for an additional three (3) months beyond the expiration date.

City staff had met with representatives from Texas National Bank, who had expressed their willingness to continue services under the current terms. Upon Council approval, a formal letter would be sent to the bank confirming the extension, with no changes to service levels or banking fees.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved Extend Bank Depository Services Contract with Texas National Bank Related to RFP 21-441-09-15. Motion was seconded by Councilman Vela and approved unanimously 3-0**.**

32. Approval of Resolution # <u>2010</u> of the City Council of the City of Mission, Texas, Supporting an Educational Campaign Regarding Proposition 4 to amend the Texas

Constitution to dedicate a portion of revenue derived from State Sales and Use Taxes to the Texas Water Fund – Terrazas

During the 89th Legislative Session, the Texas Legislature passed a proposed constitutional amendment—Proposition 4—that would dedicate a portion (up to one billion dollars) of state sales and use tax revenue annually for up to 20 years to the Texas Water Fund. Approval of Proposition 4 would not create new taxes or fees, but instead dedicate existing surplus revenue to strengthen critical water and drainage infrastructure across the state, following a model similar to transportation funding initiatives. Funds administered by the Texas Water Development Board would be available to Texas cities, including the City of Mission, to support long-term investments in water, wastewater, and flood resilience infrastructure.

The City Council hereby expressed its strong support for the educational campaign regarding Proposition 4, which was on the ballot for the November 4, 2025 election. The Council encouraged all Mission residents to review the proposed constitutional amendment, consider its benefits to the region and the state, and participate in the upcoming election. Early Voting locations are at Bannworth Gym and Parks and Recreation Center from 7 a.m. to 7 p.m. until Friday, October 31, 2025 and 7 a.m. to 7 p.m. on election day.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Resolution # 2010 of the City Council of the City of Mission, Texas, Supporting an Educational Campaign Regarding Proposition 4 to amend the Texas Constitution to dedicate a portion of revenue derived from State Sales and Use Taxes to the Texas Water Fund. Motion was seconded by Councilman Vela and approved unanimously 3-0**.**

RESOLUTION NO. 2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, SUPPORTING AN EDUCATIONAL CAMPAIGN REGARDING PROPOSITION 4 TO AMEND THE TEXAS CONSTITUTION TO DEDICATE A PORTION OF REVENUE DERIVED FROM STATE SALES AND USE TAXES TO THE TEXAS WATER FUND

UNFINISHED BUSINESS

None

At 5:26 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 3-0.

EXECUTIVE SESSION

At 5:31 p.m., Mayor Pro Tem Plata motioned to reconvene. Motion was seconded by Councilman Vela and approved unanimously 3-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives

No Action

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

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) regarding Approval of Resolution No. 2011 determining a public necessity and granting authorization to exercise the use of eminent domain authority to acquire certain real property, giving notice of an official determination to acquire said property described generally as Parcel 27, a 2,087 square feet or 0.048 of one acre tract of land, situated in lot 19-1, West addition to Sharyland Subdivision, in the City of Mission, Texas, and being out of a 0.55 of one acre tract of land, remainder of a 19.57 acre tract of land, as recorded in volume 1, page 56, of the Official Records, Hidalgo County, Texas, for the construction or improvement from Business IH-2 to Military Road (Parkway Loop) of Inspiration/Military Parkway Project

RESOLUTION NO. 2011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY DESCRIBED AS BEING A 2,087 SQUARE FEET OR 0.048 OF ONE ACRE TRACT OF LAND, SITUATED IN LOT 19-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING OUT OF A 0.55 OF ONE ACRE TRACT OF LAND, REMAINDER OF A 19.57 ACRE TRACT OF LAND, CONVEYED TO RICHARD H. BOWYER AND JOHN H. BOWYER, JR., DBA BOWYER INVESTMENTS, BY "WARRANTY DEED WITH VENDOR'S LIEN", SEPTEMBER 10, 1998 AND RECORDED ON SEPTEMBER 25, 1998, AS DESCRIBED DOCUMENT NUMBER 712554, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2,087 SQUARE FEET OR 0.048 OF ONE ACRE TRACT OF LAND FOR THE CONSTRUCTION OR IMPROVEMENT FROM BUSINESS IH–2 TO MILITARY ROAD (PARKWAY LOOP) EAST TO FM1016

RECONVENE

The City Council will reconvene in open session to take any actions if necessary, on any item(s) discussed in closed session

ADJOURNMENT

At 5:32 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 3-0.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary