



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a regular meeting on **Tuesday, August 11, 2026 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas to consider the following matters.

At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

INVOCATION AND PLEDGE ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

PRESENTATIONS

1. Proclamation - Tiger Fury Kajukenbo Self Defense Institute World Championship - Carrillo
2. Report from Mission Economic Development Corporation - Teclo Garcia
3. Departmental Reports – Terrazas / A. Garcia
4. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

5. Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T"), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street, Applicant: Mario Reyna c/o Abrego & Sons, Inc., Adoption of Ordinance #_____ - Cervantes
6. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena, Adoption of Ordinance #_____ - Cervantes
7. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, Adoption of Ordinance #_____ - Cervantes

8. Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance # _____ - Cervantes
9. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance # _____ - Cervantes
10. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business 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

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

11. Approval of Minutes – Carrillo
Regular Meeting – July 28, 2026
12. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Mission Economic Development Authority – May 28, 2026
Mission Education Development Council – April 29, 2026
Mission Economic Development Corporation – June 25, 2026
Ambulance Board Meeting – April 15, 2026
Keep Mission Beautiful – May 21, 2026
Traffic Safety Committee – May 21, 2026
Citizen's Advisory Committee – June 10, July 1, 2026
Civil Service Commission – June 19, 2026
Zoning Board of Adjustments – May 27, 2026
13. Consideration and action regarding approval of Resolution No. _____ amending Resolution No. 1804 to authorize the Shary Municipal Golf Course to assess the 5% credit card processing fee on credit card transactions - Fernuik

14. Consideration and action regarding approval of Ordinance No. _____ amending Ordinance No. 5693 to establish a Starlight Tournament Fee at the Shary Municipal Golf Course and providing for an effective date - Fernuik
15. Discussion and action regarding the approval of Interlocal Agreement between Mission Consolidated Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of \$19,000.00 - Fernuik
16. Discussion and action regarding the approval of Interlocal Agreement between Sharyland Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of \$19,000.00 - Fernuik
17. Authorization to lease forty-five (45) 2027 Tempo 2 Next Gen lithium powered golf carts for a term of 48 months (4 years) from Club Car via OMNIA Partners Public Sector Contract Number EV2671-01 in the monthly amount of \$9,580.95 - Fernuik
18. Consideration and possible action on granting a variance to Ordinance No. 2198 to allow Sharyland ISD fireworks display on Wednesday, October 14, 2026, as part of the Homecoming Day festivities, under the supervision of the Mission Fire Department and Fire Prevention Division. - Silva
19. Consideration and action related to matters regarding approval of an Interlocal Agreement with Agua Special Utility District on the request to utilize the City's long range excavator - Terrazas
20. Discussion and Possible Action on Matters Related to Exercising the First One-Year Renewal of RFB No. 25-597-07-15 Flexible Base Commercial Caliche Services for the Public Works Department with Frontera Materials, Inc. – Gonzalez
21. Discussion and Possible Action on matters related to exercising the Second One-Year Renewal for RFB No. 24-581-07-17 Roadside Mowing and Litter Removal Services for the Public Works Department with Alvarado's Maintenance Services – Gonzalez
22. Discussion and possible action on matters related to Award of RFB No. 26-523-07-23 for Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant to C&C Waste Management dba CB3 Consultant – Gonzalez
23. Discussion and possible action on matters related to the award of RFB 26-522-07-02 Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System to Blue Star Chemical Co. – Gonzalez
24. Discussion and possible action on matters related to approval of Resolution # _____ approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – T. Garcia
25. Discussion and possible action on matters related to the acceptance of a grant award from the Best Friends Animals Society in the amount of \$36,000 with no match requirement and respect to a budget amendment - Elizalde
26. Discussion and possible action on matters related to the acceptance of a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the

Governor in the amount of \$35,000 with no match requirement and respect to a budget amendment - Elizalde

- [27.](#) Discussion and possible action on matters related to the authorization to solicit requests for proposals (RFP) for Grant Administrative Services for management and implementation services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) – Elizalde
- [28.](#) Discussion and possible action on matters related to the authorization to solicit requests for qualifications (RFQ) for Engineering Services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) – Elizalde
- [29.](#) Discussion and possible action on matters related to Facilities Use Agreement between City of Mission and South Texas Community College for Pool Use – Bentsen
- [30.](#) Discussion and possible action on matters related to the purchase of 1000 Residential Refuse Carts from Toter LLC in the amount of \$62,472.00 via Sourcewell Contract #120324-TOT – Mendiola
- [31.](#) Discussion and possible action on matters related to a Final Plat Approval for the De Leon Subdivision (Suburban ETJ), a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road. Developer: Jose A. De Leon, Engineer: Urban Infrastructure Group, Inc. - Cervantes
- [32.](#) Discussion and possible action on matters of the authorization to enter into an Agreement between the City of Mission and Jose A. De Leon, Owner, regarding sewer service for the proposed De Leon Subdivision, being a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision, located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road – Cervantes

APPROVALS AND AUTHORIZATIONS

- [33.](#) Discussion and possible action on matters related to a Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum lot frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes
- [34.](#) Discussion and possible action on matters related to acceptance of a grant award from the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of \$2,000,000 with a 10% cash match requirement and respect to a budget amendment – Elizalde
- [35.](#) Discussion and possible action on matters related to the denied implementation of a speed hump in the area of 1708 E. 21st Street., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres
- [36.](#) Discussion and possible action on matters related to the authorization for the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

37. Discussion and possible action on matters related to the approval of Resolution No. _____ adopting Economic Development Program Guidelines and Criteria governing agreements authorized under Chapter 380 of the Texas Local Government Code and providing an effective date – A. Garcia

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development Negotiations) related to 380 Grant Agreement by and between the City of Mission and Shops at 495-Lot 7 LTD, a Texas Limited Partnership
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) regarding the appointment, employment, duties, qualifications, recruitment, and selection of a City Manager, including the proposed search process and related matters
3. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.
4. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.
5. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.
6. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.
7. Discussion regarding complaints, grievances, allegations, administrative investigations, workplace conduct matters, and related personnel or employment issues involving City officers or employees pursuant to Texas Government Code §§ 551.071 and 551.074.

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

1. Consideration and action if any, regarding the 380 Grant Agreement by and between the City of Mission and Shops at 495-Lot 7 LTD, a Texas Limited Partnership
2. Discussion and possible action to approve and initiate the search and recruitment process for a City Manager, including the search timeline, position posting, qualifications, recruitment procedures, and all related actions necessary to fill the position

ADJOURNMENT**C E R T I F I C A T E**

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 05th day of August, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **11th day of August, 2026** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

On this the **05th day of August, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary

Proclamation

City of Mission



WHEREAS, Kajukenbo is a unique American martial art founded in 1947 in Honolulu, Hawaii, by a group of dedicated martial artists who combined the disciplines of Karate, Judo, Jujutsu, Kenpo, and Chinese Boxing to create an effective system of self-defense; and

WHEREAS, Kajukenbo was established on the principles of discipline, respect, integrity, perseverance, and service to others, promoting not only physical fitness but also strong moral character and personal responsibility; and

WHEREAS, generations of Kajukenbo instructors and students have dedicated themselves to teaching valuable life skills, including confidence, self-control, leadership, and respect for others, while fostering safer and stronger communities; and

WHEREAS, Kajukenbo was brought to the City of Mission, Texas soon thereafter by Sigung Luis Garcia, who after years of hard work and dedication to the art, developed some of the best fighters and noteworthy martial artists, teachers, masters and grand masters; and

WHEREAS, at the 2026 Open Martial Arts Tournament held in Las Vegas, Nevada in July, Tiger Fury's Mission students received a combined total of 46 world champion gold medals, 25 silver medals 16 bronze medals and 11 Grand Champions for a total of 98 World Titles.

NOW THEREFORE, we the City Council of the City of Mission, do hereby congratulate and commend Tiger Fury Kajukenbo Self Defense Institute Headquarters for their 98 - World Championship titles received at the 2026 Open Martial Arts Tournament held in Las Vegas, Nevada.

PROCLAIMED on this the 28th day of July, 2026.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: August 11, 2026
PRESENTED BY: Juan Pablo “JP” Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:

Parks & Recreation – May 2026
RGV Veterans Cemetery – July 2026
Civil Service – July 2026
311 – July 2026
Grants – June, July 2026
CDBG – June 2026
Information Technology – July 2026
City Secretary – July 2026

BUDGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *JP7 / AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

MAY 2026 MONTHLY REPORT

PARKS DIVISION:

- Daily operations of opening and closing of parks
- Continue with daily maintenance of all park restrooms with the 2 – 2-man crews / pressure wash pavilions for general maintenance and pavilion rentals
- Continue preparing Baseball fields at Bentsen, Lions and JC for Boys and Girls League
- Pressure-wash pavilions at Lions, Bannworth and Madero parks for rentals
-

HORTICULTURE TEAM:

- Training of new Horticulture Team Leader
- Continued maintenance of Butterfly Gardens and landscape needs in general

BURIALS:

- Laurel Hill Cemetery
 - 1 burial
- San Jose Cemetery
 - 1 burial
- Catholic Cemetery
 - 2 burials

HEO Team:

- Trimmed and tree trees at Star Lite Golf to that caused interference with ball visuals

STRIKE TEAM:

- Completed Golf Course Project – added more rocks, plants, leveled all areas / planted 2 pallets of sod, power washed all the lime rocks and sidewalks, added decomposed granite on some bed plants / installed 2 handicap signs
- Ruben Hinojosa – staff formed and poured cement for a 10x10 concrete pad for volunteer project “Freedom to Read”
- Formed and poured cement for a sidewalk close to playground area
- Formed concrete foundation and installed block retaining wall for retention of decomposed granite of newly repaired and painted bench adjacent to playscape
- Repaired downed wind screens at Birdwell and Bannworth tennis courts
- removal of aluminum edging from some trees
- Manufactured and installed 2 new BBQ pits for the parks
- Completed installation and wiring of new AED with assistance of Facilities Dept at Lions Park

IRRIGATION TEAM:

- No Irrigation Team. Most difficult position to hire at available pay scale. Parks Foreman is working with two Grounds Keepers for routine maintenance and repair
- Completed irrigation installation at Golf Course Clubhouse

SPECIAL PROJECTS / EVENTS:

- Assisted CEED with a groundbreaking event for Don Pepes Restaurant on Shary rd – large tent, PA system, tables and chairs, shovels and dirt box
- 1 Speedy 5K Run at MEC – all set ups and staff for event
- Assisted CEED with a groundbreaking event for Vanguard Academy on North Stewart Rd.
- Sharyland High School Stadium – hosted our TAAF track meet – 2 days

-2-

The Parks & Recreation Project Triangle

Every project, program, event, or improvement forces us to balance three priorities:

- △ Done Quicker
- △ Lower Cost
- △ Higher Quality

The challenge? You can usually optimize for two—but not all three.

- * Need it fast and inexpensive? You may have to reduce the scope or accept a simpler solution.
- * Need it fast and high quality? It will likely require a larger investment.
- * Need it high quality and affordable? It will probably take more time to plan, fund, and execute.

Parks & Recreation professionals don't just manage facilities and programs, we manage expectations.

We make decisions that serve the community today while protecting it for tomorrow.

The next time one might wonder why a project isn't cheaper, faster, or more elaborate, remember the triangle.

Every decision is a balance.

-3-

HINOJOSA CITY SCHOOL PARK PROJECT



Additional sidewalk was installed for accessibility due to mud and high water at time of increment weather

-4-



Final touch was added to the north entrance of Ruben Hinojosa Park to avoid muddy conditions, standing water and to make things look more presentable.

-5-

RUBEN HINOJOSA FREEDOM to READ PROJECT

A sophomore student from Sharyland High School came and introduced his plan to give back to the school that helped shape his future by not only funding but also constructing a book exchange shade structure and picnic table. The Freedom to Read. Built by Students. Powered by Community. Open to Everyone! Project to be complete in July.

He is now one of TAAF Tennis Aides

-6-

BOY SCOUT EAGLE SCOUT PROJECT EOYN STROOP

This aggressive \$250,000.00 project is the beginning stage of Mission Hike & Bike Trail re-hab funded by US Department of Transportation through Texas Parks and Wildlife. This came as an aspiration to Eowyn Stroop when she was 11 years old. She is now high school student hoping to complete her project prior to the start of the school year.

-7-

TAAF Archery Program 20 yd and 40 yd Range



There is so much promise in these youngsters in this years Archery Summer Program. I can predict that two of these archers will be heading to college on a full ride scholarship. Though in its infancy, this program has already produced 2 college students enjoying a full ride. Or should I say, their parents are enjoying this ride!



-8-

TAAF REGIONAL PRACTICE SWIM MEET at BANNWORTH NATATORIUM



MISSION COACHING STAFF at the TIMING TABLE

-9-

TAAF REGIONAL PRACTICE TRACK and FIELD EVENT



-10-



ELEMENTARY BOYS 100 yd DASH



ELEMENTARY BOYS 880 yd RUN



ELEMENTARY GIRLS 880 yd RUN



ELEMENTARY GIRLS RELAY



ELEMENTARY BOYS RELAY

-12-



HIGH SCHOOL BOYS HURDLES



HIGH SCHOOL GIRLS RELAY



CROWD at TOM LANDRY STADIUM

-13-

AS I WAS COMPLETING THIS MONTHLY REPORT, I RECEIVED YET ANOTHER WORD OF GRATITUDE FROM ANOTHER OF OUR SUMMER PROGRAM PARTICIPANTS THAT I FELT WORTHY TO SHARE WITH YOU SO THAT YOU CAN HAVE A BETTER UNDERSTANDING OF JUST HOW FAR OUR PROGRAMS EXTEND INTO FAMILY LIVES!

Brad

My family moved from California to Mission, Texas, after my father's business began going through a difficult time.

Starting over in a new place was not easy, but participating in the affordable programs offered by Mission Parks and Recreation—including swimming, golf, pickleball, and archery—helped my family become active and positive again.

Most of all, the kindness and care shown by the staff and program participants helped my family feel at home in Mission. I grew up attending schools in Mission and now attend Sharyland High School. Over the years, I've often wondered how I could give back to the community that has given so much to my family.

Later, my mom told me that Mr. Mike was doing most of the work to keep the pickleball program running and that there were some areas where help might be needed. She encouraged me by saying there might be something I could do, so I decided to volunteer.

Through school, I learned that Mission has fewer financial resources than many neighboring cities. Wanting to help in some small way, I reached out to pickleball companies to ask about equipment donations. At the same time, I always try to be thoughtful about whether my efforts are truly helping.

I also want you to know that I am not volunteering because I need service hours. I am involved in Student Council, marching band, UIL, and other activities at Sharyland High School, and I have already completed all of the volunteer hours required by my school.



RIO GRANDE VALLEY STATE VETERANS CEMETERY

MONTHLY REPORT



RGV State Veterans Cemetery

2520 South Inspiration Road • Mission, Texas 78572

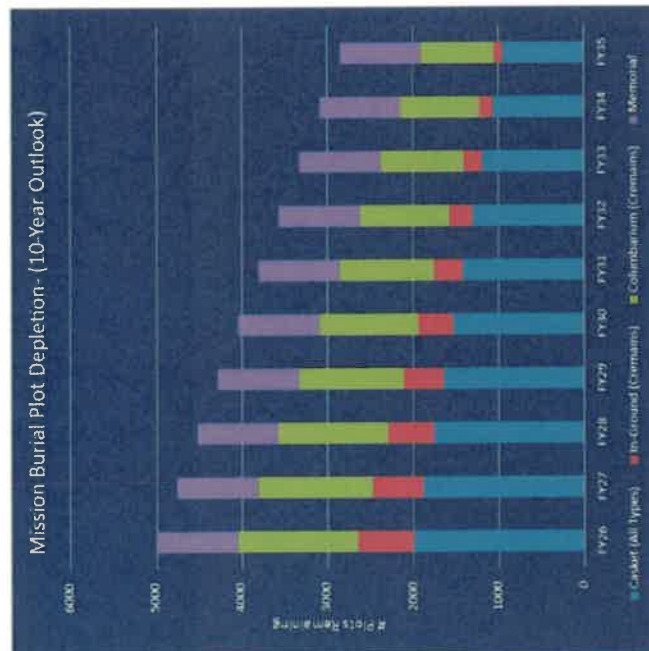
Office: (956) 583-7227 • Fax: (956)-583-7887



Interments July

MISSION - FY 2027			
Interment Options	As of Date	Estimated # Years	Estimated Depletion Date
Casket Burial	6/30/2026	15.36	11/4/2041
In-Ground	6/30/2026	9.70	3/8/2036
Columbarium	6/30/2026	23.60	1/28/2050
Memorial	6/30/2026	959	11/8/2884

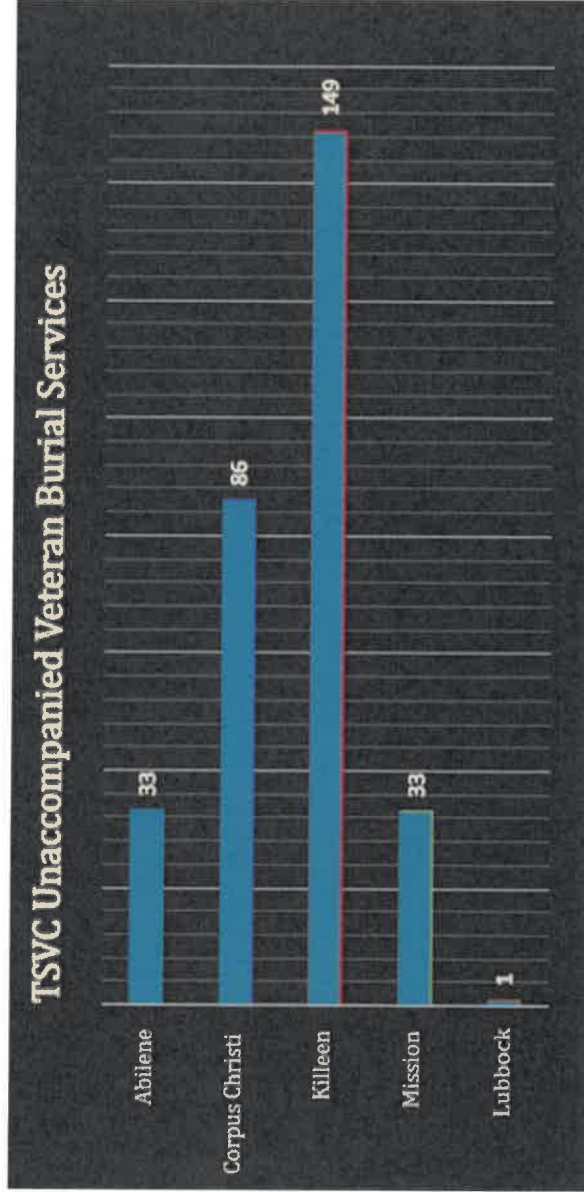
This above data is determined using NCA's formula and will be updated quarterly.



July - 2026	Double Depth	Standard	Columbarium	In-Ground	Scatter Garden	Memorial Garden	Total
Veterans	1	8	2	5			16
Spouses		2		3			5
Family Members							0
Total	1	10	2	8	0	0	21
Percentage of Total	4.76%	47.62%	9.52%	38.10%	0.00%	0.00%	100.00%



RGV State Veterans Cemetery
2520 South Inspiration Road • Mission, Texas 78572
Office: (956) 583-7227 • Fax: (956) 583-7887



Current interments as of July 2026 -5456



RGV State Veterans Cemetery

2520 South Inspiration Road • Mission, Texas 78572

Office: (956) 583-7227 • Fax: (956)-583-7887



Events and Ceremonies Information:

Veterans Day Event November 11, 2026, TBD

Upcoming Events:

Wreath Across America Event, December 2026, TBD



RGV State Veterans Cemetery

2520 South Inspiration Road • Mission, Texas 78572

Office: (956) 583-7227 • Fax: (956) 583-7887



Completed Projects:

Irrigation Audit for June 2026 completed
2020 File Migration Completed- pending VLB direction
2021 File Migration Completed- pending VLB direction
2022 File Migration Completed- pending VLB direction
2023 File Migration Completed- pending VLB direction
2024 File Migration Completed- pending VLB direction
Water Conservation Action Plan –On-going 4/2024
Electronic Reporting on IPADs- for all staff (7)
Budget Review and Approval for 2026-2027 APPROVED

Ongoing Projects Pending- VLB OAR- Funded:

Power washing areas with mold with the cemetery
Maintenance Tech II in training for 180 days-Training Plan
Winterization Plan Pending approval City of Mission
Working on Section 35-Realigning & Resetting
Removal of 30% non-usable equipment 11/24/2023
Prepping for NCA inspection 2/2029

Ongoing Projects Pending:

Monthly Irrigation Audit-replace broken lines/equipment
100% Pre-registration eligibility review-on going project
Staff cross-training -2026
Clearing/Mowing of 43.17 acres on the NW side-48% done
Digital reporting option (for staff)- currently using this method
2025 File Migration pending completion 10/2026
Water Conservation Action Plan –On-going 1/2026
Irrigation Audit for 2026 on-going
Maintenance Plan for 2026 on-going
Electronic Reporting on IPADs- PM Reporting for equipment
Current Interments 5456 as of July 28, 2026

VLB Funded (In-Progress)

Re-alignment on 44 Flat Marker/ Headstone
100% Eligibility Review-Headstone 80% Completed
Fertigation System installed 6/2026- pending additional connections
Lighting System Approved with VLB surplus/excess funds
2 Temp Staff Approved with VLB surplus/excess funds
Laptop for Fuel System Station Approved with VLB surplus/excess funds
Service Doors Approved with VLB surplus/excess funds
Digital Calendars Approved with VLB surplus/excess funds
Gas Generator Approved with VLB surplus/excess funds
Chairs for events Approved with VLB surplus/excess funds

VLB Funded (Pending)

Addition of New Space Force Military Branch of Service Seal and Flag in Assembly Area
Casket Transport Vehicle Hearse or truck (Flat)
Water Station – on Cemetery Grounds

VLB Funded (Approved)

Bobcat Tool Cat UW56 -2
New Privacy Fence Slats Completed
Electrical Services for Garrison Flag and offices 8/24-Completed
2025-2026 Budget Approved
Administration Building Roofing Replacement Insurance approved
Administration Building Roofing Replacement 11/2025 on-going
Installation of Automatic and Remotely Controlled Entry Gate 11/2025
VLB Funded (Received)
Administration Building Roofing Replacement 11/2025 on-going
Installation of Automatic and Remotely Controlled Entry Gate 11/2025
VA Grant Applications Pending:
Public Water Fountains Installed Throughout Grounds
Remotely Controlled Public Digital Display Board for Schedules and Events

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
THROUGH: ANDY GARCIA, CO-CITY MANAGER
FROM: JESSE LERMA, CIVIL SERVICE DIRECTOR
SUBJECT: CIVIL SERVICE REPORT, JULY 2026
DATE: JULY 28, 2026



1. Mission Fire Department has eight (8) openings that need to be filled- they have started hiring process
2. Mission Police Department has seven (7) openings....just exhausted eligibility list....next entry level examination set for September 18, 2026
3. Civil Service training with Commission and staff set up for August 6, 2026

1. FF Randy Alvarez-Indefinite Suspension-Charges dropped returned to work
2. FF Enrique Lozano-Indefinite Suspension-Requested to hold hearing after disposition of criminal case-we accepted the delay with no back pay.
3. FF (ENG) Jessica Quintanilla-Indefinite Suspension-started process for hearing with Third Party Hearing Examiner
4. PO Javier Lara-Indefinite Suspension-started process for hearing with Third Party Hearing Examiner-hearing set for October 6-7, 2026

THANKS

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
THROUGH: ANDY GARCIA, CO-CITY MANAGER
FROM: JESSE LERMA, 311 COORDINATOR/CIVIL SERVICES DIRECTOR
SUBJECT: 311 REPORT, JULY 2026
DATE: JULY 28, 2026

We have a total of 765 submissions for July 2026, with a total of 29999 since we began. The system is fully functional and very user friendly. We can customize the system to meet the needs of our daily operations. Our staff have bought into the system and are working on improvements every day. We can find problematic areas using the system and it allows us to attend to the needs of those areas in a timely manner. We try to contact as many residents as possible and are getting feedback from them to improve the system.

1. Meeting with our EOC staff discussing hurricane preparedness
2. Meeting with residents along the Bryan Rd project.
3. Meeting with residents having problems with T-Mobile/ATT

Continue pushing the 311-program encouraging our citizens to utilize the program.

Thank you!

Topic Counts of Opened Requests
For Date Period From 06/30/2026 Through 07/28/2026

Item 3.

Topic	Count
Animal Control	527
Animal Control	23
Bee Complaint	550
Total - Animal Control	
Code Enforcement	3
Accumulation of Items	1
Commercial Parking Lot Maintenance	0
Double Occupancy/Hooked RV	13
Health & Sanitation (Nuisance)	2
Illegal Dumping	0
Illegal Signs (Right of Ways, Bandit, Telephone and Garage)	1
IPMC Violations (Property Maintenance)	1
Junked Vehicle on private property	1
No Garage Sales Permit	0
Non Residential Parking/Semi-Truck	4
Parking on Lawn - Grass	4
Sight Obstruction/Sidewalks/Right of Way/Driveway	1
Storage of Vehicles/Boats/Trailers	4
Unsafe/Unsecured Building	59
Weedy Lot	94
Total - Code Enforcement	
Health	3
Food Complaint	0
Food Truck Complaint	0
Grease Trap Complaint	2
Mosquitoes	5
Total - Health	
Obstructions -Tree/Branches	3
MOWING	3
Total - Obstructions -Tree/Branches	
Parks & Rec	0
Graffiti	1
Parks	0
Restrooms	3
Right of way (mowing)	1
Trails	5
Total - Parks & Rec	
Planning	0
Commercial Landscaping	2
Construction Concerns	2
Home Occupation (Business in a Residential)	0
No Business License	0
No Conditional Use Permit	1
P&Z Zoning Violations/Subdivision	5
Total - Planning	
Police Department	7
Illegal Parking	2
Junk/Abandon Vehicle on street	9
Total - Police Department	
Public Works	3
Flooded area/Roadway and streets	1
Foul smell	1
Lift Station	14
Low Water Pressure	1
Mowing (Drainage & Alleys)	1
Obstruction Tree Signs/Tree Trimming	16
Pot Holes	0
Sandbag (Elderly And Disabled)	2
Sewer Concerns	1
Side Walk	11
Street Light	6
Streets/Signs	2
Tires	3
Traffic Signals	11
Water Leaks	73
Total - Public Works	

Sanitation	
Brush	6
Bulky Items	3
Garbage	5
Obstruction/ Brush	2
Trash	5
Total - Sanitation	21
Sanitation	
Total All Topics	765



CITY OF
MISSION

Grants Activity Report- June 2026

Grant Name	Funding Agency	Department	Application Amount	Matching Amount	Due Date	Status
FY25 SHSP LETPA	OOG	Police	\$ 50,000	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Police	\$ 100,000	None		Submitted-Tracking
FY23 FMA-Spike and Jupitar Construction	TWDB/FEMA	Executive	\$ 9,056,388	10%		Submitted-Tracking
FY23 FMA-Astroland Construction	TWDB/FEMA	Executive	\$ 3,886,409	10%		Submitted-Tracking
FY27 General Victim Assistance	OOG	Police	\$ 50,000	20%		Submitted-Tracking
FY27 Body Worn Camera Program	OOG	Police	\$ 40,000	25%		Submitted-Tracking
FY27 Peace Officer Mental Health	OOG	Fire	\$ 73,550	None		Submitted-Tracking
FY27 Criminal Justice Grant	OOG	Police	\$ 250,000	None		Submitted-Tracking
FY27 Peace Officer Mental Health	OOG	Police	\$ 410,000	None		Submitted-Tracking
FY27 Project Safe Neighborhood	OOG	Police	\$ 650,000	None		Submitted-Tracking
FY27 State Crisis Intervention Grant	OOG	Police	\$ 200,000	None		Submitted-Tracking
FY27 Juvenile Justice & Youth Diversion	OOG	Police	\$ 200,000	None		Submitted-Tracking
FY25 SHSP LETPA	OOG	Police	\$ 110,000	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Police	\$ 100,000	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Fire	\$ 50,000	None		Submitted-Tracking
FY25 SHSP LETPA	OOG	Fire	\$ 50,000	None		Submitted-Tracking
FY27 Operation Lone Star Grant	OOG	Police	\$ 3,000,000	None		Submitted-Tracking
FY27 Operation Lone Star Grant	OOG	Fire	\$ 2,000,000	None		Submitted-Tracking
FY27 Border Zone Fire Department	OOG	Fire	\$ 250,000	None		Submitted-Tracking
Animal Welfare Organization	Petco Love	Health	\$ 50,000	None		Submitted-Tracking
FY25 Edward Byrne Memorial Justice Assistance Grant Program (JAG)	DOJ	Police	\$ 15,749,000	None		Submitted-Tracking



CITY OF MISSION

Grants Activity Report- June 2026

Grant Name	Funding Agency	Department	Application Amount	Award Amount	Matching Amount	Status
Resilient Communities Program	TX GLO	Planning	\$ 250,000	\$ 250,000	None	Awarded/Active
FY25 SHSP Regular	OOG	Fire	\$ 158,900	\$ 50,131.75	None	Awarded/Active
FY25 SHSP Regular	OOG	Fire	\$ 200,527	\$ 26,684.65	None	Awarded/Active
FY26-27 Solid Waste Grant	LRGVC	Sanitation	\$ 30,000	\$ 30,000	10%	Awarded/Active
FY26 General Victim Assistance Program	OOG	Police	\$ 40,000	\$ 40,000	None	Awarded/Active
FY26 Rifle-Resistant Body Armor	OOG	Police	\$ 278,747.10	\$ 194,862.48	None	Awarded/Active
FY26 Border Zone Fire Department	OOG	Fire	\$ 250,000	\$ 234,604.98	None	Awarded/Active
FY25 Fire Responder Mental Health	OOG	Fire	\$ 70,000	\$ 70,000	20% (In-Kind)	Awarded/Active
FY26 Operation Lone Star Grant	OOG	Police	\$ 1,839,262.35	\$ 350,000	None	Awarded/Active
FY26 Body Worn Camera	OOG	Police	\$ 37,500	\$ 28,125	25%	Awarded/Active
OVAG-Victim Services	OAG	Police	\$ 49,500	\$ 49,500	None	Awarded/Active
FY22 Building Resilient Infrastructure and Communities (Bric)	TDEM	Executive	\$ 415,000	\$ 404,710	25%	Awarded/Active
Energy Efficiency & Conservation Grant	DOE	Executive	\$ 140,450	\$ 140,450	None	Active/Awarded
Recreational Trails Grant	TPWD	Parks	\$ 250,000	\$ 250,000	20%	Awarded/Active
FY25 Rifle Resistant Body Armor	OOG	Police	\$ 189,505	\$ 47,325	None	Awarded/Active
FY24 Operation Stonegarden	OOG	Police	\$ 300,000	\$ 300,000	None	Award/Active
FY25 Project Safe Neighborhood	OOG	Police	\$ 49,680	\$ 49,680	None	Awarded/Active
FY24 Edward Byrne Memorial Justice Assistance Grant (JAG)	BJA	Police	\$ 12,134	\$ 12,134	None	Awarded/Active
FY25 Local Border Security Program	OOG	Police	\$ 180,000	\$ 180,000	None	Awarded/Active
DWI Phlebotomy Program Grant	TXDOT	Police	\$ 187,557.88	\$ 187,557.88	20%	Awarded/Active
FY22 FEMA Flood Mitigation Assistance (FMA)	TWDB	Executive	\$ 288,000	\$ 288,000	10%	Awarded/Active
FY23 COPS Hiring Program	DOJ COPS	Police	\$ 1,771,398.16	\$ 1,000,000	25%	Awarded/Active
FY23 Transportation Alternatives	RGVMPD	Executive	\$ 200,000	\$ 200,000	25%	Awarded/Active
La Cuchilla Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 997,236.75	1%	Awarded/Active
Astroland Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 999,162	1%	Awarded/Active
Trail Connectivity Project	VBLF	Park	\$ 500,000	\$ 500,000	None	Awarded/Active
FY22 Justice and Mental Health Program	BJA	Police	\$ 388,001.38	\$ 229,962.91	(Year 1) 20%	Awarded/Active



CITY OF
MISSION

Grants Activity Report- June 2026

Better Cities for Pets	Mars Petcare Program	Health	\$	20,000\$	20,000	None	Awarded/Active
Grand Total: \$				7,130,127			

CITY OF MISSION

GRANTS ACTIVITY REPORT - JULY 2026

Submitted Applications	Application Amount Submitted	Awarded / Active Grants	Total Award Amount
21	\$20,572,096	31	\$9,205,627.40

Submitted / Tracking Grants

Grant Name	Funding Agency	Department	Application Amount	Matching Amount	Due Date	Status
FY25 SHSP Regular	OOG	Police	\$100,000	None		Submitted-Tracking
FY23 FMA-Spike and Jupiter Construction	TWDB/FEMA	Executive	\$9,056,388	10%		Submitted-Tracking
FY23 FMA-Astroland Construction	TWDB/FEMA	Executive	\$3,886,409	10%		Submitted-Tracking
FY27 General Victim Assistance	OOG	Police	\$50,000	20%		Submitted-Tracking
FY27 Body Worn Camera Program	OOG	Police	\$40,000	25%		Submitted-Tracking
FY27 Peace Officer Mental Health	OOG	Fire	\$73,550	None		Submitted-Tracking
FY27 Criminal Justice Grant	OOG	Police	\$250,000	None		Submitted-Tracking
FY27 Peace Officer Mental Health	OOG	Police	\$410,000	None		Submitted-Tracking
FY27 Project Safe Neighborhood	OOG	Police	\$650,000	None		Submitted-Tracking
FY27 State Crisis Intervention Grant	OOG	Police	\$200,000	None		Submitted-Tracking
FY27 Juvenile Justice & Youth Diversion	OOG	Police	\$200,000	None		Submitted-Tracking
FY25 SHSP LETPA	OOG	Police	\$110,000	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Police	\$100,000	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Fire	\$50,000	None		Submitted-Tracking
FY25 SHSP LETPA	OOG	Fire	\$50,000	None		Submitted-Tracking
FY27 Operation Lone Star Grant	OOG	Police	\$3,000,000	None		Submitted-Tracking
FY27 Operation Lone Star Grant	OOG	Fire	\$2,000,000	None		Submitted-Tracking
FY27 Border Zone Fire Department	OOG	Fire	\$250,000	None		Submitted-Tracking
Animal Welfare Organization	Petco Love	Health	\$50,000	None		Submitted-Tracking
FY25 Edward Byrne Memorial Justice Assistance Grant Program (JAG)	DOJ	Police	\$15,749	None		Submitted-Tracking
Firehouse Subs Public Safety Foundation	FSPSF	Fire	\$30,000	None		Submitted-Tracking

Awarded / Active Grants

Grant Name	Funding Agency	Department	Application Amount	Award Amount	Matching Amount	Status
Disaster Recovery Reallocation Program	TX GLC	Executive	\$ 2,000,000	\$ 2,000,000	\$ 200,000	Awarded/Active
FY25 SHSP LETPA	OOG	Police	\$ 50,000	\$ 35,000	None	Awarded/Active
Resilient Communities Program	TX GLC	Planning	\$ 250,000	\$ 250,000	None	Awarded/Active
FY25 SHSP Regular	OOG	Fire	\$158,900	\$50,131.75	None	Awarded/Active
FY25 SHSP Regular	OOG	Fire	\$200,527	\$26,684.65	None	Awarded/Active
Best Friend Animal Society	BRAS	Health	\$40,500	\$40,500	None	Awarded/Active
FY26-27 Solid Waste Grant	LRGVDC	Sanitation	\$30,000	\$30,000	10%	Awarded/Active
FY26 General Victim Assistance Program	OOG	Police	\$40,000	\$40,000	None	Awarded/Active
FY26 Rifle-Resistant Body Armor	OOG	Police	\$278,747.10	\$194,862.48	None	Awarded/Active
FY26 Border Zone Fire Department	OOG	Fire	\$250,000	\$234,604.98	None	Awarded/Active
FY25 Fire Responder Mental Health	OOG	Fire	\$70,000	\$70,000	20% (In-Kind)	Awarded/Active
FY26 Operation Lone Star Grant	OOG	Police	\$1,839,282.35	\$350,000	None	Awarded/Active
FY26 Body Worn Camera	OOG	Police	\$37,500	\$28,125	25%	Awarded/Active
OVAQ-Victim Services	OAG	Police	\$48,500	\$49,500	None	Awarded/Active
FY22 Building Resilient Infrastructure and Communities (BRIC)	TDEM	Executive	\$415,000	\$404,710	25%	Awarded/Active
Energy Efficiency & Conservation Grant	DOE	Executive	\$140,450	\$140,450	None	Active/Awarded
Recreational Trails Grant	TPWD	Parks	\$250,000	\$250,000	20%	Awarded/Active
FY25 Rifle Resistant Body Armor	OOG	Police	\$189,505	\$47,325	None	Awarded/Active
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FY25 Project Safe Neighborhood	OOG	Police	\$49,680	\$49,680	None	Awarded/Active
FY24 Edward Byrne Memorial Justice Assistance Grant (JAG)	BJA	Police	\$12,134	\$12,134	None	Awarded/Active
FY25 Local Border Security Program	OOG	Police	\$180,000	\$180,000	None	Awarded/Active
DWI Phlebotomy Program Grant	TXDOT	Police	\$187,557.88	\$187,557.88	20%	Awarded/Active
FY22 FEMA Flood Mitigation Assistance (FMA)	TWDB	Executive	\$288,000	\$288,000	10%	Awarded/Active
FY23 COPS Hiring Program	DOJ COPS	Police	\$1,771,398.16	\$1,000,000	25%	Awarded/Active
FY23 Transportation Alternatives	ROVMPD	Executive	\$200,000	\$200,000	25%	Awarded/Active
La Cuchilla Drainage Improvement Project	TXGLC	Executive	\$1,000,000	\$997,236.75	1%	Awarded/Active
Astroland Drainage Improvement Project	TXGLC	Executive	\$1,000,000	\$999,162	1%	Awarded/Active
Trail Connectivity Project	VBLF	Park	\$500,000	\$500,000	None	Awarded/Active
FY22 Justice and Mental Health Program	BJA	Police	\$388,001.38	\$229,962.91	(Year 1) 20%	Awarded/Active
Better Cities for Pets	Mars Petcare Program	Health	\$20,000	\$20,000	None	Awarded/Active

Total Awarded: \$9,205627.40

**COMMUNITY DEVELOPMENT DEPARTMENT
PROGRESS REPORT FISCAL YEAR 10/01/2025 – 09/30/2026**

Item 3.

AGENCY / DEPARTMENT / DESCRIPTION / BUDGET	JUNE, 2026 - UNOFFICIAL				
	MONTHLY EXPENDITURE	ACCOMPLISHMENT	YEAR TO DATE	%	BALANCE
AMIGOS DEL VALLE, INC.		Agency continues to service 20 homebound seniors.			
\$25,000.00	\$1,912.16	Serviced YTD 20 Meals Served YTD 3,055	\$19,735.30	79%	\$5,264.70
Funds will be utilized to provide meals to homebound seniors.					
AREA AGENCY ON AGING		Agency continues to service the elderly and had 2 recurring clients needing continuous assistance.			
\$4,000.00	\$669.04	Serviced YTD 4	\$2,500.00	63%	\$1,500.00
Funds will be utilized to provide assist to seniors with minor repairs/modifications and medical supplies.					
AGING & DISABILITY RESOURCE CENTER		Agency continues to service the disabled and/or elderly and had 1 client needing recurring services.			
\$4,000.00	\$308.00	Serviced YTD 4	\$2,481.50	62%	\$1,518.50
Funds will be utilized to assist low-income and/or disable individuals with health maintenance services and minor repairs.					
COMFORT HOUSE		Agency exhausted all funds awarded.			
\$5,000.00	\$0.00	Serviced YTD 1	\$5,000.00	100%	\$0.00
Funds will be utilized to provide 24 hour palliative care to patients who have a prognosis of 4 months or less to live.					
CASA OF HIDALGO COUNTY, INC.		Agency exhausted all funds awarded.			
\$1,000.00	\$0.00	Serviced YTD 21	\$1,000.00	100%	\$0.00
Funds will be utilized for expenses generated in advocating for children.					
SILVER RIBBON		Received April & May's RFR and assisted 3 clients.			
\$3,000.00	\$710.12	Serviced YTD 8	\$1,722.09	57%	\$1,277.91
Funds will be utilized to provide assistance with rent, rent deposits, utilities, utility deposits, medications, physician/medical visits, eyeglasses, durable medical equipment.					
PARKS & RECREATION DEPARTMENT		Department placed order and pending to receive solar lights to begin installation.			
\$53,000.00	\$0.00		\$0.00	0%	\$53,000.00
Funds will be utilized to install 21 Solar Lights throughout Catholic War Veterans (CWV) Park					
PUBLIC WORKS DEPARTMENT		Obtained approval from City Council to bid for services.			
\$401,562.00	\$0.00		\$0.00	0%	\$401,562.00
Funds will be utilized for the rehabilitation of sanitary sewers/manholes Phase 2					
FIRE DEPARTMENT		Final purchase completed and submitted for payment.			
\$12,000.00	\$4,880.00	Department exhausted all funds awarded.	\$12,000.00	100%	\$0.00
Funding will be utilized to purchase an inflatable fire safety house to provide fire safety workshops.					
FIRE DEPARTMENT		Department placed order and pending to receive portal radios & invoice CDBG.			
\$220,000.00	\$0.00		\$0.00	0%	\$220,000.00
Funding will be utilized to purchase portable communication devices to replace old equipment.					
PLANNING & CODE ENFORCEMENT DEPT.		Received final approval & the release of funds, schedule meeting with department to proceed with demolitions.			
\$37,139.00	\$0.00		\$0.00	0%	\$37,139.00
Funding will be utilized to demolish approximately 13 dilapidated/unsafe structures and remove debris.					
REHABILITATION		Working on environmental to clear properties site.			
\$90,000.00	\$0.00		\$0.00	0%	\$90,000.00
PROGRAM ADMINISTRATION		Oversight Expenses on the CDBG Program			
\$213,925.00	\$13,100.57		\$115,326.64	54%	\$98,598.36
\$1,069,626.00	\$21,579.89		\$159,765.53	15%	\$909,860.47



Information Technology

Departmental Report July 2026

Information Technology Department Overview

In partnership with other City of Mission departments, Information Technology's focus is to maintain core technologies; plan for technology evolution; promote centralized data storage and reporting; consolidate business operations on standardized applications; provide effective communication tools; and enhance local area network (LAN) and mobile connectivity in the most efficient, team oriented, and fiscally responsible manner so that City of Mission residents, businesses and visitors receive the best service possible.

Work Orders

IT goal is to address tickets within 12 business hours. Priority work orders are worked on first. About 325 Work orders closed July 2026.

Technology Equipment and Application Inventory

Confirm all technology inventory city wide. In progress

Phone Message Archive

Setup Complete. Onboarding Devices

Mobile Device Management

Setup Complete. Onboarding Devices

Data Integrity

Review accounts on all systems. In progress

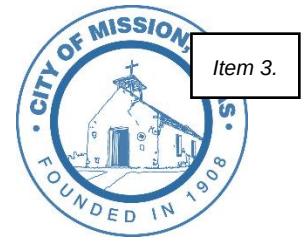
IT Policies and Procedures

Review and introduce new policies as needed. In progress.

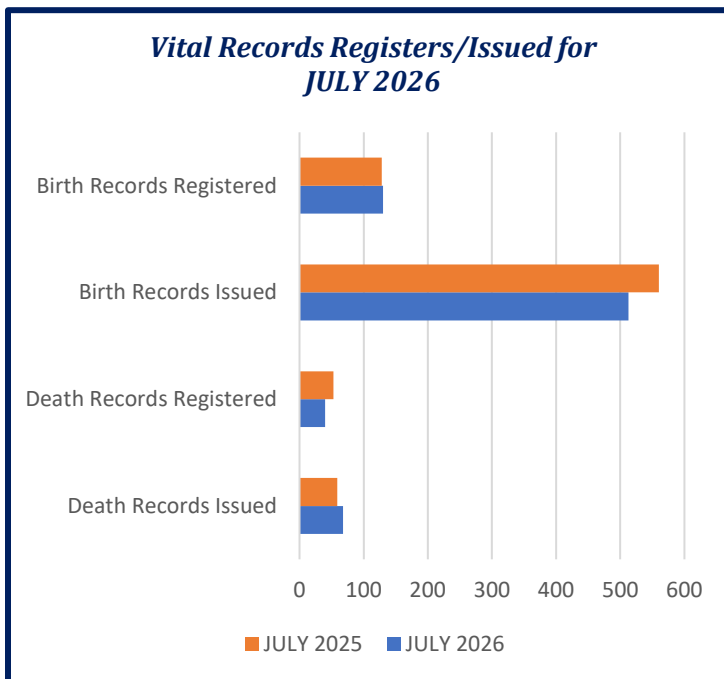
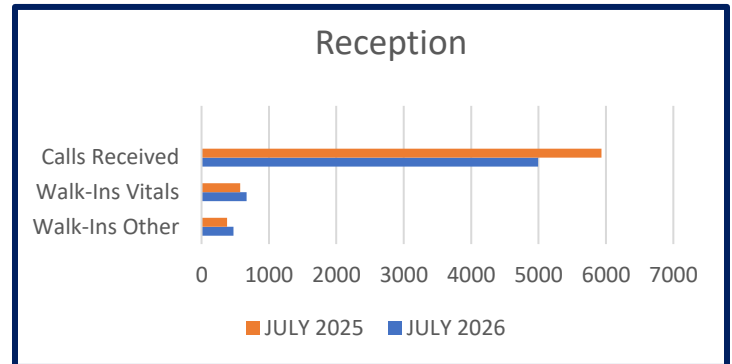
Strengthen Security Posture

In progress.

CITY SECRETARY MONTHLY REPORT – JULY 2026



<i>Reception</i>		
JULY	2026	2025
Calls Received	4,994	5,933
Walk-Ins-Vitals	669	574
Walk-Ins Other Departments	472	378



<i>Vital Statistics</i>				
	JULY 2026	YTD 2026	JULY 2025	YTD 2025
Birth Records Registered	130	1329	128	1397
Birth Records Issued	513	4521	560	5130
Death Records Registered	40	472	53	433
Death Records Issued	68	643	59	642
Funds Received	\$12,411	\$110,751	\$13,130	\$114,577

<i>Cemetery</i>					
2025-2026	Laurel Hill	San Jose	Catholic	Baby Space	YTD 25/26
Burials	0	2	1	0	56
Sold Spaces	0	0	0	0	0
2024-2023	Laurel Hill	San Jose	Catholic	Baby Space	YTD 24/25
Burials	4	0	2	0	56
Sold Spaces	0	0	0	0	0



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T"), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street, Applicant: Mario Reyna c/o Abrego & Sons, Inc., Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property located at the Southwest corner of 2 ½ Street and Glasscock Road from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T") for a proposed 6-unit townhome development.
- The tract of land has 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road.
- The surrounding zones are Duplex-Fourplex Residential (R-2) to the South, Multifamily Residential (R-3) to the East and Single-family Residential (R-1) to the West and North.
- The surrounding land uses are single-family homes to the West and North, apartments to the East and a vacant tract to the South. The vacant tract to the South was recently rezoned to R-2.
- The subject property has what appears to be a vacant residential structure, and vehicles are parked in the paved area facing Glasscock Road.
- The Future Land Use Map shows the property designated for low-density residential uses. Even though the requested rezoning is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses.
- Notices were mailed to 21 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 0.40 OF AN ACRE TRACT OUT OF LOT 182, JOHN H. SHARY SUBDIVISION, LOCATED AT 1906 E. 2 1/2 STREET, FROM (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT TO (R-1T) TOWNHOUSE RESIDENTIAL DISTRICT

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of January 21, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, August 11, 2026, in the Council Chambers of the City Hall, to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	From	To
A 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision	C-2	R-1T

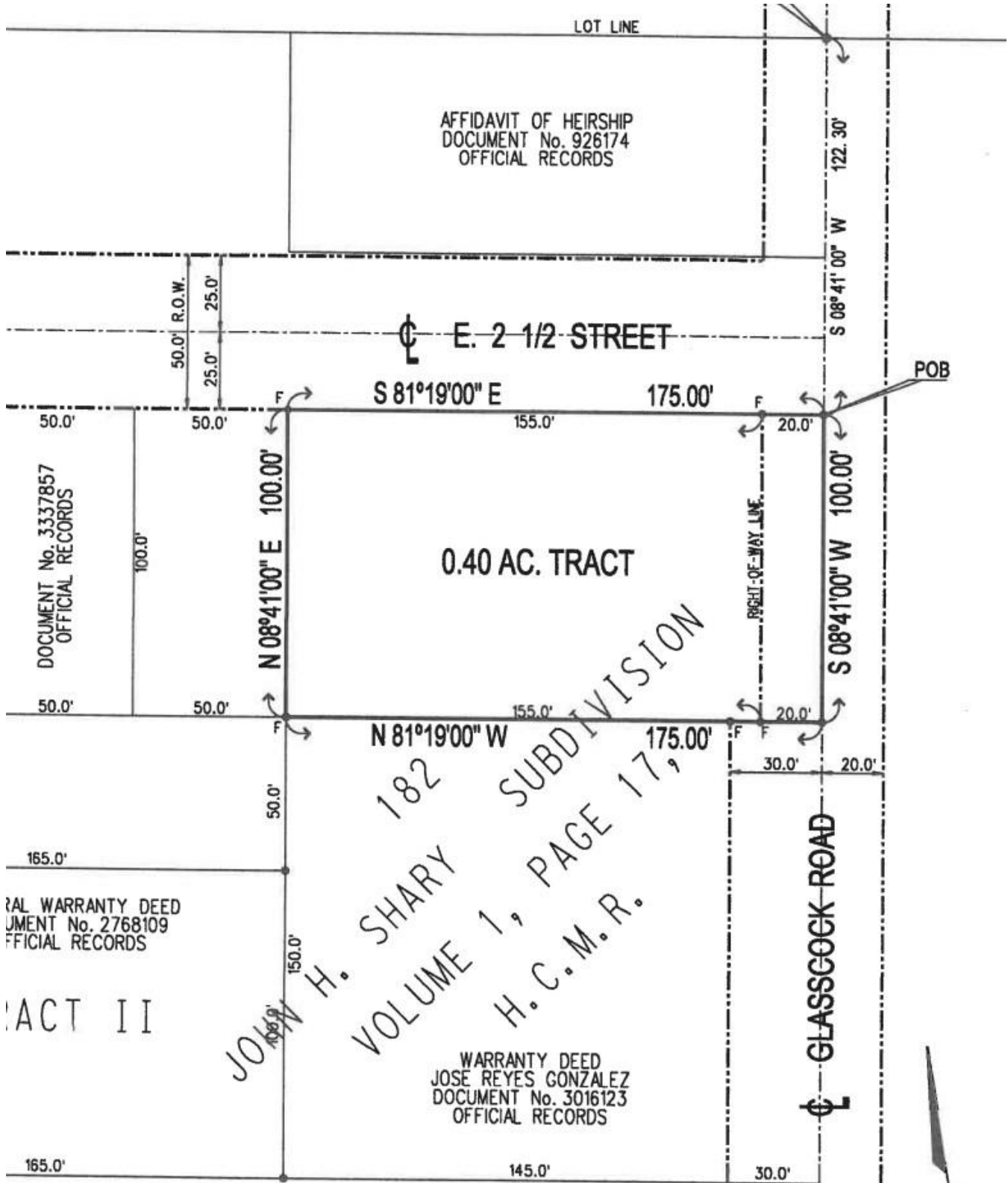
READ, CONSIDERED, AND PASSED, this the 11th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

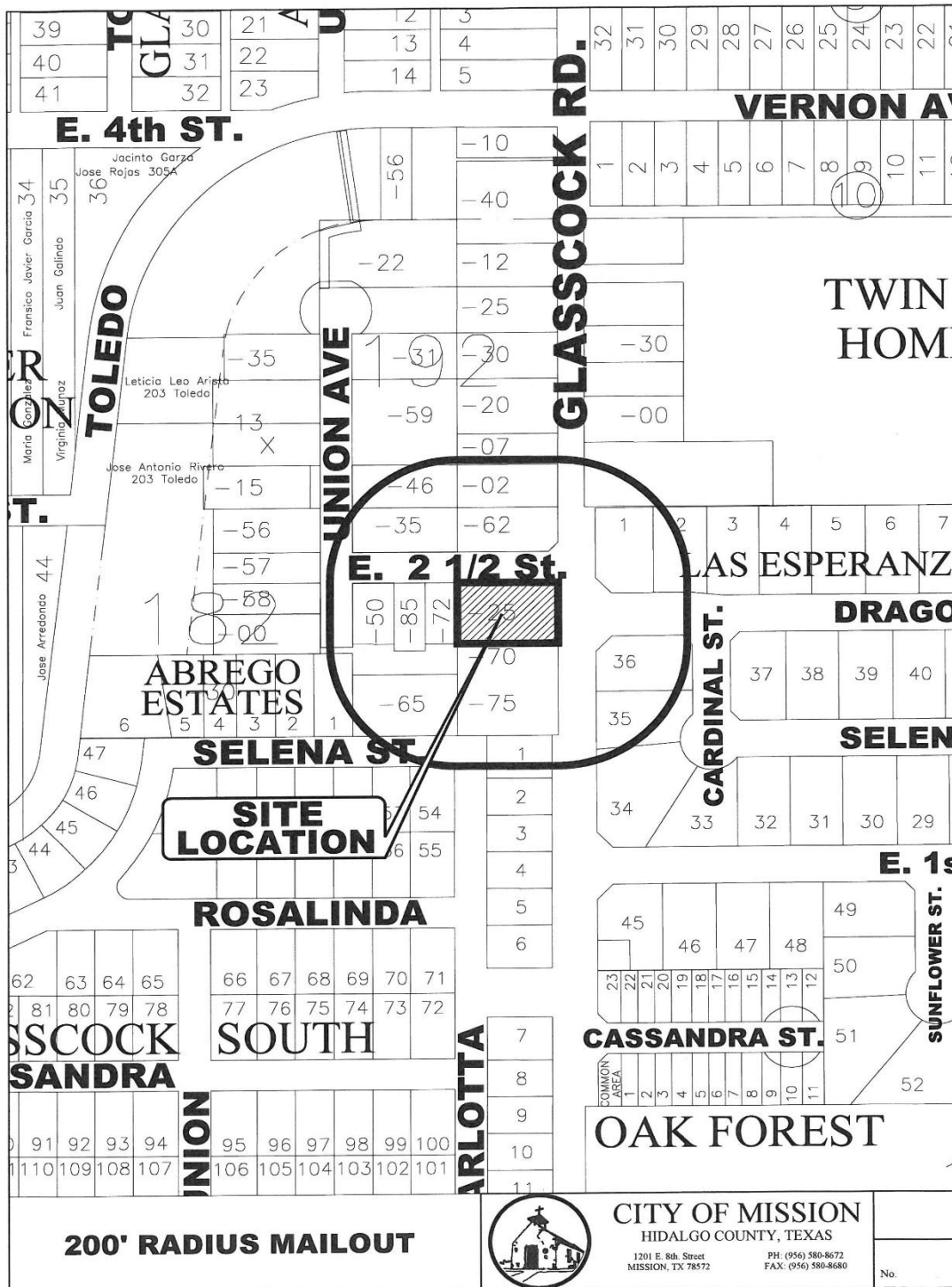
EXHIBT "A"



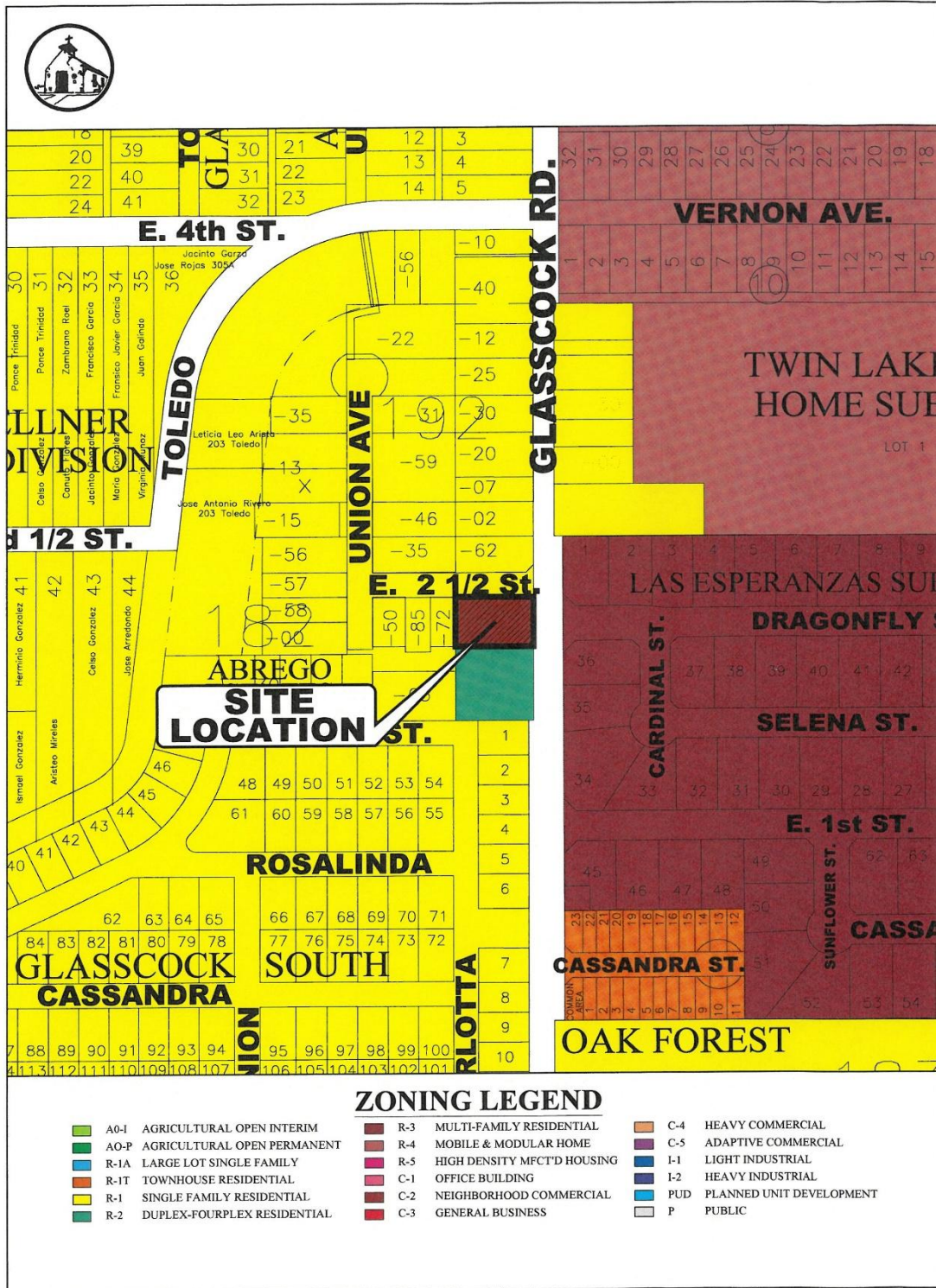
THIS SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC
ORIGINAL AND ORIGINAL SIGNATURE OF SURVEYOR

REQUESTED BY:
JULIO ABREGO

LEGAL NOTICE MAP



ZONING MAP



AERIAL



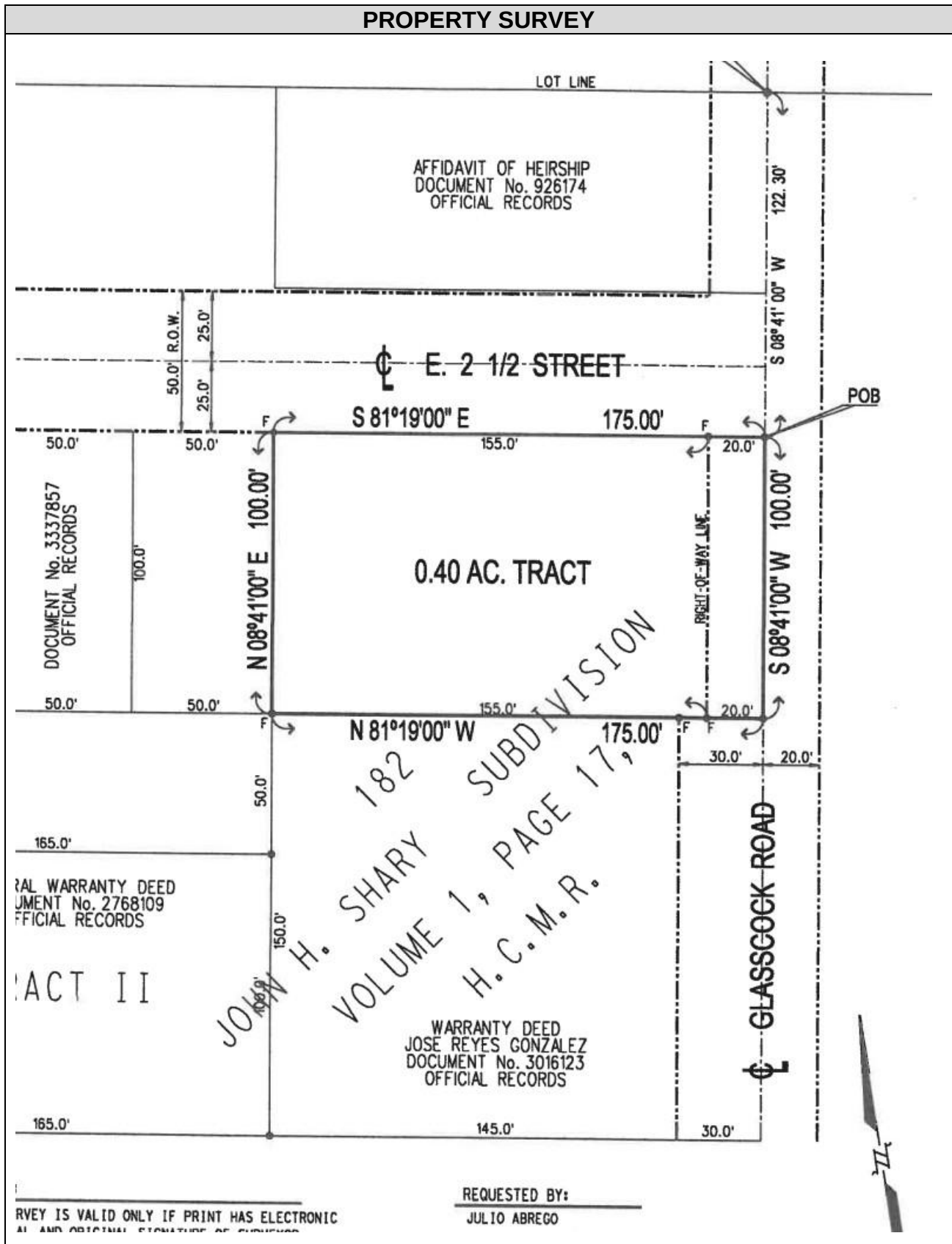


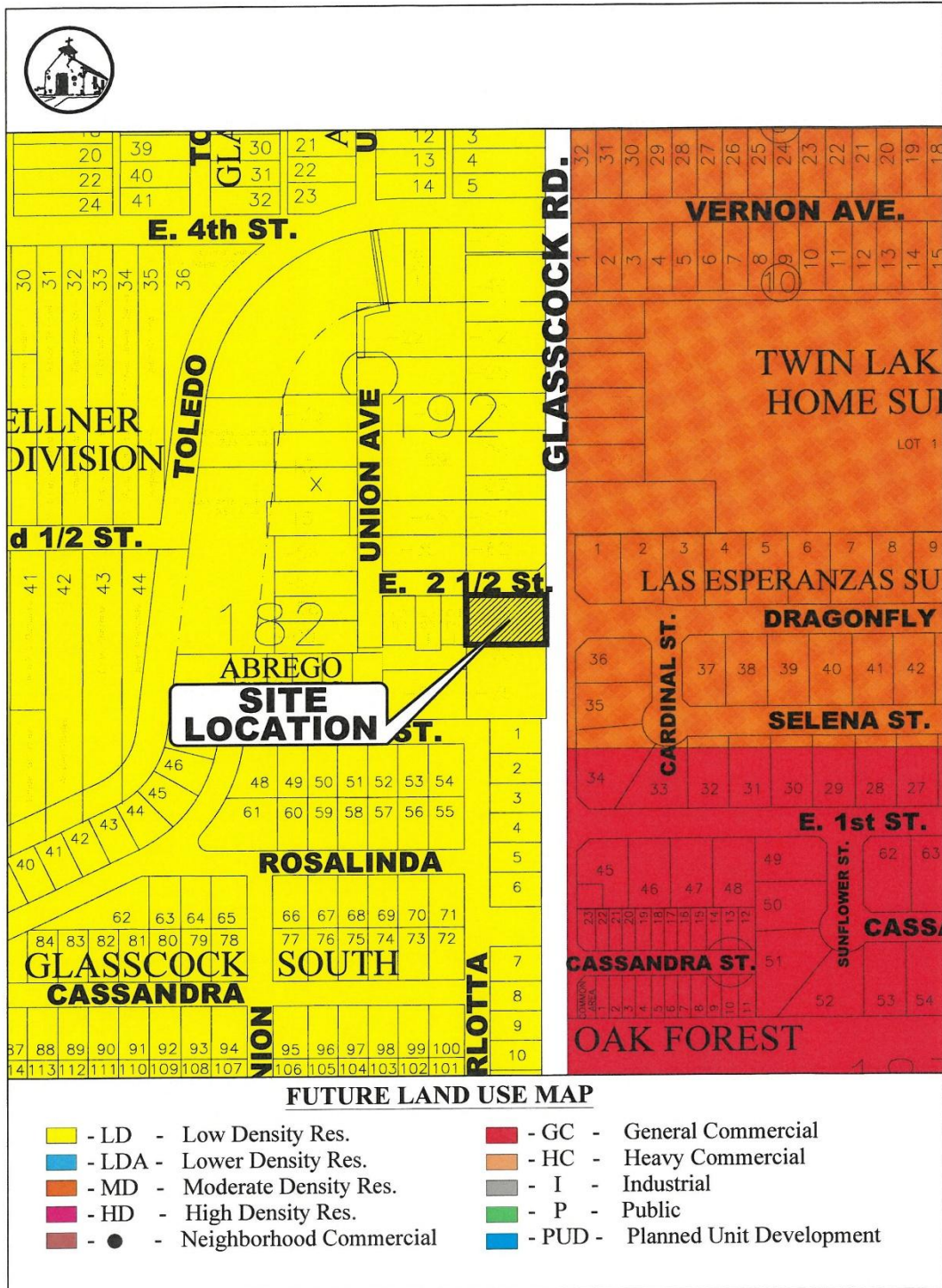
PHOTO OF THE SUBJECT PROPERTY FROM 2 ½ STREET



PHOTO OF THE SUBJECT PROPERTY FROM GLASSCOCK ROAD



FUTURE LAND USE MAP



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
179317	G4055-00-000-0001-00	ARCAUTE ARMANDO JR & MICAELA R	134 CARLOTTA ST	MISSION	TX	78572-3213
280945	S2950-00-000-0182-65	PENA ARACELI G	1909 SELENA ST	MISSION	TX	78572-7833
280937	S2950-00-000-0182-45	GARCIA JOSE SANTOS	RR 4 BOX 347	MISSION	TX	78574
280949	S2950-00-000-0182-85	REYES NOHEMI	1902 E 2 1/2 ST	MISSION	TX	78572-9062
280938	S2950-00-000-0182-50	SUAREZ RAMON M	1900 E 2ND 1/2 ST	MISSION	TX	78572-9062
280935	S2950-00-000-0182-35	GARCIA MIGUEL ANGEL SANTOS ET AL	1903 E 2 1/2 ST APT 4	MISSION	TX	78572-9883
280944	S2950-00-000-0182-62	MARTINEZ JUAN	PO BOX 2267	MISSION	TX	78573-0037
280933	S2950-00-000-0182-25	ABREGO & SONS INC	PO BOX 411	MISSION	TX	78572
280946	S2950-00-000-0182-70	GONZALEZ JOSE REYES & VERONICA L	1211 GLASSCOCK ROAD	MISSION	TX	78572-4520
655455	S2950-00-000-0192-59	LOPEZ ROSA	305 N GLASSCOCK RD	MISSION	TX	78572-8163
281038	S2950-00-000-0192-46	PEREZ HECTOR JR & VALERIE LOPEZ	212 UNION ST	MISSION	TX	78572-9779
281020	S2950-00-000-0192-07	GARZA TROY	2201 LAWNDAL RD	MISSION	TX	78572-3396
281018	S2950-00-000-0192-02	CUELLAR CARLOS & FRANCISCA R	213 N GLASSCOCK RD	MISSION	TX	78572-8581
281049	S2950-00-000-0193-20	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179332	A0240-00-000-0001-00	GARZA AUGUSTIN & BEULA MACARENA	1907 SELENA ST	MISSION	TX	78572-7833
280947	S2950-00-000-0182-72	DIAZ FELIPE	7927 THORNCROFT MANOR LN	RICHMOND	TX	77407-3471
20837004	L3183-00-000-0034-00	HM REGIO RENTALS LLC	813 TRAVIS ST	MISSION	TX	78572
20837005	L3183-00-000-0035-00	GONZALEZ FIDEL	44 N COLIMA ST	ROMA	TX	78584
20837006	L3183-00-000-0036-00	POSADA LUISA FERNANDA	1904 PECOS ST	MISSION	TX	78572
20836972	L3183-00-000-0002-00	SHADDAI CONSTRUCTION LLC	2802 COUNTRY CLUB	MISSION	TX	78572-4379
20836971	L3183-00-000-0001-00	ROJAS EDGAR ALLAN & MARIA OFELIA	1616 SUNRISE LN	PALMHURST	TX	78573



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the North side of Nicole Drive approximately 450’ West of Taylor Road.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications.
- The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities.
- The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive.
- The Planning staff has received objections to the request from the surrounding property owners. Staff mailed out 25 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.

- A petition was submitted in opposition to the conditional use permit citing several concerns about a business in the neighborhood. The 41 petitioners make up 71.95% of the land area within 200 feet and 37.33 percent of the land area within 400 feet. A supermajority vote of the City Council will be required for the permit to be approved.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year approval to assess this new operation.
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance.
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. Acquire a business license.
5. CUP is not transferable to others.
6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence.
7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:**

DISAPPROVED:

TABLED:

_____ AYES

_____ DAYS

DISSENTING

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION FOR THE SALE OF FIREARMS IN A (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, BEING LOT 6, WOODCREST ESTATES SUBDIVISION, LOCATED AT 2705 NICOLE AVENUE

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of July 1, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, August 11, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	Type	Conditions of Approval
2705 Nicole Avenue Being Lot 6, Woodcrest Estates Subdivision	A Home Occupation for the Sale of Firearms - in a (R-1) Single Family Residential District	1 year approval to assess this new operation. - Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance. - Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.) - Acquire a business license. - CUP is not transferable to others. - Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence. - Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

READ, CONSIDERED AND PASSED, this the 11th day of August, 2026.

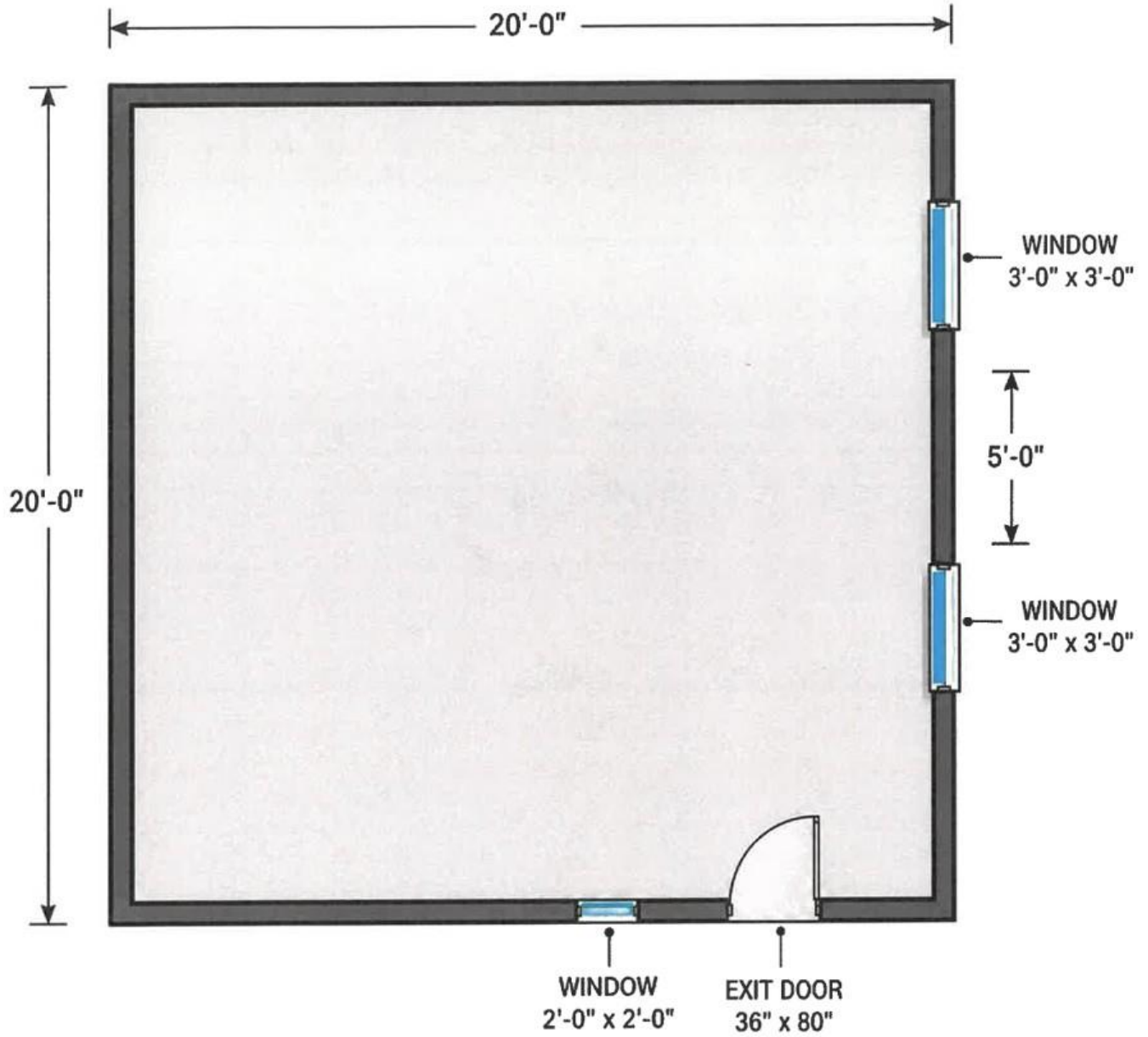
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"

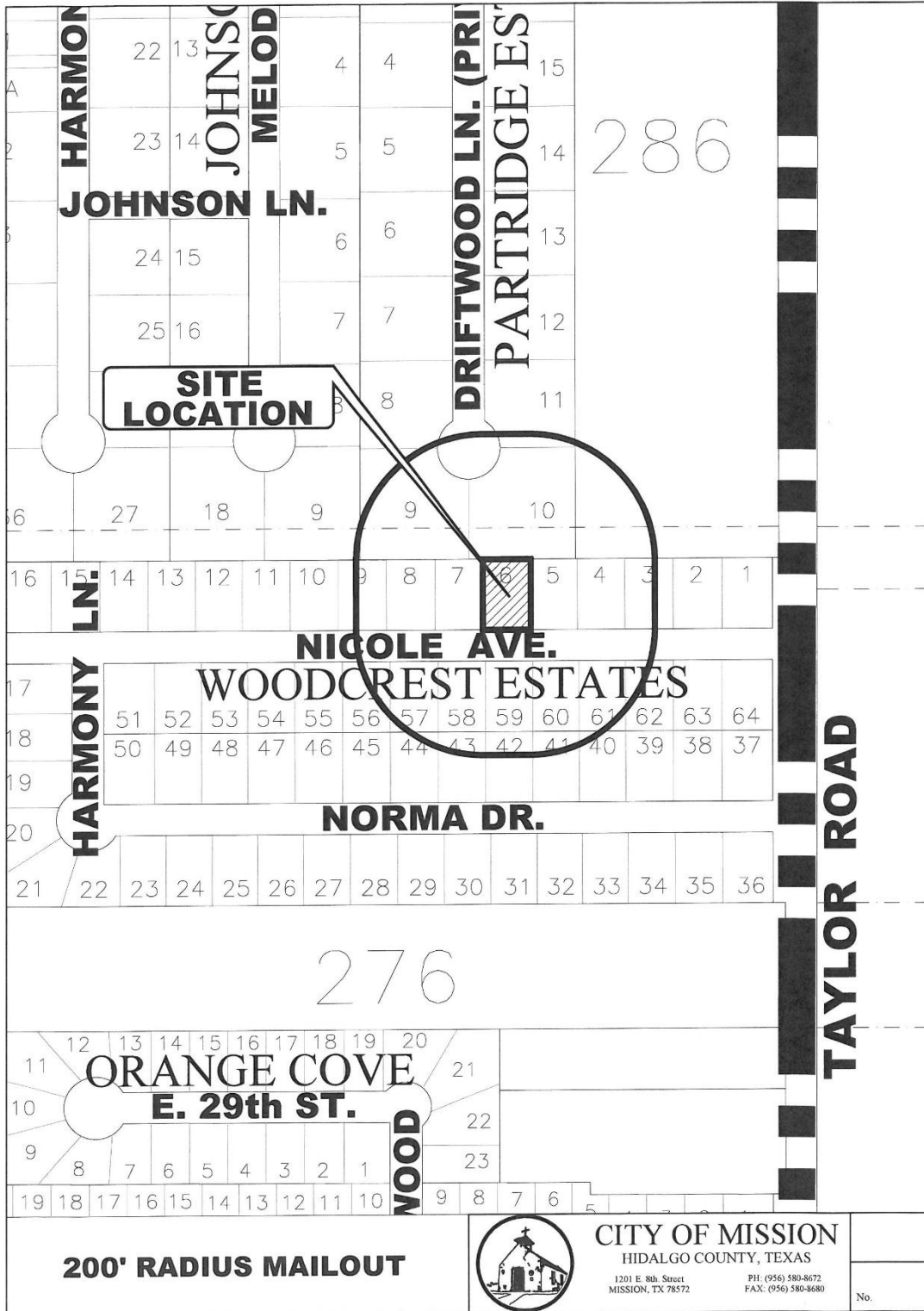
FLOOR PLAN (TOP VIEW)



LETTER FROM THE APPLICANT

- Tax I.D: Attached
- Hours and Days of operation M - F 9 am - 5 pm
- Narrative of Proposal (C.U.P Desired for)“OPFOR Group LLC is requesting a Conditional Use Permit for administrative home office operations related to a private security and training business. The residence closed garage will be used for office functions including scheduling, compliance documentation, billing, and business communications. No retail storefront operations will occur at the residence. No regular customer traffic, public gatherings, or on-site training activities are proposed. The business will operate in compliance with all applicable city ordinances and will not negatively impact the surrounding residential neighborhood.”
- Layout : Attached
- Jerry Pena
- OPFOR GROUP LLC

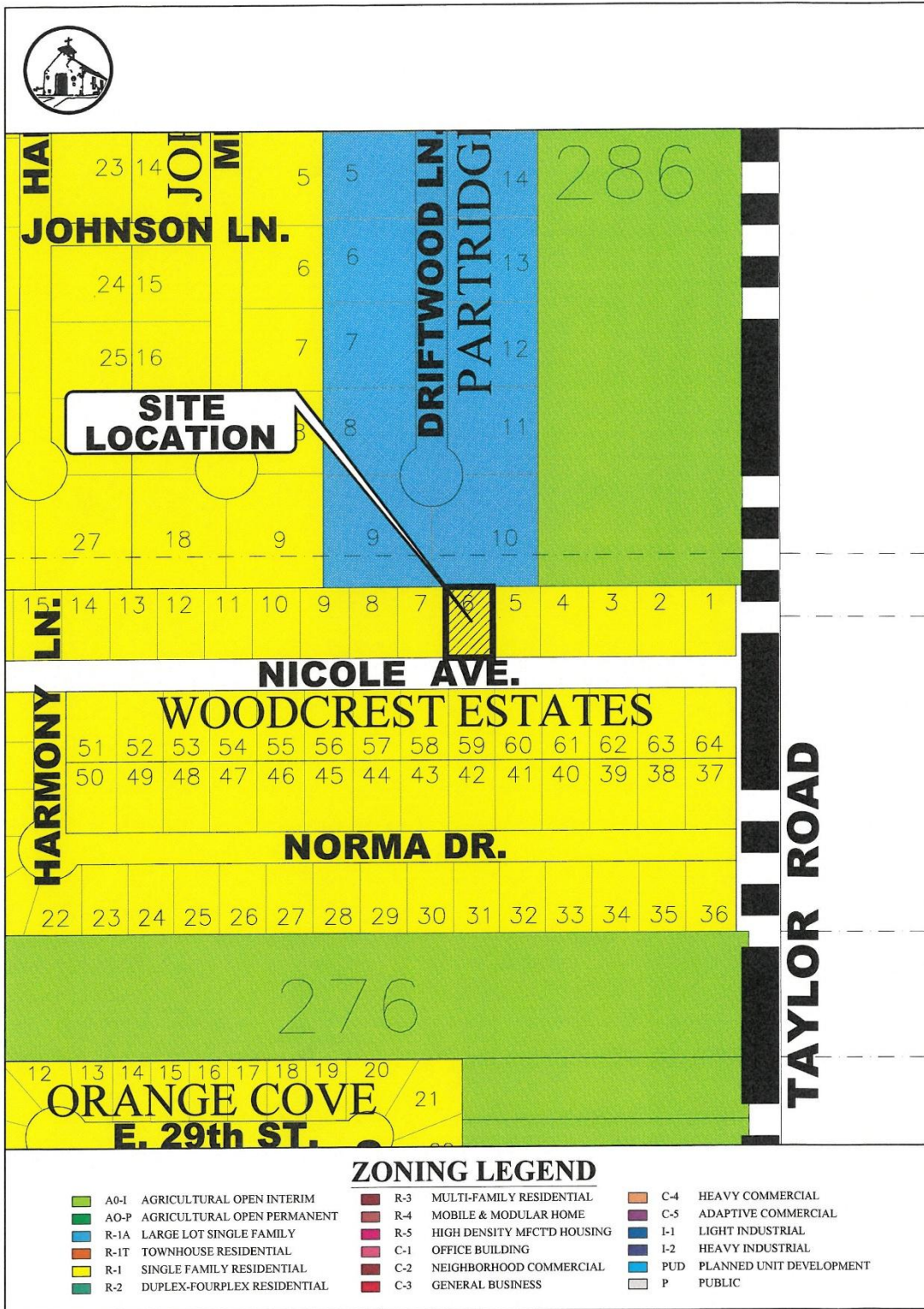
LEGAL NOTICE MAP

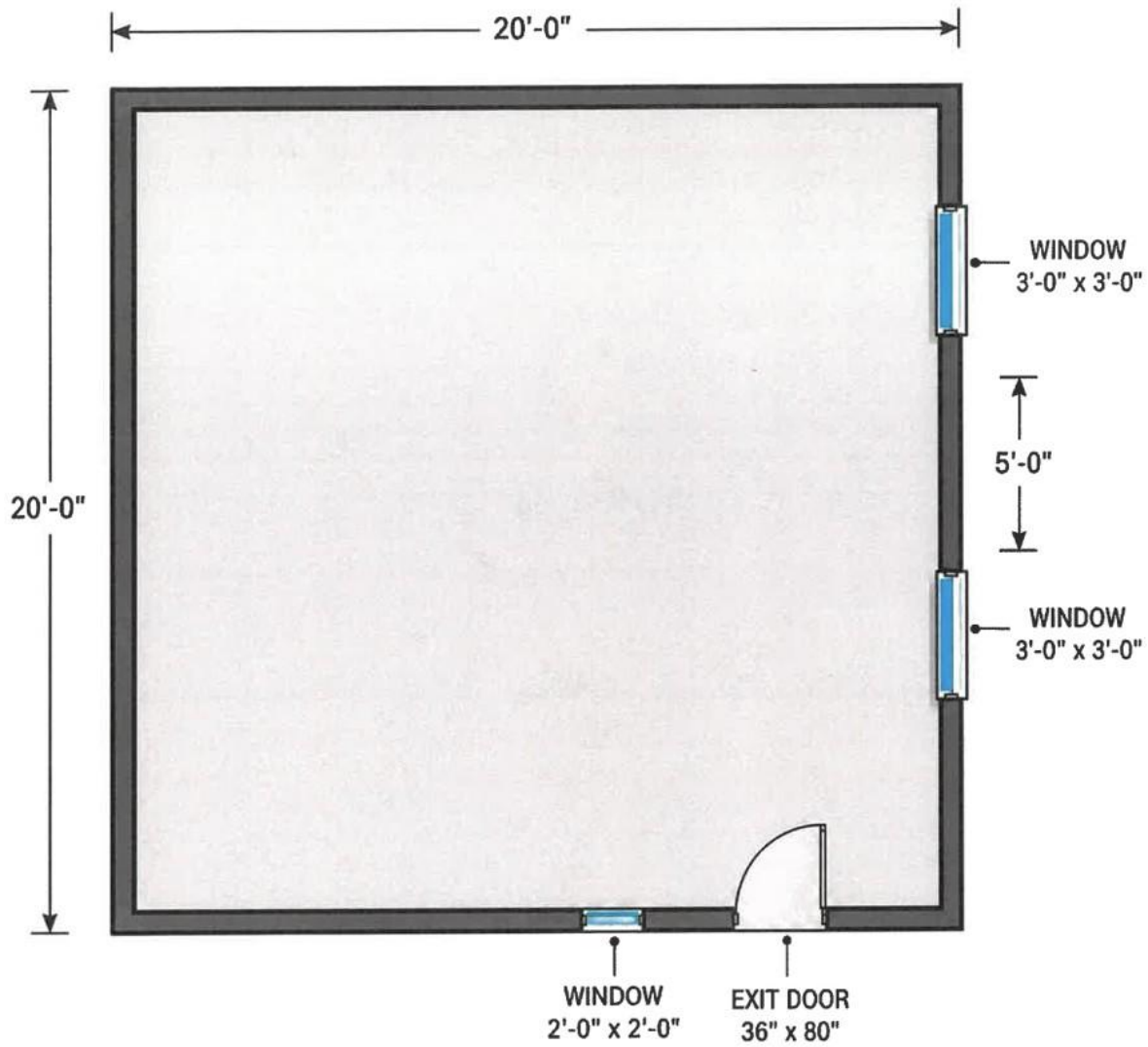


AERIAL MAP



ZONING MAP



FLOOR PLAN**FLOOR PLAN (TOP VIEW)**

EXTERIOR PHOTOS



PETITION IN OPPOSITION

PETITION AND PROTEST OF CONDITIONAL USE PERMIT NO. CUP26-43

TO THE CITY OF MISSION PLANNING AND ZONING COMMISSION AND THE MISSION CITY COUNCIL:

We, the undersigned residents and/or property owners of the Woodcrest Estates subdivision and surrounding neighborhood, respectfully oppose and protest Conditional Use Permit No. CUP26-43, which seeks approval to operate a home occupation involving the sale of firearms at **2705 Nicole Avenue, Mission, Texas**.

The proposed use is incompatible with the residential character of our neighborhood and raises legitimate concerns regarding public safety, increased traffic, parking, noise, security, and the preservation of surrounding property values. The Property is located within a Single-Family Residential District, and residents purchased and continue to maintain their homes with the expectation that the neighborhood would remain residential in nature.

We are particularly concerned that:

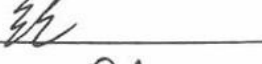
1. A firearms sales business is a commercial activity that is inconsistent with the intended use of a single-family residential neighborhood.
2. The proposed use may increase vehicle traffic, customer visits, deliveries, and parking demands on residential streets.
3. The storage, transfer, and sale of firearms at a residence may create security risks and increase the likelihood that the property could become a target for theft or criminal activity.
4. Approval of this permit could establish an undesirable precedent for additional commercial operations within the subdivision.
5. The proposed use may negatively affect neighboring property values and residents' quiet enjoyment of their homes.
6. Appropriate commercially zoned properties exist within the City of Mission that are better suited for retail firearm sales and related business activities.

For these reasons, we respectfully request that the Planning and Zoning Commission recommend denial of CUP26-43 and that the Mission City Council deny the requested Conditional Use Permit.

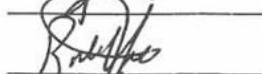
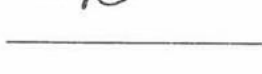
We further request that this petition and all signatures attached hereto be included in the official record and considered during all hearings relating to this application.

PETITION IN OPPOSITION

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Roberto Garza	2700 Nicole Dr		6-11-26
2	TIFFANY Pinalo	2700 Nicole Dr		6-11-26
3	Eric Cano	2421 Nicole Dr		6-12-26
4	Rogelio Garza	2804 Nicole Dr		6-13-26
5	Marisa Garza	2804 Nicole Dr		6-13-26
6	Lenny Vela	2805 Nicole Dr		6-13-26
7	Karl Vela	2805 Nicole Dr		6/13/26
8	Janiter Janeth Chavez	2704 Nicole Dr		6/12/26
9				
10				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Joe Reyna	2800 Nicole Dr		6/14/26
2	Gracio Reyna	2800 Nicole Dr		6/14/26
3	Luis Flores	2706 Nicole Dr		6/15/26
4	Peggy Flores	2706 Nicole Dr		6/15/26
5	Ricardo Neira	2704 Nicole Dr		6/15/26
6	Angelica Neira	2704 Nicole Dr		6/15/26
7				
8				

PETITION IN OPPOSITION

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Melinda Youngblood	2806 Nicole Dr	Melinda Youngblood	6-
2	Rudy Youngblood	2806 Nicole Dr	Rudy Youngblood	6-12-26
3	R. Youngblood	2806 Nicole Dr	R. Youngblood	
4	Mariah Youngblood	2806 Nicole Dr	Mariah Youngblood	
5				
6				
7				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1				
2	Dalinda Garcia	2701 Nicole	Dalinda Garcia	6-14-26
3	Judith Regunan	2607 Nicole	Judith Regunan	6-14-26
4	Carlos E Ortega	2915 Driftwood Ln	Carlos E Ortega	6-14-26
5	Bianca E Ortega	2915 Driftwood Ln.	Bianca E Ortega	6-14-26
6	Ramon Sotelo Jr.	2914 Driftwood Ln	Ramon Sotelo Jr.	6-14-26
7	Ilsa Sotelo	2914 Driftwood Dr	Ilsa Sotelo	6-14-26
8	Melina M. Garcia	2703 Nicole	Melina M. Garcia	6-14-26
9				
10				
11				

PETITION IN OPPOSITION

SIGNATURE PAGE

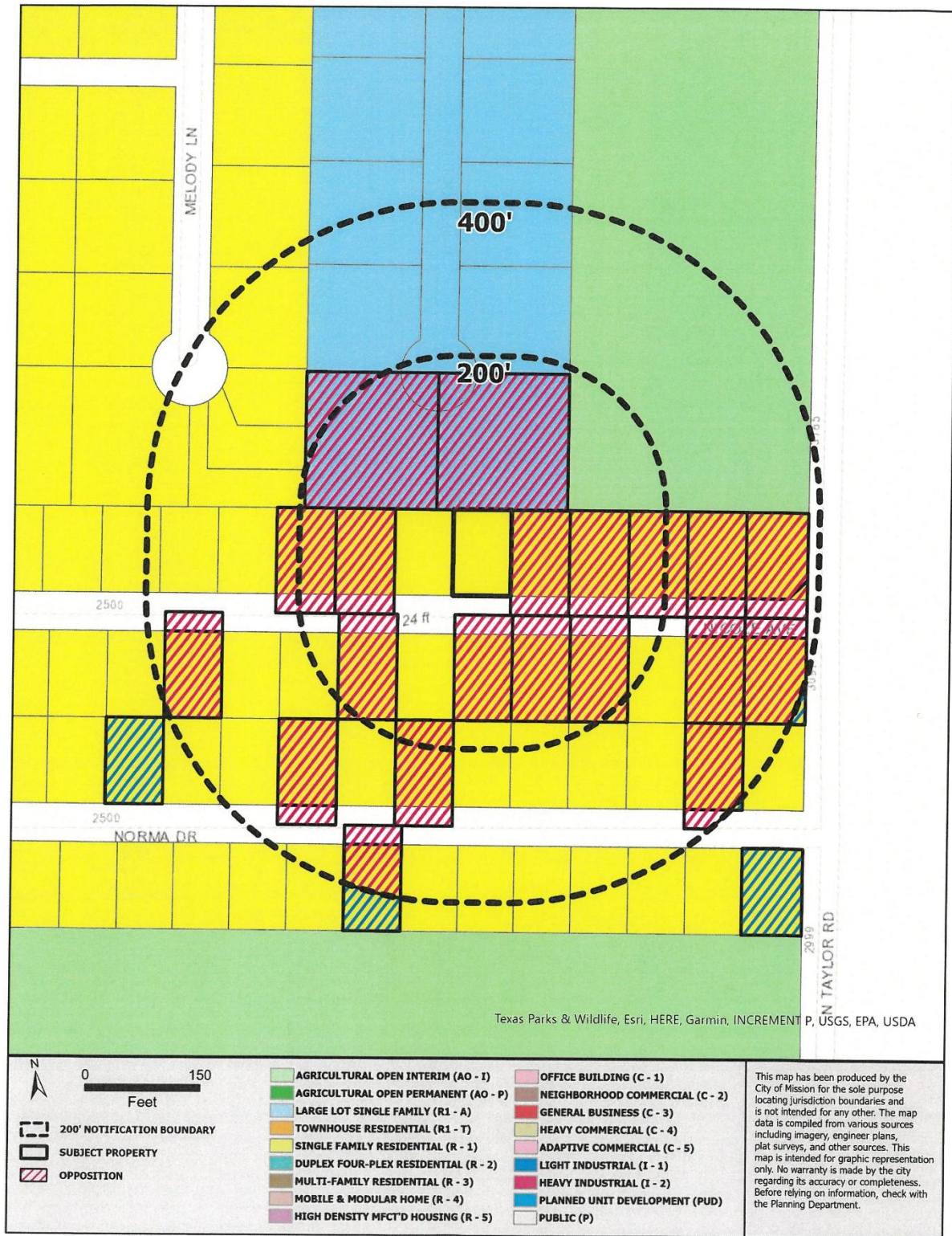
No.	Printed Name	Property Address	Signature	Date
1	Karla Arzaldia	2607 Nicole	Nicole Karla Arzaldia	6/11/26
2	Christopher Arzaldia	" "	Chris	6/17/26
3				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Jackie Montero	2803 N. Nicole	J. Montero	6/12/26
2	Don C.	2703 Norma Dr	W. C.	6/12/26
3	Nora H. Cunuhu	2806 Norma Dr	N. Cunuhu	6/12/26
4	Grete Mascarenhas	2805 Norma Dr	Grete	6/12/26
5	Ruben O. Vilanova	2805 Norma Dr	R. Vilanova	6/12/26
6	Manila Lavalin	2901 Harmony Ln	Manila	6/12/26
7	Marsha Abraham	2500 Norma Dr	Marsha	6/12/26
8	Abraham Senuwani		Abraham	6/12/26
9	Rubi Escalante	2601 Norma Dr	Rubi Escalante	6/12/26
10	Joanna	2607 Norma Dr	Joanna	6/12/26
11	Elizabeth Alvarez	2700 Norma Dr	E. Alvarez	6/12/26
12	Roy Alvarez	2700 Norma Dr	Roy	6/12/26
13	David Vega	2801 Nicole Dr	David Vega	6-12-26
14	DAGOBERTO LEA	2807 Nicole Dr	Dago	6-17-2026
15				
16				

By signing this petition, I certify that I am a resident, property owner, or interested party residing in or near the area affected by Conditional Use Permit No. CUP26-43 and support the denial of the requested Conditional Use Permit.

OPPOSITION MAP



CALCULATIONS FOR OPPOSITION

REZ 26-43

Area of 200 ft. Radius and Subject Property	4.8 Acres
Area of Subject Property	0.2 Acres
Notification Area	4.6 Acres
Area of Opposition	3.31 Acres

$$3.31 \text{ acres} / 4.6 = .7195 = 71.95\%$$

Area of 400 ft. Radius and Subject Property	15.2 Acres
Area of Subject Property	0.2 Acres
Notification Area	15 Acres
Area of Opposition	5.6 Acres

$$5.6 \text{ acres} / 15 = .3733 = 37.33\%$$

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
790090	ASSAD KATIA JOSEPHIN	2916 DRIFTWOOD LANE	MISSION	TX	78574-5180
790079	PARTRIDGE ESTATES HOA INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790016	PAUL CLEMMERSON MINISTRIES	3001 MELODY LN	MISSION	TX	78574-9783
790015	MELENDEZ POOLE JOSIAH DAVID & ELISA	3001 MELODY LN UNIT B	MISSION	TX	78574-5726
790089	SOTELO RAMON JR & ILSA ANID	2914 DRIFTWOOD DR	MISSION	TX	78574
790088	ORTEGON CARLOS & BIANCA	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790087	GONZALEZ FERNANDO & MIRIAM R	2917 DRIFTWOOD LN	MISSION	TX	78574-5181
649877	VEGA DAVID	2801 NICOLE DR	MISSION	TX	78574-6593
649882	REGUNAN CRISOSTOMO J & JUDITH B	2607 NICOLE DR	MISSION	TX	78574-9685
649913	GARZA SYLVIA I	2801 NORMA DR	MISSION	TX	78574-3556
649929	GUARNERI JULIO & MONICA	2606 NICOLE DR	MISSION	TX	78574-9685
649876	MONTERO JUAN V & JACQUELINE	2803 NICOLE DR	MISSION	TX	78574-6593
649935	RESTO GONZALO & ADA N	2802 NICOLE DR	MISSION	TX	78574-6593
649878	FONSECA JUANITA JANETH CHAVEZ	2707 NICOLE DR	MISSION	TX	78574
649879	PENA JERARDO ROEL	2705 NICOLE DR	MISSION	TX	78574-9574
649880	HERNANDEZ GLORIA	2703 NICOLE DR	MISSION	TX	78574-9574
649881	GARCIA DALINDA	2701 NICOLE DR	MISSION	TX	78574-9574
649914	MARQUEZ MAXIMO JR & FABIOLA M	2707 NORMA DR	MISSION	TX	78574-3498
649916	DANI G LLC	2703 NORMA DR	MISSION	TX	78574-3498
649917	GONZALEZ MARIA DEL REFUGIO	2701 NORMA DR	MISSION	TX	78574-3498
649930	GARZA ROBERTO & TIFFANY D PINALES	2700 NICOLE DR	MISSION	TX	78574-9574
649931	LIMON ANTHONY RAY & MICHELLE M	2702 NICOLE DR	MISSION	TX	78574-9574
649932	NEIRA RICARDO A & ANGELICA M	2704 NICOLE DR	MISSION	TX	78574-9574
649915	PROPERTY OWNERS	2705 NICOLE DR	MISSION	TX	78574-9574
649933	PROPERTY OWNERS	2706 NICOLE DR	MISSION	TX	78574-9574
649934	SAENZ GRACIALA LEE & JOSE JUAN REYNA	2800 NICOLE DR	MISSION	TX	78574-6893
498743	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 26, 2026 – Application for Conditional Use Permit submitted to the City.
- July 2, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract, and notice of the public hearings was published in the Progress Times.
- July 15, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83.
- Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision.
- The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed
- Staff: 2 Employees
- Parking: Staff require a minimum of 4 parking stalls for the site.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

- A 2-year approval with the understanding there will be no renewal. This will apply to the property not the applicant;
- Must comply with all City Codes (Building, Fire, Health, etc.),

- Must comply with landscaping and parking code,
- Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm
- Must comply with the noise ordinance
- CUP is not transferable to others.
- Must obtain a business license

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR OFFICE USE IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING A 0.468-ACRE TRACT OUT OF LOT 3, MISSION ACRES SUBDIVISION, LOCATED AT 1612 WEST BUSINESS HIGHWAY 83

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of July 15, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, August 11, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	Type	Conditions of Approval
1612 W. Business Highway 83 Being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision	A Portable building for office use – in a property zoned (C-3) General Business District	1. A 2-year approval with the understanding there will be no renewal. This will apply to the property not the applicant; 2. Must comply with all City Codes (Building, Fire, Health, etc.), 3. Must comply with landscaping and parking code, 4. Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm 5. Must comply with the noise ordinance 6. CUP is not transferable to others. 7. Must obtain a business license.

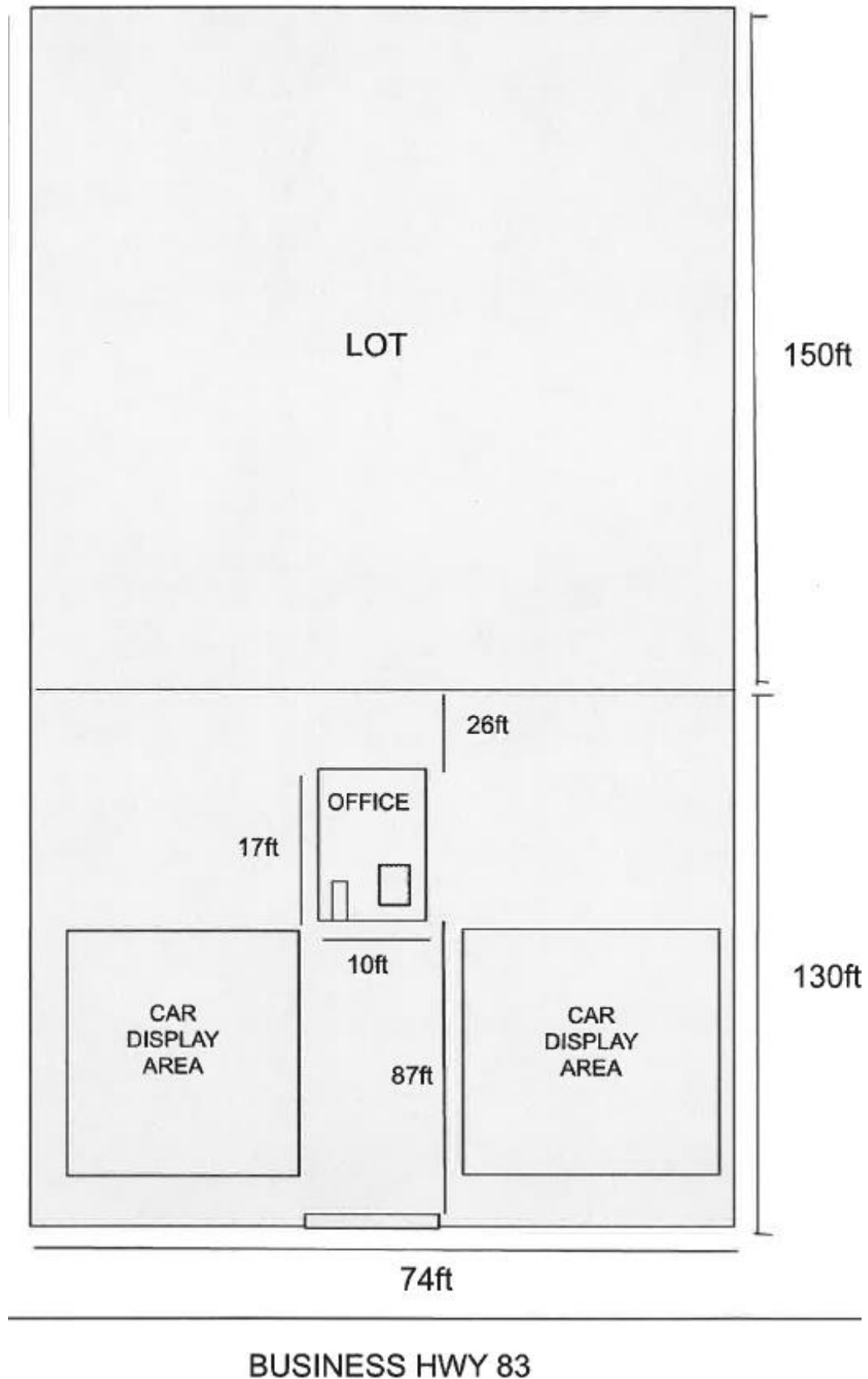
READ, CONSIDERED AND PASSED, this the 11th day of August, 2026.

Norie Gonzalez Garza, Mayor

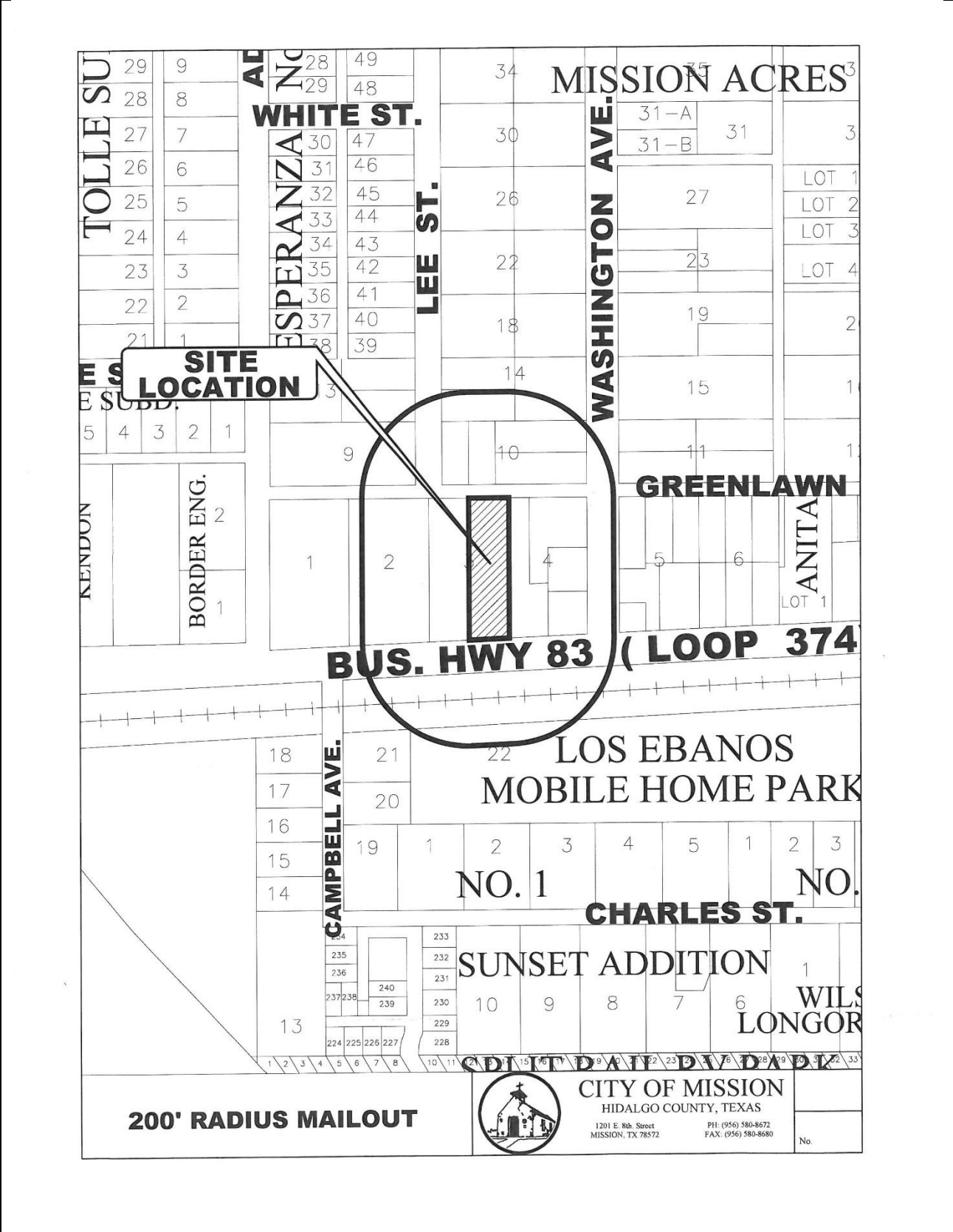
ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



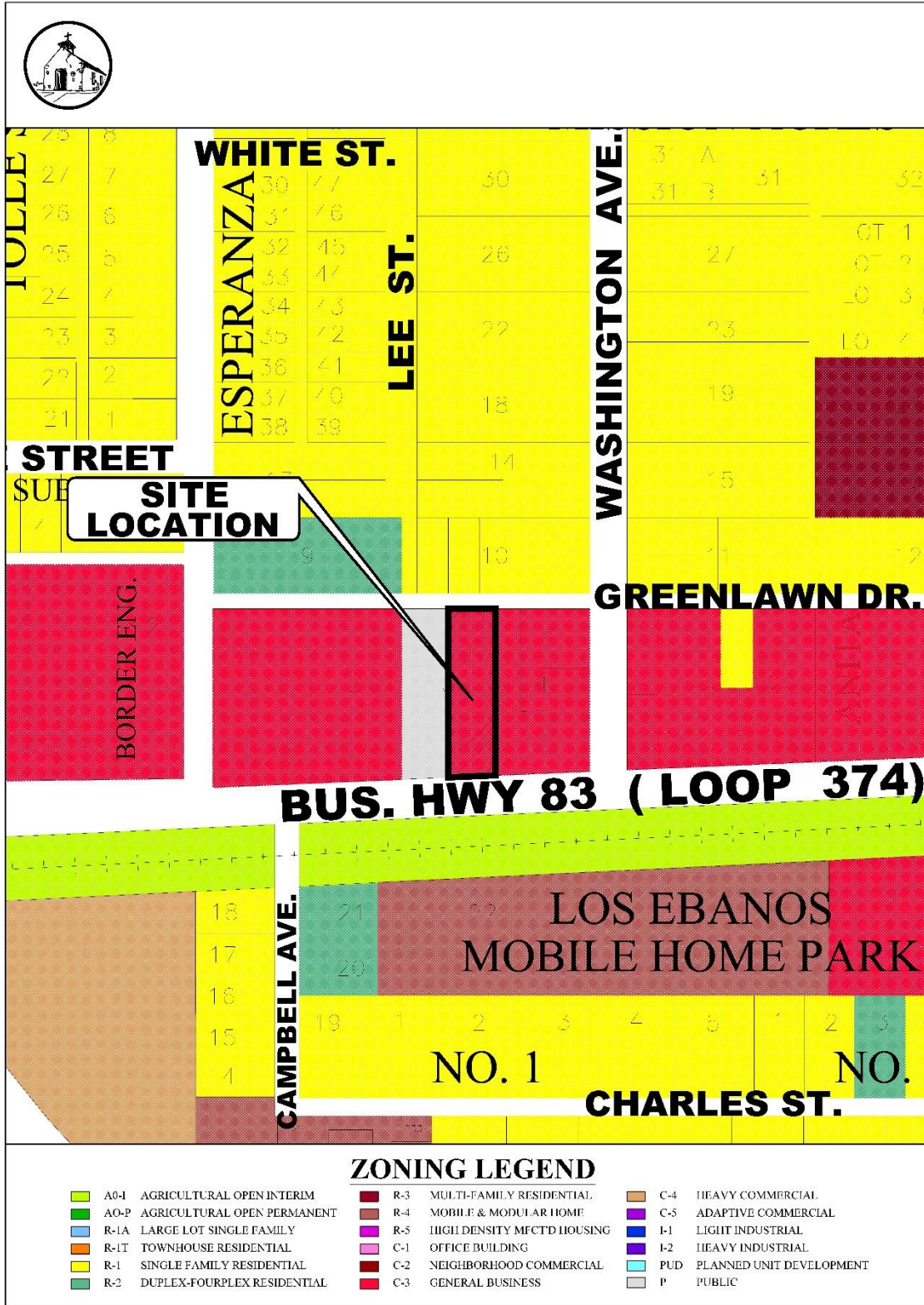
MAILOUT MAP

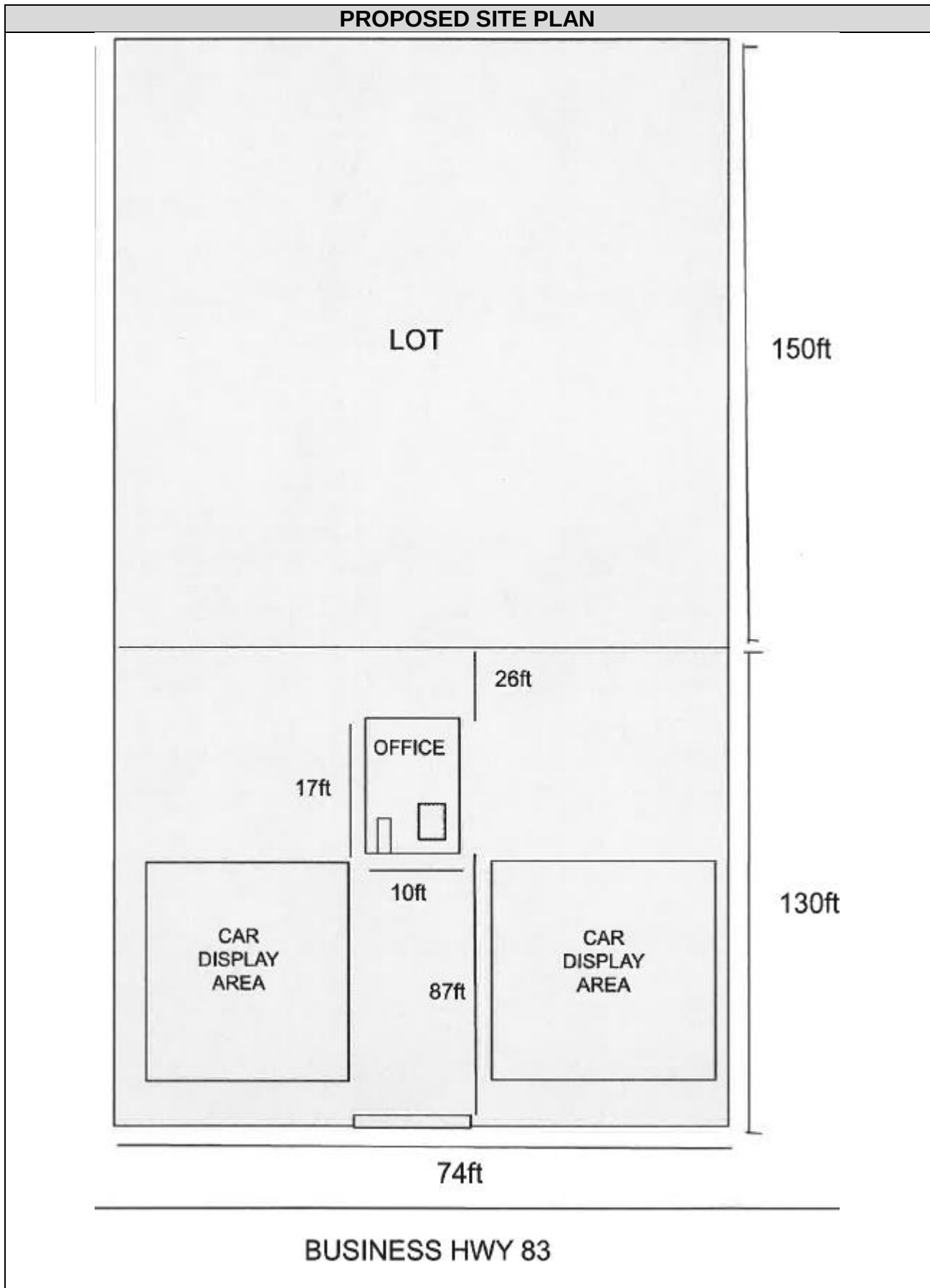


AERIAL PHOTO

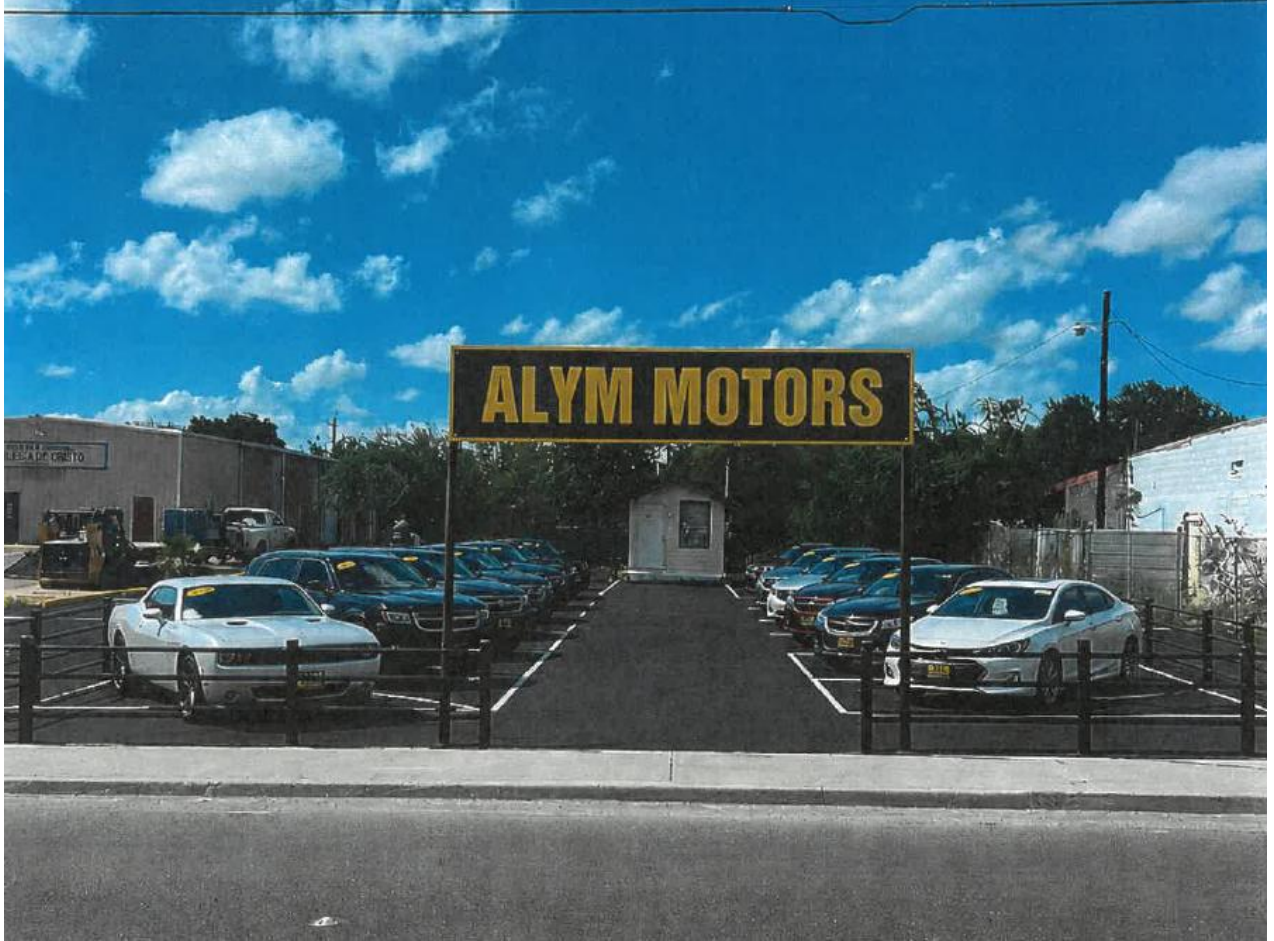


ZONE MAP





PROPOSED RENDERING



PICTURES



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
237863	HERNANDEZ JOSE CRUZ JR	911 WASHINGTON ST	MISSION	TX	78572-3421
292855	LAS VIAS TRAILER PARKS LLC	9601 N 10TH UNIT 1	MCALLEN	TX	78504-9522
237851	PENA SOPHIA	901 LEE ST	MISSION	TX	78572-3413
237828	IGLESIA DE CRISTO WEST 83	1618 W BUSINESS 83	MISSION	TX	78572
237826	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
237827	MOLINA VENTURA HERNANDEZ	1608 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3428
237831	GARCIA ANNA & REYNALDO JR	1106 MIRACLE LANE	MISSION	TX	78572-3525
237829	SILVA IVAN MENDOZA	903 WASHINGTON ST	MISSION	TX	78572-3421
237824	MNTEX ENTERPRISES LTD	1628 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3428
237862	PEREZ JUAN CARLOS G	609 ROSE MARIE AVE	MISSION	TX	78574-2813
237830	RAMIREZ LUIS LAURO	903 WASHINGTON AVE	MISSION	TX	78572-3421
237864	CAVAZOS MARIBEL & JOSE C HERNANDEZ	911 WASHINGTON AVE	MISSION	TX	78572-3421
237852	MENDEZ ALBINA	900 LEE ST	MISSION	TX	78572-3414
237853	MENDEZ VERONICA	900 LEE ST	MISSION	TX	78572-3414
237855	DELGADO MARIA IRMA	905 WASHINGTON AVE	MISSION	TX	78572-3421
237854	FERNANDEZ IRMA	907 WASHINGTON ST	MISSION	TX	78572-3421



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 26, 2026 – Application for Conditional Use Permit submitted to the City.
- July 2, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract, and notice of the public hearings was published in the Progress Times.
- July 15, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street.
- Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas.
- The proposed days and hours of operation are Monday–Sunday, 24/7
- Staff: 7 Employees
- Parking: A business this size requires a minimum of 7 parking stalls.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

- A 2-year approval with the understanding there will be no renewal. This will apply to the property not the applicant;
- Hours of operation are Monday through Sunday, 24/7
- Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.)
- Must comply with the noise ordinance

- CUP is not transferable to others.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A 20' X 76' PORTABLE BUILDING FOR OFFICE USE – MEDCARE – EMS IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING THE EAST FRACTION OF LOTS 1 & 2, BLOCK 178, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 511 W. 11TH STREET

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of July 15, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, August 11, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
511 W. 11 th Street Being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision	A 20' X 76' Portable Building for Office Use – Medcare – Ems in a property zoned (C-4) Heavy Commercial District	1. A 2-year approval with the understanding there will be no renewal. This will apply to the property not the applicant; 2. Hours of operation are Monday through Sunday, 24/7 3. Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.) 4. Must comply with the noise ordinance 5. CUP is not transferable to others

READ, CONSIDERED AND PASSED, this the 11th day of August, 2026.

Norie Gonzalez Garza, Mayor

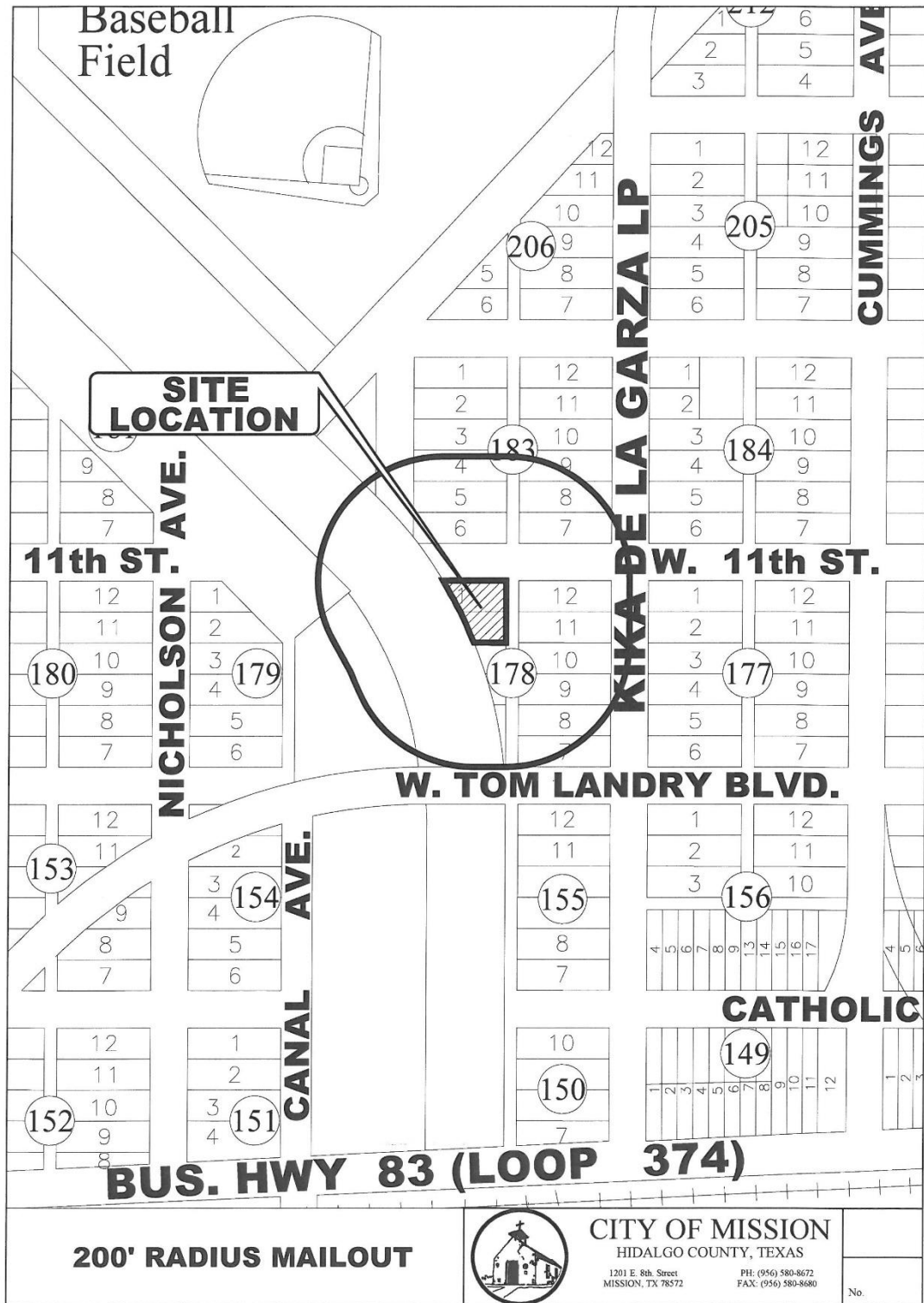
ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



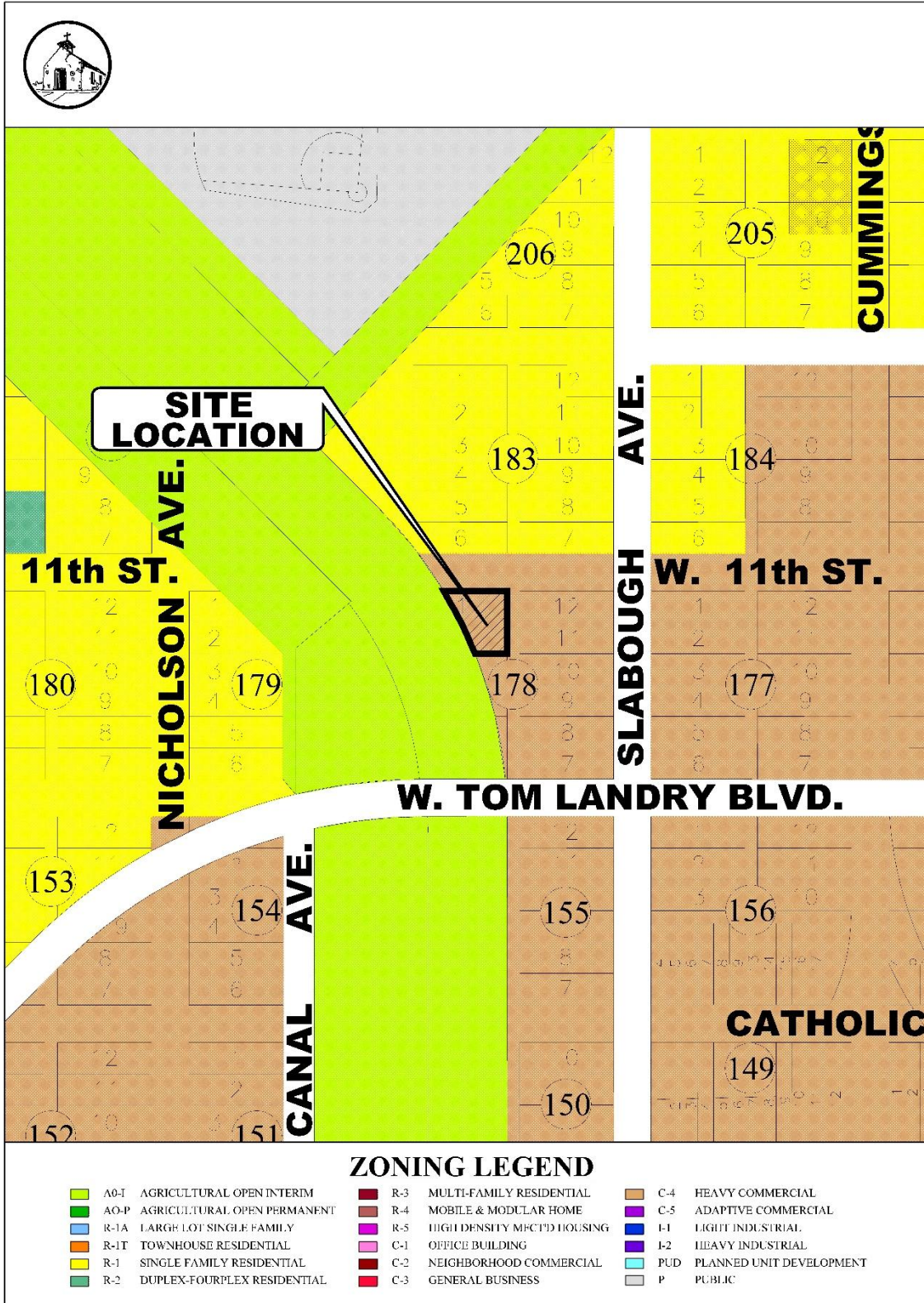
MAILOUT MAP



AERIAL PHOTO



ZONE MAP



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239882	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239883	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239877	ONTIVEROS VERONICA L	303 NIGHTINGALE AVE	MCALLEN	TX	78504-1714
239879	MARTINEZ JUVENTINO V & AMALIA	604 E 28TH ST	MISSION	TX	78574-2172
239918	TREVINO PORFIRIA OLIVA	1103 W KIKA DE LA GARZA ST	MISSION	TX	78572
239919	VALDEZ DANIEL R	1924 N 34TH ST	MCALLEN	TX	78501-3528
239878	VALDEZ EMILIA A	511 1/2 WEST 11TH ST	MISSION	TX	78572
239917	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239880	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
0					
895901	MARTINEZ ANGELINA & OSVALDO CANTU JR	506 W 11TH ST	MISSION	TX	78572
895902	PEREZ SANTOS & LYDIA	19605 VILAMOURA ST	PFLUGERVILLE	TX	78660
239908	VASQUEZ ROSA N	514 W 12TH STREET	MISSION	TX	78572-3725



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 2, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- July 15, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 1,320’ east of Shary Road along the North side of Victoria Drive.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant has a 4-story hotel that has been in business since October 2008.
- Access to the site is off two 26’ driveways of Victoria Drive.
- The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons.
- The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years.
- Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours
- Staff: 22 employees in different shifts
- Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code.
- Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300’ from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that fall within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners.
- Staff notes that there have been no incidents reported to the Police Department.

- 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 RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of the use permit with the understanding it can be revoked for noncompliance
2. Waiver of the 300' separation requirement from residential homes
3. Compliance with all City Codes (Building, Fire, Health, etc.)
4. CUP not to be transferable to others
5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

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 – HAMPTON INN & SUITES IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, HAMPTON INN & SUITES SUBDIVISION, LOCATED AT 2505 VICTORIA DRIVE

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of July 15, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, August 11, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
2505 Victoria Drive Lot 1, Hampton Inn & Suites Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District	1. Life of the use permit with the understanding it can be revoked for noncompliance 2. Waiver of the 300’ separation requirement from residential homes 3. Compliance with all City Codes (Building, Fire, Health, etc.) 4. CUP not to be transferable to others 5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, alcohol will only be sold during state-allowable hours

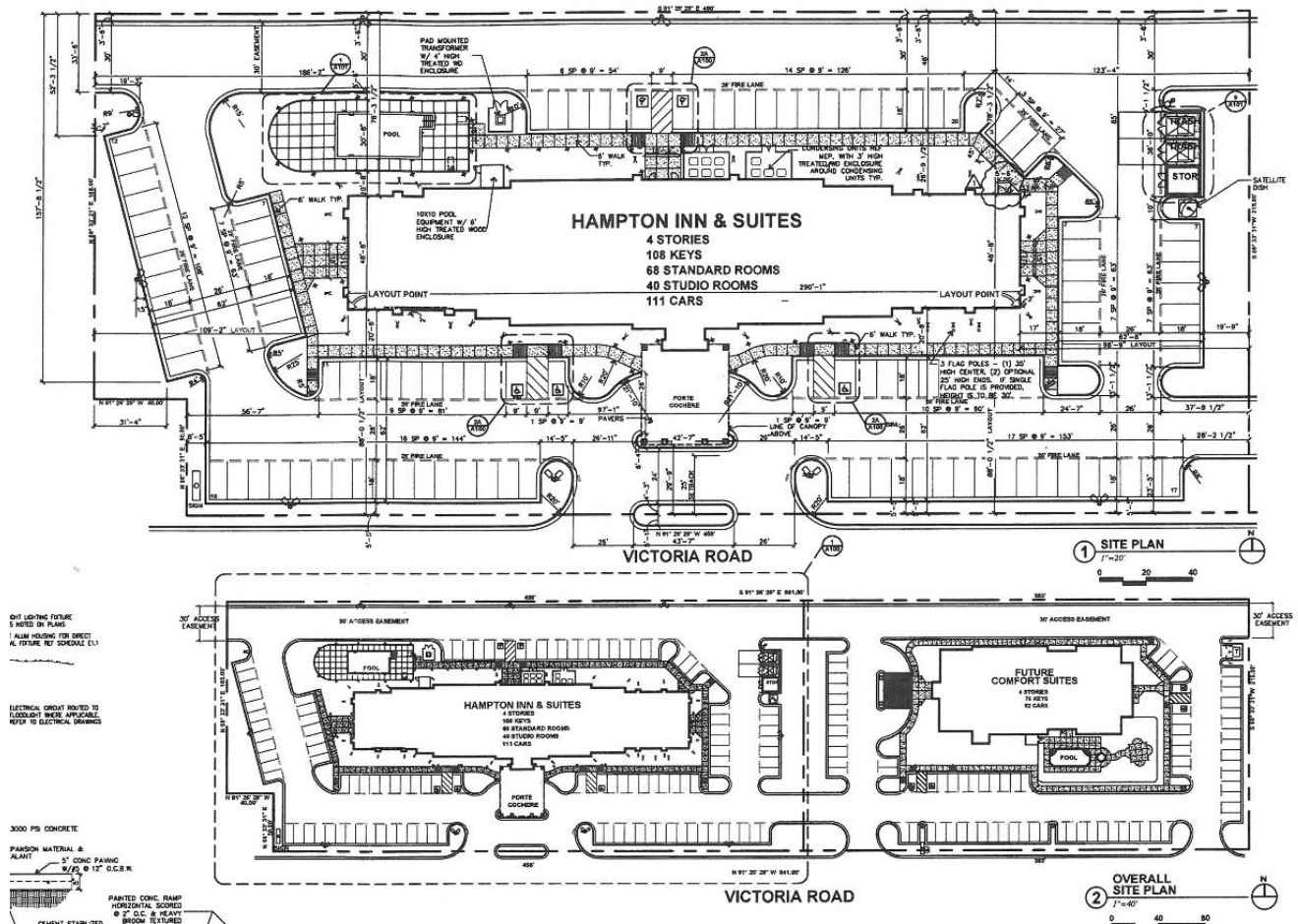
READ, CONSIDERED AND PASSED, this the 11th day of August, 2026.

Norie Gonzalez Garza, Mayor

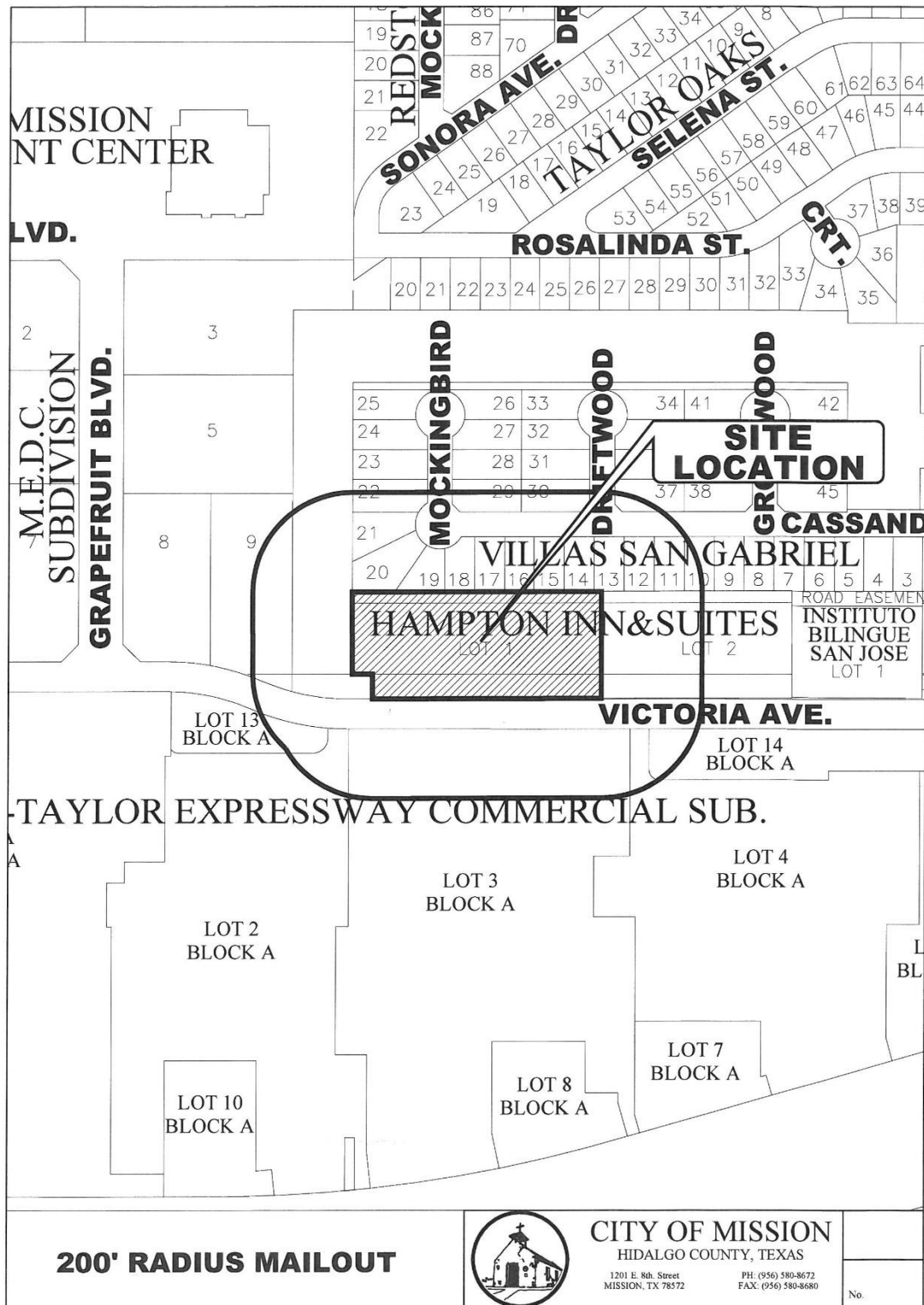
ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



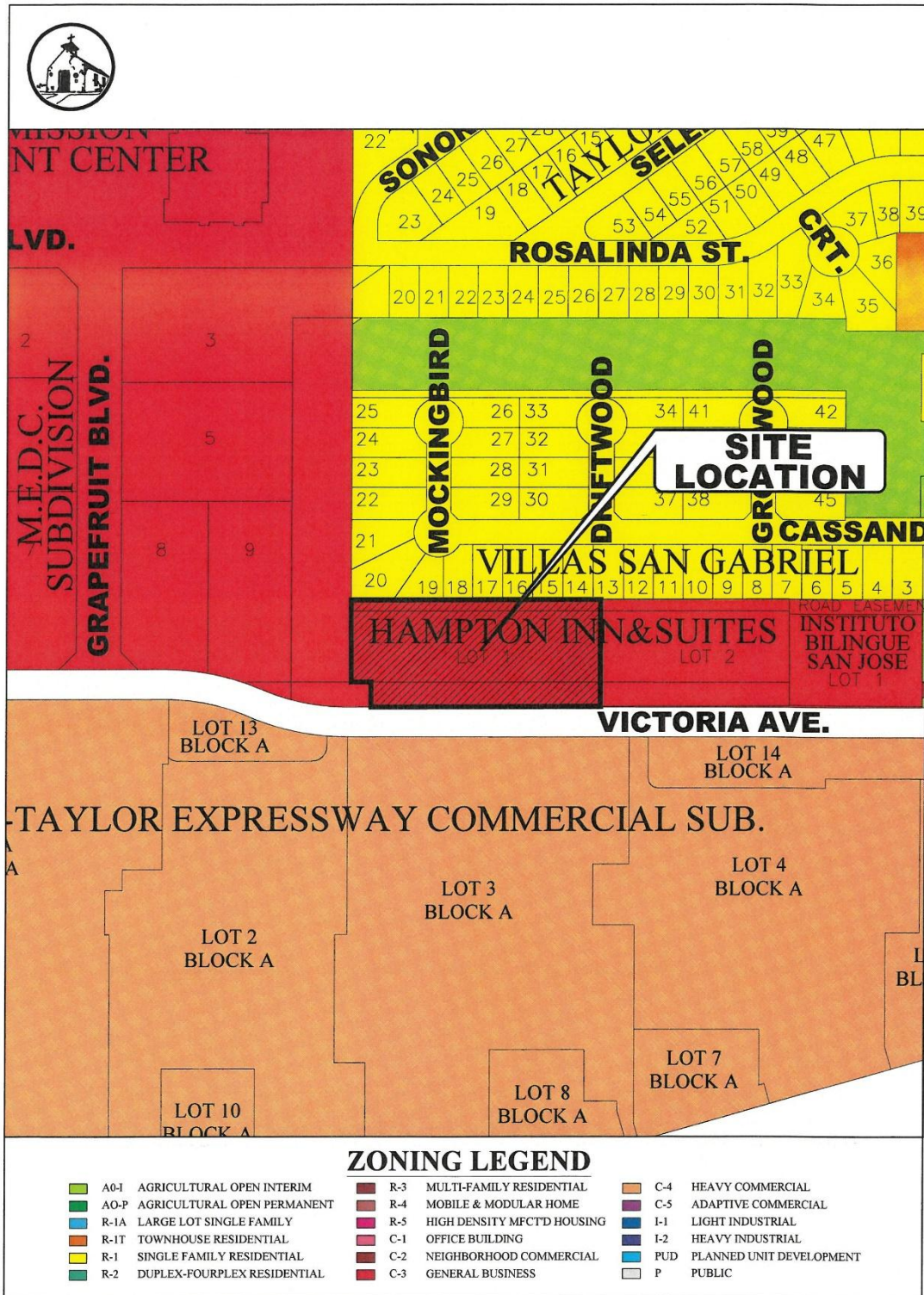
VICINITY MAP



ARIEL MAP



ZONING MAP



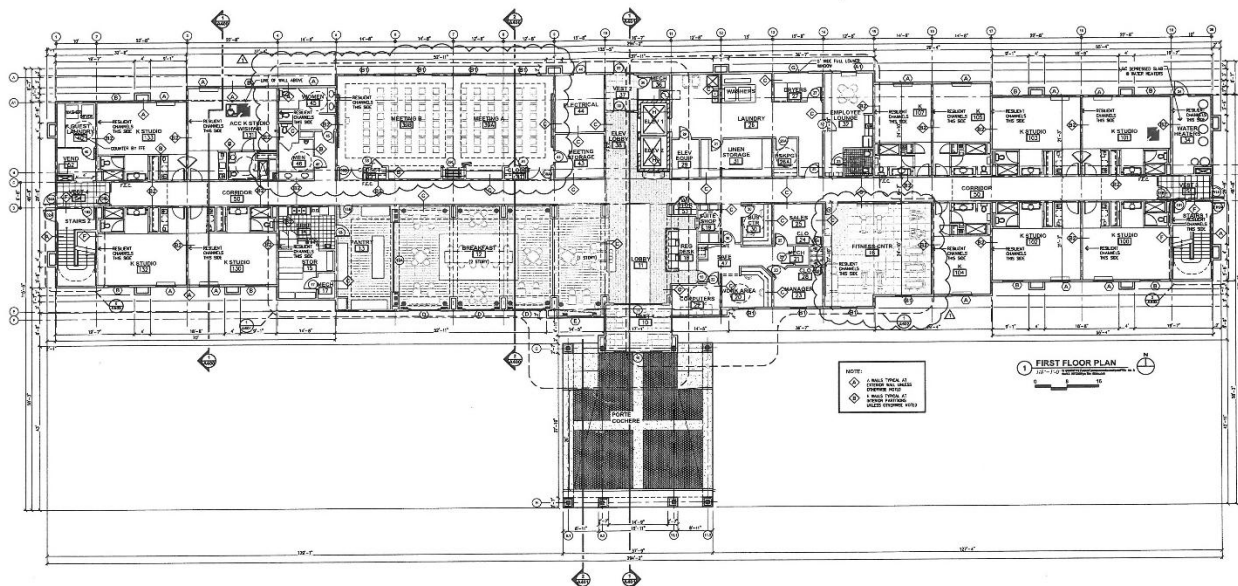
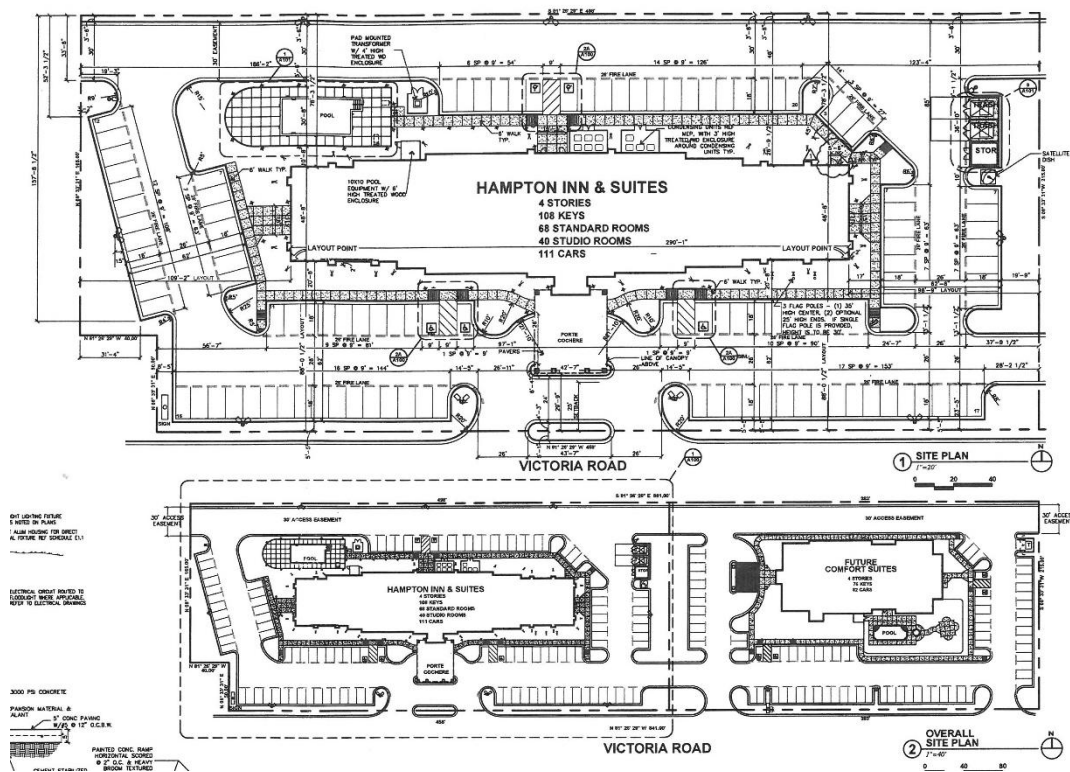
ATTACHMENTS



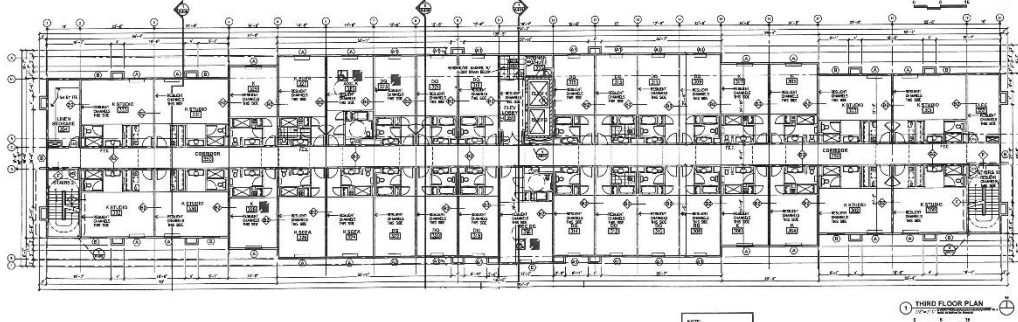
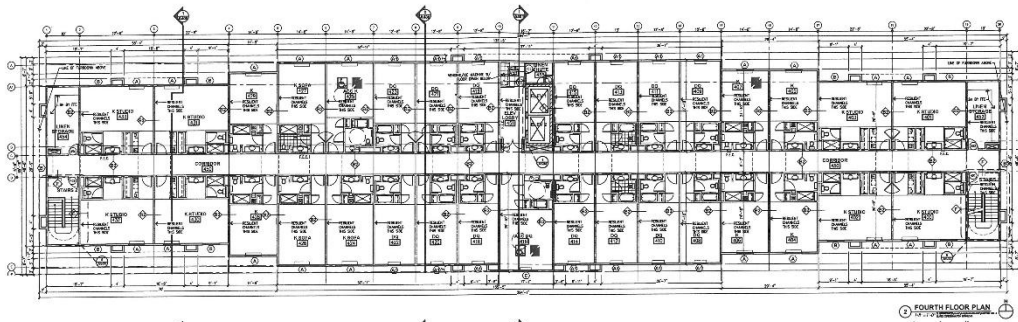
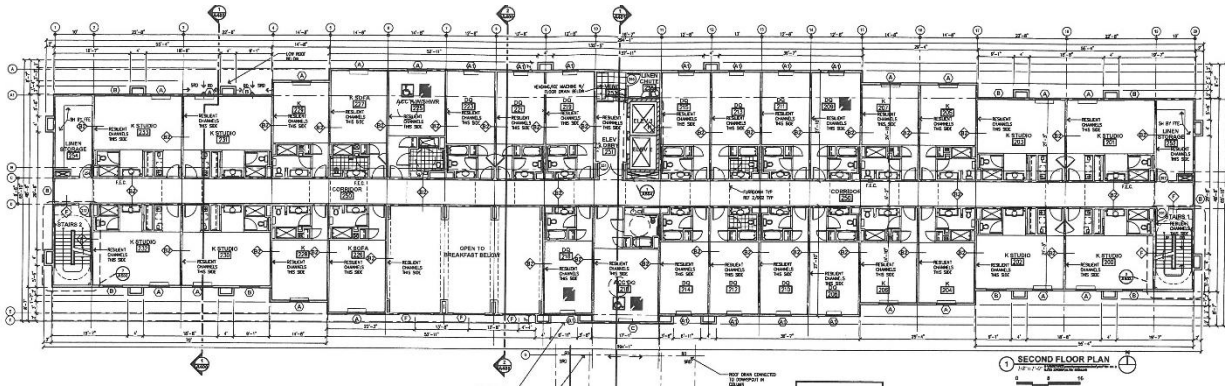
ATTACHMENTS



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ATTACHMENTS



WHEEL CHAIR ACCESSIBLE
HEATING LOSS ACCESSIBLE
ALL ROOMS MEET MINIMUM REQUIREMENTS
FOR ACCESSIBILITY

NOTE:
1. ALL ROOMS ARE
ACCESSIBLE
2. ALL ROOMS ARE
ACCESSIBLE

DESIGNED BY: HANSEN & ASSOCIATES
ARCHITECTS
1111 11TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.HANSEN-ARCHITECTS.COM

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
707603	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707592	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707593	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707590	TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
707602	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
20827746	VICTORIA HEIGHTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
20827747	RONQUILLO GRANOS & INSUMOS LLC	202 S DRIFTWOOD AVE	MISSION	TX	78572-5067
898492	GARCIA CYNTHIA L & JESUS MARIA GARCIA JR	2700 CASSANDRA ST	MISSION	TX	78572-6671
898493	PAYNE ALLISON RENEE & JESSE	6334 PITCHFORK RANCH DR	FRISCO	TX	75036-5032
898494	ZEPEDA GILBERTO & MARIA DE JESUS	2606 CASSANDRA	MISSION	TX	78572-6670
898495	GOMEZ GABRIELA	2604 CASSANDRA ST	MISSION	TX	78572-6670
898496	MUNOZ CARMEN JULIA	COL ARENAL	CP 89344	NULL	NULL
898497	DIZON JOHN C & BERNADETTE P ABREGUNDA	2600 CASSANDRA ST	MISSION	TX	78572-6670
898498	TREVINO IVAN DAVILA	2508 CASSANDRA ST	MISSION	TX	78572-6669
898499	GARCIA-TORRES JAIME H	2506 CASSANDRA ST	MISSION	TX	78572-6669
898500	CEPEDA RAFAEL	2504 CASSANDRA ST	MISSION	TX	78572-6669
898501	HERLINE MARTHA A LOPEZ &	616 CARDINAL	MCALLEN	TX	78504-2774
898502	FERNANDEZ JORGE ANTONIO CASTILLO	2500 CASSANDRA ST	MISSION	TX	78572-6669
898503	CHAPA JUAN CARLOS RODRIGUEZ & GUADALUPE MARLENE TIRADO SALINAS	204 MOCKINGBIRD AVE	MISSION	TX	78572
898504	ICE CREAM & FRUIT IMPORTS LLC	2905 ALCALCA CT	MISSION	TX	78572
898511	FLORES LUIS MANUEL &	701 N INTERNATIONAL BLVD	HIDALGO	TX	78557-2582
898512	RONQUILLO HECTOR S & MARIA A	202 S DRIFTWOOD AVE	MISSION	TX	78572-5067
898519	LOZANO DAVID GUSTAVO	2804 CASSANDRA ST	MISSION	TX	78572
898528	VILLAS DE SAN GABRIEL HOMEOWNERS ASSOCIATION INC	PO BOX 650853	DALLAS	TX	75265-0853
1241924	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1463021	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business 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

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 15, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street.
- Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council.
- The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
- During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m.
- Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m.
- Staff: 3 employees
- Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit’s renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking.
- Such uses require that no alcoholic beverages be sold within 300’ of a residence, church, public schools, private school or public hospital.

- There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved.
- The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls.
- The Police Chief has no objections to the permit renewal for one year.
- 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.
- During the Planning and Zoning Commission public hearing there was opposition from two (2) surrounding property owners with concerns about noise and parking.
- Even though P&Z recommended denial, a super majority vote of the City Council is not required based on H.B. 24(2025) becoming state law.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with the noise ordinance.
8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m.
9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances
10. 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.
11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.
12. Must continue to use the acquired decibel reader to monitor for excessive noise

Departmental Approval: Approval

Advisory Board Recommendation: Denial

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A BAR AND FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – THE ICE HOUSE, LLC IN A PROPERTY ZONED (C-3) GENERAL BUSINESS 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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of July 15, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, August 11, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue 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	The Sale & On-site Consumption of Alcoholic Beverages – The Ice House in a Property Zoned (C-3) General Business District	1. Permit for one (1) year to continue to assess this business. 2. Continued compliance with all City Codes (Building, Fire, Health, etc.) 3. Waiver of the 300’ separation requirement from the residential homes. 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others. 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances 10. 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. 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m. 12. Must continue to use the acquired decibel reader to monitor for excessive noise

READ, CONSIDERED AND PASSED, this the 11th day of August, 2026.

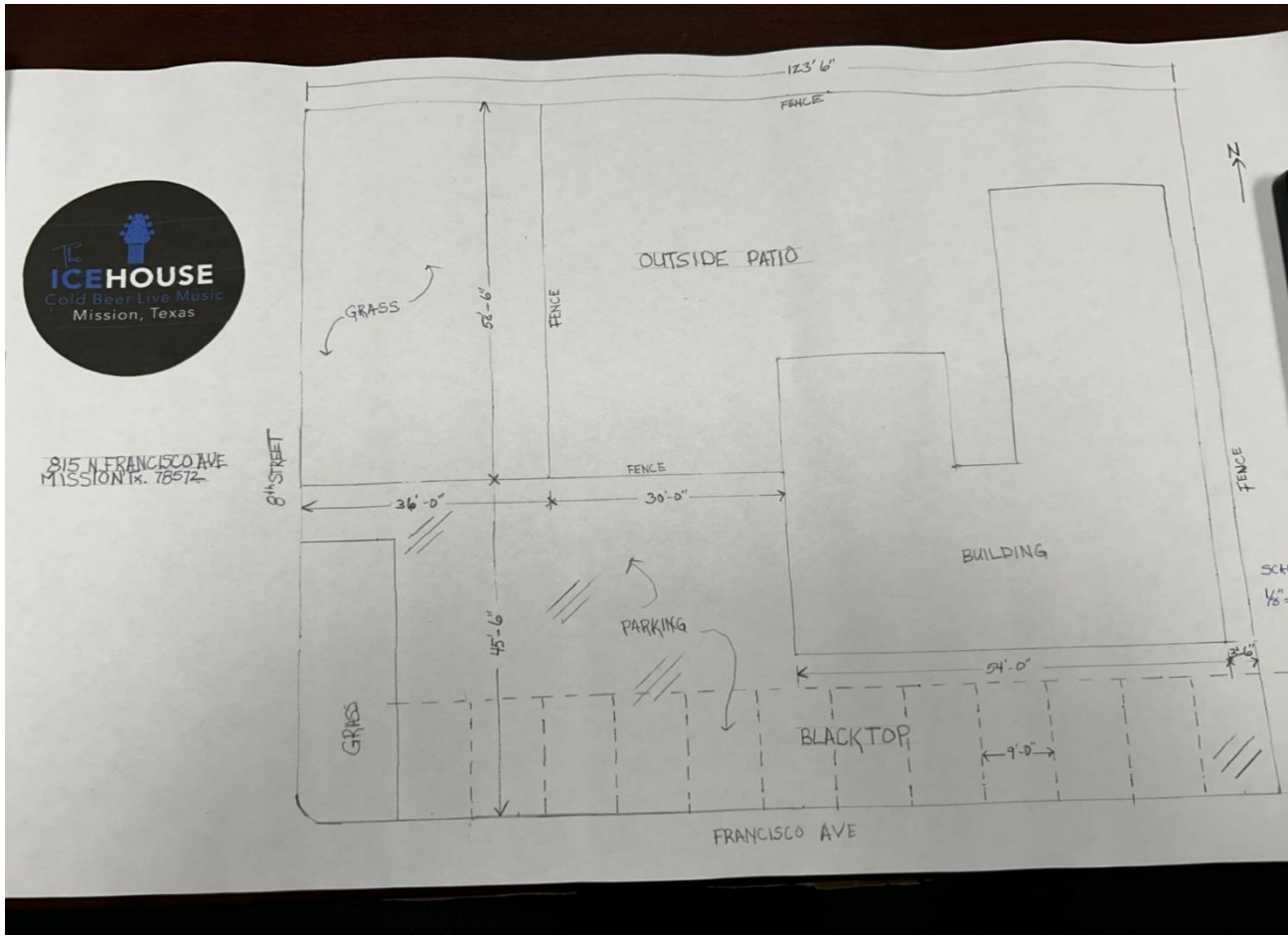
Norie Gonzalez Garza, Mayor

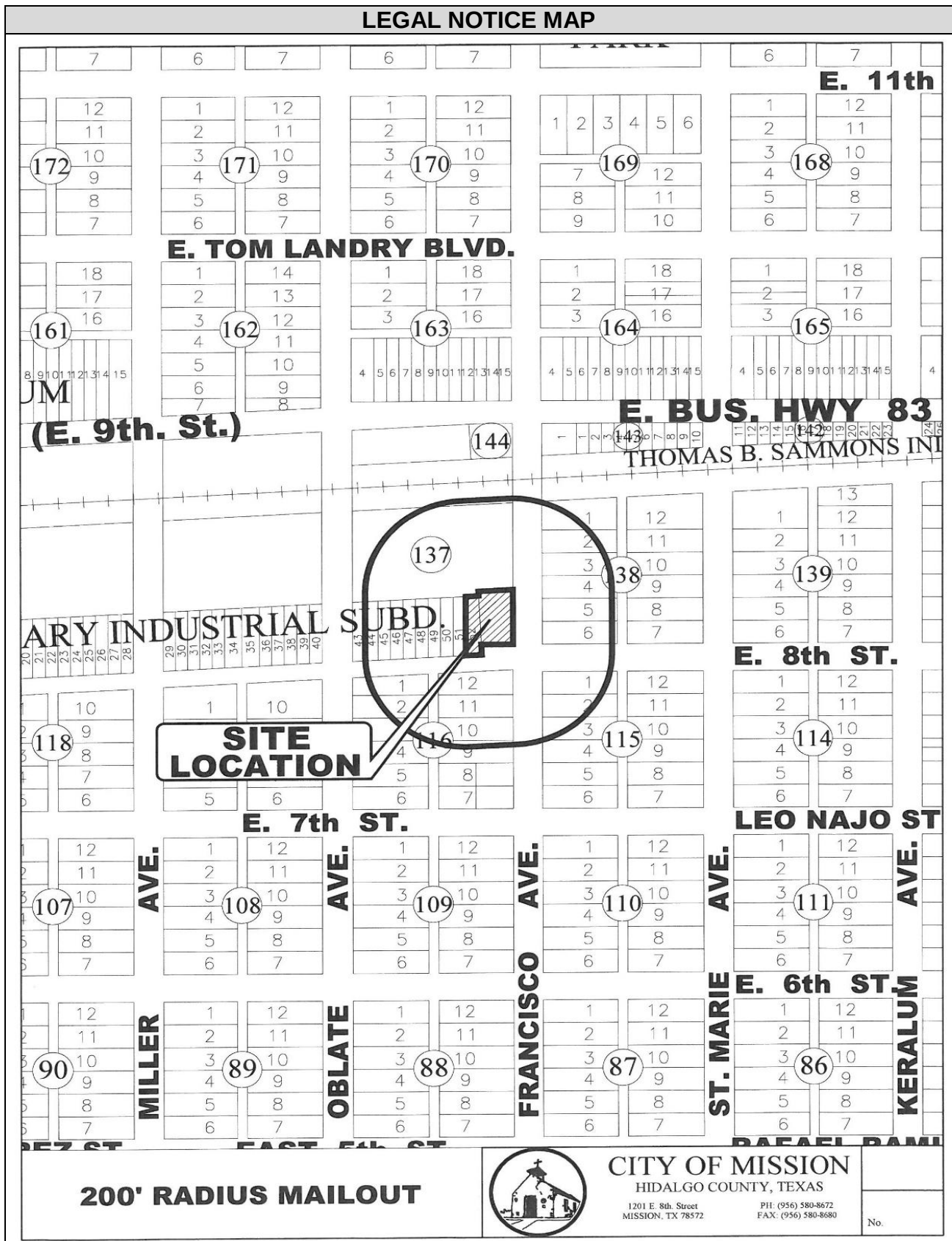
ATTEST:

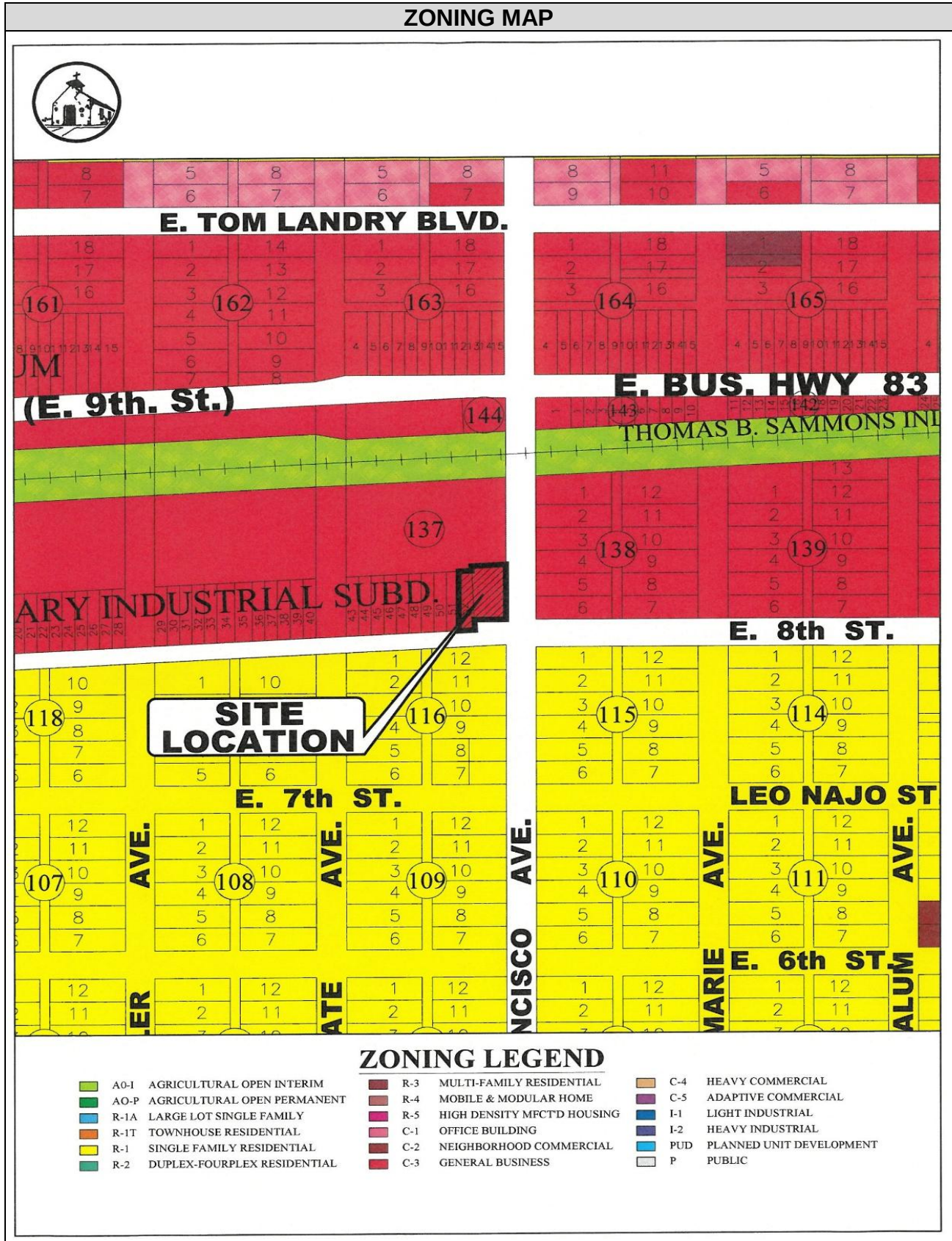
Anna Carrillo, City Secretary

EXHIBIT "A"

Item 10.



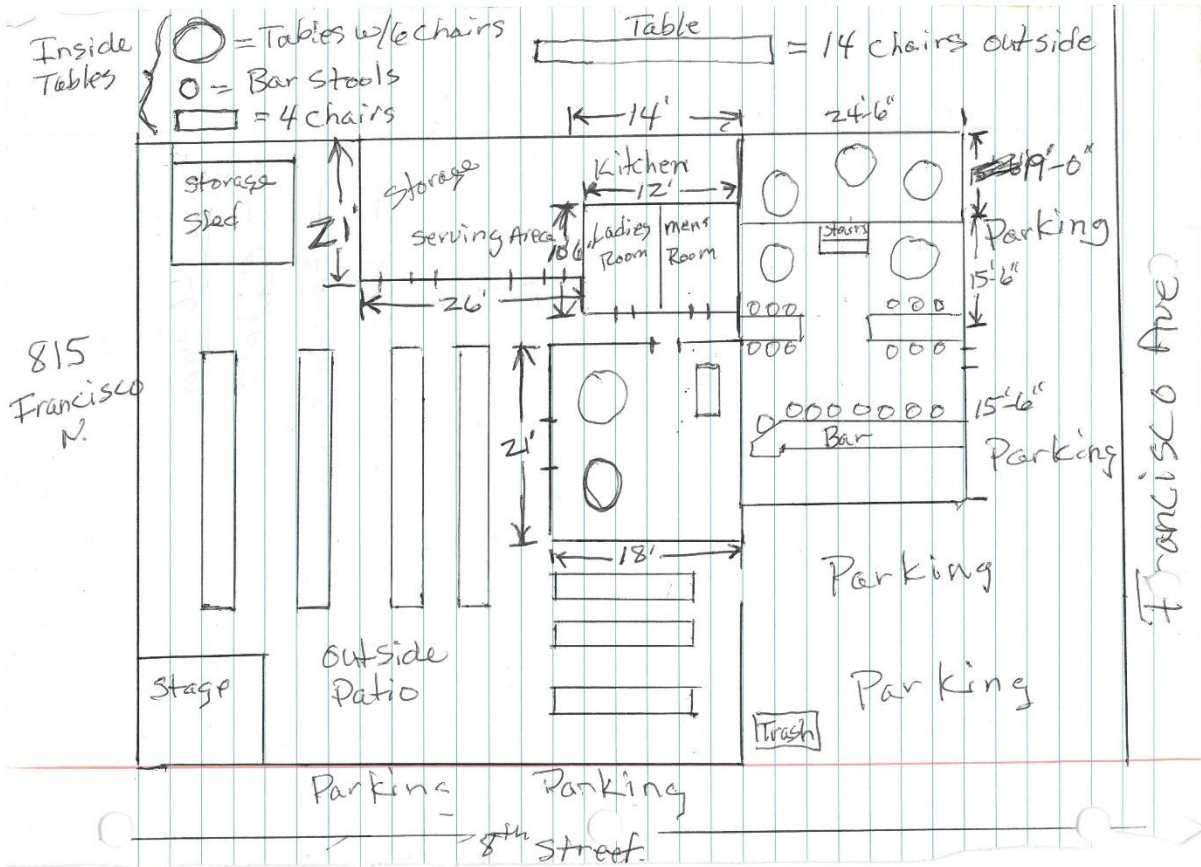




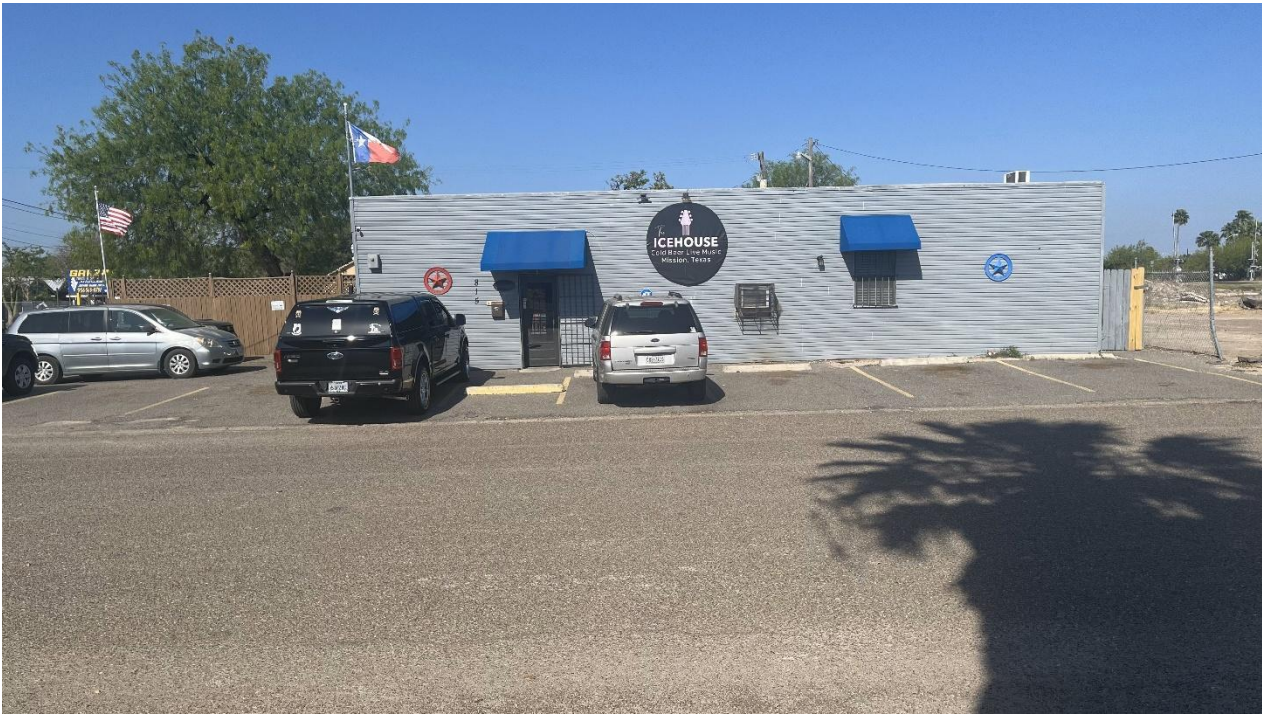
AERIAL



FLOOR PLAN



PHOTO



COURT YARD PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239492	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
607704	REYES VALERO	720 OBLATE AVE	MISSION	TX	78572-5352
239491	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239509	GONZALEZ JOSE JESUS JR & THELMA MORAIDA	4608 COUNTRY ST	EDINBURG	TX	78541-4275
239605	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
280703	GARZA JESUS JR	802 OBLATE AVE	MISSION	TX	78572
280709	PEREZ PRIMITIVO GARZA & YESENIA PORRAS VILLASLOBOS	112 DOHERTY AVE	MISSION	TX	78572-5434
280707	CRUZ JESUS	1200 W I ST	MISSION	TX	78572-6809
280710	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
239513	OVIEDO ROGELIO & ARMANDINA	420 E 8TH ST	MISSION	TX	78572-5332
239503	JIMENEZ MONTSERRAT TORAL	306 S BRYAN RD	MISSION	TX	78572
239500	HERNANDEZ ABEL	412 E 8TH ST	MISSION	TX	78572-5332
719426	PENA ROBERT DAVID	800 N FRANCISCO AVE	MISSION	TX	78572-5640
239607	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239510	VILLARREAL HERMILA M REVOCABLE LIVING TRUST	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239511	REYNA JUANITA	518 MILLER AVE	MISSION	TX	78572-5340
239512	MELENDEZ ARELY	719 N FRANCISCO AVE	MISSION	TX	78572-5637
637065	CROWN COMM INC	4017 WASHINGTON RD PMB 353-	CANONSBURG	PA	15317-2510
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239608	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016

POLICE REPORT



815 N Francisco 01/01/25-current

Agency: MPD

Print Date/Time:

Agency #: TX1081000

Incident #	Type	Officers	Location	Call Date/Time	Dispositions	Subjects
2026-00025170	Public Assistance	0877 - Rivera, Jaime *	815 N FRANCISCO AVE, TX	6/6/2026 5:38:18 PM	No Report - 1	sechac, terry - Caller
2026-00010545	Suspicious Circumstances	0836 - Flores, Jose *, 0865 - Trevino, Kella *	815 N FRANCISCO AVE, TX	3/9/2026 3:22:30 AM	Settled by Officer - 1	
2026-00003553	Improperly Parked Vehicle	0396 - Garces, Tomas *	815 N FRANCISCO AVE, TX	1/23/2026 7:37:15 PM	Settled by Officer - 1	
2026-00002691	Loud Noise	0828 - Tinoco, Marvin *	815 N FRANCISCO AVE, TX	1/17/2026 9:37:43 PM	Unfounded - 1, Settled by Officer - 1	
2025-00057593	Improperly Parked Vehicle	0828 - Tinoco, Marvin *	815 N FRANCISCO AVE, TX	12/19/2025 8:53:22 PM	Settled by Officer - 1	
2025-00015836	Abandoned Vehicle	0763 - Lopez, Victor *	815 N FRANCISCO AVE, TX	6/13/2025 5:00:00 PM		SANCHEZ, MARIA DE LOS ANGELES - Other
2025-00015380	Abandoned Vehicle	0555 - Perez, Jaime *, 0790 - Guerrero, Alexander *	815 N FRANCISCO AVE, TX	6/12/2025 11:02:46 AM	Settled by Officer - 1	
2025-00014783	Abandoned Vehicle	0777 - Flores, Josue *	815 N FRANCISCO AVE, TX	6/10/2025 2:51:01 PM	Settled by Officer - 2	
2025-00014600	Loud Noise	0713 - Cano, Raul *	815 N FRANCISCO AVE, TX	3/7/2025 10:07:00 PM	Settled by Officer - 1	
Total Records						9

Login Id:

Page 1 of 1

OCTOBER 28, 2026 CUP ORDINANCE

ORDINANCE NO. 5738

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 – **THE ICE HOUSE** IN A (C-3) GENERAL BUSINESS 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.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 15, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. on Wednesday, November 12, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue 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	The Sale & On-site Consumption of Alcoholic Beverages – The Ice House	1. Approval for 6 months to continue to assess this business 2. Continue to comply with all city codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance 8. 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. 9. Hours of operation are Monday thru Saturday from 10:00 am to 12:00 am and Sundays from 12:00 p.m. to 12:00 a.m. 10. Live music to be allowed outside on Fridays and Saturdays from 12:00 pm to 9:00 pm. A minimum of one licensed security officer must be present while live music is being played outside 11. Must provide additional parking when the permit comes back for renewal 12. Acquire a decibel reader

READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

ATTEST:


Anna Carrillo, City Secretary

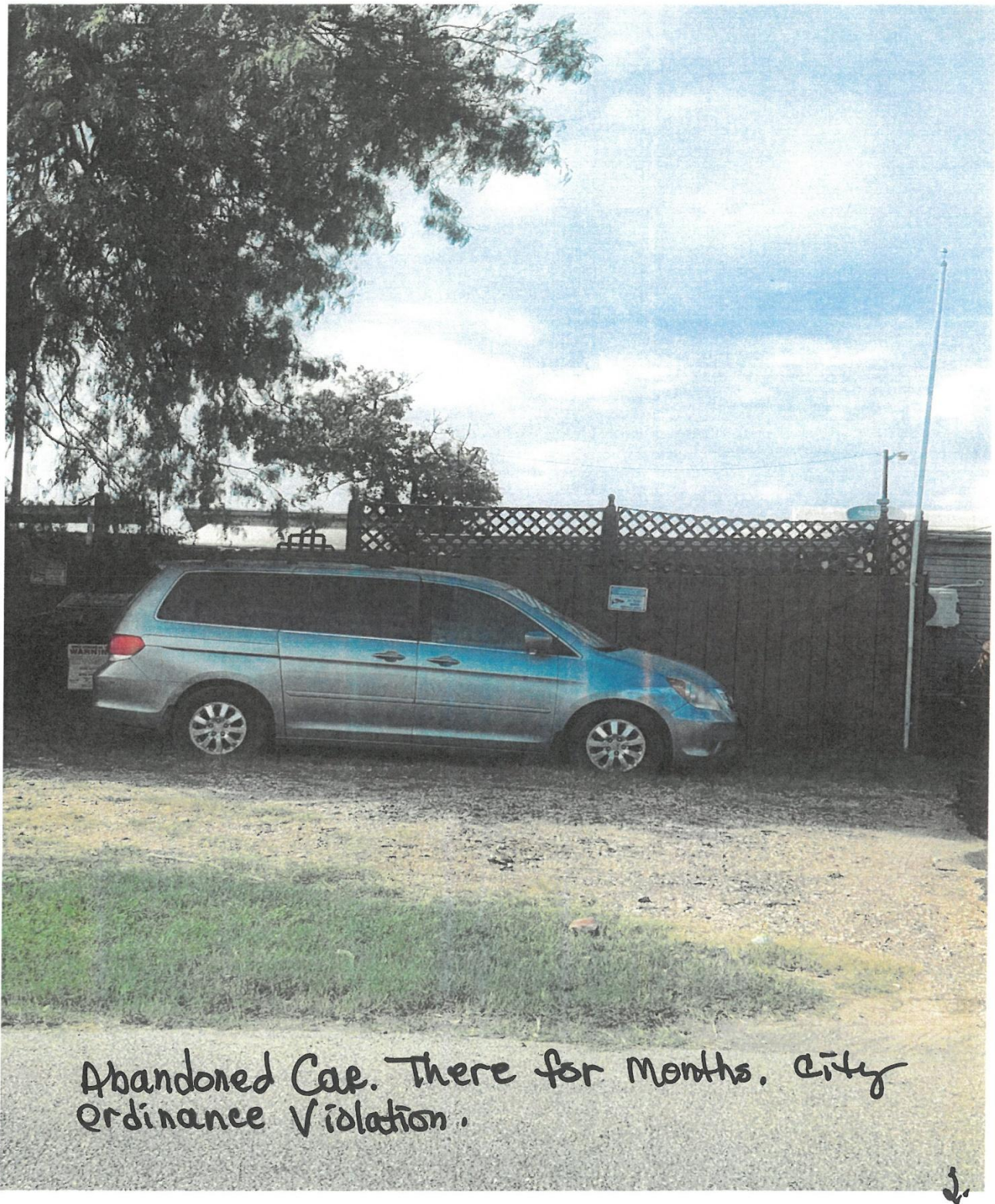



Norie Gonzalez Garza, Mayor

PHOTOS



PHOTOS



PHOTOS

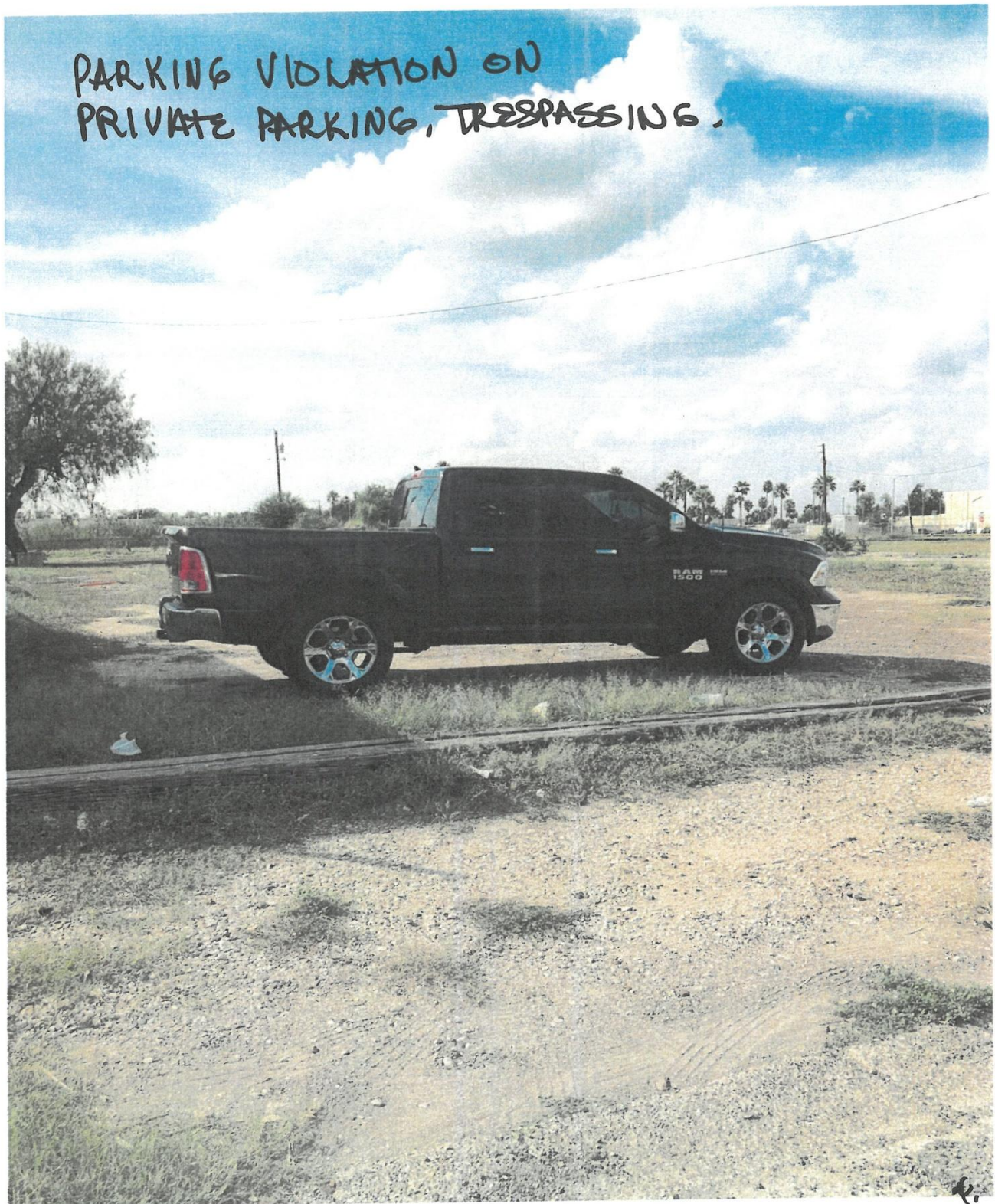


2

MEDAL SIGNS PLACED BY PENA FAMILY. They were both

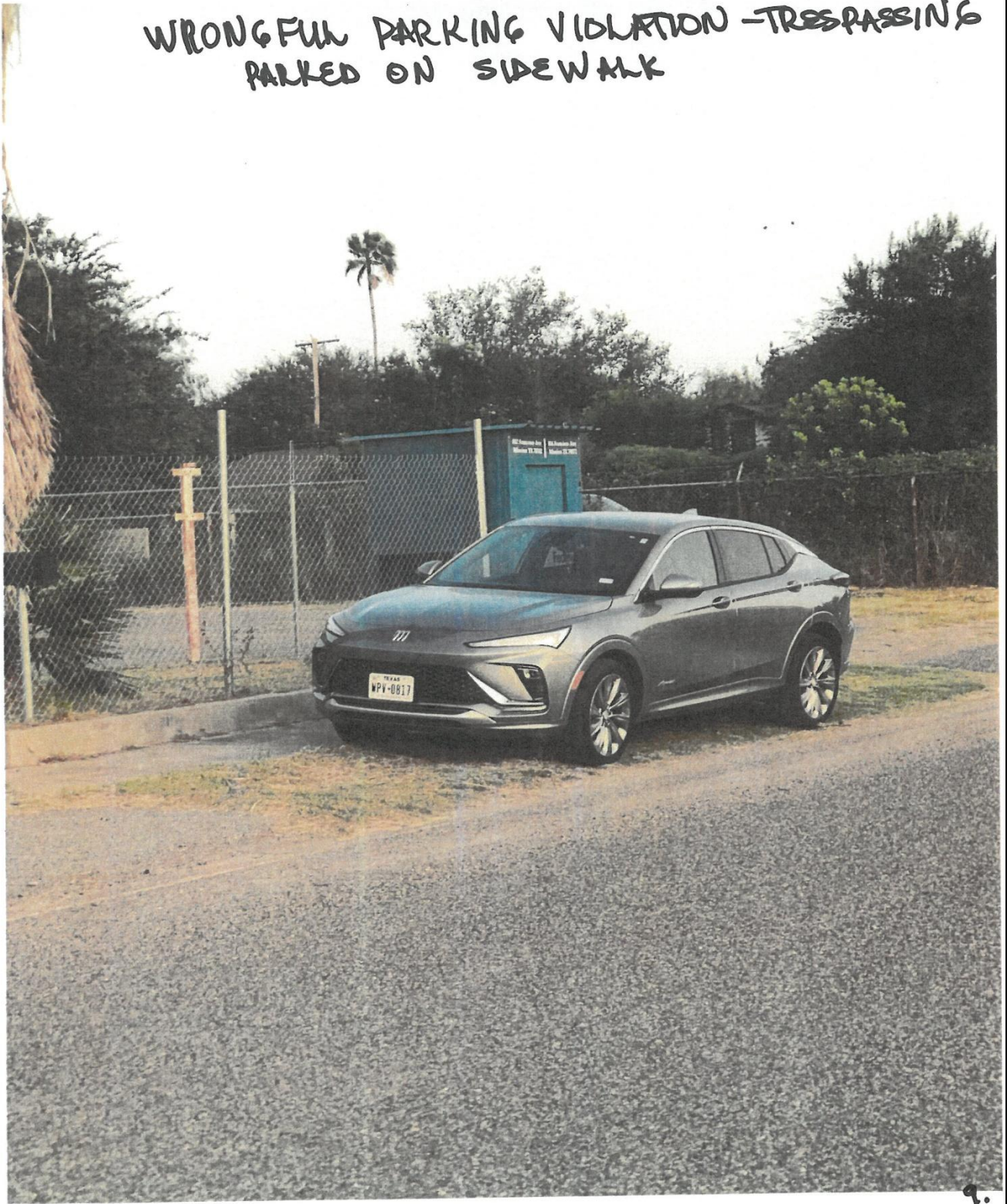
Removed? By who?

PHOTOS

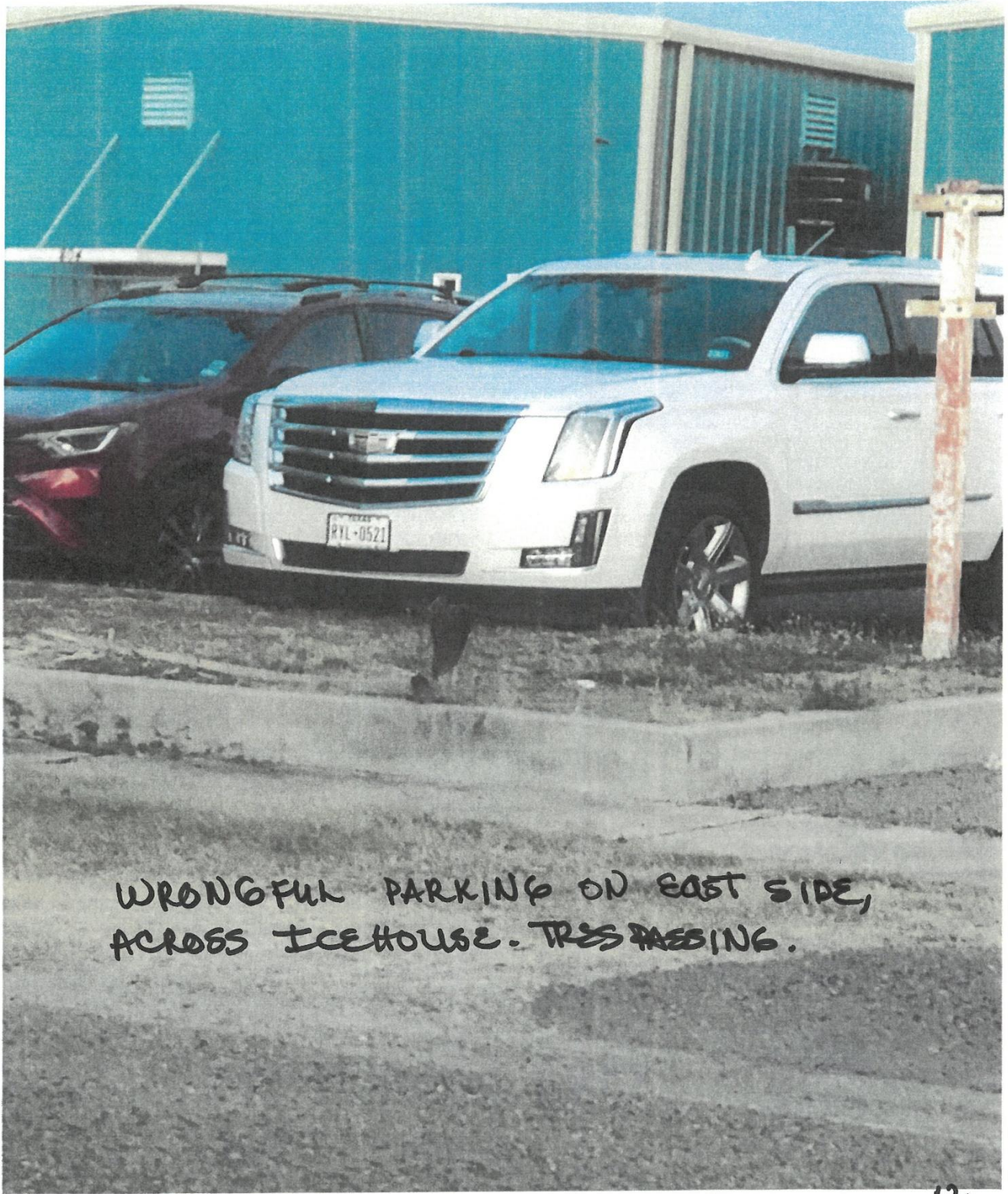


PHOTOS

WRONGFUL PARKING VIOLATION - TRESPASSING
PARKED ON SIDEWALK



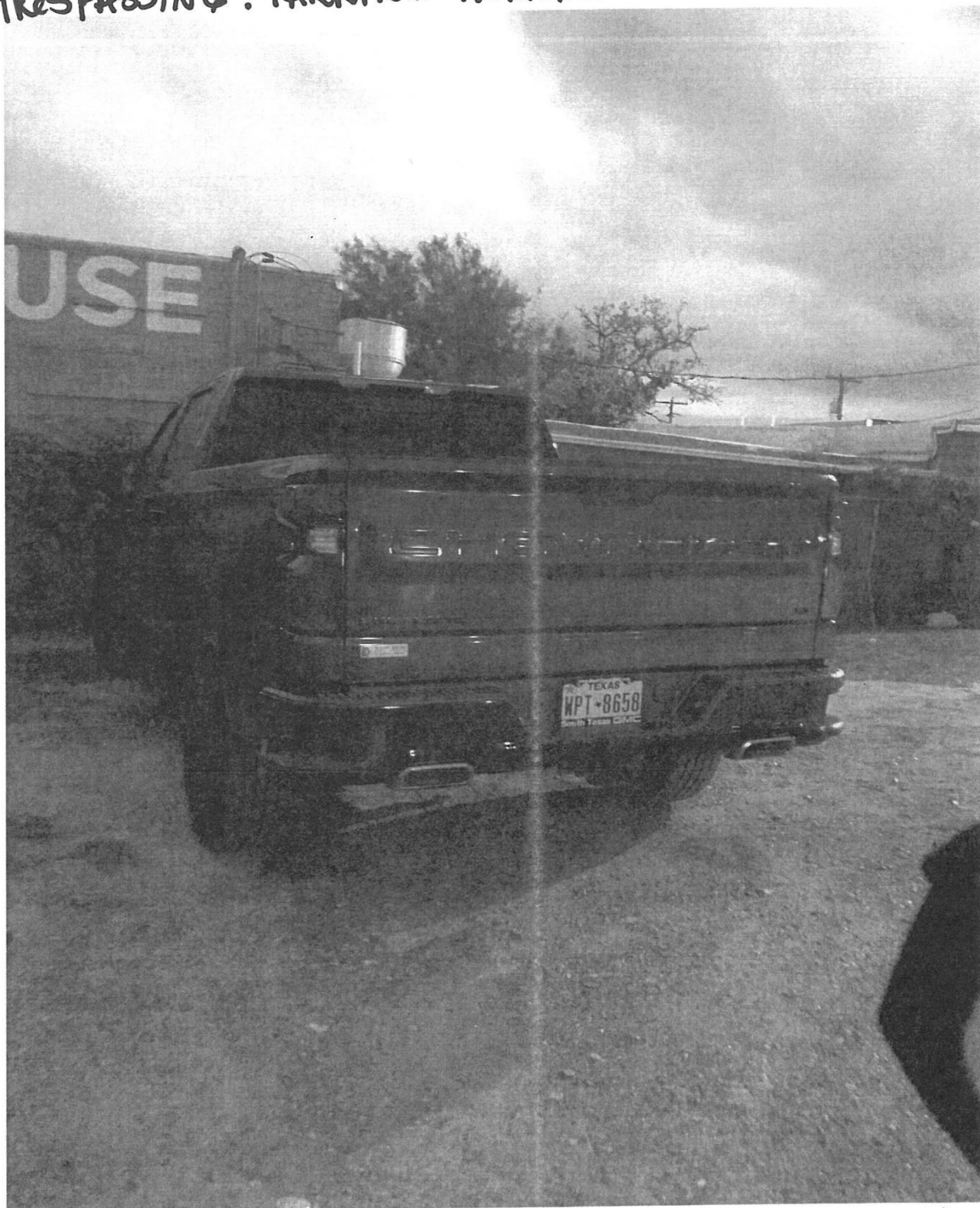
PHOTOS



12.

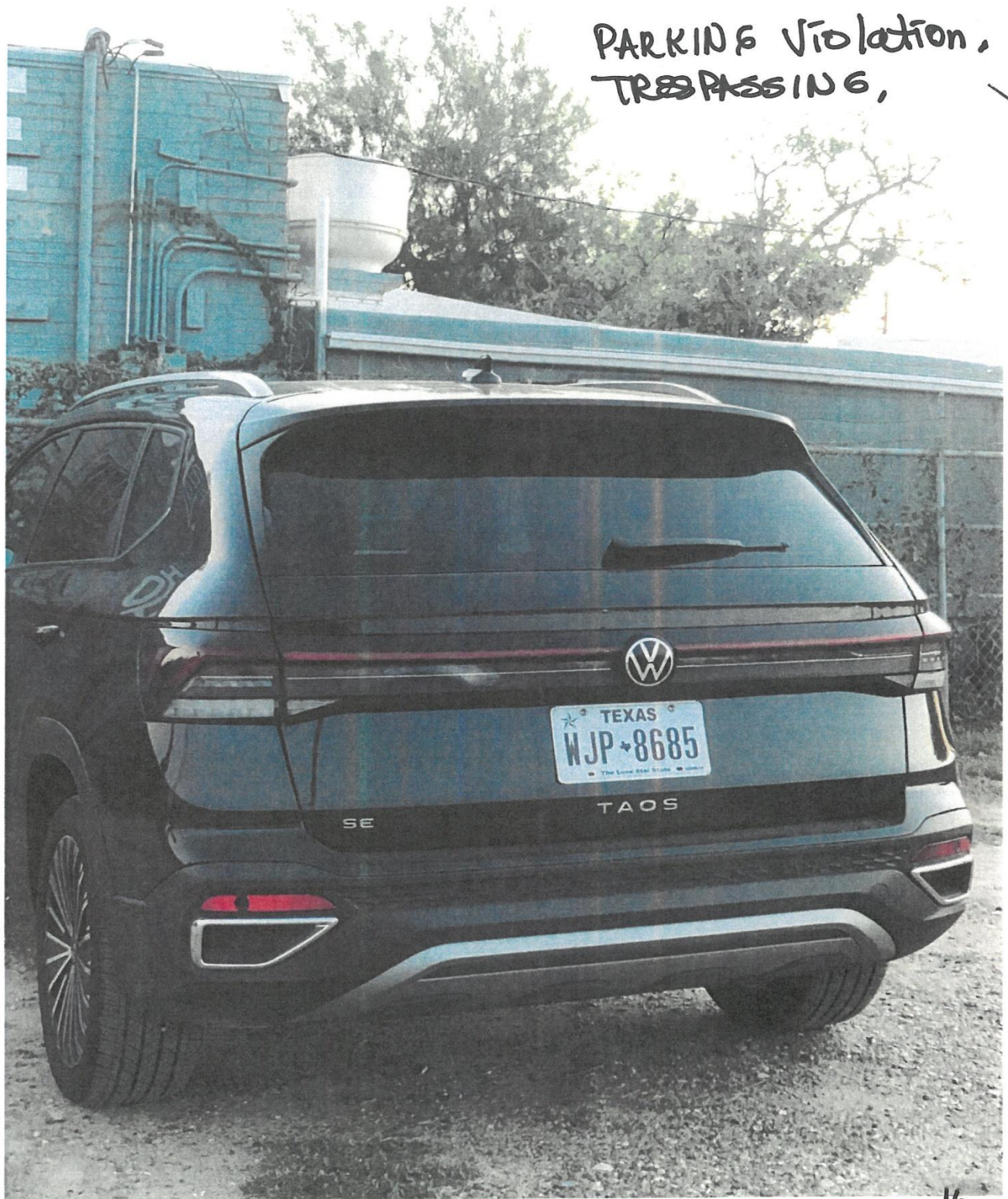
PHOTOS

TRESPASSING . PARKING VIOLATIONS.

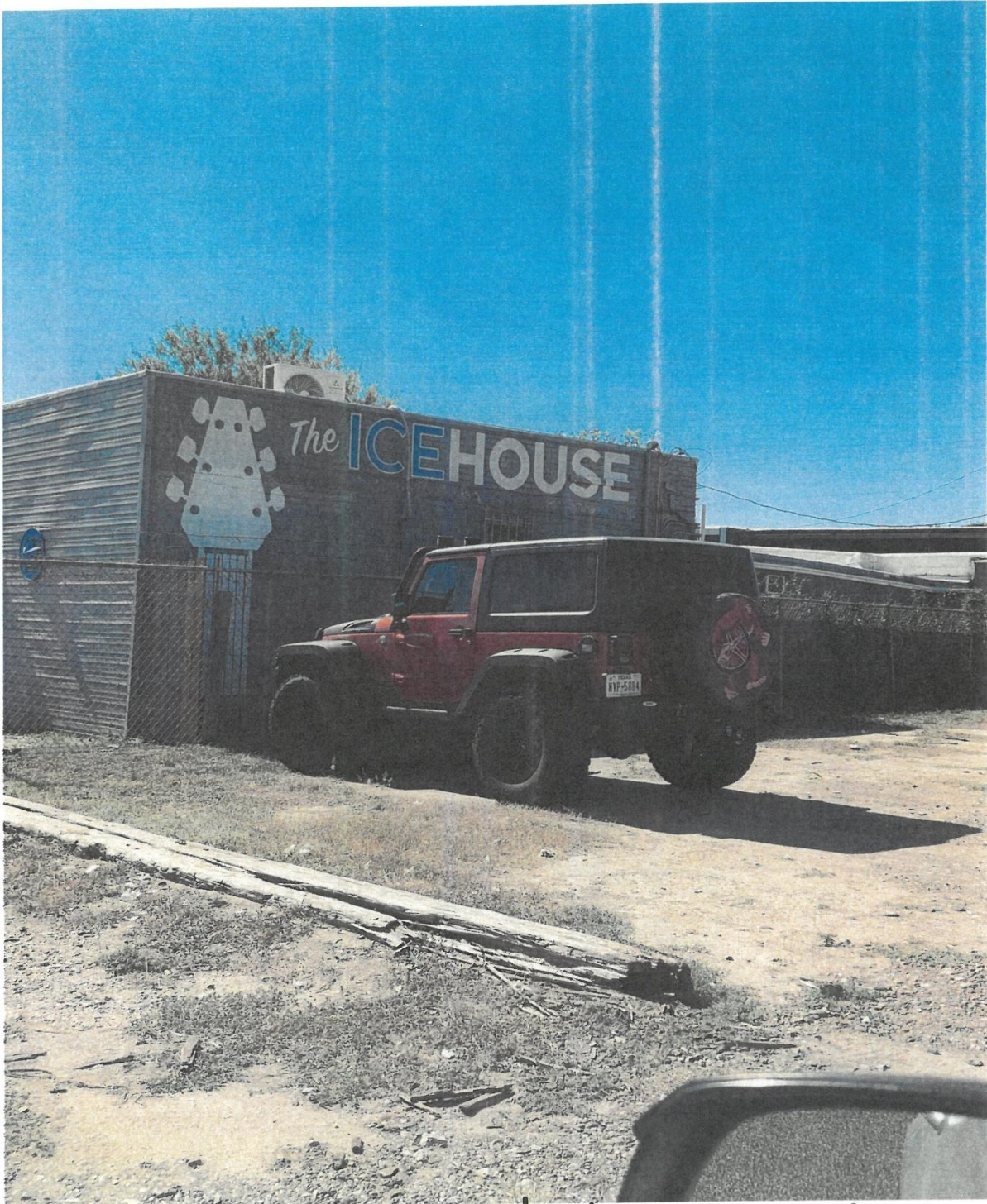


14.

PHOTOS



PHOTOS



5.

TRESPASSING, PARKING VIOLATION ON PRIVATE PROPERTY.

PHOTOS



TRESPASSING - TRAFFIC VIOLATION.

6.

PHOTOS



PARKING VIOLATIONS - TRESS PASSING.

7.

PHOTOS

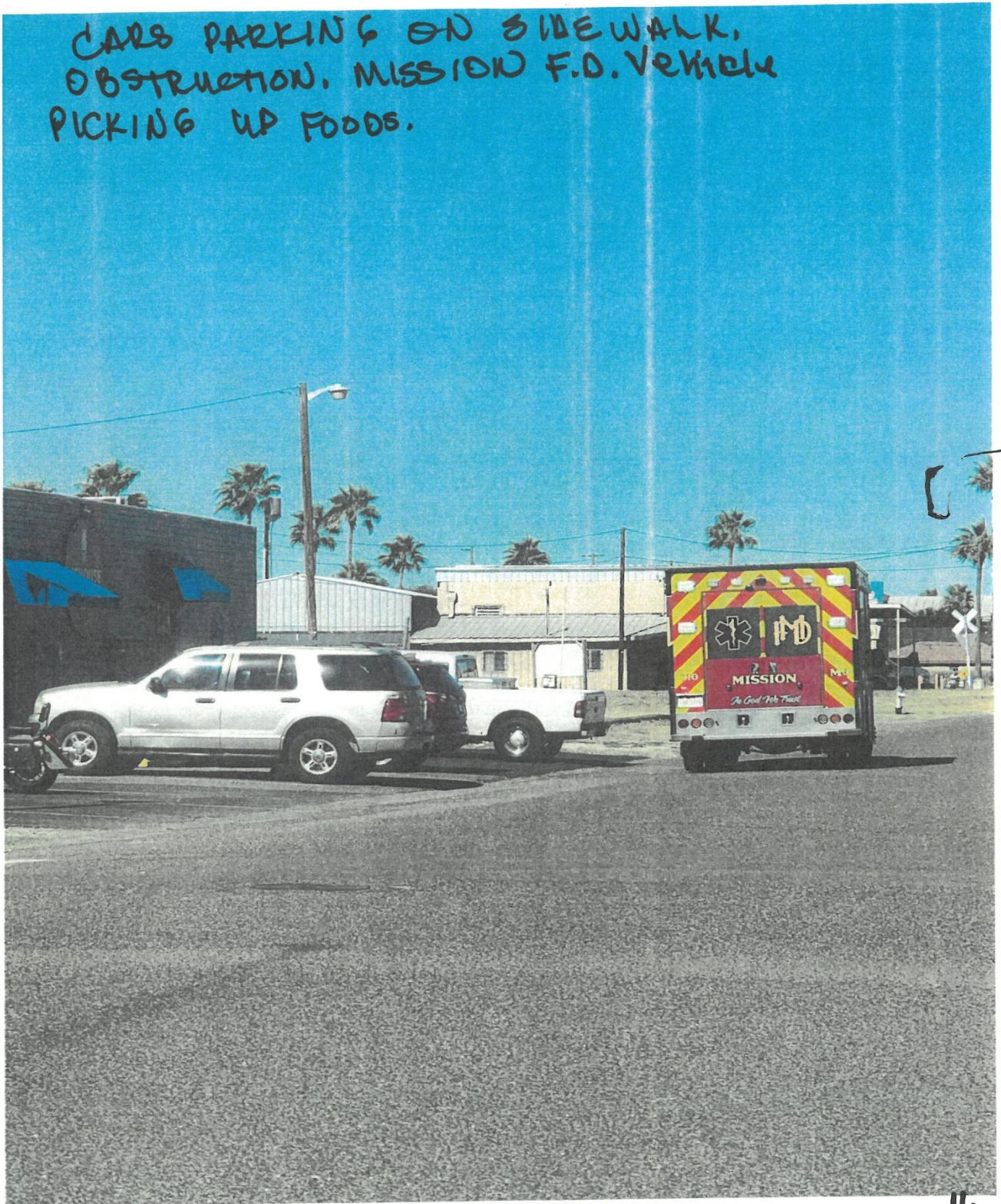


PARKING VIOLATION - TREPPASSING

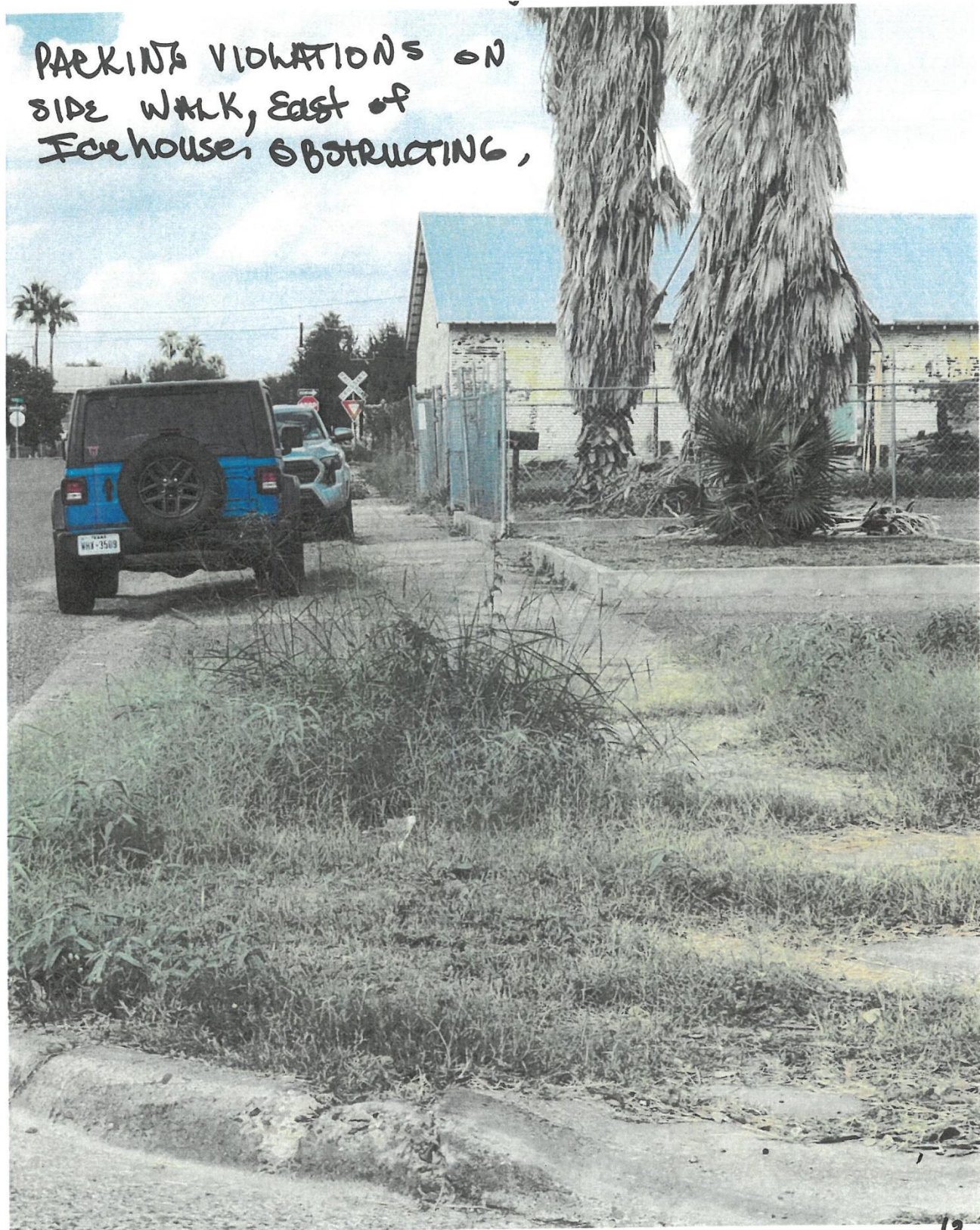
8.

PHOTOS

CARS PARKING ON SIDEWALK,
OBSTRUCTION. MISSION F.D. VEHICLE
PICKING UP FOODS.

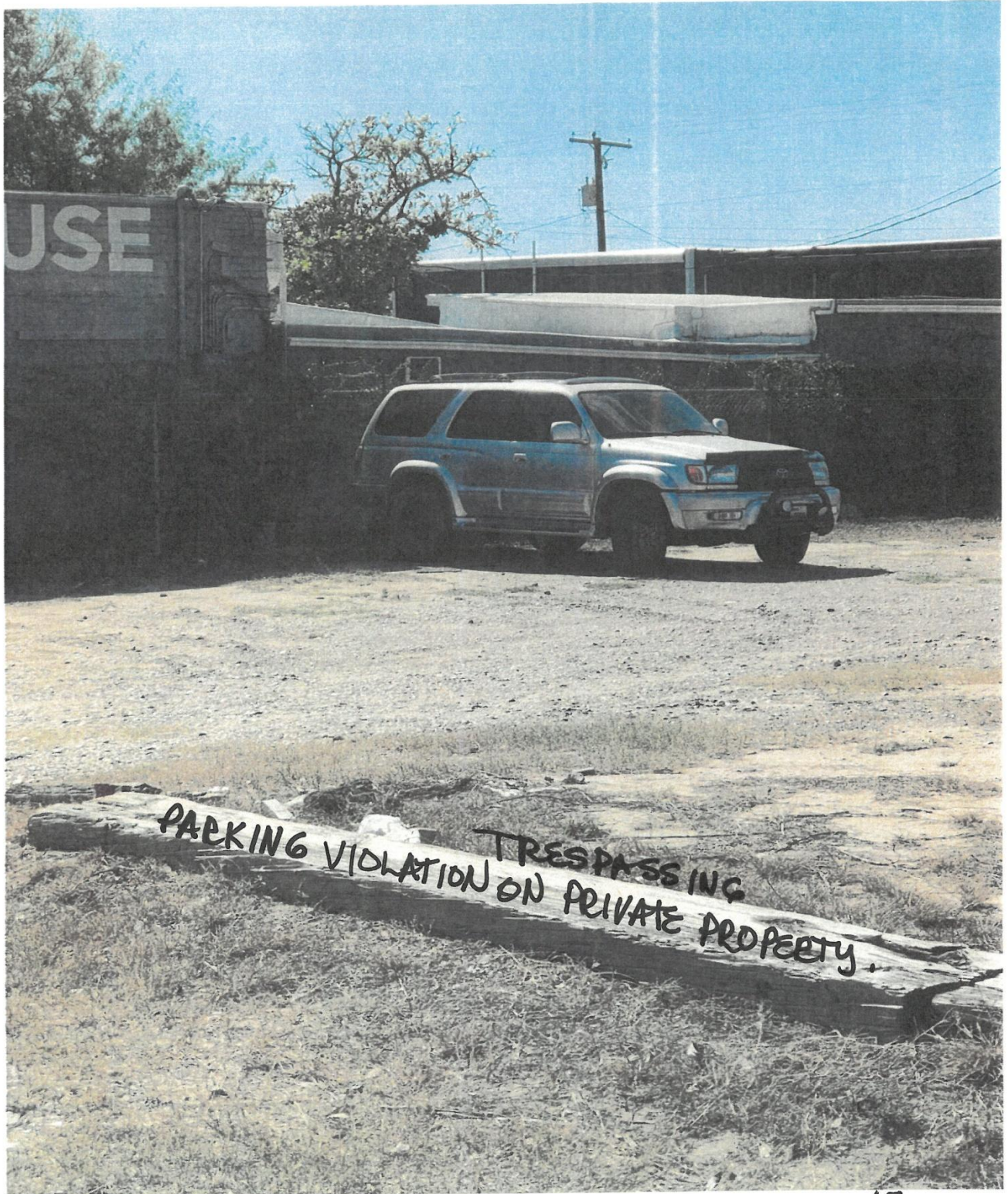


PHOTOS



13.

PHOTOS



15.

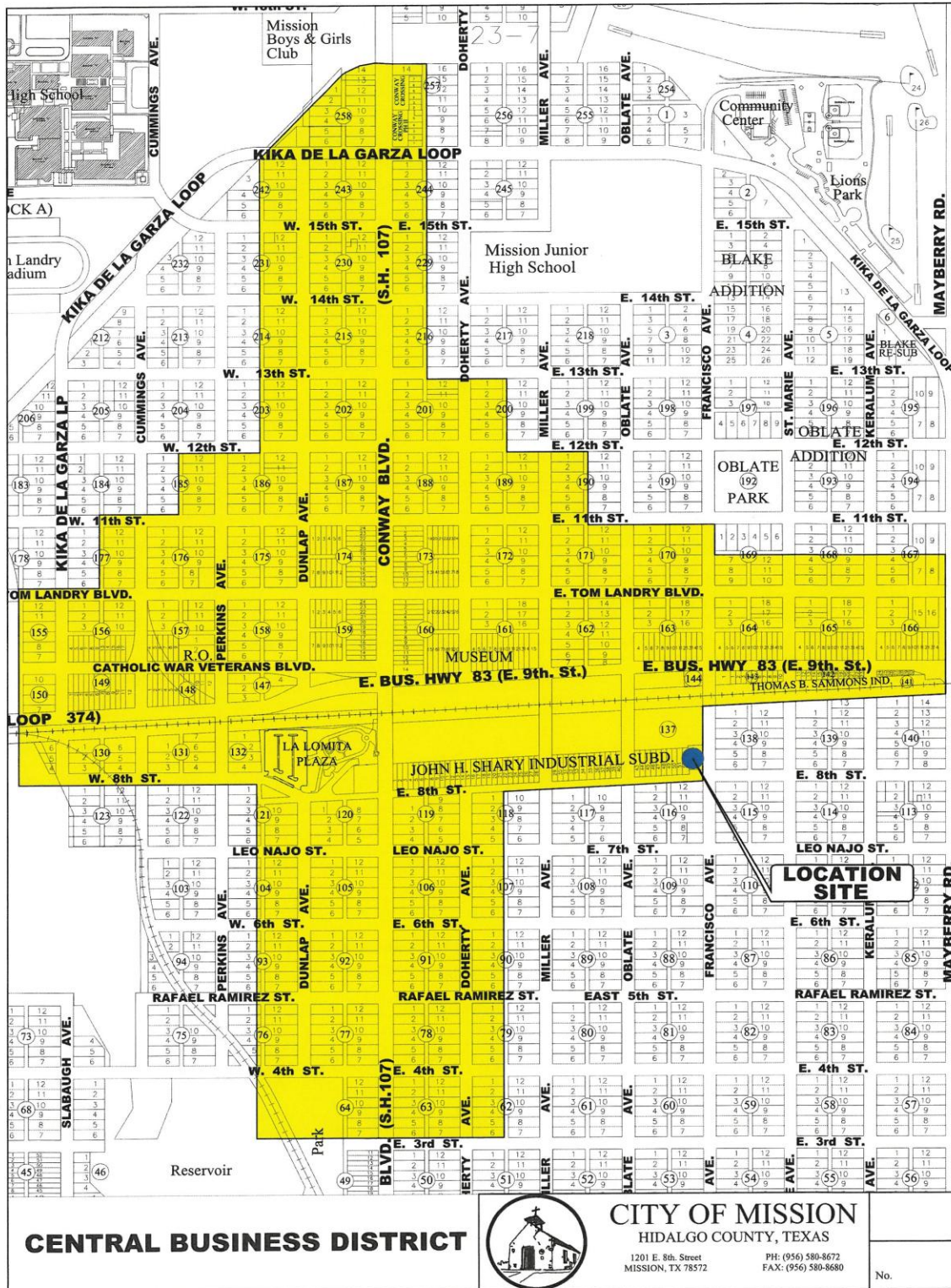
PHOTOS



Blocking and obstruction Due to unloading
Items.

Re

MAP OF THE AREA DESIGNATED AS THE CENTRAL BUSINESS DISTRICT





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – July 28, 2026

NATURE OF REQUEST:

See attached minutes

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7 / AG*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY COUNCIL REGULAR MEETING

MISSION CITY HALL

JULY 28, 2026 at 4:30 PM

MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Brenda Enriquez
Gerardo Rodriguez
Yvonne Ortegon

STAFF PRESENT:

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

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE ALLEGIANCE

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

DISCLOSURE OF CONFLICT OF INTEREST

None

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

PRESENTATIONS

1. Proclamation - Mission Hospital Safety Designation – Carrillo

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

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

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

3. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

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

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

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

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

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

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family

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

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

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

ORDINANCE NO. 5837

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

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

ORDINANCE NO. 5838

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5839

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

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

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

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

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

There were no comments.

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

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

Mayor Pro Tem Plata stated that he would like to change this to a 2 year permit.

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

ORDINANCE NO. 5840

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

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5841

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

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5842

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

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

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

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

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

There were no comments.

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

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

ORDINANCE NO. 5843

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5844

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5845

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

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

ORDINANCE NO. 5846

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

CONSENT AGENDA

All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act

15. Approval of Minutes – Carrillo

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

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

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

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

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

RESOLUTION NO. 2073

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

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

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

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

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

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

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

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

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

The Mission Police Department was seeking authorization to apply for the STEP – Impaired Driving Mobilization 2027 grant. This grant was crucial for the city of Mission as it allowed the opportunity to have more officers on the road during peak holidays (Spring Break, Christmas, New Years, Labor Day, and Independence Day). This grant allowed the Mission Police Department to increase patrols and enforcement (targeting impaired driving), which helped reduce roadway deaths and number of road accidents in the City of Mission. The grant was a

year-round grant, split into mobilization periods per peak holiday. The grant period would be from 12/10/2026 to 09/04/2027. The grant application due date was upcoming in October 2026. We kindly request your authorization to proceed with the application process for this grant, as it aligned with our shared goal of promoting a safer environment for the residents and visitors of our city. The grant was a year-round grant, split into mobilization periods per peak holiday (Spring Break, Christmas, New Years, Labor Day, and Independence Day). The total grant request was for \$40,000. The grant required a 15% in-kind match, which was accepted by TXDOT through fringe benefits and administrative costs.

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

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

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

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

APPROVALS AND AUTHORIZATIONS

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

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

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

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

25. Acceptance of Quarterly Report of Investments for the Quarter ending June 30, 2026, including interest earned – Roman

Acceptance of quarterly report required by the Public Funds Investment Act Section 2256.023 of the Texas Government Code on the total investments for the quarter ending June 30, 2026. The total withdrawals for the period were \$5,992,233.72 leaving a total of \$20,799,067.63 in investments for the quarter ending June 30, 2026. The total interest earned on all funds for the quarter was \$302,987.65 which consisted of \$210,615.43 in investments and \$92,372.22 on Demand deposits.

This report of the City's investment portfolio was in compliance with State Law and the investment strategy and policy approved by the City Council.

Staff and Co-Interim City Managers recommended approval.

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

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

Quarter ending June 2026 Budget to Actual Report.

Presentation only. No action taken.

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

Unaudited Financial Statements for month of June 2026.

Staff and Co-Interim City Managers recommended approval.

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

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

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

The U.S. Department of Housing and Urban Development (HUD) required local jurisdictions to prepare and submit an Annual Action Plan (AAP) in order to receive federal funds through the Community Development Block Grant Program (CDBG). The AAP described the activities that would be undertaken with CDBG funds in furtherance of the objectives set forth in the Five-Year Consolidated Plan and Strategy (CPS) 2023-2027. On April 29, 2026, the DRAFT of the AAP was available at the Community Development Office and the City's official website. As required

by HUD, public hearings were held by City Council on June 23, 2026 and Citizen's Advisory Committee (CAC) on July 1, 2026 to solicit input on CAC's proposed funding recommendations for public service agencies and city departments for the AAP. Comments on the proposed AAP were solicited during the mandated minimum 30-day comment period. During the scheduled public hearings, no comments were received. The thirty-day comment period ended on July 7, 2026. The CAC made its funding recommendations utilizing the City's FY26-27 CDBG Allocation of \$889,523.00 with additional program income generated by the HAP of \$102,637.67 and FY25/26 reprogrammed income of \$751.38 for a grand total of \$999,912.05 available.

Options

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

Staff and Co-Interim City Managers recommended approval.

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

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

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

RESOLUTION NO. 2074

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

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

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

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

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

Recommended Awards Effective October 1, 2026:

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

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega asked if these were new vendors.

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

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

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

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

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

Presentation only. No action Taken

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

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

UNFINISHED BUSINESS

None

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

EXECUTIVE SESSION

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

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

1. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development Negotiations) related to 380 Grant Agreement by and between the City of Mission and Black and Decker, (U.S.) Inc.
2. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.
3. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.
4. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.
5. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.

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

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

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

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

ADJOURNMENT

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

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Mission Economic Development Authority – May 28, 2026
Mission Education Development Council – April 29, 2026
Mission Economic Development Corporation – June 25, 2026
Ambulance Board Meeting – April 15, 2026
Keep Mission Beautiful – May 21, 2026
Traffic Safety Committee – May 21, 2026
Citizen's Advisory Committee – June 10, July 1, 2026
Civil Service Commission – June 19, 2026
Zoning Board of Adjustments – May 27, 2026

NATURE OF REQUEST:

See attached minutes.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7 / AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
MAY 28, 2026**

The Board of Directors of the Mission Economic Development Authority, Inc., held a special meeting on Thursday, May 28, 2026, at 4:00 PM, in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order and establish quorum.
2. Citizens' Participation.
3. Approval of Minutes: Regular Meeting of April 29, 2026.
4. Deliberation & possible action to authorize the conveyance of two tracts of land consisting of a total of 7.85 acres located west of Conway Avenue and South of Business 83, to the City of Mission.
5. Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001 et seq.
Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:
 - A. MEDA Land – Approximately 12-acre tract (Lot 1)
 - B. MEDA Land – Approximately 16.51-acre tract (Lot 3)
 - C. MEDA Land – Approximately 2.29-acre tract (Lot 5)
 - D. MEDA Land – Approximately 18-acre tract (Lot 2)
 - E. MEDA Land – Right of Way to Military Parkway
 Consultation with Attorney and possible action regarding (as permitted under Texas Government Code Section 551.071).
The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.
6. Adjournment.

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Deborah Cordova, Vice Chair
Estella Saenz, Secretary
Mayor Norie Gonzalez Garza

ABSENT:

Jose G. Vargas, Treasurer

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions
Councilwoman Marissa Gerlach

STAFF PRESENT:

Teclo J. Garcia, CEO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Programs Director
Stephanie Mendiola, Business Development Director
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
Andy Garcia, Co-Interim City Manager

1. Call to order and establish quorum.

After establishing a quorum of the Board of Directors, Chair Richard Hernandez called the meeting to order at **6:02 PM**.

2. Citizen's Participation: None.

3. Approval of Minutes: Regular Meeting of April 29, 2026.

Vice Chair Deborah Cordova moved for approval of the regular meeting minutes of April 29, 2026. Motion was seconded by Secretary Estella Saenz and approved 4-0.

4. Deliberation & possible action to authorize the conveyance of two tracts of land consisting of a total of 7.85 acres located west of Conway Avenue and South of Business 83, to the City of Mission.

Secretary Estella Saenz moved to authorize the conveyance of two tracts of land consisting of a total of 7.85 acres located west of Conway Avenue and South of Business 83, to the City of Mission. Motion was seconded by Vice Chair Deborah Cordova and approved 4-0.

At **6:05 PM**, President Richard Hernandez announced that the Mission Economic Development Authority Inc. Board of Directors would be convening in closed session.

5. Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001 et seq.

Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

- A. MEDA Land – Approximately 12-acre tract (Lot 1)**
- B. MEDA Land – Approximately 16.51-acre tract (Lot 3)**
- C. MEDA Land – Approximately 2.29-acre tract (Lot 5)**
- D. MEDA Land – Approximately 18-acre tract (Lot 2)**
- E. MEDA Land – Right of Way to Military Parkway**

Consultation with Attorney and possible action regarding (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.

At **6:39 PM**, President Richard Hernandez announced that the Mission Economic Development Authority board of directors would be convening in open session. Motions are as follows:

Regarding Real Property:

MEDA Land:

- A. MEDA Land – Approximately 12-acre tract (Lot 1): Vice Chair Deborah Cordova moved to approve a Real Estate Contract for the sale of a 12-acre tract (Lot 1) on the terms as discussed in closed session, and to authorize the Executive Director to sign the contract. Motion was seconded by Secretary Estella Saenz and approved 4-0.
- B. MEDA Land – Approximately 16.51-acre tract (Lot 3): Vice Chair Deborah Cordova moved to approve the execution of a Letter of Intent and Real Estate Contract for the sale of a 16.51-acre tract (Lot 3) as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 4-0.
- C. MEDA Land – Approximately 2.29-acre tract (Lot 5): Mayor Norie Gonzalez Garza moved to authorize the donation of a 2.29-acre tract (Lot 5) to the buyer of the 16.51-acre tract (Lot 3) contingent upon the closing of the sale of the 16.51-acre tract. and to authorize the executive

director to sign any and all conveyance instruments necessary. Motion was seconded by Vice Chair Deborah Cordova and approved 4-0.

- D. MEDA Land – Approximately 18-acre tract (Lot 2): Secretary Estella Saenz moved to authorize the execution of a Real Estate Contract for the sale of an 18-acre tract (Lot 2) on the terms as discussed in closed session, and to authorize the Executive Director to sign the contract. Motion was seconded by Vice Chair Deborah Cordova and approved 4-0.
- E. MEDA Land – Right of Way to Military Parkway: Mayor Norie Gonzales Garza moved to authorize the dedication and conveyance of this land to the City of Mission for use as a public Right of Way to connect with Military Parkway. Motion was seconded by Secretary Estella Saenz and approved 4-0.

6. Adjournment.

At **6:42 PM**, Vice Chair Deborah Cordova moved to adjourn the meeting. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS SPECIAL MEETING HELD ON MAY 28, 2026 WERE APPROVED ON THIS THE _____ DAY OF _____ 2026.

Estella Saenz, Secretary

**NOTICE OF REGULAR MEETING
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
APRIL 29, 2026**

The Board of Directors of the Mission Education Development Council, Inc., held a regular meeting on Wednesday, April 29, 2026, at 4:00 PM, at The Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas, 78572, to discuss the following agenda:

1. Call to order and establish quorum.
2. Citizens' Participation.
3. Approval of Minutes – January 22, 2026.
4. Discussion and possible action to accept the Adjusted Financial Report ended March 31, 2026.
5. Executive Directors' Activity Report.
6. Adjournment.

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Deborah Cordova, Vice Chair
Estella Saenz, Secretary
Julian Alvarez, Treasurer
Mayor Norie Gonzalez Garza
Carl Davis

ABSENT:

Jose G. Vargas

ALSO PRESENT:

STAFF PRESENT:

Teclo J. Garcia, MEDC CEO
Joe Salazar, Financial Officer
Stephanie Mendiola, Business
Development Director
Brianna Casares, Programs Director
Candace Rodriguez, Communications &
Public Relations Manager
Judy Vega, Executive Assistant
Manuel Rodriguez, CEED Receptionist &
Marketing Asst.
Andy Garcia, Co-City Manager

1. Call to order and establish quorum.

Chair Richard Hernandez called the meeting to order at 6:08 PM.

2. Citizen's Participation: None.

3. Approval of Minutes: Regular Meeting of January 22, 2026.

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the regular meeting minutes of January 22, 2026. Motion was seconded by Secretary Estella Saenz and approved 6-0.

4. Discussion and possible action for acceptance of Adjusted Financial Report ended March 31, 2026.

Financial Officer Joe Salazar presented this item by presenting the Adjusted Financial Report ended March 31, 2026.

There being no corrections or additions, Vice Chair Deborah Cordova moved for approval. Motion was seconded by Secretary Estella Saenz and approved 6-0.

5. Executive Director's Activity Report

MEDC CEO Teclo J. Garcia presented this item by passing this item over to Communications & Public Relations Manager Candace Rodriguez, so she could elaborate on the status of the Mission Ready Program.

A press conference was hosted on April 1st to commemorate the launch of the Mission Ready Program. Various educational institutions were present, such as: Mission CISD, Sharyland ISD, South Texas College, and University of Texas Rio Grande Valley. In addition to the press conference, a promotional video featuring Programs Director Brianna Casares was posted on the Mission EDC's website and social media accounts to market the Mission Ready Program. The following businesses have agreed to collaborate with the Mission EDC and take on student interns for the summer: InnerSpark Performing Arts, Consuelo Behavioral Health Services, Brand Geniuz, T-N-T Automotive, The Loretto Bistro, Longoria Realty, Hands in Art Studio, Corazon Consulting, JDG Jewelers, The Mission Veterinary Hospital, and Radio United. Mayor Norie Gonzalez Garza commented that having a financial institution as a potential partner for this program would be advantageous for the applicants because it gives more options to choose from. Currently, there are over 130 submitted applications and these applications come from the following groups: Sharyland ISD (37.3%), Mission CISD (35.8%), University of Texas Rio Grande Valley (6%), South Texas College (1.5%), and Other (19.4%). Applications for Mission Ready will close on April 30th at 11:59PM. In May applications will be reviewed by Ms. Rodriguez and Ms. Casares before being passed onto the partnered businesses for selections and final interviews. Internships will run from early June to the end of July with the program's graduation celebration taking place in August.

6. Adjournment.

At 6:24 PM, Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC. BOARD OF DIRECTORS SPECIAL MEETING HELD ON APRIL 29, 2026 WERE APPROVED ON THIS THE _____ DAY OF _____ 2026.

Estella Saenz, Secretary

**NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JUNE 25, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Deborah Cordova, Vice President
Julian Alvarez, Treasurer
Estella Saenz, Secretary
Jose G. Vargas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Richard Hernandez, President

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Marissa Gerlach, Councilwoman
Christie Gonzalez, Leadership Mission
Joe Treviño, Leadership Mission
Lee McCormick, President, CDA

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
Alyssa Cedillo, MEDC Finance Intern
Regina Valdez, MEDC Marketing Intern

1. Call to Order and Establish Quorum

In the absence of Board President Richard Hernandez, and after establishing a quorum of the Mission Economic Development Corporation, Vice President Deborah L. Cordova called the meeting to order 4:05 PM.

2. Invocation: Secretary Estella Saenz.**3. Pledge of Allegiance:** Mayor Norie Gonzalez Garza.**4. Citizens' Participation:**

Leadership Mission President Christie Gonzalez thanked the MEDC Board and staff for their assistance throughout the Leadership Mission Class 42 cohort. Mrs. Gonzalez also presented a video featuring testimonials from cohort members, who shared how the program supported their personal and professional development.

5. Approval of Minutes: Regular Meeting of May 28, 2026

There being no corrections or additions, Mayor Norie Gonzalez moved for approval of the regular meeting minutes of May 28, 2026. Motion was seconded by Secretary Estella Saenz and approved 6-0.

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6. Discussion and possible action regarding Resolution No. 2026-03, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Refunding Bonds and the Loan of the Proceeds Thereof to Natgasoline LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith.

Lee McCormick, President of CDA, presented this item (via teleconference) and stated that Natgasoline LLC, owns and operates a methanol production facility in Beaumont. In 2016, the Mission Economic Development Corporation (MEDC), issued approximately \$253 million in tax-exempt and taxable debt to finance a portion of the facility. MEDC later refinanced the 2016 bonds with \$336,430,000 in Senior Lien Revenue Bonds (Natgasoline Project), Series 2018.

Based on a reduced annual fee schedule, the MEDC expects to receive approximately \$435,056 at closing for serving as Issuer of the bonds, as well as \$36,369 annually until maturity. Mr. McCormick recommended that the MEDC Board adopts the final Resolution authorizing the issuance of tax-exempt private activity bonds in an amount not to exceed \$290,950,000 to finance the Natgasoline LLC Project.

This is a conduit transaction for the MEDC. The borrower/applicant is responsible for repayment of the debt. Approval of this Resolution does not impose any payment or obligation on the MEDC or the City of Mission, in connection with the financing. There is potential “reputational risk” if the borrower defaults, as MEDC’S name is included on the bonds.

Treasurer Julian Alvarez moved to approve Resolution No. 2026-03, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Refunding Bonds and the Loan of the Proceeds Thereof to Natgasoline LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith. Motion was seconded by Jose G. Vargas and approved 6-0.

7. Deliberation and possible action to accept the Adjusted Financial Statement for May 2026.

Financial Officer Joe Salazar presented this item and recommended approval.

There being no corrections or additions, Secretary Estella Saenz moved for acceptance of the Adjusted Financial Statement for May 2026. Motion was seconded by Carl Davis and approved 6-0.

8. Discussion regarding preliminary Fiscal Year 2027 budget.

CEO Teclo J. Garcia reported that the Fiscal Year 2027 budget summary was presented for discussion only. He encouraged the Board to review the summary and contact Financial Officer Joe Salazar or himself with any questions. He said a second, preliminary draft will be presented next month for the Board’s review, with final approval expected in August, and that an additional draft will be discussed at the July board meeting.

No action was taken.

9. Discussion and possible action for approval of a Reimbursement Agreement between Mission EDC & City of Mission for property improvement work performed by the City at the Mission Crossing (located on the north frontage road near Bryan Road).

Secretary Estella Saenz exited the meeting at 4:32 PM.

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CEO Teclo J. Garcia presented this item and stated that the City of Mission completed improvements on MEDC-owned property located at 1407 E. Expressway 83, next to Olive Garden. The work included excavation and grading of a detention pond, installation of a storm drain, installation of sanitary sewer lines, erosion and sediment controls, and utility coordination and protection. The reimbursement request is for \$42,040 and recommends approval.

Carl Davis moved to approve a reimbursement agreement between Mission EDC & the City of Mission for property improvement work performed by the City at the Mission Crossing. Motion was seconded by Jose G. Vargas and approved 5-0.

10. Discussion and possible action for approval of a Reimbursement Agreement between Mission EDC & City of Mission for property maintenance work performed by the City at Cimarron Country Club.

Teclo J. Garcia presented this item by stating that the City of Mission provided mowing services at the Cimarron Country Club property over the last few months. The amount requested for this reimbursement is \$78,800.00, he recommends approval.

Jose G. Vargas moved to approve a Reimbursement Agreement between Mission EDC & City of Mission for property maintenance work performed by the City at Cimarron Country Club. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

Secretary Estella Saenz joined the meeting at 4:36 PM.

At **4:36 PM**, Vice President Deborah L. Cordova announced that the Mission Economic Development Corporation Board of Directors will convene in closed session.

11. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospect(s):

Project 495X

Project Greens

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

A. M.E.D.C. Land

B. Perkins Lots Update

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071): Uncommonly LLC Litigation

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

At **5:00 PM**, Vice President Deborah L. Cordova announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session. Motions are as follows:

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Report on Potential Project(s):

Project 495X: Mayor Norie Gonzalez Garza moved to authorize the CEO Teclo J. Garcia to execute a Letter of Intent for Project 495X as discussed in closed session. Motioned was seconded by Carl Davis and approved 6-0.

Project Greens: No action.

Regarding Real Property:

A. MEDC Land: No action..

B. Perkins Lots Update: No action.

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071):

Uncommonly LLC Litigation: No action.

12. CEO Report on Economic Activity.

CEO Teclo J. Garcia presented this item and invited Programs Manager Brianna Casares to provide an update on the Mission Ready Program. Ms. Casares stated that the program held orientation earlier this month and emphasized the importance of professionalism, to ease the interns into their new positions. She also highlighted three interns in the program: Aeryn Bautista with Progress Times, Jesus Peña with JD Jewelers, and America Escamilla with Longoria Realty.

Following the Mission Ready Program update, Mr. Garcia introduced MEDC interns Alyssa Cedillo and Regina Valdez. Ms. Cedillo graduated from Sharyland Pioneer High School attending the University of Texas at Austin. She plans to pursue a career in accounting and is currently an MEDC intern working closely with Financial Officer Joe Salazar. Ms. Valdez graduated from Sharyland High School and attending the University of Texas Rio Grande Valley with a focus on entrepreneurial studies. She currently works with Communications and Public Relations Manager Candace Rodriguez as an MEDC marketing intern.

Mr. Garcia stated that the Council for South Texas Economic Progress held an "Automotive Cluster Presentation and Panel Discussion" earlier in June. The event featured representatives from the automotive manufacturing industry in San Luis Potosí, where he collaborated with all parties involved to exchange ideas.

Mr. Garcia also provided an update on recent community events. He stated that a press conference took place on June 19 to announce the sale of the Cimarron Country Club and golf course to a new group of investors featuring Mission native and Professional Golfers' Association player Abraham Ancer. Later that evening, the ribbon cutting for the Starlight nighttime golf course took place, with Mr. Ancer as well.

In addition, Mr. Garcia reported that the Don Pepe's groundbreaking took place on June 2. This \$4 million capital investment project will create a minimum of 40 jobs, with the potential to reach approximately 75 jobs. He also stated that the 14,000-square-foot facility will include a vendor market in addition to the restaurant.

To conclude the update, Mr. Garcia invited Financial Officer Joe Salazar to present a sales tax update for the last two months. Mr. Salazar stated that sales tax collections for May and June of fiscal year 2026 exceeded fiscal year 2025, compared to last year and that MEDC estimates a 2.75% to 3%

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increase within the next few months.

13. President Comments.

Vice President Deborah L. Cordova thanked the MEDC staff for their work on recent and ongoing projects, especially the Cimarron Country Club sale press conference held on June 19. COO Belen Guerrero informed the Board on upcoming July events, including the State of the City of Mission, Downtown Assistance Program Awarding Event, Business Over Breakfast, and the Century Recycling Groundbreaking.

14. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 6-0. The meeting was adjourned at 5:22 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary



**Ambulance Board Meeting
Mission City Hall
April 15, 2026 at 3:00 pm**

MINUTES

PRESENT:

Andy Garcia, Co-Interim City Manager
Mike Silva, Fire Chief
Jorge Flores, Deputy Chief
Adelina Reyna, EMS & CD Administrative Assistant
Juanita Alvarez, Administrative Coordinator
Robert Lopez, EMS Captain
Cesar Torres, Chief of Police
Reynaldo Perez, Assistant Chief of Police

ALSO PRESENT:

Tim Brown – Presiding Chair
Rene Lopez Jr. - Board Member
Kane Dawson – Board Member
Dr. Ivan Melendez – Board Member

CITIZENS PRESENT:

Diego Jimenez - Dispatcher
Alma Santos
Elizabeth Aguirre
Carlos Repetto - Ayala

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Presiding Chair Tim Brown called the meeting to order at 3:01 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Chief Mike Silva led the invocation and Pledge of Allegiance.

INTRODUCTION OF City Management/ Council Members:

Andy Garcia, Co-Interim City Manager

INTRODUCTION OF GUESTS

Fire Chief Mike Silva, Robert Lopez, Adelina Reyna, Juanita Alvarez, Joey Flores and Diego Jimenez from the Mission Fire Department were present.

Emergicon Jimmy White was present via Microsoft Teams

Approval of minutes from December 17, 2025 board meeting - Action Item

Kane Dawson makes a motion to approve the minutes. Chief Rene Lopez Jr. makes a second motion

PRESENTATIONS

1. **Mission Fire Department Quarterly Reports – Deputy Chief Jorge Flores**
Qtr 1 – October 1, 2025 – December 31, 2025 Qtr 2 – January 1, 2026 – March 31, 2026
 - Numbers were presented for 10/01/2025- 03/31/2026
 - Total Call Volume Qtr 1 - October 574, November 594 and December 607
 - Total Call Volume Qtr 2 – January 602, February 550, March 583
 - 15% non-transports which are patient contact
 - 81% Transports and 4% other dispositions (no patient contact made)
 - Total Call Volume of 3,512 for both quarters
 - Average Response Time Qtr 1 – 6:52 seconds, 67% respond time
 - Average Response Time Qtr 2 – 7:00 minutes, 63% respond time
 - Percentage of Transports by Destination Qtr 1; Mission Regional Medical Center 46%, STHS McAllen Hospital 20.5%, Rio Grande Regional Hospital 9.2% and DHR 9%
 - Percentage of Transports by Destination Qtr 2; Mission Regional Medical Center 43.8%, STHS McAllen Hospital 21.7%, DHR 10.7% and Rio Grande Regional Hospital 10.3%

- Call Volume Distribution by EMS Unit Qtr 1 - Medic 1 is 25.66%, Medic 2 is 12.10%, Medic 3 is 23.75%, Medic 4 is 25.89% and Medic 5 is 12.61%
- Call Volume Distribution by EMS Unit Qtr 2 - Medic 1 is 22.79%, Medic 2 is 11.91%, Medic 3 is 19.20%, Medic 4 is 24.47% and Medic 5 is 16.25%
- Call Volume of Overlapping Incidents 81%, 1401 overlapping incidents with a total of 1735 incidents for quarter 1
- Call Volume of Overlapping Incidents 82%, 1390 overlapping incidents with a total of 1692 incidents for quarter 2
- Mutual Aid Received Totals Qtr 1 – Skyline EMS 29, Palmview Fire/EMS 7, Pharr EMS 0, MTS EMS 27, Lone Star EMS 19 and La Joya Fire/EMS 0
- Mutual Aid Provided Totals Qtr 1 – Skyline EMS 3, Palmview Fire/EMS 0, Pharr EMS 1, MTS EMS 0, Lone Star EMS 18 and La Joya Fire/EMS 0
- Mutual Aid Received Totals Qtr 2 – Skyline EMS 11, Palmview Fire/EMS 8, Pharr MS 0, MTS EMS 43, Lone Star EMS 8 and La Joya Fire/EMS 0
- Mutual Aid Provided Totals Qtr 2 – Skyline EMS 3, Palmview Fire/EMS 2, Pharr EMS 0, MTS EMS 0, Lone Star EMS 11 and La Joya Fire/EMS 0

2. **Mission Police Department Presentation – Assist Chief of Police Reynaldo Perez**

- Still continues to support and assist the Fire Department

3. **Old Business**

- Medic 5 & Medic 6 in service

Advanced life support engines

- Doing well, continue to have all engines on ALS at all stations. If mutual aid is requested, we send out an engine that can stabilize patients with IV and medications

CAD (Computer Aided Dispatch)

- new system, Diego is helping set up dispatch system to have better response with engines and medics
- Inputting district maps to ensure we are sending closest unit to call, matrix integrated into system, will ensure that amount of time from getting call to send unit will become shorter.
- Will improve communication with units out on field, able to see patients info in real time by crews.
- Testing will be done April 15, 2026 and expected to go live April 27, 2026
- Dr. Melendez- Figure out a way to have a report on what it was like before CAD system and how it is now with the CAD system

4. New Business

- Medic 6 is in service

5. Comments

- Tim Brown – Believes we have the best Police Department and Fire Department in the valley. Citizens of Mission are very grateful for our Police Department and Fire Department.
- Kane Dawson – Agrees with Tim Brown in regards to his comments
- Dr. Ivan Melendez – Doing a great job, happy with the way the community is going, remember what your role is.
- Chief Cesar Torres – Honored to be here. Continue to work to eliminate/reduce crime, takes a team to do this.
- Co-Interim City Manager Andy Garcia – Wants to thank committee for joining again. Thanks the Fire Department and Police Department for supporting EMS operations and Dr. Melendez for providing guides.
- Chief Mike Silva – Thanks everyone for the support. We remain committed to providing the best service to our community and helping it continue to thrive.

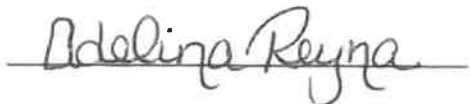
ADJOURNMENT

At 4:19 p.m., Dr. Ivan Melendez moved motion for adjournment. Motion was seconded by Kane Dawson and approved unanimously.



Mike Silva, Fire Chief

ATTEST:



Adelina Reyna, EMS & CD Administrative Assistant

KEEP MISSION BEAUTIFUL MEETING – MAY 21, 2026

CALL TO ORDER: Meeting started at 5:08 p.m. Present: Mario Cantu, Toni Chapa, Louie Ortega, Lisa Salinas, Christie Gonzalez, Roel Mendiola, Brad Bentsen, Pete

APPROVAL OF MEETINGS: No minutes

PRESENTATION BY IRASEMA DIMAS, CODE ENFORCEMENT OFFICER: She couldn't attend meeting; however, Mr. Mendiola briefed us on the program she wanted to present. It was agreed that we would participate in the Neighborhood Cleanup, starting in Madero by placing roll-off containers in designated areas to help with collection of trash. We agreed that we would come up with a name for the program.

DISCUSSION OF UPCOMING TRASH FREE GULF INITIATIVE EVENT W/GULF TRUST: It was discussed and agreed that we would meet on Saturday, May 30, 2026, at Bannworth Park on Shary Rd at 8:00 am to clean up the duck pond. Mario mentioned that gulf Trust was going to send some materials to use the day of event. Louie motioned to approve the date & time for the event. Lisa seconded the motion and was approved unanimously.

DISCUSSION AD POSIBLE ACTION REGARDING THE PLANNING AND EXECUTION OF PROJECT 1000 FOR TRASH BASH 2027: It was discussed that next year we give assignments to each individual so that we can execute and accomplish more things more efficiently. We also discussed that we should include Sharyland ISD schools and buses to route the volunteers. It was also discussed that we should have better maps and divide the areas into quadrants to cover more ground. It was agreed that Louie would oversee Logistics (Buses and Routes), Candace would oversee Media, Mario and Lisa would be in charge of fundraising, Anais can do work organizing volunteers and assembling packages. Toni would oversee the food.

DISCUSSION AND POSSIBLE ACTION REGARDING RECOGNITION OF MARCELL ELEMENTARY SCHOOL FOR ORGANIZING THE LARGEST VOLUNTEER GROUP: It was discussed that we could present them with a plaque on the June 9 City Council meeting. It was agreed the award would be called TRASH BASH CHAMPS 2026. Louie motioned to approve we present Marchell Elementary School with a recognition plaque. Christie seconded the motion and was approved unanimously.

DISCUSSION AND POSSIBLE ACTION REGARDING THE PLANNING AND EXECUTION OF A GROUDBREAKING CEREMONY OF THE NEW RECYCLING CENTER IN COLLABORATION WITH LEADERSHIP MISSION: It was discussed we could have a mock groundbreaking presentation on June 1. Candace would check with Mission Chamber of Commerce to see if they were available to attend. Christie motioned to approve and Lisa seconded the motion.

Minutes

TRAFFIC SAFETY COMMITTEE
Thursday May 21, 2026 12:00 Noon
Mission Police Department – Conference Room
1200 E. 8th Street
Mission, Texas 78572

MEMBERS PRESENT

Rodolfo Treviño
 Gilbert Salinas
 Orlando Barrera
 Manuel Salinas
 Apolinar Solis
 Luis Moreno

MEMBERS ABSENT

Luis Dovalina

STAFF PRESENT

Chief Cesar Torres
 Maribel Castellanos
 FD Chief Mike Silva
 Cpl. Victor Arispe

GUESTS PRESENT

Julia Buchli
 Richard Buchli
 Ann Camarillo
 Rene Gonzalez
 Yasmin Sanchez
 Alberto Sanchez

Call To Order

With a quorum being present, Chairman Mr. Rodolfo Treviño called the Regular Meeting to order at 12:04 p.m.

Invocation

Mr. Orlando Barrera led the Invocation

Pledge of Allegiance

Mr. Gilbert Salinas led the pledge of allegiance.

Citizens' Participation

Chairman Mr. Rodolfo Treviño asked if there was any citizen's participation. The following citizens were present but want to wait for their agenda item to express their concerns;

Julia Buchli, Richard Buchli, Ann Camarillo, Rene Gonzalez, Yasmin Sanchez and Alberto Sanchez.

Approval of Minutes

Chairman Mr. Rodolfo Treviño asked if there were any corrections to the minutes. Mr. Apolinar Solis moved to approve of the minutes as presented. Mr. Orlando Barrera seconded the motion. Upon a vote, the motion passed unanimously.

New Business

Item 1.1 Discussion and possible action on matters related to placing speed humps on Cimarron Subdivision.

Concern citizen Mr. Rene Gonzalez started expressing his concern due to speeders driving 65 mph or higher where there's people walking and children at play mornings and evenings. He also stated that most speeders are not residents but they go through the subdivision to cut and get to their destination faster. Ms. Ann Camarillo, another concerned

citizen started by agreeing about the speeders and added that she has witness 3 dogs killed, 3 cats ran over and almost ran over, people texting while driving so in order to prevent future tragedies she is requesting 3 speed humps in Cimarron Drive and 2 speed humps in Rio Grande Drive. Chairman Rodolfo Treviño asked who will pay for the speed humps and Ms. Ann Camarillo responded that the City is proposing it under general improvement of the street. Mr. Luis Moreno asked again, who is paying for the speed humps then Chief Cesar Torres reply that this request was presented to Council on May 12, 2026 directing the Police Chief, Fire Chief and City Engineer to evaluate traffic conditions within the Cimarron Subdivision for potential speed hump installation in accordance with City policies and that's why we are here having this meeting. City has not approved anything yet. Council direct me to present to the Traffic Safety Board a survey on how many accidents, how many speed citations. The survey was done with an unmark unit and a speed radar gun. Chief Torres asked Ms. Ann Camarillo what is that you are requesting as far as traffic control and who is paying for it. Ms. Ann Camarillo responded 5 speed humps in Cimarron Drive and 2 in Rio Grande Drive and for the City to pay under general improvement on the street. Ms. Ann Camarillo also added that Cimarron will pay for any signs needed. Fire Chief Mike Silva expressed his concern stating that the fire trucks have a lot of issues going over the speed humps due to all the weight that the truck carries, he stated that he understands their concern and agrees that there are speeders all around the City and he sees all these request for speed humps and he is raising his concern about speed humps damaging the fire trucks. Chief Torres stated that the main concern on the police side is public safety and hope there is a good resolution to this request. Chairman entertained a motion for the installation of speed humps on Cimarron, Mr. Manuel Salinas is for the installation of speed humps. Upon a vote, recommendation for the installation of speed humps at Cimarron was denied.

Item 1.2 discussion and possible action on matters related to placing a 4 way stop sign on the Intersection of Inspiration and Mile 1 South Road.

Concern citizen Mr. Richard Buchili started explain the Board about the traffic that accumulates on Inspiration and Mile 1 South due to the stop sign on S. Mile , Inspiration does not have a stop sign so it accumulates a terrible line of cars. He added that line gets really bad in the morning and after school due to people going in to work, people dropping off kids at school and now there's new subdivisions that makes the traffic worst. Mrs. Yazmin Sanchez also lives nearby and agrees that traffic gets bad everyday, she is hoping for a traffic light better than a stop sign because she feels a stop sign can make it worst. Chief Torres commented to the Board that he was there a day before and he is concern about traffic and speeders and feels a stop sign can be faster than a traffic light. Chairman Mr. Rodolfo Treviño entertained a motion for the installation of a 4 way stop on the intersection of Inspiration and Mile 1 South Road and Mr. Orlando Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Old Business

Chairman Mr. Rodolfo Treviño asked if there was any old business.

There was none.

Adjournment

There being no further discussion, Chairman Mr. Rodolfo Treviño entertained a motion to adjourn. Mr. Apolinar Solis seconded the motion. Upon a vote, the meeting was adjourned at 12:47 pm.



Cesar Torres, Chief of Police

CITIZEN'S ADVISORY COMMITTEE
June 10, 2026
Regular Meeting

Members Present

Lorenzo Garza-
 Chairman
 Roxanne Mendez
 Zoreida Lopez
 Monika Rosales-Flores
 Ruben Davila Lozano
 Clarisa Y. Rios
 Berenice González

Member Absent

Emigdio Villanueva Jr. -Vice Chairman
 Marsha Terry

Staff Present

Michael J. Elizalde
 Esther G. Rivera

Call Public Meeting to Order and Establish Quorum

The meeting was called to order by Chairman Garza at 6:00 p.m. Roll was taken by Ms. Rivera, who reported that seven members were present. With a quorum established, the meeting proceeded as scheduled.

Citizen Participation

Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Discussion and Possible Action on Matters Related on the Approval of Minutes for Regular Meeting held on May 27,2026

Chairman Garza asked the members if they had reviewed the minutes to the approval of minutes for regular meeting held on May 27,2026. Following a brief discussion, Chairman Garza requested a motion for approval. Ms. Lopez moved to approve the minutes as presented, and Ms. Mendez seconded the motion. The motion carried unanimously (7-0).

Discussion and Possible Action on Matters Related to the Approval of an Amendment to the Citizens Participation Plan.

Mr. Elizalde presented the proposed amendments to the Citizen Participation Plan and reviewed the changes recommended during the previous meeting. He noted that this was the final version of the plan incorporating the committee's suggested revisions. Following a brief discussion, Chairman Garza requested a motion for approval. Ms. Lopez moved to approve the amended plan, and Ms. Gonzalez seconded the motion. The motion carried unanimously (7-0).

Discussion and Possible Action on Matters Related to the Proposed Funding Allocation for Annual Action Plan FY 2026-2027.

Mr. Elizalde informed the committee that two public meetings will be held regarding the proposed funding allocations, one during a City Council meeting and another at the Speer Memorial Library, and invited committee members to attend. Chairman Garza inquired whether the City Managers had submitted any recommendations on the proposed funding allocations. Mr. Elizalde responded that no recommendations had been received at this time. Following a brief discussion, no action was taken and no motion was required.

Discussion and Possible Action on Matters Related to Other Business

A. Progress Report: CDBG- May

Ms. Rivera presented the May unofficial CDBG Expenditure Progress Report and provided updates on funded agencies and City projects. She reported that Amigos Del Valle had expended 71% of its funds, Area Agency on Aging and Disability Services 54%, Area Agency on Aging 46%, and Silver Ribbon 34%. Comfort House and CASA had fully expended their allocations. Ms. Rivera also reported that Parks and Recreation received BABA clearance and is processing a purchase order, Public Works is preparing bid documents, Mission Fire Department has purchased portable radios and is awaiting delivery, and Planning and Code Enforcement remains pending HUD clearance. Public Administration expenditure is currently at 42%. Committee members requested a list of homes scheduled for demolition through the Planning and Code Enforcement project. Staff informed the committee that a kickoff meeting for the project will be held soon. Following a brief discussion, Chairman Garza called for a motion to approve the May CDBG Progress Report as presented. Ms. Gonzalez moved for approval, and Ms. Rios seconded the motion. The motion carried unanimously (7-0).

Citizen's Advisory Committee Member/Director Comments.

A. Chairman's Comments

Chairman Garza requested that staff provide the committee with a list of homes scheduled for demolition through the Planning and Code Enforcement project. He also thanked everyone for attending the meeting.

B. Committee Member's Comments

Ms. Mendez informed the committee of upcoming recruitment events being hosted by Mission CISC and encouraged members to share the information with anyone who may be interested in attending. Ms. Gonzalez also invited the committee to a press conference at the EDC, where the new owners of the Cimarron Golf Course will be announced.

C. Director's Comments

Mr. Elizalde thanked the committee members for their continued hard work and dedication.

Adjourn

Chairman Garza inquired if there were any additional items for discussion. Hearing none, he requested a motion to adjourn the meeting. Ms. Mendez moved to adjourn, and Ms. Gonzalez seconded the motion. The motion carried unanimously (7-0), and the meeting was adjourned at 6:39 p.m.

Lorenzo Garza, Chairman

CITIZEN'S ADVISORY COMMITTEE

July 1, 2026

Regular Meeting

Members Present

Lorenzo Garza-Chairman
Emigdio Villanueva Jr. -Vice Chairman
Marsha Terry
Zoreida Lopez
Clarisa Y. Rios
Berenice Gonzalez

Member Absent

Monika Rosales-Flores
Roxanne Mendez
Ruben Davila Lozano

Staff Present

Michael Elizalde
Monica Gonzalez
Martha Lopez
Esther G. Rivera

Call Public Meeting to Order and Establish Quorum

The meeting was called to order by Chairman Garza at 6:04 p.m. Roll was taken by Ms. Rivera, who reported that six members were present. With a quorum established, the meeting proceeded as scheduled.

Citizen Participation

Chairman Garza invited any citizens present to address the Board regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Discussion and Possible Action on Matters Related on the Proposed Annual Action Plan FY 2026-2027.

Mr. Elizalde informed the Committee that two public hearings were required as part of the Annual Action Plan process. He explained that the originally scheduled public hearing had been canceled and rescheduled for today's meeting. Mr. Elizalde asked the Committee if they had an opportunity to review the proposed Annual Action Plan and whether they had any questions. He also stated that no written or in-person public comments had been received during the public comment period. Following, a brief discussion, Chairman Garza requested a motion to approve the proposed Annual Action Plan. Ms. Terry made the motion, and Ms. Lopez seconded it. The motion carried unanimously (6-0).

Discussion and Possible Action on Matters Related on the Proposed Amendment to the Citizens Participation Plan.

Mr. Elizalde informed the Committee that no changes had been made to the Citizen Participation Plan. He stated that the draft plan is available for public review and will remain posted on the City's website until it is finalized. Following a brief discussion, Chairman Garza requested a motion to approve the proposed amendment to the Citizen Participation Plan. Ms. Gonzalez made the motion, and Vice Chairman Villanueva seconded it. The motion carried unanimously (6-0).

Close Public Hearing and Open Regular Meeting

Chairman Garza closed the Public Hearing at 6:08 p.m. Ms. Gonzalez made a motion to close the Public Hearing, which was seconded by Vice Chairman Villanueva. The motion carried unanimously (6-0). Chairman Garza then called the Regular Meeting to order at 6:08 p.m.

Discussion and Possible Action on Matters Related on the Approval of Minutes to the Approval of Minutes for Regular Meeting held on June 10,2026

Chairman Garza asked the members if they had reviewed the minutes to the approval of minutes for regular meeting held on June 10,2026. Following a brief discussion, Chairman Garza requested a motion for, approval. Ms. Terry moved to approve the minutes as presented, and Ms. Lopez seconded the motion. The motion carried unanimously (6-0).

Discussion and Possible Action on Matters Related to Other Business

A. Progress Report: CDBG- June

Ms. Rivera presented the June unofficial CDBG Expenditure Progress Report and provided updates on funded agencies and City projects. She reported that Amigos Del Valle had expended 79% of its funds, Area Agency on Aging and Disability Services 62%, Area Agency on Aging 63%, and Silver Ribbon 57%. Comfort House

and CASA had fully expended their allocations. Ms. Rivera also reported that the Parks and Recreation Department has placed its order and is awaiting delivery of the items. Public Works is coordinating with the Purchasing Department to prepare the bid packet and begin advertising for bids. The Mission Fire Department has expended 100% of the funding for the inflatable fire safety house project. For its second project, the department has placed the order for the radios and is awaiting delivery. Planning and Code Enforcement has received final approval from HUD, funding has been released, and staff has held an initial kickoff meeting to begin scheduling demolition activities for eligible properties.

Ms. Rivera also provided an update on the housing rehabilitation program. She stated that staff had been working with two clients; however, one applicant was determined to be ineligible, while the second project has been delayed because the home requires lead testing due to its age. She also reported that Public Administration expenditures are currently at 54%. Mr. Elizalde discussed challenges encountered with the housing rehabilitation program, explaining that participants must be recertified annually to ensure continued eligibility. He recommended forfeiting the current year's \$90,000 rehabilitation allocation and reallocating those funds to next year's reconstruction projects. Committee members asked whether the reallocation would require City Council approval. Mr. Elizalde explained that a substantial amendment would be prepared and presented to the CAC Committee for review and discussion before being submitted to the City Council for consideration. The Committee requested that staff provide an updated waiting list of applicants for the housing rehabilitation program, including each applicant's current status and position on the waiting list, at a future meeting. Vice Chairman Villanueva asked whether there were any concerns about the City's ability to fully expend its CDBG funds. Mr. Elizalde stated that he did not anticipate any issues but noted that the Public Works project is expected to extend beyond the current fiscal year. Following a brief discussion, Chairman Garza called for a motion to approve the June CDBG Progress Report as presented. Vice Chairman Villanueva moved for approval, and Ms. Rios seconded the motion. The motion carried unanimously (6-0).

Citizen's Advisory Committee Member/Director Comments.

A. Chairman's Comments

Chairman Garza wished everyone a happy and safe Fourth of July.

B. Committee Member's Comments

Vice Chairman Villanueva requested an update on the Safe Haven Home. No other Committee members had comments at that time.

C. Director's Comments

Mr. Elizalde presented the City Manager's funding recommendations for the upcoming program year and opened the floor for discussion. Chairman Garza requested additional clarification on one of the recommended funding items. Mr. Elizalde assured the Committee that no changes would be made before the recommendations were presented to the CAC for review and discussion. Committee members expressed concerns regarding the reduction of funding for local agencies. Mr. Elizalde explained that the City received a reduced CDBG allocation this year, which limited the funding available for outside agencies. He encouraged Committee members to attend the upcoming City Council meeting, where the funding recommendations would be presented and discussed. Vice Chairman Villanueva expressed concern regarding the level of funding recommended by the City Manager for local agencies and questioned the reduced funding amounts.

Adjourn

Chairman Garza inquired if there were any additional items for discussion. Hearing none, he requested a motion to adjourn the meeting. Ms. Gonzalez moved to adjourn, and Ms. Rios seconded the motion. The motion carried unanimously (6-0), and the meeting was adjourned at 7:02 p.m.

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
June 19, 2026**

Commission-Present
Polo Garza-Chairman
Memo Delgadillo-Vice Chair
Robert Pena-Member

Staff Present
Noemi Munguia-HR Director
Rey Perez- Asst Chief of Police
Mike Silva-Fire Chief
Jesse Lerma Jr-CS Director

Call to Order

Mr. Polo Garza called the meeting to order at 8:15 a.m.

Roll Call

All present

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-April 27, 2026

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as submitted. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Mission Fire Department Entry Level Scores and the Creation of a New Eligibility List

Mr. Lerma advised the Commission that they had conducted an entry level examination for the fire Department on June 10, 2026. He advised them that they had 72 applicants with 58 showing up. We had 47 that passed and 11 failed. Chief Silva advised them that the physical was going to be held that Saturday for those that passed. After a brief discussion, Mr. Pena made a motion to approve the scores and to create a new eligibility list. Mr. Delgadillo seconded the motion. Motion was approved unanimously.

Pending Business

Mr. Lerma went over pending disciplinary issues at both departments.

Adjourn

Meeting was adjourned at 8:30 a.m.

**ZONING BOARD OF ADJUSTMENTS
MAY 27, 2026
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
Dolly Elizondo

ZBA ABSENT

William Ueckert Jr.

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Jessica Munoz
Alex Hernandez
Ana Bazaldua
Eden Ramirez

GUESTS PRESENT

Rebecca Castillo
Dilbag Singh
Arturo Gonzalez
Amparo Gonzalez
J. Shi
Joel R. Saenz

CALL TO ORDER

Chairman Salazar called the meeting to order at 4:30 p.m.

CITIZENS PARTICIPATION

Chairman Salazar asked if there was anyone in the audience who had anything to present or express that was not on the agenda.

There was none.

APPROVAL OF MINUTES FOR MARCH 25, 2026

Chairman Salazar asked if there are any corrections to the minutes. Ms. Elizondo moved to approve the minutes as presented. Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 2

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A 10' REAR SETBACK INSTEAD OF THE REQUIRED 15' FOR A PROPOSED COMMERCIAL BUILDING, BEING LOT 1, PEDIATRICS AT SHARYLAND SUBDIVISION, LOCATED AT 2403 COLORADO STREET, REQUESTED BY: JOSE DE LEON

Ms. De Luna stated the request is not to comply with subdivision plat note #3 rear setback, which states the following: Front setback: 30 feet along Colorado Street Rear setback: 15 feet or greater for easement Side Setback: 0 feet or greater for easement Mr. De Leon is proposing to construct a 6,825 square foot commercial plaza. He would like the board to consider the proposed adjustment to provide sufficient space for the required site operations and to ensure a functional, efficient site layout. The requested reduction is limited in scope and intended only to accommodate the property's operational needs. Pediatrics at Sharyland Subdivision was recorded on May 26, 2011. The subject property is located approximately 294' east of Shary Road along the north side of Colorado Street. The lot fronts Colorado Street with a width of 120.87 feet and a length of 192.53' for a total of 23,271.10' square feet. The property is currently vacant. The lots to the north, south and west are vacant; and the lot to the east has a commercial building. Staff has not received any calls regarding this variance request. Staff mailed out 9 notices to the surrounding property owners. Staff notes that no other variances have been considered in this subdivision. The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may: "Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use", and "Authorize in specific cases a variance from the terms of a zoning ordinance if

the variance is not contrary to the public interest, and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done". There is a new state law, HB1475, that allows variances to be granted if: The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code; Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Staff recommends approval of the variance request.

Mr. Flores asked is this was for the rear setback

Ms. De Luna replied Yes, there's a 15 foot rear setback. But there's a 10 foot utility easement, so they're wanting to move the building five feet within into the 15 foot setback. Not the easement, but within the setback.

Chairman Salazar asked if there was anyone in pro or against the item.

Mr. Dilbag Singh. The owner of the Holiday Inn Hotel on Shary Road. expressed deep safety concerns regarding the variance request and the possible effects if could have in the event of an emergency. He expressed concern as to this being the first time the City gets this sort of request to what Ms. Elizondo and Mr. Flores appeased his concern letting him know this is a routine procedure and it's very frequent for this sort of request to be presented before the Zoning Board of Adjustments.

Mr. Joel Saenz assistant Fire Marshal from the Mission Fire Department took the stand to share his findings in conjunction with the Fire Marshal, stating that the variance request presented no fire hazard to the Holiday Inn, Wings and Rings and/or adjacent buildings, remarking that Holiday Inn and Wings and Rings are 100% sprinklered and can be accessed from parking lot areas. Mr. Saenz remarked the different access points for ladder trucks and aerial devices and explained that no matter if there were to be a fence around Holiday Inn, they would have to comply with all City Codes and safety requirements.

Chairman Salazar proceeded to ask if the applicant was present and Ms. De Luna stated the applicant was not present but had designated a person to represent him, but they were also absent. Chairman Salazar proceeded to push the item towards the end of the meeting and advised staff to try to make contact with owner or representative to make themselves available to prevent the item from being tabled since the board had questions for the applicant.

There being no further discussion, Chairman Salazar entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously

ITEM # 3**PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 25-FOOT REAR SETBACK/UTILITY AND IRRIGATION EASEMENT FOR A PROPOSED SWIMMING POOL, BEING LOT 35, CROWN POINTE PHASE 4 SUBDIVISION, LOCATED AT 1607 LILA BETH LANE, APPLICANT – REBECCA CASTILLO**

Ms. De Luna stated the request is for a variance not to comply with Section 1.37 (5) (f) of the Mission Code of Ordinances, which states: Minimum depth of rear setback: 10 feet. The site is located 110 feet East of Melissa Rea Street along the North side of Lila Beth Lane. The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 25-foot rear setback/utility, and irrigation easement. Crown Pointe Phase 4 Subdivision was recorded on February 22, 2000. The subject lot has a total area of 14,630.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 22 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variances in this subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 34, Phase IV 18'-8" rear setback 09-21-2000 Approved.

STAFF RECOMMENDATION:

Staff recommends denial. This request does not qualify as an undue hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

Chairman Salazar asked if the applicant was present.

Ms. Rebecca Castillo at 1607 Lila Beth stated that after doing some research with her neighbors she found of lots 34 and 37 have requested similar variances for swimming pools and have gotten them approved. She also stated that she is following all the proper steps gathering the proper documentation to support this request.

There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 4**PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 10-FOOT REAR SETBACK/UTILITY EASEMENT FOR A PROPOSED SWIMMING POOL, BEING LOT 64, TAURUS ESTATES NO. 9 PHASE 1 SUBDIVISION, LOCATED AT 2001 W. 42 ½ STREET, APPLICANT – VICTOR PENA**

The request is for a variance not to comply with Section 1.37 (5) (f) of the Mission Code of Ordinances, which states: Minimum depth of rear setback: 10 feet. The site is located 72 feet East of Hillcrest Drive along the South side of W. 42 ½ Street. The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 10-foot rear setback/utility easement Taurus Estates No. 9 Phase 1 Subdivision was recorded on January 9, 2002. The subject lot has a total area of 6,700.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 28 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variances in this

subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 11, Blk 4, Phase I 14-foot corner 04-15-2009 Denied Lot 61, Blk 3 Phase I 1.1' side/ 1.3' rear/ 7-20-2022 Approved 6' rear & 3' side Lot 91, Blk 3 Phase I 0' front 4-21-2021 Approved

STAFF RECCOMENDATION:

Staff recommends denial. This request does not qualify as an undue hardship. However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

Chairman Salazar asked if the applicant was present.

Victor Peña from 2001 West 42 ½ Street stated his case and detailed all the steps he has taken to take all safety and City mandated precautions. Complying with utility easements in regards to the new utilities being moved to the front of the property.

There being no further relevant discussion in regards to the request. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously

BREAK: 5:10 PM

Chairman Salazar called a break in the meeting to give time for the owner/representative of Item # 2 to show up for further clarification in regards to the request.

CALL TO ORDER

Chairman Salazar went back to item # 2 on the agenda at 5:13 p.m.

Mr. Gutierrez spoke on behalf of Jose de Leon and stated the case and the need to encroach in the 5 ft. requested in order to comply with the parking requirements set by the City and satisfy the needs of Mr. De Leon and his project development, Mr. Gutierrez further more stated that this approval depends on whether Mr. De Leon further invests in the land and project overall.

There being no further relevant discussion in regards to the request. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously

ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion, Mr. Flores moved to adjourn. Mr. Elizondo seconded the motion. Upon a vote, the motion passed unanimously at 5:19 p.m.



Alberto Salazar, Chairman
Zoning Board of Adjustments



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Consideration and action regarding approval of Resolution No. _____ amending Resolution No. 1804 to authorize the Shary Municipal Golf Course to assess the 5% credit card processing fee on credit card transactions - Fernuik

NATURE OF REQUEST:

Resolution No. 1804 currently exempts the Shary Municipal Golf Course from charging the City's 5% credit card processing fee on credit card transactions. Staff requests approval to amend Resolution No. 1804 to remove this exemption and authorize the Shary Municipal Golf Course to assess the 5% processing fee on all eligible credit card transactions. This amendment will ensure consistency with the City's credit card payment policy

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
AMENDING RESOLUTION NO. 1804 TO REMOVE THE EXEMPTION FOR THE SHARY
MUNICIPAL GOLF COURSE FROM THE CITY'S CREDIT CARD PROCESSING FEE
POLICY; AUTHORIZING THE ASSESSMENT OF A FIVE PERCENT (5%) CREDIT CARD
PROCESSING FEE ON ELIGIBLE CREDIT CARD TRANSACTIONS AT THE SHARY
MUNICIPAL GOLF COURSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Mission adopted Resolution No. 1804 establishing a policy for the acceptance of credit card payments and the assessment of a five percent (5%) credit card processing fee for designated City departments; and

WHEREAS, Resolution No. 1804 exempted the Shary Municipal Golf Course from the assessment of the five percent (5%) credit card processing fee; and

WHEREAS, the City Council finds that it is in the best interest of the City to amend Resolution No. 1804 to remove the exemption for the Shary Municipal Golf Course and authorize the assessment of the five percent (5%) credit card processing fee on eligible credit card transactions to maintain consistency with the City's credit card payment policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

Section 1. Amendment.

Resolution No. 1804 is hereby amended to remove the exemption previously granted to the Shary Municipal Golf Course. Effective on the date specified herein, the Shary Municipal Golf Course is authorized to assess and collect the City's established five percent (5%) credit card processing fee on all eligible credit card transactions.

Section 2. Administration.

The City Manager, or the City Manager's designee, is authorized to implement this Resolution and to take all actions necessary to administer the collection of the credit card processing fee at the Shary Municipal Golf Course in accordance with the City's established payment processing procedures.

Section 3. Effective Date.

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Mission, Texas, on this 11th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Consideration and action regarding approval of Ordinance No. _____ amending Ordinance No. 5693 to establish a Starlight Tournament Fee at the Shary Municipal Golf Course and providing for an effective date - Fernuik

NATURE OF REQUEST:

Staff is requesting approval of an ordinance to establish a Starlight Tournament Fee of \$55.00 per person, including cart rental, for nine (9) holes of play at the Shary Municipal Golf Course.

The proposed fee will apply to all organizations, City entities, and 501(c)(3) charitable organizations that conduct tournament events utilizing the Starlight lighting system.

The fee includes green fees and cart rental only. Additional services and amenities, including food and beverage services, driving range activities, prize funds, merchandise, and other event-related expenses, are not included and may be negotiated separately by the Golf Course Director.

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
AMENDING ORDINANCE NO. 5693 TO ESTABLISH A STARLIGHT TOURNAMENT
FEE AT THE SHARY MUNICIPAL GOLF COURSE; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City Council adopted Ordinance No. 5693 establishing rates and fees for the Shary Municipal Golf Course; and

WHEREAS, the City Council finds it necessary and appropriate to establish a Starlight Tournament Fee while continuing to provide support for nonprofit organizations conducting charitable fundraising events;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS:

SECTION 1.

Ordinance No. 5693 is hereby amended to add the following fee to the Shary Municipal Golf Course Fee Schedule for Starlight:

Description	Fee
Starlight Tournament Fee (9 Holes with Cart)	\$55.00 per person

Each organization recognized as exempt under Section 501(c)(3) of the Internal Revenue Code shall be eligible to utilize the regular posted Starlight fee for one (1) tournament per calendar year. Any additional tournaments utilizing the Starlight lighting system conducted by the same organization during the same calendar year shall be subject to the regular Starlight Tournament Fee established herein.

SECTION 2.

All provisions of Ordinance No. 5693 not expressly amended herein shall remain in full force and effect.

SECTION 3.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4.

Should any section, paragraph, sentence, clause, phrase, or provision of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5.

This Ordinance shall become effective immediately upon its passage and approval according to law.

PASSED AND APPROVED on this 11th day of August, 2026.

Item 14.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Discussion and action regarding the approval of Interlocal Agreement between Mission Consolidated Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of \$19,000.00 - Fernuik

NATURE OF REQUEST:

Agreement between the City and District to coordinate accessibility and compensation for the District's use of the Shary Municipal Golf by District golf teams, in an effort to maximize resources and provided increased services to the public during the 2026/2027 District school year. Also, to provide a secure area designated under the Shary Municipal Golf Course Clubhouse for the storage of Golf clubs and Bags if the school district so desires. Mission CISD agrees to compensate Shary Municipal Golf Course the sum of \$19,000 for the usage once the Interlocal Agreement is signed.

BUGETED: N/A **FUND:** Golf Course **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**INTERLOCAL COOPERATIVE AGREEMENT BY AND BETWEEN
THE CITY OF MISSION, TEXAS AND THE
MISSION INDEPENDENT SCHOOL DISTRICT**

Item 15.

This Interlocal Agreement (“Agreement”) is made and entered into this _____ day of _____, 2026, by and between the City of Mission, a Texas home-rule municipality (hereinafter called “City”), and the Mission Independent School District, an independent school district located in the Hidalgo County, Texas (hereinafter referred to as “District”) and shall be effective upon execution by both parties.

ARTICLE I.

WHEREAS, Chapter 791 of the Texas Government Code authorizes a local government to contract or agree with another local government to perform governmental functions and services; and

WHEREAS, the City and District have a long-standing relationship regarding services provided by the City at its Shary Municipal Golf Course;

WHEREAS, the purpose of this Agreement is to continue the ongoing relationship with regards to the District’s use of the Shary Municipal Golf Course; and

WHEREAS, the City and District desire to execute this Agreement establishing a general working agreement between the City and District to coordinate accessibility and compensation for the District’s use of the Shary Municipal Golf Course by District golf teams, in an effort to maximize resources and provide increased services to the public during the 2026/2027 District school year; and

NOW, THEREFORE, City and District, in consideration of the mutual covenants, terms, and conditions contained in this Agreement, and for the good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as set forth below:

ARTICLE II.

TERM

The term of this Agreement shall be effective **August 1, 2026 until May 31, 2027**. This agreement may be terminated without cause upon thirty (30) days’ written notice to the other party.

ARTICLE III.

OBLIGATIONS OF CITY AND DISTRICT

CITY and DISTRICT agree to the services to be provided by Shary Municipal Golf Course for the Mission High School, Veteran’s Memorial High School, Mission Junior High School, K. White Junior High School, Alton Memorial Junior High School, and Cantu Middle School golf teams as follows:

City agrees to:

- Provide driving range privileges and playing privileges to each of the said High school for up to twenty (20) players per high school for the 2026-2027 School year (August 1, 2026 to May 31, 2027) on days that the Shary Municipal Golf Course is regularly open.
- Provide driving range privileges and playing privileges to each of the said Junior High for up to twenty (20) players per junior high for the period of March 1, 2026 to May 31, 2027, on days that Shary Municipal Golf Course is regularly open.
- Provide driving range privileges to include a medium bucket of balls to 20 players for each high school and 20 players for each junior high and middle school during daytime hours and with each school coach present. (Buckets will not be provided after 6:00 p.m.)
- Provide playing privileges on weekdays after 3:00 p.m. until Pro Shop closing time and after 10:00 a.m. until closing time on weekends and holidays on dates that the Golf Course is open.

District agrees to:

- Supervise all players during District use.
- Provide the Shary Municipal Golf Course Staff a roster of Student Athletes for each High School, Junior High School for referral during weekend/holiday use.
- For each school to abide by the rules, regulations and ordinances for Shary Municipal Golf Course to include dress code policies, operating hours and golf course etiquette.
- Indemnify, defend and hold CITY, it's agents, servants and employees, in both their official and individual capacities, and all persons, natural or corporate, in privity with them or any of them, from any and all claims or causes of action of any kind whatsoever, at common law, statutory, contractual or otherwise, that might arise out of District's use and activities at the Golf Course pursuant to this Agreement.
- Pay the City of Mission as consideration for the use of the Shary Municipal Golf Course the sum of \$19,000.00 no later than October 30, 2026.

ARTICLE IV. MISCELLANEOUS

1. **Amendments:** This Agreement may be amended only by a written instrument signed by both parties.
2. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Hidalgo County, Texas. The Parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
3. **Severability:** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
4. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral.

5. **Immunities:** The parties to this Agreement agree that each party, each through its officials, employees, and agents, shall be responsible for its own negligent acts or omissions or other tortious conduct in the course of the event permitted under this Agreement, without waiving any sovereign or governmental immunity available to any party under Texas law and without waiving any available defenses under Texas law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities.
6. **Conflict of Applicable Law:** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of their Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.
7. **Notice:** Except as maybe otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City: City of Mission
 City Manager
 1201 E. 8th St
 Mission, Texas 78572

If to DISTRICT: Mission Independent School District
 Board President
 1201 Bryce Drive
 Mission, Texas 78572

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee, or, if mailed, at such time as it is deposited in the United States mail.

8. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
9. **Additional Documents:** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
10. **Assignment:** This Agreement shall not be assignable.
11. **Headings.** The headings and captions contained in this Agreement are solely for the convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

12. **Authority to Execute.** The execution and performance of this Agreement by the City and District have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the City and District in accordance with its terms.
13. **Current Revenues.** City and District agree to pay any payments made pursuant to this Agreement from current revenues. The parties agree that each party is providing fair consideration for the services rendered and facilities used.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

APPROVED BY CITY OF MISSION CITY COUNCIL ON AUGUST 11, 2026
Agenda Item No. _____

CITY OF MISSION

By: _____
Norie Gonzalez Garza, Mayor

ATTEST:

By: _____
Anna Carrillo, City Secretary

APPROVED BY MISSION INDEPENDENT SCHOOL DISTRICT ON
_____, 2026. Agenda Item No. _____

MISSION CISD

By: _____
Name: _____
Title: _____

SHARY MUNICIPAL GOLF COURSE GOLF CLUB STORAGE AGREEMENT

This agreement is between the City of Mission, Texas, a Texas Home-Ruled Municipality (hereinafter “City”) and the Mission C.I.S.D. (“District”) and shall commence on August 15, 2026 and end on May 31, 2027.

City agrees to allow District to use an area designated at the Shary Municipal Golf Course located at 2201 N. Mayberry St., Mission, Texas 78572 to keep its High School Golf Teams golf clubs/Bags in a secure area. The area under the Clubhouse shall be the designated area. The area described is a chain link fenced area with a gate that can be secured with a padlock. It is located in the Southeast corner of the area under the Clubhouse.

Golf Course employees will not have access to this area. The only personnel that will have access to this area will be the District’s Golf Team Coaches. City Golf Course Personnel will only be responsible for opening the entry door to the storage area below the clubhouse. This area will be open at 7:00 am and will be closed at such time that the Pro Shop closes (depending on Sundown). If a student comes in late, they will need to take their clubs home with them. **CLUBS/BAGS WILL NOT BE STORED OUTSIDE THE CAGED AREA.**

School Coaches will ensure that no student will be allowed to enter this area unless a coach is present. Coaches will be responsible for informing students that if they need their golf clubs over the weekends and holidays, they will need to get them before closing. Golf personnel WILL NOT have access to this cage area. It is encouraged to inform parents of this responsibility.

NOTE: THE AREA FOR CLUB STORAGE IS SOMETIMES PRONE TO FLOODING. THE GOLF COURSE AND THE CITY OF MISSION WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE GOLF CLUBS THAT ARE THE SUBJECT OF THIS AGREEMENT. SCHOOLS ARE ADVISED THAT CLUBS AND BAGS SHOULD BE STORED AT LEAST ONE (1) FOOT ABOVE THE FLOOR.

SCHOOL WILL INDEMNIFY AND HOLD GOLF COURSE HARMLESS, TO THE EXTENT PERMITTED BY LAW, FROM ANY INJURY AND/OR DAMAGE (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY’S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURING AS A RESULT OF SUCH STORAGE. NOTHING IN THIS AGREEMENT WILL BE CONSTRUED TO WAIVE, MODIFY, OR AMEND ANY LEGAL DEFENSE AVAILABLE TO DISTRICT, INCLUDING BUT NOT LIMITED TO GOVERNMENTAL IMMUNITY.

Natividad Sosa, President

Date

Norie Gonzalez Garza, Mayor

Date



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Discussion and action regarding the approval of Interlocal Agreement between Sharyland Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of \$19,000.00 -Fernuik

NATURE OF REQUEST:

Agreement between the City and District to coordinate accessibility and compensation for the District's use of the Shary Municipal Golf by District golf teams, in an effort to maximize resources and provided increased services to the public during the 2026/2027 District school year. Also, to provide a secure area designated under the Shary Municipal Golf Course Clubhouse for the storage of Golf Clubs and Bags if the school district so desires. Sharyland ISD agrees to compensate Shary Municipal Golf Course the sum of \$19,000 for the usage once the Interlocal Agreement is signed.

BUGETED: N/A **FUND:** Golf Course **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**INTERLOCAL COOPERATIVE AGREEMENT BY AND BETWEEN
THE CITY OF MISSION, TEXAS AND THE
SHARYLAND INDEPENDENT SCHOOL DISTRICT**

Item 16.

This Interlocal Agreement (“Agreement”) is made and entered into this 11th day of August, 2026, by and between the City of Mission, a Texas home-rule municipality (hereinafter called “City”), and the Sharyland Independent School District, an independent school district located in the Hidalgo County, Texas (hereinafter referred to as “District”) and shall be effective upon execution by both parties.

ARTICLE I.

WHEREAS, Chapter 791 of the Texas Government Code authorizes a local government to contract or agree with another local government to perform governmental functions and services; and

WHEREAS, the City and District have a long-standing relationship regarding services provided by the City at its Shary Municipal Golf Course;

WHEREAS, the purpose of this Agreement is to continue the ongoing relationship with regards to the District’s use of the Shary Municipal Golf Course; and

WHEREAS, the City and District desire to execute this Agreement establishing a general working agreement between the City and District to coordinate accessibility and compensation for the District’s use of the Shary Municipal Golf Course by District golf teams, in an effort to maximize resources and provide increased services to the public during the 2026/2027 District school year; and

NOW, THEREFORE, City and District, in consideration of the mutual covenants, terms, and conditions contained in this Agreement, and for the good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as set forth below:

ARTICLE II.

TERM

The term of this Agreement shall be effective **August 1, 2026 until May 31, 2027.** This agreement may be terminated without cause upon thirty (30) days’ written notice to the other party.

ARTICLE III.

OBLIGATIONS OF CITY AND DISTRICT

CITY and DISTRICT agree to the services to be provided by Shary Municipal Golf Course for the Sharyland High School, Sharyland Pioneer High School, Shary North Junior High School, and B.L. Gray Junior High School golf teams as follows:

City agrees to:

- Provide driving range privileges and playing privileges to each of the said High school for up to twenty (20) players per high school for the 2026-2027 School year (August 1, 2026 to May 31, 2027) on days that the Shary Municipal Golf Course is regularly open.

- Provide driving range privileges and playing privileges to each of the said Junior High for up to twenty (20) players per junior high for the period of March 1, 2027 to May 31, 2027, on days that Shary Municipal Golf Course is regularly open.
- Provide driving range privileges to include a medium bucket of balls to 20 players for each high school and 20 players for each junior high and middle school during daytime hours and with each school coach present. (Buckets will not be provided after 6:00 p.m.)
- Provide playing privileges on weekdays after 3:00 p.m. until Pro Shop closing time and after 10:00 a.m. until closing time on weekends and holidays on dates that the Golf Course is open.

District agrees to:

- District shall ensure that a District coach or authorized District sponsor is present and actively supervising District student-athletes at all times during District use of the Shary Municipal Golf Course, including use of the driving range and playing privileges. City shall not be responsible for supervision, coaching, transportation, student eligibility, or medical care of District students.
- District shall provide Shary Municipal Golf Course staff with a current roster of eligible student-athletes for each participating campus. The privileges granted under this Agreement are limited to students listed on the current roster and shall not exceed twenty (20) players per participating high school and twenty (20) players per participating junior high school, unless otherwise approved in writing by City.
- For each school to abide by the rules, regulations and ordinances for Shary Municipal Golf Course to include dress code policies, operating hours and golf course etiquette.
- To the extent permitted by law and without waiving any governmental, sovereign, official, or other immunity or defense available under Texas law, District shall be responsible for, and shall indemnify, defend, and hold harmless City and its officers, officials, employees, and agents from and against claims, damages, losses, liabilities, costs, and expenses, including reasonable attorney's fees, arising out of or related to District's use of the Shary Municipal Golf Course under this Agreement, including the acts or omissions of District, its trustees, officers, employees, agents, coaches, students, participants, invitees, or representatives, except to the extent caused by the negligence or willful misconduct of City.
- Pay the City of Mission as consideration for the use of the Shary Municipal Golf Course the sum of \$19,000.00 no later than October 30, 2026.
- City may immediately suspend District's privileges under this Agreement for nonpayment, safety concerns, misconduct, violation of Golf Course rules, damage to City property, or failure to provide required supervision. Suspension shall not waive City's right to payment or any other remedy available under this Agreement or applicable law.

ARTICLE IV. MISCELLANEOUS

Item 16.

1. **Amendments:** This Agreement may be amended only by a written instrument signed by both parties.
2. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Hidalgo County, Texas. The Parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
3. **Severability:** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
4. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral.
5. **Immunities:** The parties to this Agreement agree that each party, each through its officials, employees, and agents, shall be responsible for its own negligent acts or omissions or other tortious conduct in the course of the event permitted under this Agreement, without waiving any sovereign or governmental immunity available to any party under Texas law and without waiving any available defenses under Texas law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities.
6. **Conflict of Applicable Law:** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of their Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.
7. **Notice:** Except as maybe otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City: City of Mission
 City Manager
 1201 E. 8th St
 Mission, Texas 78572

If to DISTRICT: Sharyland Independent School District
 Board President
 1200 N. Shary Rd.
 Mission, Texas 78572

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee, or, if mailed, at such time as it is deposited in the United States mail.

8. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
9. **Additional Documents:** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
10. **Assignment:** This Agreement shall not be assignable.
11. **Headings.** The headings and captions contained in this Agreement are solely for the convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
12. **Authority to Execute.** The execution and performance of this Agreement by the City and District have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the City and District in accordance with its terms.
13. **Current Revenues.** City and District agree to pay any payments made pursuant to this Agreement from current revenues. The parties agree that each party is providing fair consideration for the services rendered and facilities used.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

APPROVED BY CITY OF MISSION CITY COUNCIL ON _____,
2026. Agenda Item No. _____

CITY OF MISSION

By: _____
 Norie Gonzalez Garza, Mayor

ATTEST:

 Anna Carrillo, City Secretary

APPROVED BY SHARYLAND INDEPENDENT SCHOOL DISTRICT ON _____,
2026. Agenda Item No. _____

SHARYLAND ISD

By: _____

Name: _____

Title: _____

SHARY MUNICIPAL GOLF COURSE GOLF CLUB STORAGE AGREEMENT

This agreement is between the City of Mission, Texas, a Texas Home-Ruled Municipality (hereinafter “City”) and the Sharyland I.S.D. (“District”) and shall commence on August 15, 2026 and end on May 31, 2027.

City agrees to allow District to use an area designated at the Shary Municipal Golf Course located at 2201 N. Mayberry St., Mission, Texas 78572 to keep its High School Golf Teams golf clubs/Bags in a secure area. The area under the Clubhouse shall be the designated area. The area described is a chain link fenced area with a gate that can be secured with a padlock. It is located in the Southeast corner of the area under the Clubhouse.

Golf Course employees will not have access to this area. The only personnel that will have access to this area will be the District’s Golf Team Coaches. City Golf Course Personnel will only be responsible for opening the entry door to the storage area below the clubhouse. This area will be open at 7:00 am and will be closed at such time that the Pro Shop closes (depending on Sundown). If a student comes in late, they will need to take their clubs home with them. **CLUBS/BAGS WILL NOT BE STORED OUTSIDE THE CAGED AREA.**

School Coaches will ensure that no student will be allowed to enter this area unless a coach is present. Coaches will be responsible for informing students that if they need their golf clubs over the weekends and holidays, they will need to get them before closing. Golf personnel WILL NOT have access to this cage area. It is encouraged to inform parents of this responsibility.

NOTE: THE AREA FOR CLUB STORAGE IS SOMETIMES PRONE TO FLOODING. THE GOLF COURSE AND THE CITY OF MISSION WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE GOLF CLUBS THAT ARE THE SUBJECT OF THIS AGREEMENT. SCHOOLS ARE ADVISED THAT CLUBS AND BAGS SHOULD BE STORED AT LEAST ONE (1) FOOT ABOVE THE FLOOR.

SCHOOL WILL INDEMNIFY AND HOLD GOLF COURSE HARMLESS, TO THE EXTENT PERMITTED BY LAW, FROM ANY INJURY AND/OR DAMAGE (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY’S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING AS A RESULT OF SUCH STORAGE. NOTHING IN THIS AGREEMENT WILL BE CONSTRUED TO WAIVE, MODIFY, OR AMEND ANY LEGAL DEFENSE AVAILABLE TO DISTRICT, INCLUDING BUT NOT LIMITED TO GOVERNMENTAL IMMUNITY.

Hector Rivera, President

Date

Norie Gonzalez Garza, Mayor

Date



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Authorization to lease forty-five (45) 2027 Tempo 2 Next Gen lithium powered golf carts for a term of 48 months (4 years) from Club Car via OMNIA Partners Public Sector Contract Number EV2671-01 in the monthly amount of \$9,580.95 - Fernuik

NATURE OF REQUEST:

Staff is seeking authorization to replace the current seventy (70) golf cart fleet upon expiration of current lease in October 2026 with forty-five (45) 2027 Tempo 2 Next Gen lithium battery powered golf carts. This will bring down our current fleet size from 115 to 90 golf carts all lithium powered. All 90 carts will service our 18-hole golf course and our 9-hole Starlight illuminated course. This fleet will be equipped with fleet management controls, like geo fencing and car tracking. The cost increase of these additional carts will be covered by a rental cart price increase.

- Golf Cart – 45 carts at \$186.91 per cart = \$8,410.95 per month
- Fleet Management Modules - 45 carts at \$26.00 per cart = \$1,170.00 per month
- Monthly Total = \$9,580.95

BUGETED: Yes / No / N/A **FUND:** Golf Course **ACCT. #:** 03-410-44660

BUDGET: \$ **EST. COST:** \$ 114,971.40 **CURRENT BUDGET BALANCE:** \$

BID AMOUNT: \$ N/A

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *AQ*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Club Car LLC
4125 Washington Road
Evans, GA 30809
TEL (706) 863-3000
TOLL FREE (800) 227-0739
www.ClubCar.com

July 28, 2026
Expiration Date: August 28, 2026
Quote # Q-55900

For:
Mr. Michael Fernuik, PGA

Shary Municipal Golf Course - TX
2201 North Mayberry Street
Mission, TX 78572 US

On Behalf of:
Randy Jones, PGA
682-308-9509
randyd.jones@clubcar.com
CLUB CAR, LLC

Dear Mr. Michael Fernuik, PGA,

Please find attached a quotation for the following vehicles:

2027 Club Car Tempo 2 Passenger Next GEN Lithium (45)

Please find attached a quotation for Shary Municipal Golf Course - TX.

The pricing is based on OMNIA Partners - Public Sector Contract Number EV2671-01.
City of Mission - Public Sector member Id is 4034594.

With the lease of (45) new 2027 model Tempo Lithium-Ion Vehicles, Club Car LLC. agrees to pay off the existing lease with DLL Finance Contract #500-50561395 for (70) 2024 model Tempo Electric Vehicle, so long as all payments are made through **September 2026**; and there are no liens or amounts owed associated with this lease.

Any other amounts owed must be paid by the City of Mission prior to delivery of the new equipment. All cars being returned must be intact and in fleet running condition per the returns condition rider on **page 6**. Cars missing equipment, damaged, or excessive wear and tear will be billed back accordingly.

You can expect delivery in August 2026 after receipt of order and Club Car Financial Services Approval.

[Club Car Raises the Bar Again with Next-Gen Tempo Golf Car | Club Car](#)



Lease Options for Term - 48 Months						
Car Type	Transaction Type	Term	Qty	Payment Stream	Monthly Payment	Total Payment
Tempo 2 Passenger Next GEN Lithium	Lease	48	45		186.91	8,410.95

Connectivity

Note: The above lease pricing includes; New 10" Visage 4 Trident Touchscreen, (1) Fleet Management Module, and the mounting bracket and hardware.

A La Carte Visage Fleet Management Modules to be billed directly to Club Car on a separate monthly service and licensing agreement:

Add 2nd Fleet Management Module: \$13.00 per car/per month

Add 3rd Fleet Management Module: \$13.00 per car/per month

(Note: please see page 3 for Visage Fleet Management details)

Used Car Buyback:

Club Car, LLC. is pleased to offer the City of Mission – Shary Municipal Golf Course special pricing on the purchase of any of the (70) 2024 Tempo Electric vehicles coming off lease. These vehicles will be available for purchase at a discounted price of **\$2,375 per vehicle.**

Quantity to Purchase? _____

All credit terms must be approved by CLUB CAR, Inc. prior to delivery. Customer is to submit required information for credit approval upon request. Taxes are estimated or additional if applicable. Final tax calculations will be determined based on tax qualifications and submittal of certificates.



Fleet Management Modules

Golfer Experience	Car Tracking	Car Control
- Hole views w/ GPS Yardage - Approach views and detailed greens maps - Dynamic distances to pins and POIs - Touch screen for linear & scope adjusted yardages - Tee shot distance - Blind tee shot / car ahead - Pin placement manager - Food & Beverage ordering and reports - Max Holes	- VCC course map displays real - time car locations - Fleet utilization / rotation - Vehicle drive history - Vehicle tracks (breadcrumbs) - Pace of Play monitoring, reporting and notifications - Round reports - Find car (last known location) - Two-Way messaging - Message logs - Email & text notifications	- Variable Speed Control - Action zone messaging - On-screen Action zone visibility for golfers - Fleet lock down - Geofence - Cart path only - Anti-tamper - Set vehicle top speed - Car Staging & Lockdown - Vehicle drive history

Standard Connectivity <i>VCC Access - \$10 pcpm value (included w/ Visage Lease or Rental)</i>	Add-Ons
- Static hole images - Battery level status - On charge status - Service notifications - Fault codes; charge failures - One-Way Messaging	- Weather Alert - Car Odometer + Amp Hour Reporting - Custom welcome message - Player names - Electronic scorecard - Integrated mounting console with Bluetooth Speakers (\$8 pcpm) - Tournament Connect (\$4 pcpm) - Golf Genius - Vision Perfect (ViPer) 3D Hole Flyovers (\$2 pcpm)

AdMan <i>(included w/ Std. Connectivity)</i>	AdMan Pro <i>(\$5 pcpm)</i>
- Access to 18 fairway spot ads (Insert, Full page and Video – No par 3's) - Pre-configure and schedule ad campaigns for Auto-Publish	- Access to all inventory – tee, fairway, green, and green to tee - Video Ads + Action Zone Ads - Schedule multiple campaigns for Auto-Publish



**(45) 2027 Club Car Tempo 2 Passenger Next
GEN Lithium**



Qty	Product
45	Tempo 2 Passenger Next GEN Lithium
45	Connect Lease with Baskets Direct
45	White Body Color
45	Golf Package
45	Beige Seat Color
45	Standard Wheel Cover
45	Kenda Hole-N-1 18x8.50x8 4 Ply Steel Wheel (Front)
45	Gold Club Car Nameplate
45	Lithium Ion Optimized Battery Gen III Installation
45	Gold Domed Number Decal, Side of Body, Psgr Side, Loc 6
45	Gold Domed Number Decal, Side of Body, Drvr Side, Loc 3
45	Kenda Hole-N-1 18x8.50x8 4 Ply Steel Wheel (Rear)
45	Shelf charger 650W, 9' DC Cord
45	Visage Console Install with Baskets
45	Upper Center Storage, Cell Phone Holder
45	Visage Front Strut, On Car
45	Dual Wireless Charger for Electric and Lithium Powertrain Tempos
45	Side Storage, Standard Golf Ball & Golf Tee Holders
45	Installation Motor Controller Unit 240A
45	12.0 MPH
45	6 ft AC Power Cord with US NEMA Plug
45	Normal Acceleration Drive Profile
45	Gold Tempo Decal LI
45	Pedal Up Braking- Normal
45	1A Key-switch Lithium
45	Tempo Tour Clear Hinged Windshield Kit
45	Custom Logo, Cowl Front Center, Location 1
45	Sand Bottle, Passenger Side
45	Sand Bottle, Driver Side
45	Permanent, Deluxe/Self Contained Onboard
45	Differential Guard
45	2 Passenger Canopy with Handles - Beige
45	VDU, V4
45	INFO HOLDER-GLUE ON
45	Lower Dash Installation
45	Dash Cup Holder Insert
45	DBR
45	VCM Visage Enable
45	Golf Comfort grip / premium consumer steering wheel with scorecard clip electric car
45	Base, No Lights, CAN display
45	Console Assembly required for Connect



Lease Return/Trade-In Vehicles			
Car Type		Quantity	Payoff Amount
USED 24 TEMPO 2PASS ELEC		70	

Terms and Conditions for Returning Vehicles or Trade-Ins

Sole Responsibility

Shary Municipal Golf Course - TX agrees to accept sole responsibility for any loss, damage, or reduction in trade in value to its returned or trade-in cars beyond ordinary wear and tear due to normal use. Any cars not in good operating condition or damaged will be reduced in trade-in value accordingly.

The returned cars must meet the following conditions:

- All cars must be free of all liens and encumbrances.
- All cars must be capable of running at least 9 holes of golf.
- All cars must be the same quantity and year model as originally evaluated.
- All cars must be clean, and free of trash, scorecards, pencils, tees, etc.
- All cars must have a working charger.
- All cars must have four serviceable tires that retain proper air pressure.
- All cars must steer properly in all directions.
- All batteries must be free of corrosion and properly filled with water.

Shary Municipal Golf Course - TX agrees to pay the charges at current market rates if the below conditions are found upon Club Car's inspection of the returned cars:

1. Severely damaged or missing chargers
2. Inoperable cars excluding due to Lithium Battery Pack
3. Minor damage (damage to bodies, bumpers or seats)
4. Major damage (frame damage, wrecked cars, etc.)
5. Cars deemed unrepairable-total loss
6. Dead or non-working battery pack or power train

Accepted By:

Company: Shary Municipal Golf Course - TX

Title:

Date:



UTILITY, TRANSPORTATION AND GOLF VEHICLES PLUS RELATED ACCESSORIES, EQUIPMENT, PARTS AND SERVICES

Executive Summary

Lead Agency: City of Kansas City, Missouri

Solicitation: EV2671

RFP Issued: June 12, 2019

Pre-Proposal Date: June 25, 2019

Response Due Date: July 23, 2019

Proposals Received: #2

Awarded to:

The City of Kansas City, Missouri issued RFP EV2671 on June 12, 2019, to establish a national cooperative contract for Utility, Transportation and Golf Vehicles Plus Related Accessories, Equipment, Parts and Services.

The solicitation included cooperative purchasing language in Scope of National Cooperative Contract, section 1.1 (RFP, Page 36):

(RFP, Page 36) NATIONAL CONTRACT

The City of Kansas City, MO (hereinafter defined and referred to as "Principal Procurement Agency"), on behalf of itself and the National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("OMNIA Partners"), is requesting proposals for Utility, Transportation and Golf Vehicles and Related Accessories, Equipment, Parts and Services. The intent of this Request for Proposal is any contract between Principal Procurement Agency and Supplier resulting from this Request for Proposal ("Master Agreement") be made available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The Principal Procurement Agency has executed a Principal Procurement Agency Certificate with OMNIA Partners, an example of which is included as Exhibit D, and has agreed to pursue the Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners as a Participating Public Agency in OMNIA Partners' cooperative purchasing program. Registration with OMNIA Partners as a Participating Public Agency is accomplished by Public Agencies entering into a Master Intergovernmental Cooperative Purchasing Agreement, an example of which is attached as Exhibit C. The terms and pricing established in the resulting Master Agreement between the Supplier and the Principal Procurement Agency will be the same as that available to Participating Public Agencies through OMNIA Partners.

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- City of Kansas City, Missouri website
- OMNIA Partners, Public Sector website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- San Bernardino Sun, CA
- Honolulu Star-Advertiser, HI
- The Advocate – New Orleans, LA
- New Jersey Herald, NJ
- Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC
- Houston Community Newspapers, Cy Creek Mirror, TX
- Deseret News, UT
- Richmond Times, VA
- Seattle Daily Journal of Commerce, WA
- Helena Independent Record, MT

On July 24, 2019 proposals were received from the following offerors:

- Club Car, LLC
- Columbia Vehicle Group, Inc.

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee determined that the two (2) companies demonstrated the ability to provide the products and services outlined in the solicitation while offering competitive pricing to members.

- Club Car, LLC
- Columbia Vehicle Group, Inc.

City of Kansas City, Missouri executed agreements with a contract effective date of January 1, 2020.

Contract includes:

Utility Vehicles, transportation vehicles, golf vehicles, low-speed vehicles, accessories and equipment, parts, and related products and services.

Term:

Initial seven-year agreement from January 1, 2020 through December 31, 2026 with up to four (4) additional one (1) year options renew (through December 31, 2030).



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Mike Silva, Fire Chief

AGENDA ITEM: Consideration and possible action on granting a variance to Ordinance No. 2198 to allow Sharyland ISD fireworks display on Wednesday, October 14, 2026, as part of the Homecoming Day festivities, under the supervision of the Mission Fire Department and Fire Prevention Division. - Silva

NATURE OF REQUEST:

Approval of a request to allow a fireworks display on Wednesday, October 14, 2026, at approximately 9:00 p.m. in the vicinity of 1201 N. Shary Rd. as part of the Sharyland High School Homecoming Day festivities. The display will be conducted in accordance with all applicable safety requirements and regulations.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Fire

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED: _____

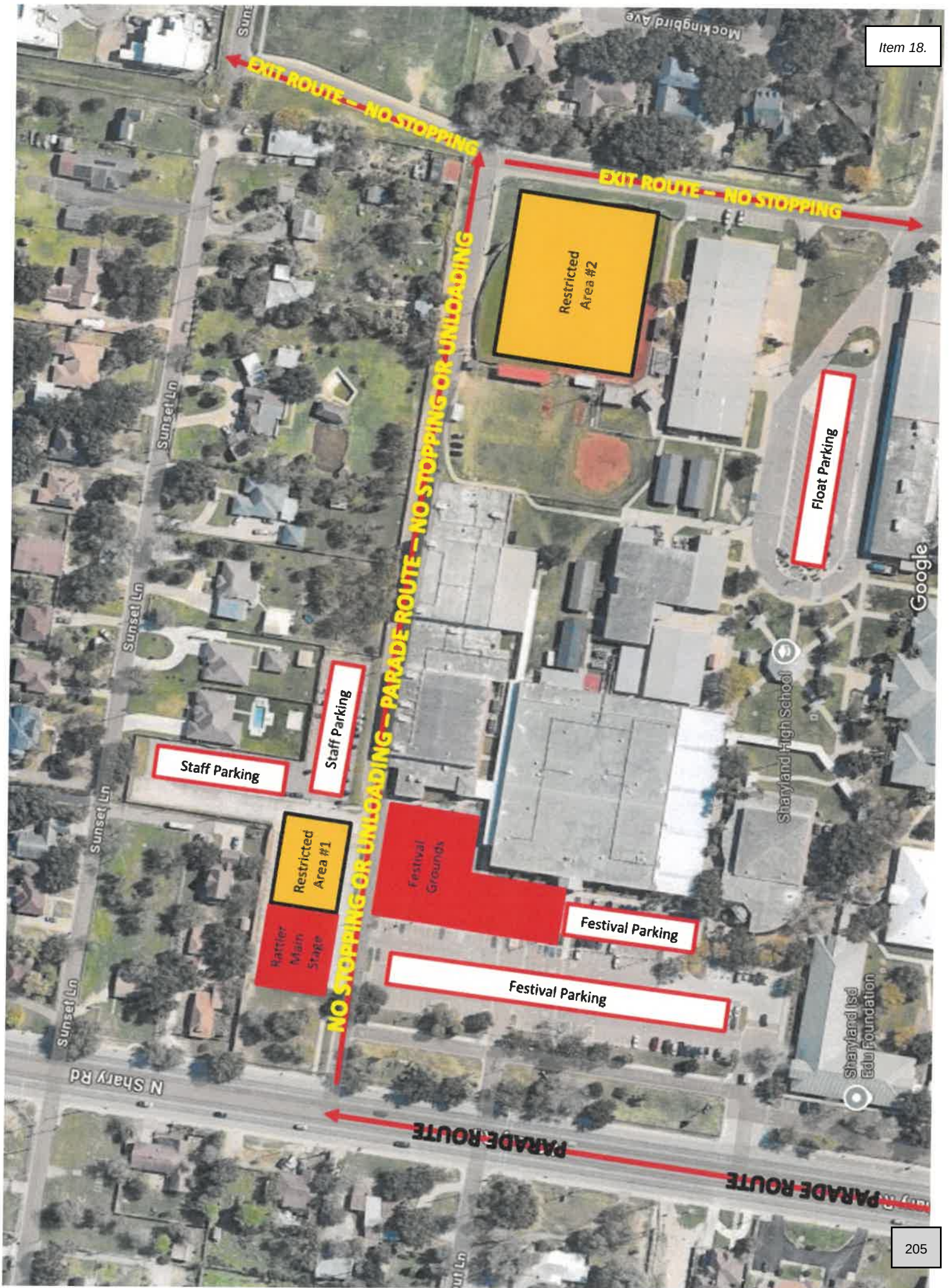
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Juan Pablo Terrazas, P.E., Co-Interim City Manager

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

NATURE OF REQUEST:

Agua Special Utility District has requested to utilize the City's long-range excavator to conduct maintenance operations at their facility for approximately one week. The excavator is to be operated by a designated City of Mission employee. Total cost of the rental of the excavator and use of City of Mission employee is \$5,000.00.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF MISSION,
 TEXAS AND AGUA SPECIAL UTILITY DISTRICT**

This Agreement is made by and between the **CITY OF MISSION, TEXAS**, hereinafter referred to as **City**, and **AGUA SPECIAL UTILITY DISTRICT**, hereinafter referred to as **Agua**, pursuant to the provisions of the Texas Interlocal Cooperation Act.

WITNESSETH:

WHEREAS, City is a home rule municipality located in Hidalgo County, Texas; and

WHEREAS Agua is a special utility district created and operating under Chapter 7201, Special District Local Laws Code, and Chapters 49 and 65 of the Texas Water Code, located in Hidalgo County, Texas; and

WHEREAS, Agua has advised City that it is preparing to do maintenance to its reservoir and has requested that City assist it in this endeavor by providing a City-operated Long Reach Excavator Cat 324E and one qualified City employee to perform the Work described in this Agreement; and

WHEREAS, the provision of the equipment and services described in this Agreement serves a legitimate public purpose of City, including protecting the regional water supply, drainage, flood control, and public health served by the reservoir, and City has determined that the compensation provided under this Agreement adequately compensates City for the equipment and services it will provide.

NOW, THEREFORE, City and Agua, in consideration of the following mutual covenants, agree as follows.

1. Provision and Control of Equipment. City shall provide its Long Reach Excavator Cat 324E (the "Excavator") and one qualified City employee to perform the work described in Exhibit A (the "Work") at the site described in Exhibit A (the "Work Site"). The Excavator is not leased, loaned, rented, or delivered into Agua's possession. City shall retain exclusive possession, custody, control, and operational authority over the Excavator and the City employee at all times. No Agua officer, employee, agent, or contractor may operate, move, board, service, fuel, or otherwise exercise control over the Excavator. Agua may identify the designated work area and desired result but shall not direct the means, methods, sequence, positioning, speed, or operation of the Excavator or the City employee. City may suspend or discontinue the Work immediately whenever City determines that site conditions are unsafe, the requested work exceeds the Excavator's capabilities, the Excavator requires inspection, maintenance, or repair, adverse weather affects safe operations, or the Excavator or employee is needed for City operations or an emergency, and such suspension or discontinuation shall not constitute

a breach of this Agreement. City's obligation to perform the Work shall commence on the start date set forth in Exhibit A and shall expire on the earliest of the outside expiration date set forth in Exhibit A, City's completion of the Work, or City's expenditure of the maximum working days or operating hours set forth in Exhibit A, unless extended by written amendment executed by both Parties.

2. Responsibility; Immunities. Each Party shall be responsible for its own acts and omissions and those of its officers, employees, agents, and contractors, to the extent provided by Texas law. Nothing in this Agreement shall be construed as a waiver or limitation of sovereign immunity, governmental immunity, official immunity, any defense, or any limitation of liability available under Chapter 101, Texas Civil Practice and Remedies Code, or other applicable law. Neither Party assumes responsibility for the acts or omissions of the other Party. Nothing in this Agreement creates a cause of action or a joint enterprise between the Parties.

3. Compensation. Agua shall pay City \$5,000.00 from current revenues legally available to Agua. The Parties find that this amount fairly compensates City for the services described in this Agreement. Agua represents that the required funds have been appropriated, are presently available, and have been encumbered for this Agreement. Payment shall be due before City mobilizes the Excavator to the Work Site. The payment is compensation for governmental services and is not rent for possession or use of the Excavator. The \$5,000.00 payment includes City employee wages, benefits, and overtime; Excavator operating cost and depreciation; fuel and lubricants; transportation, loading, unloading, and permits obtained by City; routine service and wear; and City's administrative and supervisory costs. If needed and agreed in writing between AGUA and City any overtime, additional operating hours, additional mobilization, extraordinary fuel consumption, or repairs attributable to the Work Site shall require additional payment by Agua.

4. Termination; Suspension; and Delay. City may immediately suspend or terminate this Agreement, in whole or in part, for unsafe conditions, equipment issues, weather, emergency response, staffing needs, or any City operational necessity. Agua may terminate this Agreement upon written notice to City but shall remain responsible for the agreed mobilization cost and for all services and costs incurred through demobilization, not to exceed contract price. Mechanical failure, weather, unsafe site conditions, permitting problems, or City emergencies shall not constitute a breach by City. City does not guarantee completion of the Work within any particular number of calendar days. This Agreement automatically expires on the outside expiration date set forth in Exhibit A, after the maximum operating hours set forth in Exhibit A, or upon City's completion of the Work, whichever occurs first, and no extension shall occur without a written amendment executed by both Parties. Agua shall not be entitled to a refund merely because the entire requested result was not achieved after City devoted the working days or operating hours set forth in Exhibit A.

5. Neither party may assign or delegate any right or duty under this Agreement without prior written approval of the other party.

6. Agua will comply with all laws, federal, state and local, applicable to the reservoir project, the Work Site, and Agua's responsibilities under this Agreement, and shall obey any other regulations of any municipal, county, state or federal authority in regard thereto.

7. This Agreement shall be construed without regard to the identity of the person or persons who drafted the provisions contained herein. Moreover, each and every provision of this Agreement shall be construed as if each party hereto participated equally in the drafting hereof as a result of the foregoing, any rule of construction that the document is to be construed against the drafting parties shall not be applicable to this Agreement.

8. Each party hereto is independent of the other and shall retain control over its employees and agents. Nothing in this agreement shall be deemed to create a partnership, agency, joint venture, employment, or landlord-tenant relationship.

9. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of the parties hereto shall be construed and enforced in accordance therewith. The Parties hereto acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed on such a manner that it will, to the maximum extent practicable, be deemed to be validated and enforceable.

10. Agreement inures to the benefit of and obligations only the parties executing it. No term or provision of this Agreement shall benefit or obligate any person or entity not a party to it. The parties hereto shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release or other consideration under this Agreement.

11. Any alterations, additions, or deletions to the terms of this Agreement will be by amendment hereto in writing and executed by both Parties to this Agreement.

12. The PARTIES agree that no waiver by any party of any breach of any provision herein shall be construed to be a waiver of any succeeding breach of the same provision or the nonperformance of any other obligation contained herein.

13. In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon three (3) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto. Notwithstanding the foregoing, no termination or nonappropriation under this Section shall excuse a Party from paying for services, mobilization, or other obligations already incurred as of the effective date of termination, including the compensation required by Section 3 to the extent City has mobilized the Excavator.

14. This Agreement supersedes any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement, and contains all

of the covenants and agreements between the parties with respect to such subject matter. Each Party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, that are not set forth in this Agreement, and that no agreement, statement, or promise not contained in this Agreement shall be valid or binding.

15. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

16. Agua Responsibilities. Agua shall, at its sole cost and expense, be responsible for each of the following: (a) establishing and maintaining Agua's legal right of access to the reservoir and to all staging, access, and spoil-placement areas; (b) obtaining approval and authorization applicable to the reservoir project and the Work Site; (c) providing instructions concerning the intended result of the Work; (d) identifying and marking all underground utilities, overhead facilities, submerged structures, pipelines, and other obstructions at or affecting the Work Site; (e) providing stable access roads, staging areas, work pads, slopes, and embankments capable of safely supporting the Excavator; (f) providing any required traffic control, barricades, spotters, exclusion zones, security, and public-access restrictions; (g) lawfully disposing of all sediment, spoil, vegetation, debris, and other excavated material; (h) preventing Agua's personnel and contractors from entering the Excavator's operating radius; and (i) repairing, or reimbursing City for, direct physical damage to the Excavator caused by undisclosed site conditions, unmarked utilities, Agua's personnel or contractors, vandalism, or theft, excluding ordinary wear and damage caused by City's negligence. City is not providing engineering, surveying, environmental, design, geotechnical, inspection, or project-management services. City makes no representation or warranty that the Work will achieve any particular engineering, operational, storage-capacity, drainage, or environmental result. City may rely on the site information, markings, plans, and instructions furnished by Agua.

17. Authority to Execute. Each person executing this Agreement on behalf of a Party represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of that Party and that this Agreement is binding upon that Party in accordance with its terms.

18. Notices. Any notice required or permitted under this Agreement shall be in writing and shall be deemed delivered when deposited, postage prepaid, in the United States mail, certified, return receipt requested, or when delivered personally or by a nationally recognized overnight courier, addressed as follows: if to City, City of Mission, Attn: City Manager, 1201 E. 8th St. Mission, Tx 78572, with a copy to the City Attorney, []; and if to Agua, Agua Special Utility District, Attn: General Manager, 3120 N. Abram Rd. 78572. Either Party may change its address for notice by giving written notice to the other Party.

19. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any action arising out of or relating to this Agreement shall lie exclusively in Hidalgo County, Texas.

20. Authorization; Effective Date. This Agreement becomes effective only after authorization by the City Council of the City of Mission and the Board of Directors of Agua at duly posted public meetings and execution by each Party's authorized representative. The City Council authorized this Agreement on _____, and the Board of Directors of Agua authorized this Agreement on August 3rd, 2026 Agenda Item No. 14. The effective date of this Agreement is the date on which the last Party executes it.

Executed by each party on the day and year shown below.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

Date

ATTEST:

Anna Carrillo, City Secretary

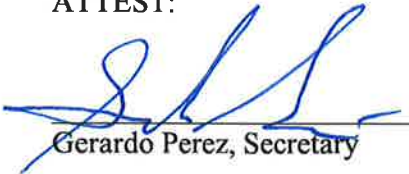
AGUA SPECIAL UTILITY DISTRICT



Jose Luis Ochoa, Jr.
President of the Board

8/3/2026
Date

ATTEST:



Gerardo Perez, Secretary

APPROVED AS TO FORM:

_____, City Attorney
City of Mission, Texas

EXHIBIT A
SCOPE OF WORK; WORK SITE; EQUIPMENT; AND TERM

1. Work Site address: 3120 N. Abram Rd., Palmview, TX 78572
2. Scope of Work. The Work consists of the following: sediment excavation, grading, and bank work. Excavation dimensions, depth limitations, and horizontal limits shall be as established by Agua's engineer or qualified representative and set forth here: area approximately 45,000 sq. ft. by 6'-8' in depth.
3. Equipment. City asset no. []; serial no. []; make and model: Caterpillar 324E Long Reach Excavator; approved attachment: []. City Public Works shall confirm in writing whether "60 feet" describes the boom, the total reach, or a modified configuration:
4. Term; Working Days and Hours. Start date: [TBD]. Outside expiration date: [TBD]. Maximum working days: 5 working days. Maximum operating hours: [40]. Completion occurs upon expiration of the allotted working days or operating hours, or City's completion of the Work, whichever occurs first, and not upon Agua's subjective satisfaction with the condition of the reservoir.
5. No Additional Work. No additional or materially different work shall be performed without a written amendment to this Agreement approved by the authorized representatives of both Parties.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

AGENDA ITEM: Discussion and Possible Action on Matters Related to Exercising the First One-Year Renewal of RFB No. 25-597-07-15 Flexible Base Commercial Caliche Services for the Public Works Department with Frontera Materials, Inc. – Gonzalez

NATURE OF REQUEST:

Seeking authorization to exercise the First One-Year Renewal of RFB 25-597-07-15 – Flexible Base Commercial Caliche Services with Frontera Materials, Inc. for the Public Works Department. This renewal represents the first of two available one-year renewal options under the original contract.

The renewal will extend the contract term from August 13, 2026, through August 12, 2027. Pricing will increase by 5% in accordance with the renewal terms, changing the unit price for Flexible Base Commercial Caliche from \$13.21 per ton delivered to \$13.87 per ton delivered.

The recommendation is based solely on estimated quantities, and orders will be placed on an as-needed basis throughout the renewal term.

BUDGETED: Yes **FUND:** General Funds – Streets **ACCT. #:** 01-440-64370
BUDGET: \$400,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$37,490

STAFF RECOMMENDATION: Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7.AG*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



M A T E R I A L S

Mission Purchasing

1201 E 8th St, Mission
(956) 580-8667

07-17-2026

To whom it may concern,

Frontera Materials will be renewing our current Flexible Base Commercial Caliche contract with the City of Mission under Bid #25-597-07-15. This renewal will be effective for 1 year on Thursday, August 13, 2026. This will have a 5% increase in price per the contract terms.

Please see the current delivered rates below:

****Flex Base Caliche****

La Joya Plant – \$13.21 per ton Delivered.

New Rate: La Joya Plant \$13.87 per ton Delivered.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Brandon Henry
Division Manager
Frontera Materials

BID NAME/NUMBER: 25-597-07-15 / Flexible Base Commercial Caliche

OPEN DATE: July 15, 2025 2:00 PM CST



Vendor Name:	Frontera Materials, Inc.	Terra Firma Materials, LLC.
Street address:	P.O. Box 1449	9312 E. Curve Rd.
City, State:	Elsa, TX 78543	Edinburg, TX 78542
Phone:	(956) 316-8951	(956) 380-2897
Fax:		(956) 380-4085
Contact:	Brandon Henry	Nancy C. Davenport
Email:	Brandon.henry@fmitex.com	accounting@terrafirmamaterials.com

DESCRIPTION:		UOM in Cubic Yards	Estimated Qty.	Unit Price	Total Extended Price	Unit Price	Total Extended Price
1	Flexible Base Commercial Caliche	Ton	6,000	\$13.21	\$79,260.00	\$13.50	\$81,000.00
ADDENDUMS				None		None	
1st. Yr. Renewal				5.00%		8.00%	
2nd. Yr. Renewal				5.00%		8.00%	
Number of Hours/Days to Deliver Product				1 day		2 days	

Note: Frontera Materials noted "La Joya Plant" on the Pricing Schedule

Lowest Responsible, and Responsive Bidder: Frontera Materials, Inc.

BID NAME/NUMBER: 25-597-07-15 / Flexible Base Commercial Caliche

OPEN DATE: July 15, 2025 2:00 PM CST



Vendor Name:	Frontera Materials, Inc.	Terra Firma Materials, LLC.
Street address:	P.O. Box 1449	9312 E. Curve Rd.
City, State:	Elsa, TX 78543	Edinburg, TX 78542
Phone:	(956) 316-8951	(956) 380-2897
Fax:		(956) 380-4085
Contact:	Brandon Henry	Nancy C. Davenport
Email:	Brandon.henry@fmitex.com	accounting@terrafirmamaterials.com

DESCRIPTION of FORMS:				
	Solicitation Signed		Yes	Yes
	Terms & Conditions Included		Yes	Yes
	Non-Collusive		Yes	Yes
	Pricing Schedule		Yes	Yes
	Addenda(s)		None	None
	Gen. Business Questionare		Yes	Yes
	References		Yes	Yes
	CIQ			



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

AGENDA ITEM: Discussion and Possible Action on matters related to exercising the Second One-Year Renewal for RFB No. 24-581-07-17 Roadside Mowing and Litter Removal Services for the Public Works Department with Alvarado's Maintenance Services – Gonzalez

NATURE OF REQUEST:

Staff is seeking authorization to exercise the Second One-Year Renewal with Alvarado's Maintenance Services for RFB No. 24-581-07-17, Roadside Mowing and Litter Removal Services. This is the second and final one-year renewal option under the contract. The original agreement provides for a one-year base term with the option for two additional one-year renewals.

The renewal will extend the contract term from August 15, 2026, through August 14, 2027. The recommendation is based solely on estimated quantities, and services will be ordered on an as-needed basis. In accordance with the contract terms, pricing will not increase.

- Roadside Mowing: \$51.25 per acre
- Litter Removal: \$25.63 per acre
- Litter Removal (Spots): \$3.59 per acre

BUGETED: Yes **FUND:** General Fund - Streets **ACCT. #:** 01-440-94810

BUDGET: \$77,606 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$0

BID AMOUNT: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: Purchasing, Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7/AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES
_____ NAYS
_____ DISSENTING _____



Alvarado's Maintenance Services
1618 W. Bella Vista Ave.
Alton, TX 78573
alvaradoservices@outlook.com
956-478-1357

July 15, 2026

RE: RFB 24-581-07-17 – Roadside Mowing and Litter Removal Services.

Dear City of Mission,

I hope this message finds you well. I am writing to submit our renewal bid for the **second renewal term** of RFB 24-581-07-17 for Roadside Mowing and Litter Removal Services for the contract period of August 15, 2026, through August 14, 2027.

We are pleased to inform you that, **for this second renewal term, Alvarado's Maintenance Services will maintain the current contract pricing with no increase in service rates.** We remain committed to providing the City of Mission with the same dependable, high-quality roadside mowing and litter removal services while continuing to meet the standards and expectations established under the current agreement. We appreciate the opportunity to continue serving the City and look forward to another successful contract term.

Contract Pricing for the Second Renewal Term (No Rate Increase):

- **Roadside Mowing:** Unit price will remain \$51.25 per acre, based on 772.68 acres, total \$39,599.85.
- **Litter Removal:** Unit price will remain \$25.63 per acre, based on 772.68 acres, total \$19,803.79.
- **Litter Removal (Spots):** Unit price will remain \$3.59 per acre, based on 772.68 acres, total \$2,784.69.

Thank you for your continued trust and confidence in Alvarado's Maintenance Services. We value our partnership with the City of Mission and appreciate the opportunity to continue serving the community. We look forward to another successful year of providing reliable, professional, and high-quality services.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rolando Alvarado Jr.", is written over a light blue horizontal line.

Rolando Alvarado Jr.



24-581-07-17 / Roadside Mowing and Litter Removal
BID NAME/NUMBER: Services
OPEN DATE: July 17, 2024 2:00 PM CST

BIDDER:		Roadside Mowing (Full Width)				Litter Removal				Litter Removal (Spot)				Total Base Amount											
		Est. Qty	UOM	Unit Price	Extended Price	Est. Qty	UOM	Unit Price	Extended Price	Est. Qty	UOM	Unit Price	Extended Price												
Vendor Name:	TDL Properties, LLC.	772.68	Acre	\$85.00	\$65,677.80	772.68	Acre	\$41.75	\$32,259.39	772.68	Acre	\$1.75	\$1,352.19	\$99,289.38											
Street address:	120 W. Jonquil Ave.																								
City, State:	McAllen, TX 78501	Addendums?												Yes											
Phone:	(956) 451-2646																								
		1st Yr renewal Price				89.25				\$68,961.69				1st Yr renewal Price		43.84	\$33,872.36	1st Yr renewal Price		1.84	\$1,419.80	\$104,253.85			
		2nd Yr renewal Price				93.71				\$72,409.77				2nd Yr renewal Price		46.03	\$35,565.98	2nd Yr renewal Price		1.93	\$1,490.79	\$109,466.54			
Fax:														1st Renewal Option?		5.00%									
Contact:	Hector Ruben Lopez													2nd Renewal Option?		5.00%									
Email:	treysondelapment@yahoo.com																								
Vendor Name:	ProCusts Lawn & Landscapes	772.68	Acre	\$85.00	\$65,677.80	772.68	Acre	\$35.00	\$27,043.80	772.68	Acre	\$10.00	\$7,726.80	\$100,448.40											
Street address:	1807 W. 25 St.																								
City, State:	Mission, TX 78574	Addendums?												Yes											
Phone:	(956) 655-9770																								
		1st Yr renewal Price				85.00				\$65,677.80				1st Yr renewal Price		35.00	\$27,043.80	1st Yr renewal Price		10.00	\$7,726.80	\$100,448.40			
		2nd Yr renewal Price				85.00				\$65,677.80				2nd Yr renewal Price		35.00	\$27,043.80	2nd Yr renewal Price		10.00	\$7,726.80	\$100,448.40			
Fax:														1st Renewal Option?		0.00%									
Contact:	Jesus Raya													2nd Renewal Option?		0.00%									
Email:	Jessieraya@hotmail.com																								
Vendor Name:	Zac Tex Lawn Care	772.68	Acre	\$194.14	\$150,008.10	772.68	Acre	\$16.18	\$12,501.96	772.68	Acre	\$16.18	\$12,501.96	\$175,012.02											
Street address:	1911 Cir. Lane																								
City, State:	Mission, TX 78572	Addendums?												Yes											
Phone:	(956) 252-9952																								
		1st Yr renewal Price				194.14				\$150,008.10				1st Yr renewal Price		16.18	\$12,501.96	1st Yr renewal Price		16.18	\$12,501.96	\$175,012.02			
		2nd Yr renewal Price				203.85				\$157,508.50				2nd Yr renewal Price		16.99	\$13,127.06	2nd Yr renewal Price		16.99	\$13,127.06	\$183,762.62			
Fax:														1st Renewal Option?		0.00%									
Contact:	Susana Rios, Admin													2nd Renewal Option?		5.00%									
Email:	zactexlawn@gmail.com																								



24-581-07-17 / Roadside Mowing and Litter Removal
 BID NAME/NUMBER: Services

OPEN DATE: July 17, 2024 2:00 PM CST

BIDDER:		Roadside Mowing (Full Width)				Litter Removal				Litter Removal (Spot)				Total Base Amount	
Vendor Name:	G and V Precision Lawncare, LLC.	Bid Price	772.68	Acre	\$4,510.00	\$3,484,786.80	772.68	Acre	\$845.63	\$653,401.39	772.68	Acre	\$281.88	\$217,803.04	\$4,355,991.23
Street address:	1513 Lookout Dr.		Addendums?												
City, State:	Edinburg, TX 78541	1st Yr renewal Price		4,735.50	\$3,659,026.14	1st Yr renewal Price	887.91	\$686,071.46	1st Yr renewal Price	295.97	\$228,693.19	\$4,573,790.79			
Phone:	(956) 739-8075	2nd Yr renewal Price	4,972.28	\$3,841,977.45	2nd Yr renewal Price	932.31	\$720,375.03	2nd Yr renewal Price	310.77	\$240,127.85	\$4,802,480.33				
Fax:														1st Renewal Option?	5.00%
Contact:	Gabriel Carrales													2nd Renewal Option?	5.00%
Email:	deleongabriel11@yahoo.com														
Vendor Name:	Juno Ali in One, LLC.	Bid Price	772.68	Acre	\$75.00	\$57,951.00	772.68	Acre	\$35.00	\$27,043.80	772.68	Acre	\$3.50	\$2,704.38	\$87,699.18
Street address:	604 Hackberry Ave.		Addendums?												
City, State:	Mission, TX 78574	1st Yr renewal Price		78.75	\$60,848.55	1st Yr renewal Price	36.75	\$28,395.99	1st Yr renewal Price	3.68	\$2,839.60	\$92,084.14			
Phone:	(956) 822-1299	2nd Yr renewal Price	82.69	\$63,890.98	2nd Yr renewal Price	38.59	\$29,815.79	2nd Yr renewal Price	3.86	\$2,981.58	\$96,688.35				
Fax:														1st Renewal Option?	5.00%
Contact:	Judith Ponce													2nd Renewal Option?	5.00%
Email:	info@junoalinone.com														
Vendor Name:	J&R Multi-Services	Bid Price	772.68	Acre	\$88.00	\$67,995.84	772.68	Acre	\$35.00	\$27,043.80	772.68	Acre	\$50.00	\$38,634.00	\$133,673.64
Street address:	11504 N. Bryan Rd.		Addendums?												
City, State:	Mission, TX 78573	1st Yr renewal Price		92.40	\$71,395.63	1st Yr renewal Price	36.75	\$28,395.99	1st Yr renewal Price	52.50	\$40,565.70	\$140,357.32			
Phone:	(956) 400-5471	2nd Yr renewal Price	95.17	\$73,537.50	2nd Yr renewal Price	37.85	\$29,247.87	2nd Yr renewal Price	54.08	\$41,782.67	\$144,568.04				
Fax:														1st Renewal Option?	5.00%
Contact:	Rosalinda Quintero													2nd Renewal Option?	3.00%
Email:	multi_servicesar23@gmail.com														



24-581-07-17 / Roadside Mowing and Litter Removal

BID NAME/NUMBER: Services

OPEN DATE: July 17, 2024 2:00 PM CST

BIDDER:		Roadside Mowing (Full Width)				Litter Removal				Litter Removal (Spot)				Total Base Amount		
Vendor Name:	Gulf Coast Contractors, Inc.	Bid Price	772.68	Acre	\$85.00	\$65,677.80	772.68	Acre	\$49.25	\$38,054.49	772.68	Acre	\$1.00	\$772.68	\$104,504.97	
Street address:	25691 Altas Palmas Rd.		Addendums?													Yes
City, State:	Harlingen, TX 78552	1st Yr renewal Price 89.25 \$68,961.69				1st Yr renewal Price 51.71 \$39,957.21				1st Yr renewal Price 1.05 \$811.31				\$109,730.22		
Phone:	(956) 412-6384	2nd Yr renewal Price 93.71 \$72,409.77				2nd Yr renewal Price 54.30 \$41,955.08				2nd Yr renewal Price 1.10 \$851.88				\$115,216.73		
Fax:	(956) 412-6381													1st Renewal Option?	5.00%	
Contact:	Charles Crockett													2nd Renewal Option?	5.00%	
Email:	info@gulfcoastrgv.com															
Vendor Name:	Civil Service Consulting, LLC.	Bid Price	772.68	Acre	\$83,474.00	\$64,498,690.32	772.68	Acre	\$28,860.00	\$22,299,544.80	772.68	Acre	\$0.00	\$0.00	\$86,798,235.12	
Street address:	719 Wandering Way Dr.		Addendums?													Yes
City, State:	Allen, TX 75002	1st Yr renewal Price 85,143.48 \$65,788,664.13				1st Yr renewal Price 29,437.20 \$22,745,535.70				1st Yr renewal Price 0.00 \$0.00				\$88,534,199.82		
Phone:	(972) 843-1333	2nd Yr renewal Price 87,272.07 \$67,433,380.73				2nd Yr renewal Price 30,173.13 \$23,314,174.09				2nd Yr renewal Price 0.00 \$0.00				\$90,747,554.82		
Fax:														1st Renewal Option?	2.00%	
Contact:	Jimmy Non													2nd Renewal Option?	2.50%	
Email:	civilserviceconsulting@gmail.com															
Vendor Name:	Blue Dot Site & Utilities, LLC.	Bid Price	772.68	Acre	\$660.00	\$509,968.80	772.68	Acre	\$75.00	\$57,951.00	772.68	Acre	\$75.00	\$57,951.00	\$625,870.80	
Street address:	306 Zee Dr.		Addendums?													Yes
City, State:	San Juan, TX 78589	1st Yr renewal Price 679.80 \$525,267.86				1st Yr renewal Price 77.25 \$59,689.53				1st Yr renewal Price 77.25 \$59,689.53				\$644,646.92		
Phone:	(956) 616-8183	2nd Yr renewal Price 700.19 \$541,025.90				2nd Yr renewal Price 79.57 \$61,480.22				2nd Yr renewal Price 79.57 \$61,480.22				\$663,986.33		
Fax:														1st Renewal Option?	3.00%	
Contact:	Robert A. De Hoyos													2nd Renewal Option?	3.00%	
Email:	bluedotsite1@gmail.com															



24-581-07-17 / Roadside Mowing and Litter Removal
 BID NAME/NUMBER: Services

OPEN DATE: July 17, 2024 2:00 PM CST

BIDDER:		Roadside Mowing (Full Width)					Litter Removal				Litter Removal (Spot)				Total Base Amount	
Vendor Name:	Texas Machine Shop Pump Services	Bid Price	772.68	Acre	\$25.23	\$19,494.72	772.68	Acre	\$121.13	\$93,594.73	772.68	Acre	\$60.57	\$46,801.23	\$159,890.67	
Street address:	6709 N. Seminary		Addendums?													Yes
City, State:	Edinburg, TX 78541	1st Yr renewal Price		26.49	\$20,469.45	1st Yr renewal Price		127.19	\$98,274.46	1st Yr renewal Price		63.60	\$49,141.29	\$167,885.21		
Phone:	(956) 563-5440	2nd Yr renewal Price		27.82	\$21,492.92	2nd Yr renewal Price		133.55	\$103,188.19	2nd Yr renewal Price		66.78	\$51,598.35	\$176,279.47		
Fax:																
Contact:	Jaime Quintanilla													1st Renewal Option?	5.00%	
Email:	texasmachineshop@yahoo.com													2nd Renewal Option?	5.00%	
Vendor Name:	STX Hauling & Multi-Srvices	Bid Price	772.68	Acre	\$74.94	\$57,904.64	772.68	Acre	\$39.95	\$30,868.57	772.68	Acre	\$1.50	\$1,159.02	\$89,932.23	
Street address:	3310 Crimson Ave.		Addendums?													Yes
City, State:	Mission, TX 78572	1st Yr renewal Price		78.69	\$60,799.87	1st Yr renewal Price		41.95	\$32,411.99	1st Yr renewal Price		1.58	\$1,216.97	\$94,428.84		
Phone:	(956) 780-3842	2nd Yr renewal Price		82.62	\$63,839.86	2nd Yr renewal Price		44.04	\$34,032.59	2nd Yr renewal Price		1.65	\$1,277.82	\$99,150.28		
Fax:																
Contact:	Juan De La Garza													1st Renewal Option?	5.00%	
Email:	dighauling@icloud.com													2nd Renewal Option?	5.00%	



24-581-07-17 / Roadside Mowing and Litter Removal
 BID NAME/NUMBER: Services

OPEN DATE: July 17, 2024 2:00 PM CST

BIDDER:		Roadside Mowing (Full Width)				Litter Removal				Litter Removal (Spot)				Total Base Amount	
Vendor Name:	365 Builders LLC.	Bid Price	772.68	Acre	\$98.00	\$75,722.64	772.68	Acre	\$49.00	\$37,861.32	772.68	Acre	\$70.00	\$54,087.60	\$167,671.56
Street address:	2108 W. Griffin Parkway		Addendums?												
City, State:	Mission, TX 78572			1st Yr renewal Price 102.90 \$79,508.77				1st Yr renewal Price 51.45 \$39,754.39				1st Yr renewal Price 73.50 \$56,791.98			
Phone:	(956) 607-0470		2nd Yr renewal Price 108.05 \$83,484.21				2nd Yr renewal Price 54.02 \$41,742.11				2nd Yr renewal Price 77.18 \$59,631.58				\$184,857.89
Fax:															
Contact:	Jose Gilberto Maldonado										1st Renewal Option?				5.00%
Email:	365buildersllc@gmail.com										2nd Renewal Option?				5.00%
Vendor Name:	Alvarado's Maintenance Services	Bid Price	772.68	Acre	\$50.00	\$38,634.00	772.68	Acre	\$25.00	\$19,317.00	772.68	Acre	\$3.50	\$2,704.38	\$60,655.38
Street address:	1618 W. Bella Vista Ave.		Addendums?												
City, State:	Alton, TX 78573			1st Yr renewal Price 52.50 \$40,565.70				1st Yr renewal Price 26.25 \$20,282.85				1st Yr renewal Price 3.68 \$2,839.60			
Phone:	(956) 522-5152		2nd Yr renewal Price 55.13 \$42,593.99				2nd Yr renewal Price 27.56 \$21,296.99				2nd Yr renewal Price 3.86 \$2,981.58				\$66,872.56
Fax:															
Contact:	Rolando Alvarado Jr.										1st Renewal Option?				5.00%
Email:	alvaradoservices@outlook.com										2nd Renewal Option?				5.00%

Apparent Low Bidder: Alvarados' Maintenance Services

Note: **Shaded Areas** have been corrected mathematically. G&V Precision Lawn Care found unresponsive for failure to acknowledge Solicitation Handling Form and submit all required documents

BID NAME/NUMBER: 24-581-07-17 / Roadside Mowing and Litter Removal Services



OPEN DATE: July 17, 2024 2:00 PM CST

Vendor Name:	TDL Properties, LLC.	Procuts Lawn & Landscapes	Zac Tex Lawn Care	G & V Precision Lawn Care, LLC.	Juno All in One, LLC.
Street address:	120 W. Jonquil Ave.	1807 W. 25 St,	1911 Circ. Lane	1513 Lookout Dr.	604 Hackberry Ave.
City, State:	McAllen, TX 78501	Mission, TX 78572	Mission, TX 78572	Edinburg, TX 78541	Mission, TX 78574
Phone:	(956) 451-2646	(956) 655-9770	(956) 252-9952	(956) 739-8075	(956) 822-1299
Fax:					
Contact:	Hector Ruben Lopez	Jesus Raya	Susana Rios, Admin	Gabriel Carrales	Judith Ponce, CEO
Email:	treysondevelopment@yahoo.com	Jessieraya@hotmail.com	zactexlawncare@gmail.com	deleongabrel11@yahoo.com	info@junoallinone.com

DESCRIPTION of FORMS:						
	Solicitation Signed		Yes	Yes	Yes	Not Signed
	Terms & Conditions Included		Yes	Yes	Yes	Yes
	Sub-Contractor List		Yes	Yes	Yes	Yes
	Non-Collusive		Yes	Yes	Yes	Yes
	Pricing Schedule		Yes	Yes	Yes	Yes
	Addenda(s)		Yes	Yes	Yes	Yes
	Gen. Business Questionare		Yes	Yes	Yes	No
	References		Yes	Yes	No	No
	CIQ					
	Debarment					

A&R Multi-Services	Gulf Coast Contractors, Inc.	Civil Service Consulting, LLC.	Blue Dot Site & Utilities, LLC.	Texas Machine Shop Pumppt Services LLC.
11504 N. Bryan Rd.	25691 Altas Palmas Rd.	719 Wandering Way Dr.	306 Zee Dr.	6709 N. Seminary
Mission, TX 78573	Harlingen, TX 78552	Allen, TX 75002	San Juan, TX 78589	Mission, TX 78541
(956) 411-5471	(956) 412-6384	(972) 843-1333	(956) 616-8183	(956) 563-5440
	(956) 412-6381			
Rosalinda Quintero	Charls Crockett	Jimmy Non	Robert A. De Hoyos	Jaime Quintanilla
multi.servicesar23@gmail.com	info@gulfcoastrgv.com	civilserviceconsulting@gmail.com	bluedotsite1@gmail.com	texasmachineshop@yahoo.com
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes

STX Hauling & Multi-Services	365 Bulders LLC.	Alvarado's Maintenance Services
3310 Crimson Ave.	2108 W. Griffin Parkway	1618 W. Bella Vista Ave.
Mission, TX 78572	Missionn, TX 78572	Alton, TX 78573
(956) 780-3842	(956) 607-0470	(956) 522-5152
Juan De La Garza	Jose Gilberto Maldonado	Rolando Alvarado Jr.
dlghauling@icloud.com	365buildersllc@gmail.com	alvaradoservices@outlook.com
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
Yes	No	Yes



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

AGENDA ITEM: Discussion and possible action on matters related to Award of RFB No. 26-523-07-23 for Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant to C&C Waste Management dba CB3 Consultant – Gonzalez

NATURE OF REQUEST:

The City of Mission received and publicly opened three (3) responses for RFB No. 26-523-07-23, Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant.

After review of the submitted responses, staff recommends awarding the contract to C&C Waste Management dba CB3 Consultant, as the lowest responsive and responsible bidder meeting all specifications.

The recommendation is based on estimated quantities only. Services will be utilized and purchased on an as-needed basis throughout the contract term. The contract will consist of a one (1) year base term, with two (2) additional one-year renewal options, subject to mutual agreement and approval in accordance with the contract terms.

BUGETED: Yes **FUND:** Utility – SWTP **ACCT. #:** 02-413-94807

BUDGET: \$160,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$160,000

BUGETED: Yes **FUND:** Utility – NWTP **ACCT. #:** 02-430-94807

BUDGET: \$20,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$20,000

BUGETED: Yes **FUND:** Utility – WWTP **ACCT. #:** 02-414-94807

BUDGET: \$250,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$23,000

BUGETED: Yes **FUND:** Utility – Pre-Treatment **ACCT. #:** 02-415-94807

BUDGET: \$100,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$100,000

BID AMOUNT:

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance - Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7.AG*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

Item 22.

_____ AYES

_____ NAYS

_____ DISSENTING _____

BID NAME/NUMBER: 26-523-07-23 / Sludge Management Services

OPEN DATE: July, 29, 2026 2:00 PM CST



Vendor Name:	C&C Waste Management & Equipment dba CB3 Consultant	Denali Water Solutions, LLC.	Desarrollo del Rancho La Gloria, LP aka La Gloria Landfill
Street address:	5526 N. 10th Street	220 S. Commerce Ave.	23485 N. Moorefield Rd.
City, State:	McAllen, TX	Russellville, AR 72801	Edinburg, TX
Phone:	(956) 605-9966	4794980500	9565830022
Fax:		4792195023	
Contact:	Steven Cruz	Mason McNeill, CCO	Jon Deicla
Email:	CB3Consultant@gmail.com	halley.west@denaliwater.com	jlopez@republicservices.com

DESCRIPTION:	Estimated Qty.	UOM	Unit Price	Ext.	Unit Price	Ext.	Unit Price	Ext.
Waste and Water Treatment Plants (Land Applications)								
1 Transport & Disposal of Roll-off containers	659	Load	\$525.00	\$345,975.00	\$519.45	\$342,317.55	\$1,050.00	\$691,950.00
2 Roll-off container rental	659	Load	\$10.00	\$6,590.00	N/C	\$0.00	\$0.00	\$0.00
3 Liquid Disposal	400,000	Gallon	\$0.25	\$100,000.00	\$0.12	\$48,000.00	\$0.82	\$328,000.00
4 Vacuum Truck with Driver (6000 gallon)	150	Hour	\$150.00	\$22,500.00	N/C	\$0.00	\$155.00	\$23,250.00
North Water Plant (Land Application and/or Landfill)								
5 Transport & Disposal of Roll-off containers	80	Load	\$525.00	\$42,000.00	\$519.45	\$41,556.00	\$1,195.00	\$95,600.00
South Water Plant (Land Application and/or Landfill)								
6 Transport & Disposal of Roll-off containers	80	Load	\$525.00	\$42,000.00	\$519.45	\$41,556.00	\$1,195.00	\$95,600.00
Cost for Testing								
7 TCLP	1	Test	\$0.00	\$0.00	N/C	\$0.00	\$500.00	\$500.00
8 PCB Test (Quarterly)	4	Test	\$0.00	\$0.00	N/C	\$0.00	\$750.00	\$3,000.00
9 BLF (Metals & Nutrients)	1	Test	\$0.00	\$0.00	N/C	\$0.00	\$500.00	\$500.00
10 Class B Determination (fecal & sour) (Quarterly)	4	Test	\$0.00	\$0.00	N/C	\$0.00	\$750.00	\$3,000.00
Total Base Amount for Line Items 1-10				\$559,065.00		\$473,429.55		\$1,241,400.00
Alternate for Water Treatment Plant:								
11 Grit Removal from Waste Water	150	Load	\$525.00	\$78,750.00	\$1,341.00	\$201,150.00		No Bid
12 Testing for Grit Disposal	1	Each	\$1,500.00	\$1,500.00	N/C	\$0.00		No Bid
Alternate for Water Treatment Plant:				\$80,250.00		\$201,150.00		No Bid
Total Base Amount for Line Items 1-10 plus Alternate Items 11-12								
				\$639,315.00		\$674,579.55		\$1,241,400.00
1st Year Renewal Term Increase Odor Control			0% - 7%		2.50%		4.00%	
2nd Year Renewal Term Increase Odor Control			0% - 7%		2.50%		5.00%	
Addendums			Yes		Yes		Not Submitted	
Number of Days to Complete Project			30				30 Days	

Please Note: Desarrollo del Rancho La Gloria, LP aka La Gloria Landfill is found non-responsive, they failed to submit all required items.

Apparent lowest responsible bidder for Sludge Management Services: C&C Waste Management & Equipment dba CB3 Consultants

BID NAME/NUMBER: 26-523-07-23 / Sludge Management Services



OPEN DATE: July, 29, 2026 2:00 PM CST

Vendor Name:	C&C Waste Management & Equipment dba CB3 Consultant	Denali Water Solutions, LLC.	Desarrollo del Rancho La Gloria, LP aka La Gloria Landfill
Street address:	5526 N. 10th Street	220 S. Commerce Ave.	23485 N. Moorefield Rd.
City, State:	McAllen, TX	Russellville, AR 72801	Edinburg, TX
Phone:	(956) 605-9966	4794980500	9565830022
Fax:		4792195023	
Contact:	Steven Cruz	Mason McNeill, CCO	Jon Deicla
Email:		hailey.west@denaliwater.com	jlopez@republicservices.com

DESCRIPTION of FORMS:					
	Solicitation Signed		Yes	Yes	Yes
	Terms & Conditions Included		Yes	Yes	Yes
	Non-Collusive Bidding		Yes	Yes	Yes
	Contractor Site Visit Checklist		Yes	Yes	Yes
	S.B. 252 Certification		Yes	Yes	Yes
	Pricing Schedule		Yes	Yes	Yes
	Addenda(s)		Yes	Yes	<i>Not Submitted</i>
	Gen. Business Questionare		Yes	Yes	Yes
	References		Yes	Yes	No
	CIQ				



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

AGENDA ITEM: Discussion and possible action on matters related to the award of RFB 26-522-07-02 Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System to Blue Star Chemical Co. – Gonzalez

NATURE OF REQUEST:

The City of Mission received and opened five (5) bid responses for RFB 26-522-07-02 – Odor Control Chemical. Staff recommends awarding the contract to Blue Star Chemical Co., the lowest responsible bidder meeting all specifications.

The recommendation is based on estimated quantities only, and purchases will be made on an as-needed basis throughout the one-year base contract term. The contract will be for a period of one (1) year, with the option to renew for two (2) additional one-year terms.

BUGETED: Yes **FUND:** Utility – Water Distribution **ACCT. #:** 02-412-64220

BUDGET: \$121,999 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$53,298

BID AMOUNT: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7.AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

BID NAME/NUMBER: 26-522-07-22 / Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System

OPEN DATE: July, 28, 2026 2:00 PM CST



Vendor Name:	Blue Star Chemical Co. Inc.	Univar Solutions USA LLC.	BioSafe Systems	RedEye Chems, LLC.	Momar Inc.
Street address:	P.O. Box 3305	12720 E. US Hwy 92, Trl: 427	23 Meadow Street	9363 Industrial Dr.	1830 Ellsworth Industrial Drive, NW
City, State:	Edinburg, TX 78540	Dover, FL 33527	East Hartford, CT 06108	Navasota, TX 77868	Atlanta, GA 30318
Phone:	(956) 383-1071	(206) 653-5075	(888) 273-3088	(877) 479-5535	(800) 556-3987
Fax:			(8600) 610-0484		(800) 849-5684
Contact:	Gabriel Lozano III	Roise Holiday, Municipal Bid Specia	Robert J. Greene	Tiffany Hume-Moore	Shaunda Sostand, VP
Email:	Jinglebells383@hotmail.com	roise.holidayhenry@univarsolutions.com	Bgreene@BioSafeSystems.com	tiffany@redeyechem.com	shaunda.sostand@momar.com

DESCRIPTION:	UOM	Qty.	Unit Price	Ext.	Unit Price	Ext.	Unit Price	Ext.	Unit Price	Ext.	Unit Price	Ext.
1 Odor Control Liquid	Drums	45	\$384.45	\$17,300.25	\$676.34	\$30,435.30	\$699.05	\$31,457.25	\$318.00	\$14,310.00	\$1,490.00	\$67,050.00
2 Odor Control Solid	Cases	240	\$131.00	\$31,440.00		No Bid		No Bid		No Bid	\$175.00	\$42,000.00
1st Year Renewal Term Increase Odor Control			5.00%		10.00%		2.00%		5.00%		5.00%	
2nd Year Renewal Term Increase Odor Control			5.00%		10.00%		2.00%		8.00%		5.00%	
Addendums			Yes		Yes		Yes		Yes		Yes	
Number of Days to Deliver Odor Control (liquid)			4 Days		2-3 Days		12 Days		2 Days		5-7 Days	
Number of Days to Deliver Odor Control (solid)			4 Days		n/b		12 Days		n/b		5-7 Days	

Please Note:

Apparent lowest responsible bidder for Odor Control(Providing both products): Blue Star Chemical Co.

BID NAME/NUMBER: 26-522-07-22 / Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System



OPEN DATE: July, 28, 2026 2:00 PM CST

Vendor Name:	Blue Star Chemical Co. Inc.	Univar Solutions USA LLC.	BioSafe Systems	RedEye Chems, LLC.	Momar Inc.
Street address:	P.O. Box 3305	12720 E. US Hwy 92, Trl: 427	23 Meadow Street	9363 Industrial Dr.	1830 Ellsworth Industrial Drive,
City, State:	Edinburg, TX 78540	Dover, FL 33527	East Hartford, CT 06108	Navasota, TX 77868	Atlanta, GA 30318
Phone:	9563831071	2066535075	8882733088	8774795535	(800) 556-3987
Fax:			86006100484		(800) 849-5684
Contact:	Gabriel Lozano III	Roise Holiday, Municipal Bid Sp	Robert J. Greene	Tiffany Hume-Moore	Shaunda Sostand, VP
Email:	Jinglebells383@hotmail.com	roise.holidayhenry@univarsolutions.com	Bgreene@BioSafeSystems.com	tiffany@redeyechem.com	shaunda.sostand@momar.com

DESCRIPTION of FORMS:						
	Solicitation Signed		Yes	Yes	Yes	Yes
	Terms & Conditions Included		Yes	Yes	Yes	Yes
	Non-Collusive Bidding		Yes	Yes	Yes	Yes
	S.B. 252 Certification		Yes	Yes	Yes	Yes
	Pricing Schedule		Yes	Yes	Yes	Yes
	Addenda(s)		Yes	Yes	Yes	Yes
	Gen. Business Questionare		Yes	Yes	Yes	Yes
	References		Yes	Yes	Yes	Yes
	CIQ					



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Teclo J. Garcia, CEO, Mission EDC

AGENDA ITEM: Discussion and possible action on matters related to approval of Resolution #_____ approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – T. Garcia

NATURE OF REQUEST:

Lee McCormick, President of Community Development Associates, has facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Graphic Packaging International LLC, under the assistance of MEDC's Private Activity Bond program.

Attached is a staff report and the proposed resolution.

Mr. McCormick will be available to answer any questions City Council members may have.

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7. AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

CERTIFICATE FOR RESOLUTION

I, the undersigned, City Secretary of the City of Mission, Texas (the “Unit”), do hereby certify as follows:

1. The City Council of the Unit (the “Governing Body”) convened in regular session at its designated meeting place in Mission, Texas on August 11, 2026 (the “Meeting”), and the roll was called of the duly constituted members of the Governing Body, to-wit:

Norie Gonzalez Garza	Mayor
Ruben Plata	Mayor Pro Tem, Councilmember, Place 2
Jessica Ortega	Councilmember, Place 1
Marissa Ortega Gerlach	Councilmember, Place 3
Jose Alberto Vela	Councilmember, Place 4

All of such persons were present, except the following absentees: _____ thus constituting a quorum. Whereupon a written:

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF GRAPHIC PACKAGING INTERNATIONAL, LLC; AND MATTERS RELATED THERETO

(the “Resolution”) was duly moved and seconded and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by the following votes:

AYES: ____ NOES: ____ ABSTENTIONS: ____

2. A true, full and correct copy of the Resolution is attached to and follows this Certificate; the Resolution has been duly recorded in the minutes of the Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the minutes of the Meeting pertaining to the adoption of the Resolution; the persons named in the above and foregoing paragraph are the duly elected, qualified and acting members of the Governing Body; each of such members was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of such members consented, in advance, to the holding of the Meeting for such purpose; and the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

[Signature Page Follows]

SIGNED AND SEALED this 11th day of August, 2026.

By: _____
City Secretary, Mission, Texas

(SEAL)

RESOLUTION # _____

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF GRAPHIC PACKAGING INTERNATIONAL, LLC; AND MATTERS RELATED THERETO

WHEREAS, the Mission Economic Development Corporation (the “Issuer”) was created by the City Council (as herein defined) of the City of Mission, Texas (the “Unit”) pursuant to the provisions of the Development Corporation Act, Chapters 501-505, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, on July 23, 2026, the Issuer adopted a resolution in the form attached hereto as **Exhibit A** (as more particularly described in Section 1 hereof, the “Issuer Resolution”) among other things: (i) authorizing the issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed \$145,548,078 (the “Bonds”), pursuant to the terms and provisions of one or more indentures (whether one or more, the “Indentures”) and one or more loan agreements (whether one or more, the “Loan Agreements”); (ii) providing for the payment of the principal of and premium, if any, and interest on the Bonds with revenues derived from the loan of the proceeds of the sale of the Bonds to Graphic Packaging International, LLC, and/or its subsidiaries or affiliates (the “User”); (iii) approving the loan of the proceeds of the Bonds to the User pursuant to the Loan Agreements to be used to finance all or a portion of the costs of acquisition, construction, improving, and/or equipping of certain solid waste disposal facilities as described and defined in the Issuer Resolution (the “Project”), to pay capitalized interest, the costs of issuance of the Bonds and/or to fund any reserve funds with respect to the Bonds and for such other purposes as set forth in the Issuer Resolution; and (iv) authorizing certain other actions in connection with the foregoing; and

WHEREAS, Section 501.204 of the Act requires that the governing body of the Unit approve the Issuer Resolution no more than 60 days prior to the delivery of the Bonds; and

WHEREAS, the City Council of the Unit (the “City Council”) is the governing body of the Unit and deems it necessary and advisable that this Resolution be adopted; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), further requires that the plan of finance, including the Bonds and the Project, be approved (such approval, the “AER Approval”) by an “applicable elected representative” (the “AER”) of a governmental unit in which the Issuer is located, after a public hearing following reasonable public notice; and

WHEREAS, with respect to the Bonds, either the City Council or the Mayor of the Unit is an AER for the Unit; and

WHEREAS, a telephonic public hearing with respect to the plan of finance, the Bonds and the Project (the “Public Hearing”) has been held, and notice of such Public Hearing was posted no less than 7 days before the date of such Public Hearing, and all comments from interested persons were taken at such Public Hearing, all as shown in **Exhibit B** attached hereto; and

WHEREAS, the City Council desires to (i) approve the issuance of the Bonds by the Issuer as authorized pursuant to the Issuer Resolution and (ii) approve the plan of finance, including the Bonds and the Project, as required by Section 147(f) of the Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS THAT:

Section 1. The *Resolution Of Mission Economic Development Corporation Authorizing The Issuance Of One Or More Series Of Revenue Bonds and the Loan Of the Proceeds Thereof To Graphic Packaging International, LLC; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith* adopted by the Issuer on July 23, 2026 (referred to herein as the "Issuer Resolution"), a copy of which is attached hereto as **Exhibit A** and made a part hereof for all purposes, is hereby approved.

Section 2. The approval herein given is in accordance with the provisions of Section 501.204 of the Act, and is not to be construed as an undertaking by the Unit. The Bonds shall never constitute an indebtedness or pledge of the Unit or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Unit, or the State of Texas except those revenues assigned and pledged by the Issuer in the Indentures that will be executed and delivered in connection with the Bonds.

Section 3. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 4. The Public Hearing with respect to the plan of finance, the Bonds and the Project, the posting of notice of such Public Hearing on the Unit's public website and the certificate of the hearing officer regarding such Public Hearing, all as shown in **Exhibit B** attached hereto, are hereby approved and ratified.

For the purpose of satisfying the requirements of Section 147(f) of the Code, the plan of finance, including the issuance of the Bonds and the Project to be financed by the plan of finance and the Bonds, in one or more series over the next thirty-six months in the aggregate maximum stated principal amount of \$145,548,078, and the facilities to be financed by the plan of finance, including the facilities and operations located at 301 Sheehy Parkway, Waco, McLennan County, Texas 76712 (all as described in the notice of Public Hearing attached hereto as **Exhibit B**) are hereby approved. THE APPROVAL HEREIN GRANTED IS FOR PURPOSES OF SATISFYING THE REQUIREMENTS OF THE CODE, AND SHALL NOT BE CONSTRUED AS A REPRESENTATION, WARRANTY OR OTHER UNDERTAKING OF ANY KIND BY THE UNIT WITH RESPECT TO THE BONDS OR THE PROJECT. THE BONDS SHALL NOT CONSTITUTE OBLIGATIONS OF THE UNIT OR A PLEDGE OF ITS FAITH AND CREDIT, AND THE UNIT SHALL NOT BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON OR OTHERWISE INCUR ANY LIABILITY WITH RESPECT THERETO.

Section 5. This Resolution is expressly for the purpose of approving the issuance of the Bonds for the purposes described herein and in the Issuer Resolution, and approving the matters relating to the Bonds as provided herein and in the Issuer Resolution, and does not constitute an approval by the City Council or the Unit of any other matters relating to the User or its business operations.

Section 6. The Mayor of the Unit, the City Council, the City Secretary of the Unit and any other officers of the Unit are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

PASSED AND APPROVED this 11th day of August, 2026.

Exhibit A
Issuer Resolution
[Attached]

A-1

CERTIFICATE OF RESOLUTION

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF MISSION §

I, the undersigned officer of the Board of Directors of the Mission Economic Development Corporation (the “Issuer”) do hereby make and execute this Certificate for the benefit of all persons interested in the validity of all actions and proceedings of the Issuer. I do hereby certify as follows:

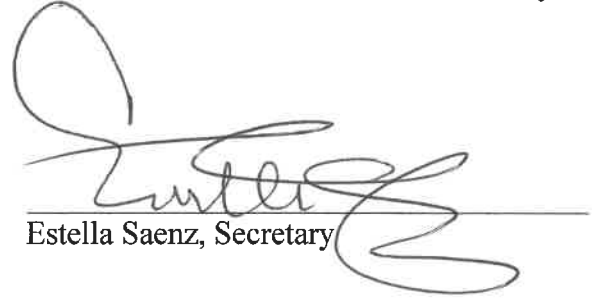
1. I am the duly chosen, qualified and acting officer of the Issuer for the office shown beneath my signature, and in such capacity I am familiar with the matters contained in this Certificate.

2. The Board of Directors of the Issuer (“Board of Directors”) convened its meeting on the 23rd day of July, 2026, and the roll was called of the duly constituted officers and members of the Board of Directors, and all were present except the following: President Richard Hernandez and Jose G. Vargas. Whereupon, among other business, the following was transacted at said meeting: a written RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF REVENUE BONDS AND THE LOAN OF THE PROCEEDS THEREOF TO GRAPHIC PACKAGING INTERNATIONAL, LLC; APPROVING DOCUMENTS RELATING THERETO; AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH (the “Resolution”) was introduced for the consideration of the Board of Directors. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by vote of 5 Ayes, 5 Noes, and 0 Abstentions.

3. The attached and following is a true, correct and complete copy of said Resolution; the original of said Resolution is on file in the official records of the Issuer; and said Resolution has not been amended and is in full force and effect.

4. The members of the Board of Directors were the duly qualified and acting members of the Board of Directors; and each member of the Board of Directors received notice of the meeting of the Issuer as prescribed in the Bylaws of the Issuer in accordance with the requirements of the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE ISSUER, this 23rd day of July, 2026.


Estella Saenz, Secretary



RESOLUTION NO. 2026-04

RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF REVENUE BONDS AND THE LOAN OF THE PROCEEDS THEREOF TO GRAPHIC PACKAGING INTERNATIONAL, LLC; APPROVING DOCUMENTS RELATING THERETO; AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Mission Economic Development Corporation (the “Issuer”) was created by the City Council of the City of Mission, Texas (the “Creating Unit”) pursuant to the provisions of the Development Corporation Act, Chapters 501-505, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, the Act authorizes and empowers the Issuer to issue bonds on behalf of the Creating Unit: (a) to finance a project (including land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements with respect to a project) found by the Board of Directors (the “Board”) of the Mission Economic Development Corporation (the “Issuer”) to be required or suitable for the development, retention or expansion of solid waste disposal facilities, or, in the alternative, to finance a project found by the Board of the Issuer to be required or suitable for the development, retention or expansion of solid waste disposal facilities and/or manufacturing and industrial facilities, (b) to finance a project that creates or retains primary jobs and that is found by the Board of the Issuer to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including solid waste disposal facilities, and (c) to pay all or part of the cost with respect to a “project” as defined in the Act, and to loan the proceeds of the bonds to others to finance all or part of the cost of a project; and

WHEREAS, the Issuer was created by a municipality wholly or partly located in a county that is bordered by the Rio Grande, has a population of at least 500,000 and has wholly or partly within its boundaries at least four municipalities that each have a population of at least 25,000; and

WHEREAS, the Issuer is a Type B corporation under Chapter 505, Texas Local Government Code, as amended, including for purposes of Section 505.005; and

WHEREAS, Graphic Packaging International, LLC, a Delaware limited liability company qualified to do business in Texas (the “Borrower”) has requested that the Issuer issue its revenue bonds in one or more series as hereinafter described, and loan the proceeds of the sale thereof to the Borrower (or any affiliates or subsidiaries of the Borrower), to be used to finance all or a portion of the costs of acquisition, construction, improving, and/or equipping of certain solid waste disposal facilities consisting of recycled paperboard manufacturing facilities as further described in the Prior Resolutions (defined below) and/or in the hereinafter defined Indentures and/or Loan Agreements relating to the hereinafter defined Bonds (such costs referred to herein as the “Project”), including reimbursing the Borrower for prior expenditures related to the Project, to pay capitalized interest, to pay the costs of issuance of such Bonds and/or to fund any reserve funds with respect to such Bonds; and

WHEREAS, the Issuer previously adopted certain resolutions with respect to the Project, captioned as a *Resolution Regarding Request Of Graphic Packaging International, LLC For The Issuance Of One Or More Series Of Revenue Bonds; Authorizing The Filing Of An Application For Allocation Of Volume Cap for Private Activity Bonds With The Texas Bond Review Board; Authorizing Public Hearings Regarding The Bonds; And Authorizing Other Action Related Thereto*, on November 29, 2023 and a *Resolution Regarding Request Of Graphic Packaging International, LLC For The Issuance Of One Or More Series Of Revenue Bonds; Authorizing The Filing Of An Application For Allocation Of Volume Cap for Private Activity Bonds With The Texas Bond Review Board; Authorizing Public Hearings Regarding The Bonds; And Authorizing Other Action Related Thereto*, on August 20, 2025 (collectively, the “Prior Resolutions”); and

WHEREAS, the governing body of the City of Waco, Texas (the “Requesting Unit”) has requested or is expected to request, prior to the issuance of the Bonds, the Issuer to exercise its powers to finance the Project, which will be located entirely within the corporate limits of the Requesting Unit;

WHEREAS, in order to provide funds for the Issuer to make the loan to the Borrower to be used to finance the Project and related costs described above, the Issuer now proposes to issue one or more series of its revenue bonds (collectively, the “Bonds”), in an aggregate principal amount not to exceed \$145,548,078 pursuant to and in accordance with this Resolution; and

WHEREAS, the Issuer does not support the Project with sales and use tax revenue collected under Chapters 504 or 505 of the Act; and

WHEREAS, pursuant to the Act, the Bonds shall never constitute an indebtedness or pledge of the Creating Unit or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Creating Unit, or the State of Texas except those revenues assigned and pledged by the Issuer in the indenture(s) that will be executed and delivered in connection with the Bonds; and

WHEREAS, the City Council of the Creating Unit proposes to adopt a written resolution for the purpose of approving this Resolution of the Issuer providing for the issuance of the Bonds as required by the Act and approving the Bonds and the Project as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the Board desires to approve the forms of one or more trust indentures, one or more loan agreements, one or more bond purchase agreements, and to authorize the officers of the Issuer executing such documents to negotiate the final terms of such documents and to execute and deliver such documents on behalf of and in the name of the Issuer; and

WHEREAS, the Board finds that the form and substance of the aforementioned documents are satisfactory and the recitals and findings contained therein are true, correct and complete, and the Board further finds that it is in the best interest of the public and the Issuer and assists in carrying out the public purpose of the Issuer and of the Act to authorize the execution and delivery of such documents and the issuance of the Bonds; and

WHEREAS, the Board finds that the Project (as defined herein) furthers the public purposes of the Act; and

WHEREAS, the Board further desires to approve the form of one or more official statements (which may alternatively be designated as offering memoranda, limited offering memoranda, private placement memoranda, or similar designation) to be distributed in connection with the offering and sale of the Bonds (whether one or more, the “Offering Documents”), and desires hereby to authorize the use of certain information to be set forth in such Offering Documents concerning the Issuer under the captions “The Issuer” and “Absence of Material Litigation—The Issuer” (or similar captions relating to the Issuer or litigation involving the Issuer) and to approve and authorize the distribution of such Offering Documents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MISSION ECONOMIC DEVELOPMENT CORPORATION THAT:

1. The Issuer hereby authorizes and approves the issuance of the Bonds in one or more series bearing interest at variable rates and/or fixed rates (as selected by the Borrower) and maturing not later than forty years from their date of issuance, in the aggregate principal amount not to exceed \$145,548,078. The Bonds are hereby authorized and approved to be issued for any or all of the purposes described herein, including the financing of the Project. The Bonds may be issued as tax-exempt bonds and/or taxable bonds, as selected by the Borrower, and may be issued at a price of par or priced with a premium or discount, as selected by the Borrower. The Bonds may be captioned or titled as the “Mission Economic Development Corporation Solid Waste Disposal Revenue Bonds (Graphic Packaging International, LLC Project)” or similar designation as approved by the Issuer and provided in the Indentures and with the appropriate series designation as provided in the Indentures. The Bonds will be issued in accordance with one or more trust indentures or similarly designated agreements (whether one or more, the “Indentures”) between the Issuer and the trustee named therein (the “Trustee”), the form, terms and provisions of such Indentures and the Bonds being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Indentures and the Bonds on behalf of the Issuer, and the Secretary and/or Assistant Secretary of the Issuer is hereby authorized to attest and affix the Issuer’s seal to the Indentures, if required, and to the Bonds, with such changes therein as the officers executing the same may approve, such approval to be conclusively evidenced by such execution thereof.

2. The Issuer hereby approves the loan of the proceeds of the sale of the Bonds by the Issuer to the Borrower to provide for the financing of the costs of the Project, which loan will be made pursuant to the terms and provisions of one or more loan agreements or

similarly designated agreements (whether one or more, the “Loan Agreements”) between the Issuer and the Borrower, the form, terms and provisions of such Loan Agreements being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver and the Secretary and/or Assistant Secretary of the Issuer is hereby authorized to attest and affix the Issuer seal to such Loan Agreements, if required, on behalf of the Issuer, with such changes therein as the officers executing the same may approve, such approval to be conclusively evidenced by such execution thereof. To the extent required or requested, any one or more promissory notes (whether one or more, the “Notes”) issued by the Borrower to the Issuer under any of the Loan Agreements are hereby approved and the aforementioned officers of the Issuer (or any of them) are hereby authorized to execute and assign any such Notes to the Trustee as security for the Bonds and the repayment by the Borrower of its obligations under the Loan Agreements.

3. The issuance, sale and delivery of the Bonds by the Issuer is hereby authorized and approved, and shall be effected in accordance with the terms and provisions of one or more bond purchase agreements or similarly designated agreements (whether one or more, the “Bond Purchase Agreements”), substantially in the form of the Bond Purchase Agreement by and among BofA Securities, Inc., on behalf of itself and as representative of any other underwriter(s) named therein (together, the “Underwriters”), the Issuer and the Borrower, the form, terms and provisions of such Bond Purchase Agreements being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Bond Purchase Agreements on behalf of the Issuer, with such changes therein as the officer executing the same may approve, such approval to be conclusively evidenced by such execution thereof.

4. The Board hereby authorizes and approves the content and use of the information concerning the Issuer in the Offering Documents, and authorizes the distribution of such Offering Documents; provided that, in adopting this Resolution, the Issuer hereby disclaims any responsibility for the Offering Documents except for the information described as having been provided by it in the last recital of this Resolution and expressly disclaims any responsibility for any other information included as part of the Offering Documents.

5. The issuance of the Bonds by the Issuer is subject to and conditioned upon the prior receipt by (or on behalf of) the Issuer of (i) the approving opinion of the Attorney General of the State of Texas and evidence of registration of the Bonds by the Comptroller of Public Accounts of the State of Texas; and (ii) the purchase price for the Bonds; and (iii) such opinions, evidences, certificates, instruments or other documents as shall be requested by Issuer’s Counsel and Bond Counsel, in order to enable such counsel to render their legal opinions in connection with the issuance of the Bonds.

6. The Board hereby appoints Hunton Andrews Kurth LLP as bond counsel (“Bond Counsel”) and Bracewell LLP as Issuer’s counsel (“Issuer’s Counsel”) in connection with the Bonds. The Board hereby authorizes Bond Counsel to submit to the Attorney General of Texas, for approval as required under Section 1202.003, Texas Government Code, a transcript of legal proceedings relating to the issuance, sale and

delivery of the Bonds. To the extent required by the Attorney General of Texas, Bond Counsel is authorized to make such changes to the text of this Resolution as may be required in connection with the issuance of the Bonds.

7. The officers, employees and agents of the Issuer, and each of them, shall be and each is expressly authorized, empowered and directed from time to time and at any time to do and perform all acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer all directions and notices, agreements, documents, certificates, financing statements, instruments and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Bonds to be issued hereunder, as well as the terms and provisions of the Indentures, the Loan Agreements and the Bond Purchase Agreements hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument or other paper.

8. The Board hereby finds that the expenditures with respect to the Project are required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including solid waste disposal facilities pursuant to Section 501.107 of the Act.

9. The Board hereby finds that the Project will contribute to the economic growth or stability of the Requesting Unit by (i) increasing or stabilizing employment opportunity; (ii) significantly increasing or stabilizing the property tax base; and (iii) promoting commerce within the Requesting Unit and the State of Texas.

10. To the extent required by the Code, the Board directs that an officer of the Issuer submit to the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, a statement containing the information required by Section 149(e) of the Code.

11. The actions of the Issuer and any hearing officer acting on behalf of the Issuer with regard to the required public hearing(s) relating to the Bonds as required under Section 147(f) of the Code, and the publication of notice of such public hearings are hereby authorized, ratified and approved.

12. The Board hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

13. This Resolution is expressly for the purpose of approving the issuance of the Bonds for the purposes described herein and approving the documents and matters relating to the Bonds as provided herein, and does not constitute an approval by the Board or the Issuer of any other matters relating to the Borrower or its business operations.

14. The recitals contained herein are true, correct and complete and are hereby adopted as findings of the Issuer. This Resolution shall take effect and be in full force and effect upon and after its passage.

Exhibit B

Certificate of Public Hearing Officer Regarding Public Hearing

[Attached.]

B-1

CERTIFICATE OF PUBLIC HEARING OFFICER
REGARDING PUBLIC HEARING (INTERNAL REVENUE CODE § 147(f))

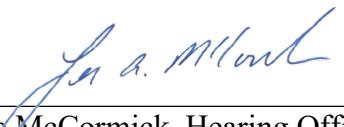
MISSION ECONOMIC DEVELOPMENT CORPORATION
SOLID WASTE DISPOSAL REVENUE BONDS
(GRAPHIC PACKAGING INTERNATIONAL, LLC PROJECT)
SERIES 2026A

I, the undersigned, do hereby make and execute this certificate for the benefit of all persons interested in the issuance of the above-referenced Bonds (the “Bonds”).

I hereby certify as follows:

1. I am the duly appointed hearing officer for the public hearing which was held in connection with the issuance of the Bonds at the time and place indicated in the Notice of Public Hearing included in **Exhibit A** attached hereto.
2. Notice of the public hearing was published no less than 7 days before the date of the public hearing in the City of Mission, Texas’s website, as evidenced by the Affidavit of Posting of Notice of Public Hearing attached hereto as **Exhibit A**.
3. All persons appearing at the public hearing were given an opportunity to comment on the proposed issuance of the Bond and the project to be financed with proceeds of the Bonds. No such persons appeared or made comments except as is set forth on **Exhibit B** attached hereto.
4. After giving all interested persons an opportunity to appear and comment, the public hearing was declared closed.

WITNESS MY HAND this 29th day of July, 2026.



Lee McCormick, Hearing Officer

Exhibit A - Affidavit of Posting of the Notice of Public Hearing

Exhibit B - Names and Comments of Persons Attending Public Hearing

EXHIBIT B**NAMES AND COMMENTS OF PERSONS ATTENDING PUBLIC HEARING****NONE**Name of AttendeeComment

1.

2.

3.

EXHIBIT A

AFFIDAVIT OF POSTING OF THE NOTICE OF PUBLIC HEARING

[ATTACHED]

AFFIDAVIT OF POSTING

THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed below, who, having been duly sworn, upon oath said:

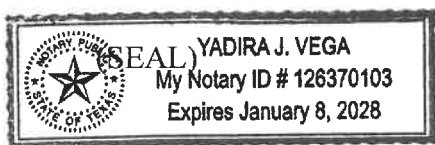
1. That this affiant is a duly authorized officer or employee of the Mission Economic Development Corporation, a Texas non-stock, nonprofit corporation (the "Issuer"), which is a public instrumentality of the City of Mission, Texas (the "City").

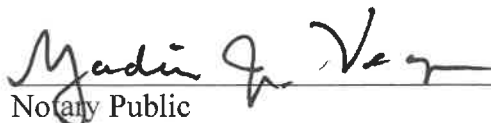
2. That attached hereto is a true, full, and correct copy of the "NOTICE OF PUBLIC HEARING" which was posted on the City's website, in the area of the City's website where notices of the City's and the Issuer's public meetings are posted, on July 21, 2026, and continuously thereafter until July 29, 2026 at 11:30 a.m.



Authorized Officer or Employee

SUBSCRIBED AND SWORN TO BEFORE ME on the 30th day of July, 2026.





Notary Public



YOUR GOVERNMENT

COMMUNITY

[Agendas & Minutes](#)

[2026-2027 Budget](#)

[Online Payments](#)

[Job Opportunities](#)

City of Mission Quadrant Map for Water Conservation Restrictions

- [Quadrant Map to City of Mission Stage 2 Water Conservation](#)

Notices

- [Notice of Public Hearing - Graphic Packaging International, LLC - July 29, 2026.docx](#)
- [Aviso de Propuesta-Plan de Accion Anual FY 26 y 27 \(Fecha de Audiencia Reprogramada 1 d](#)
- [Aviso Publico Audiencia Publica - Modificaciones al Plan De Participacion Ciudadana \(Fecha d](#)
- [Public Notice Public Hearing-Proposed Annual Action Plan FY 26 and 27 \(Hearing Date Resc](#)
- [Public Notice Public Hearing-Citizen Participation Plan Amendments \(Hearing Date Reschedu](#)
- [Notice of Public Hearing - Natgasoline Project.pdf](#)

NOTICE OF PUBLIC HEARING**MISSION ECONOMIC DEVELOPMENT CORPORATION SOLID WASTE DISPOSAL
REVENUE BONDS (GRAPHIC PACKAGING INTERNATIONAL, LLC PROJECT)
SERIES 2026A**

Notice is hereby given of a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") to be held on behalf of Mission Economic Development Corporation (the "Issuer") on July 29, 2026 at 11:30 a.m. Central Standard Time, at the below toll-free teleconference number, with respect to the captioned Bonds (the "Bonds") to be issued as exempt facility bonds under Section 142 of the Code in one or more series in an aggregate principal amount not to exceed \$145,548,078 by the Issuer. The proceeds of the Bonds will be used pursuant to a plan of financing that may involve one or more bond issues and the proceeds of the Bonds will be loaned to Graphic Packaging International, LLC, a Delaware limited liability company or an affiliate thereof or a related person thereto (the "Borrower"), for the following purposes (collectively, the "Project"):

(A) financing and refinancing the costs of the development, construction, improvement, equipping and installation of certain solid waste disposal facilities and/or recycling facilities, including, but not limited to a facility that will be used to recycle old corrugated containers, post-consumer waste, box and manufacturing clippings and office waste materials into packaging cartons for food, beverage, foodservice, and other consumer products, along with other assets and equipment related thereto, including the purchase of land, the reimbursement of the Borrower for costs incurred with respect to the Project and the payment of interest on the Bonds at the following locations:

- 1) 301 Sheehy Parkway, Waco, McLennan County, Texas 76712

The Project will be owned and operated by the Borrower. The Bonds are not payable out of taxes and are secured by and payable solely from funds provided by the Borrower.

The public hearing will be conducted in a manner that provides a reasonable opportunity for interested individuals with differing views on both the issuance of the Bonds and the financing of the Project to be heard and to present their oral and written comments, and will be conducted by Lee McCormick, or his designee (the "Hearing Officer"). Pursuant to IRS Revenue Procedure 2022-20, the public hearing will be available to the public via a telephonic hearing at the following toll-free telephone number:

Telephonic Hearing Dial-in Number: (877) 853-5257

Meeting ID: 997 8305 7023 Passcode: 533081

Questions or requests for additional information may be directed to the Hearing Officer (telephone: (214) 256-3121; email: lmccormick@cdafinance.com). Any interested persons unable to attend the telephonic public hearing may submit their views in writing to the Hearing Officer at Community Development Associates, LLC, 6988 Lebanon Rd., Ste. 103, Frisco, Texas 75034 or by emailing the address set forth above prior to the date scheduled for the hearing.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Discussion and possible action on matters related to the acceptance of a grant award from the Best Friends Animals Society in the amount of \$36,000 with no match requirement and respect to a budget amendment - Elizalde

NATURE OF REQUEST:

On July 29, 2026, the Mission Health Department- Animal Control Unit received notice of grant award from Best Friends Animals Society in the amount of \$36,000. The project will allow for transporting efforts of animals in care, adoption programs, dog behavior and enrichment program, and community cat programming such as spay/neuter. The program allows an additional \$3,000 in grant funding if the project goals are accomplished by maintaining a save rate of 90% or higher for three consecutive months during the term of the program. The program does not have a match requirement.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

BEST FRIENDS ANIMAL SOCIETY GRANT AGREEMENT

BACKGROUND

Best Friends Animals Society (“Best Friends”) is a 501(c)(3) nonprofit corporation based in Kanab, Utah, whose mission is No More Homeless Pets®. Best Friends feels privileged to help save lives by working with organizations and agencies by providing funding for specific grants and/or needs in its commitment to No Kill 2025.

Recipient is a 501(c)(3) nonprofit animal welfare charity or a municipal shelter which has submitted a grant request to Best Friends requesting to be awarded a grant pursuant to the below terms (the “Grant”). The Grant funds shall be disbursed upon receipt of the signed agreement and copy of the Recipient’s [IRS FORM W9](#).

This grant agreement (“Agreement”) will govern the terms of the Grant. Each party shall be referred to herein individually as a “Party,” and collectively as the “Parties.” The Parties hereby agree to the following terms and conditions as of the date on which it is fully executed by both Parties (the “Effective Date”).

AGREEMENT

Grant Agreement Reference:

Recipient Business Name: City of Mission Animal Shelter
 Recipient Contact Name: Michael Elizalde
 EIN: 74-6001738
 Grant Name: Mission 90-Day Shelter Programming Grant
 Amount: \$36,000
 Best Friends’ Representative: Jasmine O’Keefe

Section 1. Use of Grant Fund.

Grant Proposal and Use of Funds

The purpose of the funding is to provide City of Mission Animal Shelter with \$36,000 for the implementation and utilization of lifesaving programming that results in increased live outcomes for cats and dogs.

Performance and Sustainability Goals

- Sustain consistent adoption and Community Cat Programming through standardized workflows, assigned program ownership, and routine program evaluation.
- Review and strengthen the shelter's transport program, completing at least one transport by Month 2 and at least two transports during the 90-day grant period.
- Utilize pathway planning and routine data reviews to increase placement opportunities, reduce feline intake, and decrease length of stay.
- Demonstrate continuous improvement through regular evaluation of adoption, transport, and Community Cat Program performance metrics.
- Achieve and maintain a minimum **90% save rate for at least two consecutive months.**

The funding of periodic payments as set forth in the Agreement can be paused or stopped if City of Mission Animal Control does not meet monthly milestones.

Best Friends will provide Recipient with a bonus of \$3,000 in unrestricted grant funding if the Recipient achieves and maintains a save rate of 90% or higher for three consecutive months during the term of this agreement.

First 30 Days (Month 1)

Focus: Assessment, Training, and Foundation Building

Adoption Programming

- Identify staff responsible for adoption coordination and adopter communication.
- Complete Best Friends adoption training for appropriate staff.
- Evaluate current adoption policies, workflows, customer service practices, and adoption data to identify barriers to placement.
- Implement **at least one immediate improvement** to streamline the adoption process and improve the adopter experience.

Community Cat Programming

- Identify staff responsible for coordinating the Community Cat Program.
- Complete Best Friends Community Cat Program training for appropriate staff.
- Review current community cat workflows and identify opportunities to increase the number of cats sterilized and returned.
- Order grant-funded supplies and implement at least one improvement to strengthen program operations.

Dog Behavior & Enrichment Programming

- Identify staff responsible for coordinating dog behavior, enrichment, and playgroups.
- Recruit volunteers or community partners to assist with constructing the grant-funded play yard(s).
- Purchase grant-funded playgroup materials and enrichment supplies.
- Develop and implement a daily in-kennel enrichment schedule for all eligible dogs.
- Establish a timeline for play yard completion and program launch.

Transport Programming

- Identify staff responsible for transport coordination and partner communication.
- Review the current transport program, including receiving partners, medical preparation, health certificate processes, scheduling, and transport workflows.
- Identify barriers limiting transport capacity and develop an action plan to strengthen and expand transport opportunities.

Days 31–60 (Month 2)

Focus: Program Implementation

Adoption Programming

- Implement standardized adoption counseling and customer service practices.
- Standardize the adoption workflow to provide a consistent adopter experience.
- Integrate adoption into pathway planning and daily animal reviews.
- Begin routinely tracking adoption metrics to measure progress and reduce length of stay.

Community Cat Programming

- Implement standardized Community Cat Program workflows for TNVR and return-to-field.
- Begin utilizing grant funding for community cat surgeries and program supplies.

- Review program data and adjust operations to increase lifesaving outcomes.
- Develop draft Standard Operating Procedures (SOPs) for the Community Cat Program.

Dog Behavior & Enrichment Programming

- Complete Best Friends dog behavior, playgroup, and enrichment training for appropriate staff.
- Launch structured dog playgroups utilizing the new play yard(s).
- Conduct **at least one structured playgroup each day** for appropriate dogs.
- Integrate playgroups and enrichment into pathway planning and daily animal rounds.
- Begin tracking participation and behavioral progress.

Transport Programming

- Complete at least **one transport** utilizing grant-funded health certificates and transport assistance.

Days 61–90 (Month 3)

Focus: Standardization and Sustainability

Adoption Programming

- Develop and implement Adoption Program Standard Operating Procedures (SOPs).
- Assign long-term responsibility for adoption program oversight.
- Establish routine reviews of adoption metrics and continuous improvement strategies.

Community Cat Programming

- Finalize Community Cat Program SOPs.
- Establish a long-term sustainability plan, including staff responsibilities, supply management, and ongoing program evaluation.
- Review program data to identify successes, barriers, and opportunities for continued improvement.

Dog Behavior & Enrichment Programming

- Develop and implement Standard Operating Procedures (SOPs) for dog playgroups and in-kennel enrichment.
- Assign long-term responsibility for oversight of the behavior and enrichment program.
- Establish routine review of playgroup participation and enrichment activities to ensure consistency and long-term sustainability.

Transport Programming

- Develop and implement Transport Program Standard Operating Procedures (SOPs).
- Assign long-term responsibility for transport coordination and partner management.
- Establish routine reviews of transport performance and strategies to sustain and expand transport partnerships.

The “Term” of this Agreement, unless terminated pursuant to the language below will be from 8/1/2026 through 10/31/2026.

Grants will be provided in quarterly installments with Best Friends’ obligation to disburse initial funds conditional upon receipt of Recipient’s completed IRS Form W-9. All subsequent funding installments after initial grant installment will be contingent upon Project progression and completion of expected goals and reporting listed in the Agreement.

“Grant Installments” are set forth below:

Payment #1: Within thirty (30) days upon receipt by BFAS of the executed Agreement and IRS Form W9. - \$18,000.00

Payment #2: 9/30/2026 - \$18,000.00

Best Friends shall make payments to Recipient in accordance with the payment schedule set forth above, provided that Recipient meets the Goals for each quarter/time period. Recipient acknowledges and agrees that timely achievement of the Goals is a material term of this Agreement.

In the event that Recipient fails to meet any Goal by the date specified, or fails to provide information to Best Friends to support that it has met any Goal, Best Friends shall have the right, in its sole and absolute discretion, to suspend any and all payments to Recipient that would otherwise be due under this Agreement (“Payment Suspension”) Best Friends may, but is not required, to provide written notice to Recipient of any Payment Suspension. The Payment Suspension shall remain in effect until, at Best Friends sole discretion, Recipient remedies the failure and achieves any previously unmet Goal to Best Friends’ satisfaction. Following any Payment Suspension, Best Friends shall have the sole and absolute discretion to determine whether (a) any Grant Installment payments suspended during the Payment Suspension period shall be paid to Recipient at a later date upon satisfaction of the relevant Goal/s; or (b) any payments suspended during the Payment Suspension Period shall be permanently withheld and not paid to Recipient at any time (“Skipped Payments”). Best Friends determination regarding any Payment Suspension shall be final and binding. Recipient expressly waives any right to challenge Best Friends’ determination as to whether any suspended payments will be made at a later date or be treated as a Skipped Payment. At Recipient’s written request, Best Friends will notify Recipient within a commercially reasonable time as to Best Friends’ decision regarding any Payment Suspension and the determination on the treatment of any suspended payments.

Section 2. Recipient Requirements

- A. Recipient agrees to provide monthly impact reports through the Term of the Agreement, and payment installments for the Grant will be contingent upon receipt of impact reports and overall progress to goal, as previously defined by Project benchmarks. Recipient agrees to submit impact reports provided by Best Friends outlining the use of the Grant funds until all funds have been spent. These grant reports must include *Details on grant outcomes, Shelter statistics impacted by the grant, The number of cats and/or dogs positively impacted & examples of successes.*
- B. With each impact report Recipient will provide any relevant success stories of animals helped through the program, or descriptions of how the Grant has impacted the target community.
- C. Recipient agrees to provide a final grant report upon completion of the Term of this Agreement. With the final grant report, Recipient will provide any relevant success stories of animals helped through the program, or descriptions of how the Grant has impacted the target community.
- D. Recipient is registered or will become registered with SHELTER PET DATA ALLIANCE (SPDA) website and submit MONTHLY DATA REPORTING INTO SPDA by the 15th of each month through the Term of this Agreement.
- E. Recipient is a member or will become a member of the Best Friends Network and will maintain such membership through the Term of this Agreement.
- F. Recipient acknowledges and agrees that Recipient is solely responsible for determining which, if any, animals it will or may transfer into its care. Recipient is solely responsible for requesting and reviewing any information about all animal/s, including but not limited to medical history and behavior history, that the transferring organization or entity may or may not have.

- G. Recipient represents that it is Recipient's good faith belief that by taking in the animals from the transferring organization or entity, Recipient does not believe it is jeopardizing live outcomes for animals currently in Recipient's custody or who are in-need in Recipient's community.
- H. Recipient represents that to the best of Recipient's knowledge, Recipient has the capacity and is committed to providing any animals currently or to be transferred to its custody and control with appropriate care, including medical and behavioral support if needed.

Section 3. Grant Branding Terms and Promotion

Recipient shall cooperate with Best Friends regarding the promotion of the Grant and the Project. Both Parties may issue reports or statements to its members, the media, and the public about the Grant and the Project. This includes, but is not limited to websites, newsletters, press releases, magazine articles, blogs, and podcasts. Recipient shall reasonably cooperate with Best Friends staff, volunteer team leaders, and news or magazine writers in the production of such news content. Recipient agrees to cooperate with Best Friends and facilitate promotion of the Grant and the Project through the Best Friends website, newsletters, electronic news distributions, press releases, and other media outlets.

Section 4. Photo, Video, Digital and Audio Release

Recipient grants to Best Friends permission and rights to photograph, video, and audio record any of Recipient's programs or events for the duration of the Grant. Recipient grants Best Friends the right to indefinitely use such photographs, videos or digital images and voices. This release covers all photos, videos, and audio recordings made by Best Friends or its employees, contractors, or agents. Recipient understands and agrees that these photographs, videos, or digital images and recordings may be used by Best Friends in its sole discretion including for identification purposes, to promote or report about Best Friends events, activities, and mission; to raise donations, or for other purposes. This includes, but is not limited to, any royalties, proceeds, or other benefits derived from such images or recordings. This release remains in effect even after the end of this Agreement.

Recipient further agrees not to make any claim against Best Friends or its employees, contractors, or agents for the use of these photographs, videos or digital image or voice recordings. Recipient understands this Agreement releases and forever discharges Best Friends from any liability to Recipient, its successors, and assigns with respect to personal injury, property damage or other loss or damages that may result as a result from the making and use of photographs, videos or digital image or voice recordings.

Section 5. Non-Disparagement

During the Term of this Agreement, and for two (2) years after this Agreement's termination, Recipient agrees to take reasonable commercial measures to ensure that its representatives and Recipient's official media outlets do not make statements, including but not limited to social media posts, regarding the activities covered by this Agreement that are intended to or likely to bring Best Friends into disrepute.

Standard Terms

Section 6. Grant Recipient Representations and Warranties

Recipient represents and warrants as follows during the Term of this Agreement:

- A. Recipient is a qualified 501(c)(3) entity or government organization.
- B. Recipient acknowledges that its animal welfare activities may be governed by a variety of federal, state, and local laws. Recipient hereby warrants that it shall use its best efforts to comply with all applicable laws and shall not knowingly violate same.
- C. Recipient agrees that all decisions relating to policies, procedures, the intake, care and disposition of any and all animals in Recipient's custody or control have been and remain the sole responsibility of Recipient.
- D. There are no claims, investigations, or proceedings in progress, pending or threatened against Recipient which, if determined adversely, would have a material effect on Recipient's ability to fulfill its obligations pursuant to this Agreement and there are no claims, investigations, or proceedings in progress, pending or threatened against Recipient which involve animal neglect or abuse.
- E. The individual signing this Agreement on behalf of Recipient is legally competent to enter into this Agreement duly authorized to do so by the Recipient.

Section 7. Grant Restrictions

In addition to abiding by the requirement that the Grant funds be used in furtherance of the program described in Recipient's grant application, Recipient specifically agrees that no portion of the Grant funds will be used for any of the following: (i) to lobby or otherwise attempt to influence legislation; (ii) to influence outcome of any specific public election or participate or intervene in any political campaign on behalf of any candidate for public office or conduct, directly or indirectly; (iii) to support or oppose any elected official or candidate for public office or on any particular issue.

Section 8. Termination

Recipient may terminate this Agreement upon providing ten (10) business days written notice to Best Friends in the event of the following events of default:

- (i) By its actions or statements, Best Friends materially harms Recipient as determined by Recipient in its reasonable judgment;
- (ii) Best Friends files for bankruptcy, sells, assigns, or transfers the majority of its assets to another entity, or ceases to operate as a nonprofit corporation.

Best Friends may terminate this Agreement upon providing ten (10) business days written notice to the Recipient in the event of the following events of default:

- (i) By its actions or statements, Recipient materially harms Best Friends as determined by Best Friends in its reasonable judgment;
- (ii) Recipient files for bankruptcy, sells, assigns, or transfers the majority of its assets to another entity, or ceases to operate as a nonprofit corporation (if a nonprofit corporation); or
- (iii) Recipient fails to perform its commitments as set out in this Agreement, including, in the reasonable judgment of Best Friends, failing to carry out the Project with reasonable diligence to meet the goal of saving as many animal lives as possible or has not worked in good faith with professionalism to achieve the mutually agreed upon Goals.

In the event Best Friends terminates this Agreement pursuant to this section, Best Friends has no obligation to pay Recipient any grant payment not yet due at the time of the notice of such termination.

Section 9. Intellectual Property License

For the Term of this Agreement, Recipient grants Best Friends a non-exclusive, royalty free license to use Agency's name and/or logo to promote Agency's lifesaving activities associated with the Grant and the Project. Other than the foregoing, neither Party may use the other Party's logos, trademarks, or other intellectual property without express written permission of the other Party.

Section 10. Release

To the full extent permitted by law, the Recipient, their directors, officers, employees, representatives, agents, successors, and assigns, agree never to bring a claim or suit against Best Friends relating to the Grant and the Project. The Recipient agrees Best Friends and its directors, officers, employees, representatives, agents, contractors, successors and assigns ("Releasees") are not responsible for any of the decisions, plans, guidelines, work, or activities related to or arising from the Grant and the Project. The Recipient releases Best Friends and its directors, founders, employees, officers, agents, representatives, contractors, volunteers, successors and assigns from all liability arising from any work or activities related to the Grant and the Project. The Recipient understands this Agreement discharges Releasees from any liability to the Recipients with respect to bodily injury, personal injury, illness, death, property damage or other loss of any kind or nature whatsoever, direct, or indirect, known or unknown, that may result as a result of the Recipient's work, participation and activities related to this Grant and the Project.

Section 11. Indemnity Agreement

To the full extent permitted by law, the Recipient and their directors, officers, agents, employees, representatives, successors and assigns, agree to indemnify and hold Releasees harmless for all bodily injury, personal injury, illness, death, property damage or other losses of any kind or nature whatsoever, direct or indirect, known or unknown, including attorney's fees and costs of litigation that result to anyone else or any other entity because of Recipient's actions or omissions related to the Grant and the Project or any breach by Recipient of this Agreement. This includes lone acts or omissions by the Recipient as well as the combined acts of the Recipient with others.

Section 12. Proprietary Information

Recipient acknowledges and agree that the following constitute "Proprietary Information": any secret or proprietary information relating directly to Best Friends business, including, but not limited to, the Best Friends Network and donation process, services, members, donor and volunteer lists, business policies, employment records and policies, operational methods, marketing plans and strategies, business development plans, new personnel acquisition plans, technical processes, designs and design projects, inventions and research programs, trade know-how, trade secrets, specific software, algorithms, computer processing systems, object and source codes, user manuals, systems documentation, and other business and financial affairs of Best Friends. It is not anticipated that Recipient will have access to Best Friends proprietary information as a result of this Agreement. Nonetheless, Recipient acknowledges and agrees that in the event Recipient learns of or comes into possession of any Best Friends proprietary information, Recipient will notify Best Friends and return said information. Recipient agrees that they will not use, supply or disclose any Proprietary Information it happens to learn of to any third party.

Section 13. No Third-Party Beneficiaries

Nothing in this Agreement shall be construed to give any person or entity other than the Parties and Releasees to this Agreement any legal or equitable claim, right or remedy; rather, this Agreement is intended to be for the sole and exclusive benefit of the Parties and Releasees hereto.

Section 14. No Waiver

The failure of either Party to enforce at any time any of the provisions of this Agreement, including but not limited to Best Friends' failure to suspend any payments due, or to require at any time performance by the other Party of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of either Party thereafter to enforce each and every provision. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach.

Section 15. Survival of Terms

The intellectual property rights, including the rights to use photos, digital, audio and video materials, agreed to in this agreement are perpetual. The releases are perpetual. The agreement to maintain Proprietary Information confidential is perpetual. The Non-Disparagement clause survives for two (2) years following the termination of this Agreement.

Section 16. Other Terms

The provisions in this Agreement bind the successors and assigns of Recipient. Each term of this Agreement is material. Recipient agrees that in the event that any part, term, clause or provision of this Agreement shall be held to be invalid by any court of competent jurisdiction, the invalidity of such part, term, clause or provision shall not otherwise affect the remaining provisions of this Agreement. This is the entire agreement between the Parties and supersedes any other verbal or written statements, representations, or promises.

This Agreement shall not be construed to constitute any form of partnership, agency, or joint venture between Best Friends and Recipient. Neither Party is responsible in any way for the debts of the other or any other party, or any breach of any law, rule, regulation, complaint, grievance, custom, or guideline of the other. Neither Party has authority to bind the other to any contractual or other agreements and in no event shall either Party represent or hold itself out as acting on behalf of the other Party hereto.

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah. Any disputes arising out of or related to this Agreement will be resolved in a Utah State Court of competent jurisdiction in Kane County, Utah.

By signing below, Recipient and Best Friends acknowledge and agree to the terms of this Agreement. If signing electronically, the Parties acknowledge that they have read this Agreement and indicate their intent to electronically sign and be bound by the terms and conditions therein. They agree that their electronic signatures are intended to authenticate this writing and to have the same force and effect as a manual signature for purposes of validity, enforceability, and admissibility.

Michael Elizalde

Signature:

Printed Name: Michael Elizalde

Title:

Date:

Best Friends Animal Society

Signature:

Printed Name:

Title:

Date:



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Discussion and possible action on matters related to the acceptance of a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the Governor in the amount of \$35,000 with no match requirement and respect to a budget amendment - Elizalde

NATURE OF REQUEST:

The Mission Police Department is seeking authorization to accept a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the Governor. Grant funding will be used to purchase four (4) LPR camera kits. Each kit includes two (2) license plate recognition cameras designed to maximize plate captures from a single patrol unit. The equipment will be installed in four (4) vehicles assigned to the department's Interdiction/K-9 unit. The total award is in the amount of \$35,000 and does not have a match requirement.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	5396701	Award Amount:	\$35,000.00
Date Awarded:	7/21/2026	Grantee Cash Match:	\$0.00
Grant Period:	10/01/2025 - 09/30/2026	Grantee In Kind Match:	\$0.00
Liquidation Date:	12/29/2026	Grantee GPI:	\$0.00
Program Fund:	HS-Homeland Security Grant Program (HSGP)	Total Project Cost:	\$35,000.00
Grantee Name:	Mission, City of		
Project Title:	TF/FC - Mission Police License Plate Reader System		
Grant Manager:	Mitch Hachey		
Unique Entity Identifier (UEI):	N5ELUNS44TE1		

CFDA:	97.067 - Homeland Security Grant Program (HSGP)
Federal Awarding Agency:	U.S. Department of Homeland Security, Federal Emergency Management Agency
Federal Award Date:	2/3/2026
Federal/State Award ID Number:	EMW-2025-SS-05028
Total Federal Award/State Funds Appropriated:	\$113,187,106.00

**Pass Thru Entity
Name:**

Texas Office of the Governor – Homeland Security Grants Division (HSGD)

**Is the Award
R&D:**

No

**Federal/State
Award
Description:**

The purpose of the HSGP is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. The HSGP provides funding to implement investments that build, sustain, and deliver the 31 core capabilities essential to achieving the National Preparedness Goal (the Goal) of a secure and resilient Nation. The building, sustainment, and delivery of these core capabilities are not exclusive to any single level of government, organization, or community, but rather, require the combined effort of the whole community.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Discussion and possible action on matters related to the authorization to solicit requests for proposals (RFP) for Grant Administrative Services for management and implementation services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP)– Elizalde.

NATURE OF REQUEST:

The City has been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) and is seeking to procure qualified professional grant administration firms to assist with the implementation and management of the project in accordance with state procurement requirements. The awarded project budget includes grant administrative service and other professional service costs. We are seeking authorization to solicit RFP for Administrative Services related to the CDBG-DR grant award.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

REQUEST FOR PROPOSALS (RFP)

Grant Administration Services

Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP)

Project Overview

The City of Mission is soliciting proposals from qualified firms to provide grant administration services for the implementation of a Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) project.

The City has been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) for street improvements along Holland Avenue from Expressway 83 to 9th Street, including portions of Perez Street, Walsh Street, and 1st Street.

Scope of Services

The selected firm shall provide grant administration services including, but not limited to:

- Overall grant administration and project management.
- Coordination with the Texas General Land Office.
- Preparation and submission of reimbursement requests.
- Financial tracking and grant reporting.
- Maintenance of grant files and project records.
- Procurement and contract administration support.
- Environmental review coordination.
- Assistance with grant compliance, monitoring, and audits.
- Preparation of required reports and project closeout documentation.
- Technical assistance to City staff throughout project implementation.

Grant Compliance

The selected firm shall administer the project in accordance with all applicable federal, state, and local requirements, including:

- 2 CFR Part 200 (Uniform Guidance).
- Texas General Land Office DRRP requirements.

- Applicable CDBG-DR regulations.
- Procurement and financial management requirements.
- Environmental review requirements.
- Labor standards, Section 3, and Uniform Relocation requirements, as applicable.
- Recordkeeping, reporting, monitoring, and grant closeout requirements.

Qualifications

Respondents should demonstrate experience administering federally funded infrastructure grants, preferably Texas General Land Office CDBG-DR, CDBG-MIT, TxCDBG, or similar grant-funded projects.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Discussion and possible action on matters related to the authorization to solicit requests for qualifications (RFQ) for Engineering Services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP)– Elizalde.

NATURE OF REQUEST:

The City has been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) and is seeking to procure qualified engineering services to assist with the implementation of the city's project in accordance with state procurement requirements. The awarded project budget includes engineering services and other professional service costs. We are seeking authorization to solicit RFQ for Engineering Services related to the CDBG-DR grant award.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

REQUEST FOR QUALIFICATIONS (RFQ)

Professional Engineering Services

Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP)

Project Overview

The City of Mission is soliciting qualifications from qualified engineering firms to provide professional engineering services for the implementation of a Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) project.

The City has been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) for street improvements along Holland Avenue from Expressway 83 to 9th Street, including portions of Perez Street, Walsh Street, and 1st Street.

Scope of Services

The selected firm shall provide professional engineering services including, but not limited to:

- Project planning and engineering design.
- Preparation of plans, specifications, and cost estimates.
- Surveying and field investigations, as needed.
- Environmental and permitting assistance, as required.
- Preparation of bid documents and assistance during procurement.
- Construction administration and engineering observation.
- Review of contractor pay applications and change orders.
- Preparation of record drawings (as-builts) and project closeout documentation.
- Coordination with the City, Grant Administrator, Texas General Land Office, contractors, and regulatory agencies.

Grant Compliance

The selected firm shall perform services in accordance with all applicable federal, state, and local requirements, including:

- Texas Professional Services Procurement Act.
- 2 CFR Part 200 (Uniform Guidance).
- Texas General Land Office DRRP requirements.

- Applicable CDBG-DR regulations.
- Environmental review and recordkeeping requirements.

Qualifications

Respondents should demonstrate experience providing engineering services for federally or state-funded public infrastructure projects, preferably those funded through the Texas General Land Office or similar grant programs.



CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Brad Bentsen, Parks and Recreation Director

AGENDA ITEM: Discussion and possible action on matters related to Facilities Use Agreement between City of Mission and South Texas Community College for Pool Use – Bentsen

NATURE OF REQUEST:

City of Mission and South Texas Community College (STC) desire to enter into a Facilities Use Agreement for the use of Bannworth Natatorium, located at 1822 North Shary Road Mission, Texas. The agreement is for the 2026-2027 school year from August 24, 2026 – August 7, 2027. Pool use rates will be based on enrollment numbers unknown at this time at hours agreed upon by both parties

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____ N/A

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

2607 W. Pecan Blvd, McAllen, TX 78501

(956) 872-3707

FACILITIES USAGE AGREEMENT

The **CITY OF MISSION, PARKS & RECREATION DEPARTMENT**, (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Bannworth Pool, 1822 N. Shary Rd, Mission, Texas from August 24, 2026 – August 7, 2027, at hours agreed upon by both parties and subject to the following conditions:

- 1) That the Lessee agrees to pay a building use fee: number of students in class times number of days class meets per semester times \$1.50, \$13.00 lifeguard fee per class hour and \$0 deposit; and
- 2) That the Lessee will clean up after each class; thus, leaving the facility ready for immediate use the next morning;
- 3) That the Lessee shall use the facility only for the purposes of conducting classes; and
- 4) That the Lessor assume no responsibility for the maintaining or improving the facility and make no representation about its safety or suitability for intended use; and
- 5) That the Lessor may revoke its permission to use the facility at any time or under any circumstances that the Lessor may deem sufficient, but not prior to the end of a semester unless gross negligence warrants; and
- 6) That the Lessee accept full responsibility for protecting Lessor's property and equipment and assumes any and all liability for repairs and replacement for any damage done to buildings, equipment or other Lessor property used by the Lessee. Lessee also assumes full responsibility for the conduct of any and all persons using the facility during the usage; and
- 7) That the Lessee agrees to assume all liability and hold harmless and indemnify the Lessor, its employees and agents from any and all liability arising out of the Lessee's use of Lessor's facilities; and
- 8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2026.

DR. RICARDO J. SOLIS
PRESIDENT
SOUTH TEXAS COLLEGE
LESSEE

NORIE GONZALEZ GARZA
CITY OF MISSION MAYOR
CITY OF MISSION, PARKS & RECREATION DEPT.
LESSOR



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026
PRESENTED BY: Roel Mendiola, Sanitation Director
AGENDA ITEM: Discussion and possible action on matters related to the purchase of 1000 Residential Refuse Carts from Toter LLC in the amount of \$62,472.00 via Sourcewell Contract #120324-TOT – Mendiola

NATURE OF REQUEST:

Authorization to purchase 1000 residential refuse carts for our Residential Division. Due to the city's rapid growth, the Sanitation Department is requesting these refuse carts to keep up with the demand and the city's current services. Carts will be purchased from Toter LLC via Sourcewell Contract #1203241-TOT.

BUGETED: Yes **FUND:** Solid Waste **ACCT. #:** 05-410-64235

BUDGET: \$120,000 **EST. COST:** \$62,472.00 **CURRENT BUDGET BALANCE:** \$65,000

BID AMOUNT: \$62,472.00

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____
DISAPPROVED: _____
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



1661 Frontera Rd, Del Rio, TX, 78840

PHONE: 800-424-0422 FAX: 833-930-1124

WQ-10391962

Item 30.

Sell To:

Contact Name	Roel Mendiola	Ship To Name	City of Mission
Bill To Name	City of Mission	Ship To	105 Abelino Farias St
Bill To	1201 E 8th St		Mission, TX 78572
	Mission, TX 78572		USA
	USA	Quick Ship	☐
Email	rmendiola@missiontexas.us		
Phone	956-583-2564		

Quote Information

Salesperson	Rebecca Delander	Expiration Date	8/12/2026
Salesperson Email	rdelander@wastequip.com	Quote Number	WQ-10391962
Salesperson Phone	(651) 358-7136		Please Reference Quote Number on all Purchase Orders

Product	Product Description	Description	Selected Option	Quantity	Sales Price	Total Price
**Plastics - 79296	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart	BHS S5126 White LHS S8022 White D	---Body Color - (940) Green ---Lid Color - (200) Black ---Body Hot Stamp on Both Sides (Existing) in White ---Lid Hot Stamp Insert - Read from Rear (Existing) in White ---Wheels - 10in Sunburst ---Toter Serial Number Hot Stamped on Front of Cart Body in White ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty - 12 Yrs Cart Body, All other components 10 Yrs	1,000.00	\$55.00	\$55,000.00
**Plastics - B99796	Model B99796 - Toter 96 Gallon Gen II Lid	LHS S8022 White D	---Lid Color - (200) Black ---Lid Hot Stamp Insert - Read from Rear (Existing) in White	200.00	\$21.46	\$4,292.00
**Plastics - 5197-00-0000	Model 5197-00-0000 - Strap Claw Hinge for Lid			400.00	\$0.33	\$132.00
**Plastics - 5610-00-M522	M5 X 22 TORX WASHER HEAD PT SCREW, BLACK ZINC			800.00	\$0.06	\$48.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$59,472.00
Shipping Terms	FOB Origin	Shipping	\$3,000.00
		Tax	\$0.00
		Grand Total	\$62,472.00

Additional Information

Additional Terms Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms") located at: <https://www.wastequip.com/terms-conditions-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.



1661 Frontera Rd, Del Rio, TX, 78840

PHONE: 800-424-0422 FAX: 833-930-1124

WQ-10391962

Item 30.

Additional
Information

Pricing is based on your acceptance prior to the expiration of this Quote, including product specifications, quantities, and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change. Pursuant to California Section 26275 of the Health and Safety Code, certain trash receptacles and storage containers must be marked with reflectors. Customers must disclose if such receptacles and containers are intended for use in California – if not disclosed, the receptacles and containers are not intended for use in California.

Special Contract
Information

Sourcewell – Pricing and Products/Services offerings are based on the Sourcewell Co-Operative Contract with Toter, LLC (#120324-TOT, eff. 4/4/2025), and such Contract terms and conditions are incorporated herein by reference. Pricing and Products/Services changes may occur at any time with proper documentation, and subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability and Remedies, and Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

**MASTER AGREEMENT #120324****CATEGORY: Plastic Refuse and Recycling Containers with Related Technology Solutions****SUPPLIER: Toter, LLC**

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Toter, LLC, 841 Meacham Road, Statesville, NC 28677 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

**Article 1:
General Terms**

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

- 1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.
- 2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.
- 3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.
- 4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about

Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

- 5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on April 4, 2029, unless it is cancelled or extended as defined in this Agreement.
- a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.
- b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.
- 6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.
- 7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP #120324 to Participating Entities. In Scope solutions include:
- a) Residential, commercial, and institutional-sized refuse and recycling containers, collection bins, dumpsters, and carts of principally non-metallic composition;
- b) Lift and tipping solutions for stationary carts and dumpsters;
- c) Maintenance, repair, and similar services of containers; and,
- d) Technology solutions related to the management of, planning for, and/or processes related to collection of refuse and recycling materials solutions described in subsections a.-c., above.
- 8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.
- 9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.
- 10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.
- 11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.
- 12) **Open Market.** Supplier's open market pricing process is included within its Proposal.
- 13) **Supplier Representations:**



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Final Plat Approval for the De Leon Subdivision (Suburban ETJ), a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road. Developer: Jose A. De Leon, Engineer: Urban Infrastructure Group, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 25, 2023 – City Council convened to approve Preliminary Plat Approval.
- April 11, 2024 – Preconstruction meeting held for this subdivision and the issuance of the Notice-to-Proceed to the developer.
- May 22, 2026 – Conducted final walk-through for the sewer infrastructure at the site with all parties present.
- August 11, 2026 – Consideration of plat approval by City Council.

Summary:

- The property is located along the West side of S. H. 107 approximately 2,150 feet North of N. Mile 3 Road.
- This development consists of 24-multifamily residential lots, 2-lots dedicated to storm detention; and 2-lots for commercial use.
- Water will be provided by the Sharyland Water Supply Corporation and sewer services will be provided by the City of Mission. There is a total of 3 filling stations via direction of the Fire Marshall.
- The internal public street is 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from S.H. 107 being a public R.O.W.
- A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design.
- Sewer fees will be collected through an existing agreement with Sharyland Water Supply.
- The subdivision is ready for recording upon ultimate approval from the County Planning Department.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

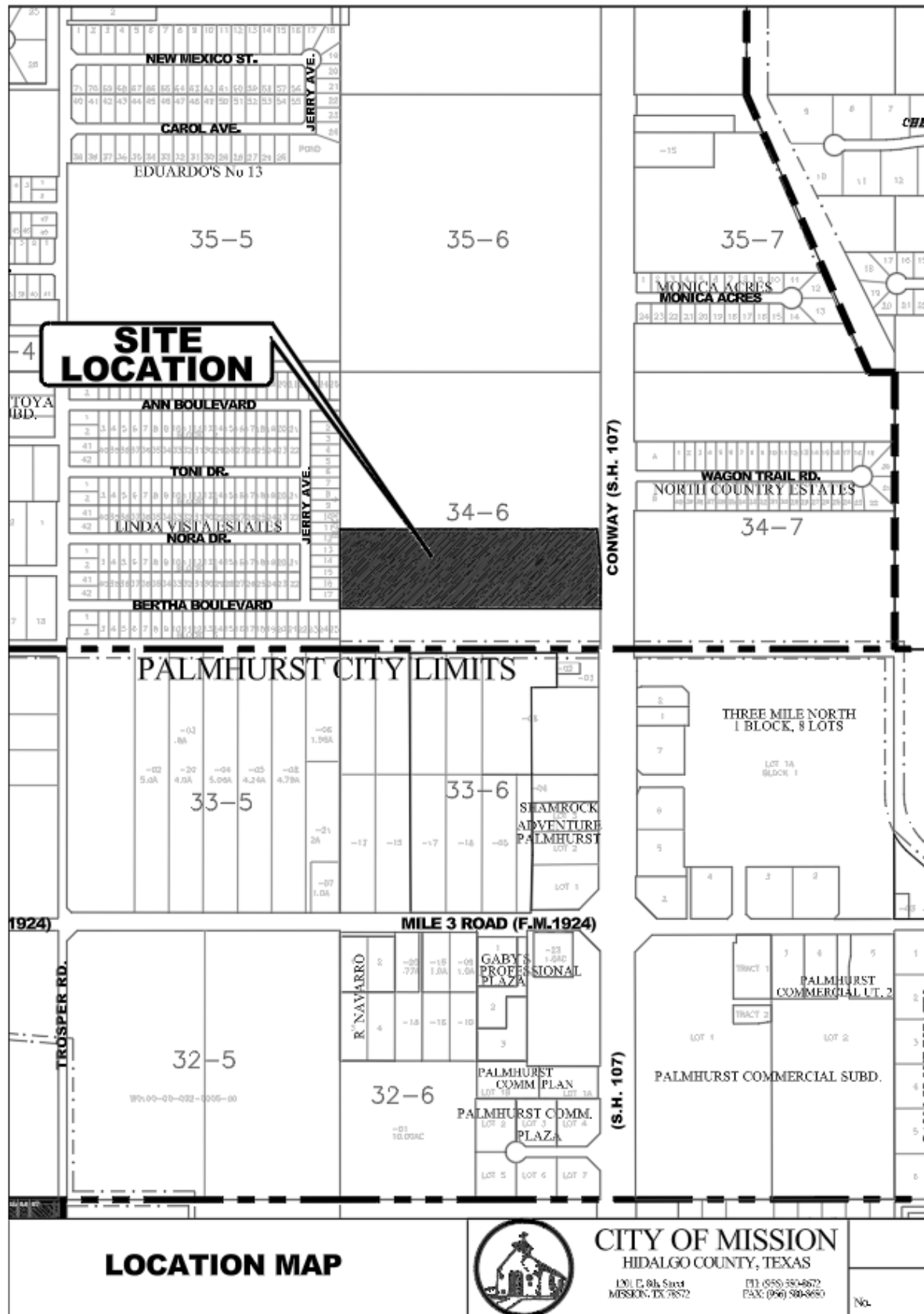
TABLED:

_____ AYES

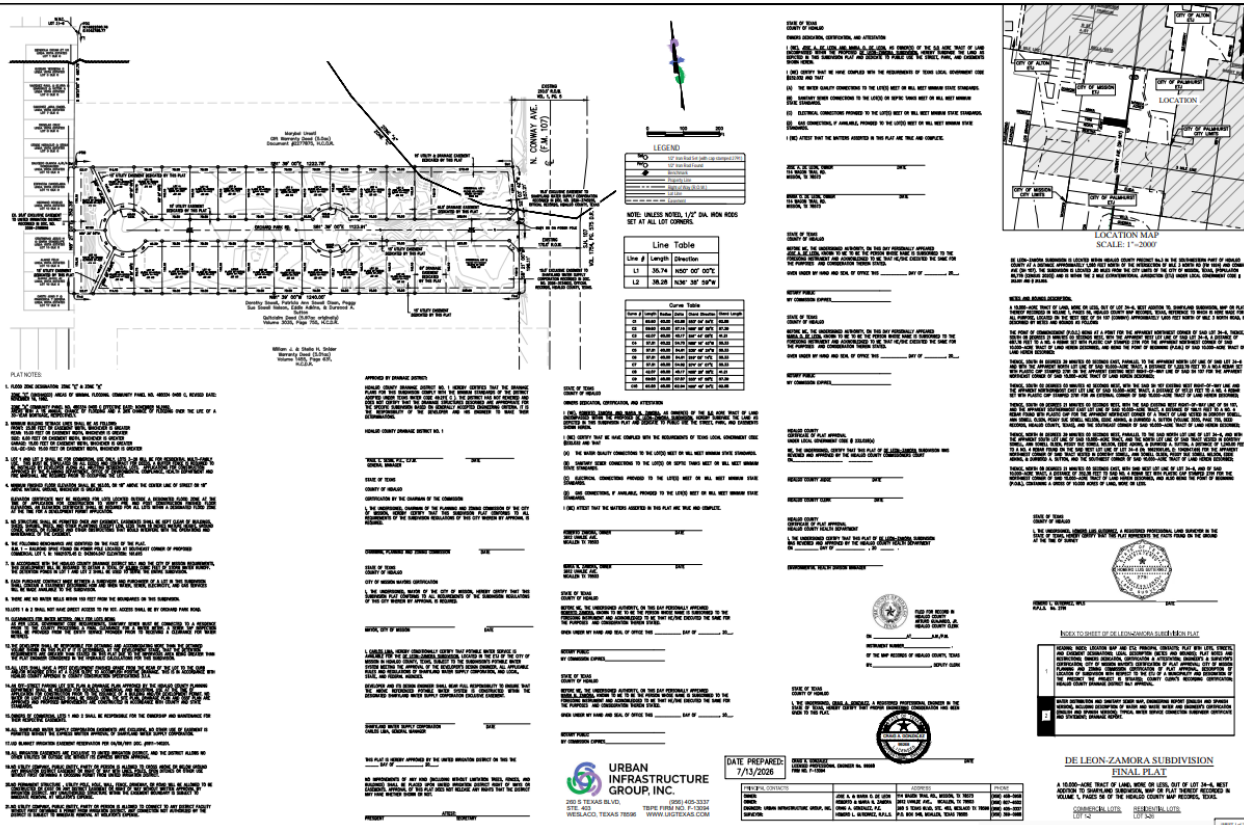
_____ NAYS

_____ DISSENTING _____

VICINITY MAP



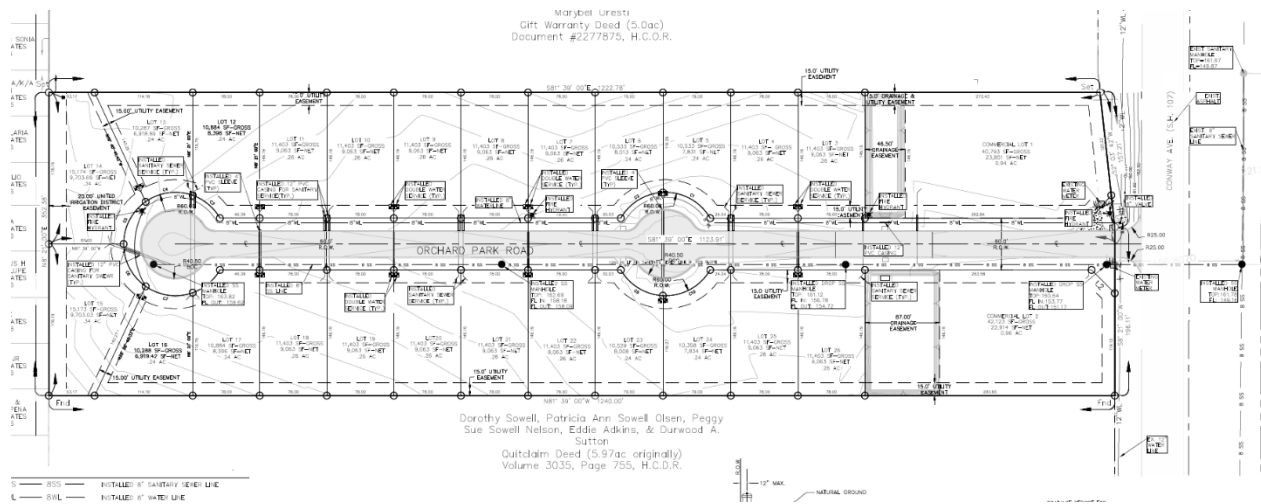
**URBAN
INFRASTRUCTURE
GROUP, INC.**
50 S. TEXAS BLVD., (956) 405-3337
STE. 403 TSPB FIRM NO. F-13054
WESLACO, TEXAS 78095 WWW.UIGTEXAS.COM



AERIAL



UTILITY LAYOUT



STATEMENT OF COMPLETION



Public Works Department

To: Xavier Cervantes Planning Director
 Project/Subdivision De Leon- Zamora
 Project/Subdivision Contractor Mando Gutierrez
 Project/Subdivision Engineer Urban Infrastructure Group
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: May 22, 2026

STATEMENT OF COMPLETION

The infrastructure installed has been, inspected and accepted by the City of Mission (Public Works) Utility, Streets & Drainage Department. As-builts are due for review.

Water:

Sewer:

De Leon- Zamora has been inspected by ☐ Carlos Fuentes and or ☒ Ruben Rosales Jr or ☐ Guadalupe Vela . The infrastructure installed by Mando Gutierrez, and the methods for testing and approval have complied with the City Subdivision Standards Manual revised March 1998.

Inspector (s) _____

Juan Pablo "JP" Terrazas, P.E., CPM

SITE PHOTO





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Discussion and possible action on matters of the authorization to enter into an Agreement between the City of Mission and Jose A. De Leon, Owner, regarding sewer service for the proposed De Leon Subdivision, being a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision, located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road – Cervantes

NATURE OF REQUEST:

This 26-lot subdivision is located within Mission's ETJ. The agreement is required by the Hidalgo County Planning Department to allow the plat to get recorded. The property will connect to the City of Mission's sewer main line along Conway Avenue. The proposed subdivision is made up of two (2) commercial lots with frontage on Conway Avenue and 24-multifamily lots.

The infrastructure was completed and approved, and all the fees have been paid by the developer. The subdivision got preliminary plat approval from the City Council on March 25, 2023 and final plat approval on August 11, 2026.

The water for the subdivision will be provided by the Sharyland Water Supply Corporation (SWSC). The monthly sewer fees will be collected by the SWSC as per a 2001 agreement between the City and SWSC.

Additional language was added to the standard agreement (shown in bold). The language states that the County agrees not to issue any building permits unless approved by the City of Mission first. This will ensure that the City of Mission Authorization for Billing of Sewer Services form is filled and signed by the property owner.

STAFF RECOMMENDATION:

Approval.

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

AGREEMENT REGARDING SANITARY SEWER SERVICE FOR THE PROPOSED DE LEON SUBDIVISION

PARTIES

This Agreement is made by and between City of Mission, a municipal corporation (the “City”), and Jose A. De Leon (the “Subdivider”), who is the owner of, or the duly authorized agent of the owner of, a tract of land located in Hidalgo County, Texas, proposed to be divided into a subdivision (the “Subdivision”), to be known as **De Leon Subdivision**.

TERMS

This Agreement is entered into in partial satisfaction of the requirements of the City of Mission. The Subdivider has prepared a plat of the Subdivision for submission to the appropriate reviewing authority for approval. The Subdivider proposes to construct a sanitary sewer system for the Subdivision that will be connected to the City of Mission sanitary sewer line system.

The City of Mission warrants that necessary arrangements have been made to supply and maintain the public portion of the anticipated sanitary sewer services to the Subdivision for a period of at least thirty (30) years. The City of Mission further covenants that it has, or will have, sufficient capacity to provide the anticipated sanitary sewer services and that it will provide such services. These covenants shall remain in effect until thirty (30) years after the plat of the Subdivision has been recorded and the Subdivision’s sanitary sewer system has been connected to the City of Mission sanitary sewer line system.

The Subdivider covenants that the sanitary sewer line system shall be constructed in accordance with the approved plans and specifications and as provided through the plat-approval process, so that residents of the Subdivision may make use of sanitary sewer services provided by the City of Mission. Upon completion of the sanitary sewer line system, and upon approval and acceptance by the City of Mission, the Subdivider shall convey to the City of Mission all rights, title, and interest in and to the sanitary sewer line system.

The Subdivider has paid to the City of Mission the sum of **\$6,225.00**, which represents the total fees associated with connecting the individual lot(s) within the Subdivision to the City of Mission sanitary sewer line system.

Notwithstanding the foregoing provisions, this Agreement shall be null and void and of no further force or effect if the plat of the Subdivision is not approved by the County and/or by any municipality whose approval is required.

The County of Hidalgo agrees not to issue building permits in this subdivision until the City of Mission sends an approval in writing to ensure that the City of Mission, Texas Authorization for Billing of Sewer Services form has been properly filled and signed by the property owner.

By executing this Agreement, the undersigned represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the respective party.

EFFECTIVE DATE

This Agreement shall become effective on **August 11, 2026**.

SIGNATURES

CITY OF MISSION

By: _____

Name: _____

Title: _____

Date: _____

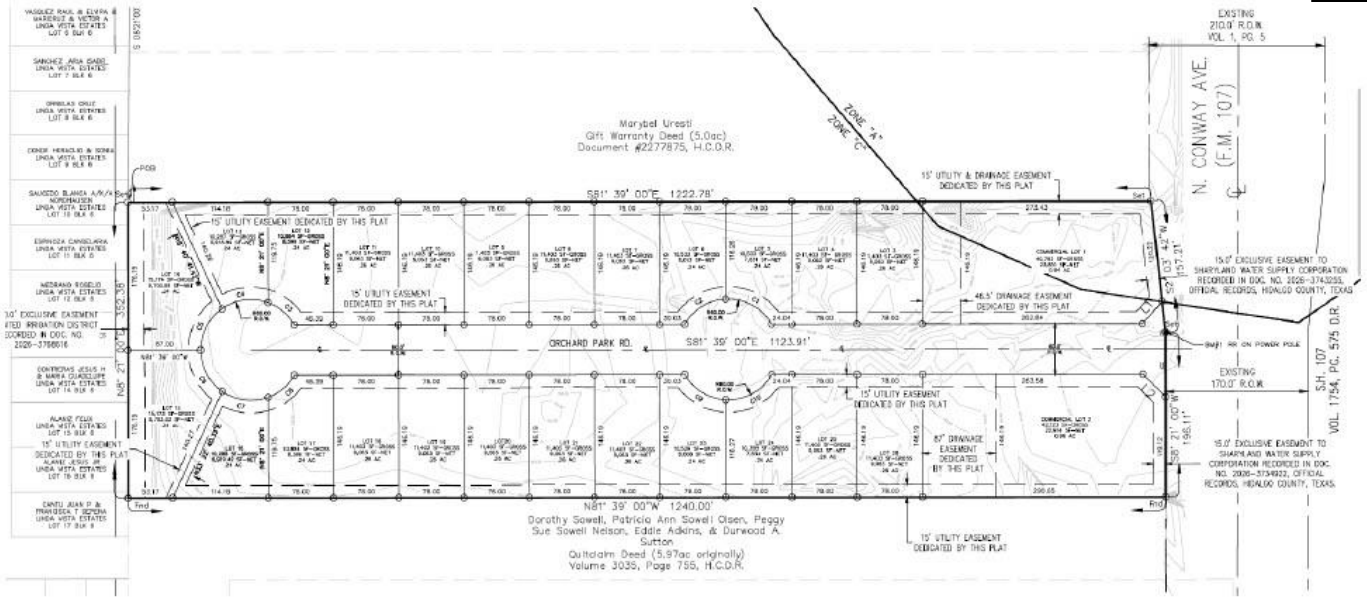
SUBDIVIDER – JOSE A. DE LEON

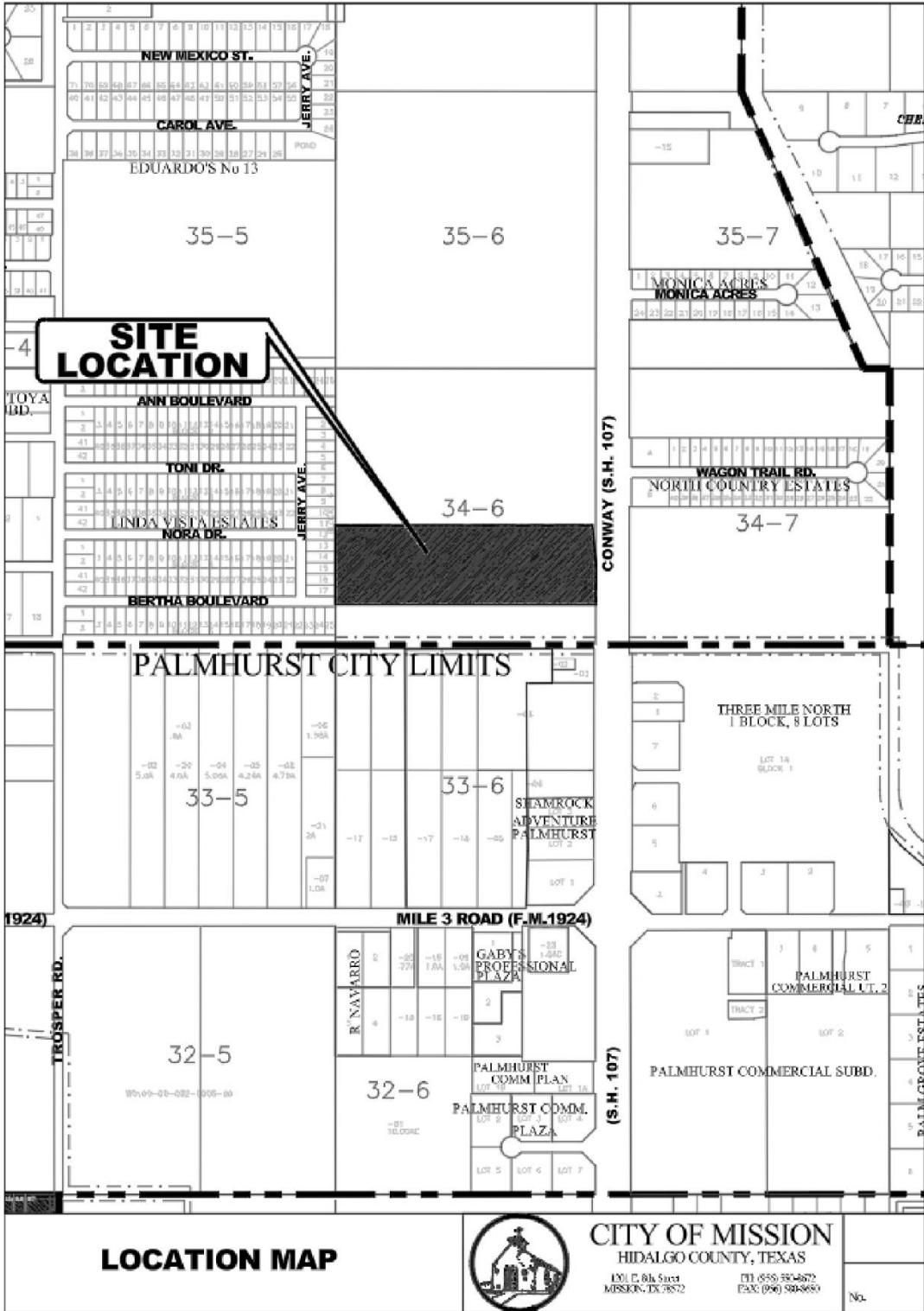
By: _____

Name: Jose A. De Leon

Title: Owner

Date: _____





AGREEMENT REGARDING SANITARY SEWER SERVICE FOR THE PROPOSED DE LEON SUBDIVISION

PARTIES

This Agreement is made by and between City of Mission, a municipal corporation (the “City”), and Jose A. De Leon (the “Subdivider”), who is the owner of, or the duly authorized agent of the owner of, a tract of land located in Hidalgo County, Texas, proposed to be divided into a subdivision (the “Subdivision”), to be known as **De Leon Subdivision**.

TERMS

This Agreement is entered into in partial satisfaction of the requirements of the City of Mission. The Subdivider has prepared a plat of the Subdivision for submission to the appropriate reviewing authority for approval. The Subdivider proposes to construct a sanitary sewer system for the Subdivision that will be connected to the City of Mission sanitary sewer line system.

The City of Mission warrants that necessary arrangements have been made to supply and maintain the public portion of the anticipated sanitary sewer services to the Subdivision for a period of at least thirty (30) years. The City of Mission further covenants that it has, or will have, sufficient capacity to provide the anticipated sanitary sewer services and that it will provide such services. These covenants shall remain in effect until thirty (30) years after the plat of the Subdivision has been recorded and the Subdivision’s sanitary sewer system has been connected to the City of Mission sanitary sewer line system.

The Subdivider covenants that the sanitary sewer line system shall be constructed in accordance with the approved plans and specifications and as provided through the plat-approval process, so that residents of the Subdivision may make use of sanitary sewer services provided by the City of Mission. Upon completion of the sanitary sewer line system, and upon approval and acceptance by the City of Mission, the Subdivider shall convey to the City of Mission all rights, title, and interest in and to the sanitary sewer line system.

The Subdivider has paid to the City of Mission the sum of **\$6,225.00**, which represents the total fees associated with connecting the individual lot(s) within the Subdivision to the City of Mission sanitary sewer line system.

Notwithstanding the foregoing provisions, this Agreement shall be null and void and of no further force or effect if the plat of the Subdivision is not approved by the County and/or by any municipality whose approval is required.

The County of Hidalgo agrees not to issue building permits in this subdivision until the City of Mission sends an approval in writing to ensure that the City of Mission, Texas Authorization for Billing of Sewer Services form has been properly filled and signed by the property owner.

By executing this Agreement, the undersigned represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the respective party.

EFFECTIVE DATE

This Agreement shall become effective on **August 11, 2026**.

SIGNATURES

CITY OF MISSION

By: _____

Name: _____

Title: _____

Date: _____

SUBDIVIDER – JOSE A. DE LEON

By: _____

Name: Jose A. De Leon

Title: Owner

Date: _____

CITY OF MISSION, TEXAS
Authorization for billing of Sewer Services

DATE: _____ **METER NUMBER:** _____

NAME: _____

SERVICE ADDRESS: _____

SUBDIVISION: _____ **LOT NUMBER:** _____

MAILING ADDRESS: _____

I/we _____, agree to pay monthly sanitary sewer service fees, reconnect fees and all other charges set out in the Sharyland Water Supply Corporation's tariff, to the City of Mission through the Sharyland Water Supply Corporation office. If I/we fail to pay the monthly fees for sanitary sewer service, I/we authorize and agree to allow Sharyland Water Supply Corporation to disconnect my/our water meter and to withhold water service until all amounts due for water service, sanitary sewer service, as well as all re-connect fees and all other charges set out in the Sharyland Water Supply Corporation's tariff and established by the City of Mission Ordinance, for my/our accounts are paid in full.

WRITTEN NAME: _____

SIGNATURE: _____ **DATE:** _____

CONTACTED BY: _____ **DATE:** _____

(For use by the City of Mission Utility Billing Department)

The City of Mission Utility Billing Department requests that Sharyland Water Supply Corporation begin charging the above location for:

☐ **Sanitary Sewer Services**

☐ **Garbage Collection Services,**

at the rates established by ordinance of the City of Mission. Charges are to begin effective _____ and will continue to be billed monthly until customer terminates water services with Sharyland Water Supply Corporation.

AUTHORIZED BY: _____ **DATE:** _____



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum lot frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 28, 2026 – Final review of plat and construction plans deemed complete by SRC.
- July 15, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- August 11, 2026 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83.
- The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report.
- The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z.
- The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6.

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

Staff recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION

Name: Abrego & Sons, Inc.Address: P.O. Box 4411City: Mission, TX 78572Phone: c/o (956) 381-0981

Subdivision Name: _____

Abrego Abodes Subdivision

5 ACRE PLAT C

5+ ACRES..... 1201 E. 8TH ST

Re-Plat Filing/R

Separate Subdi

P&Z Date: _____

15075601

REC#: 06592332 3/20/2026 2:38 PM

OPER: RA TERM: 053

REF#: 4157

TRAN: 950.0000 BUSINESS LICENSE
20260261-03/20/26 ABREGO & SONS INC.
ABREGO ABODES SUBD 400.00CRUrban (City) X

Suburban ETJ _____

Zone: R1-TWater Dist. UIDSharyland ISD

TENDERED: 400.00 CHECK

APPLIED: 400.00-

CHANGE: 0.00

of Lots: Residential 6

Non-Residential _____

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!Water CCN: SWSCLJWSCMUD

WATER

See Plans L. F. of _____ Water Lines

_____ L. F. of _____ Water Lines

Other: _____

Suburban MSR cost of water meters &
ETJ Only:

Membership costs \$ _____

SEWER

See Plans L. F. of _____ Sewer Lines

_____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use: _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks

\$ _____

STREETS

See Plans L. F. of _____ Wide Streets

_____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

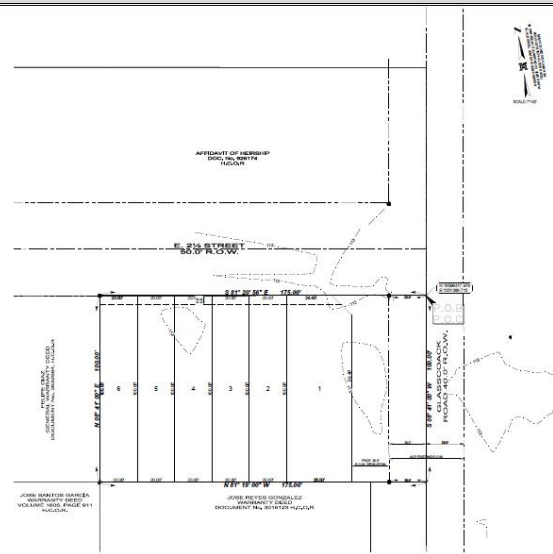
See Plans L. F. of _____ Storm Lines

_____ L. F. of _____ Storm Lines

_____ L. F. of _____ Storm Lines

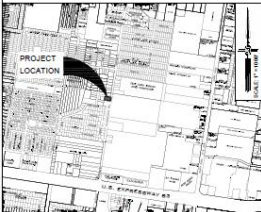
Revised 2023

MAP OF
ABREGO ABODES SUBDIVISION
0.400 OF AN ACRE BEING OUT OF JOHN H. SHARY, LOT 182,
VOLUME 1, PAGE 17 H.C.O.R.
CITY OF MISSION,
HIDALGO COUNTY TEXAS.



Lot #	SQ. FT.	Area
2	2000.00	0.04
3	2000.00	0.04
4	2000.00	0.04
5	2000.00	0.04
6	2000.00	0.04

R.O.W. - RIGHT OF WAY
H.C.O.R. - HILLSBORO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING



T E N **M** **E** **L** **D** **E** **N** **&** **H** **U** **N** **T** **I** **N** **C**
CONSULTANTS • ENGINEERS • SURVEYORS

- [illegible]

NOTE AND BOUNDING CONDITION

- 100%

[illegible][illegible]

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF WEDGEO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATE: _____ DAY: _____


 RUDIN JAMES DE JESU, PROFESSIONAL ENGINEER No. 13032
 STATE OF TEXAS

DATA PREPARED BY: 02/19/2008
UNCLASSIFIED JOB NO. 25173.00

100

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY

THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THIS CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF A PROFESSIONAL SURVEYOR.

DATED THIS DAY OF , 20

STATE OF TEXAS
COUNTY OF DALLAS
DATE RECORDED: 01/08/2008
RECORD: 2008-01110

STATE OF TEXAS
COUNTY OF HENRI CO

THIS PLAN OF AMENDING SECTION 16.05(b)(2)(B) WAS REPLY CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRIDGEVIEW, ILLINOIS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS DAY OF , 20 .

Contents

CITY OF MISSION
CITY OF MISSION
CITY OF MISSION

UNDER LOCAL GOVERNMENT CODE (LUGC) 211.011(5) THE UNDERSIGNED CERTIFY THAT THIS PLAN OF AMENDED ORDER
REVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MANUSCRIPT TO BE REVIEWED

ATLANTIC CITY BOARD OF TAXES _____ DATE _____

APPROVED BY DRAINAGE DISTRICT: _____

HENALCO COUNTY (BRANAGE DISTRICT NO. 1) HEREBY CERTIFIES THAT THE BRANAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT AGENCIES UNDER TEXAS WATER CODE §6-211 (3). THIS DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DEVELOPER, ADDRESSING INFORMATION, ADDRESS@HPCOF.COM, HAS MET ALL REQUIREMENTS OF THE DISTRICT.

UPON RECEIVING YOUR ORDER, WE WILL SHIP YOUR ORDER TO THE SPECIFIC SUBSCRIPTION SERVICE OR SERVICES THAT YOU HAVE SELECTED. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER USER TO MAKE THESE DETERMINATIONS.

FILE NO. (OPTIONAL) P.D. C.F. NO. DATE

Downloaded from www.ascelibrary.org by CITY UNIVERSITY OF NEWCASTLE on 06/01/15

ON THIS _____ DAY OF _____ 20____

ATTEST:

DECLASSIFY FORGOTTEN

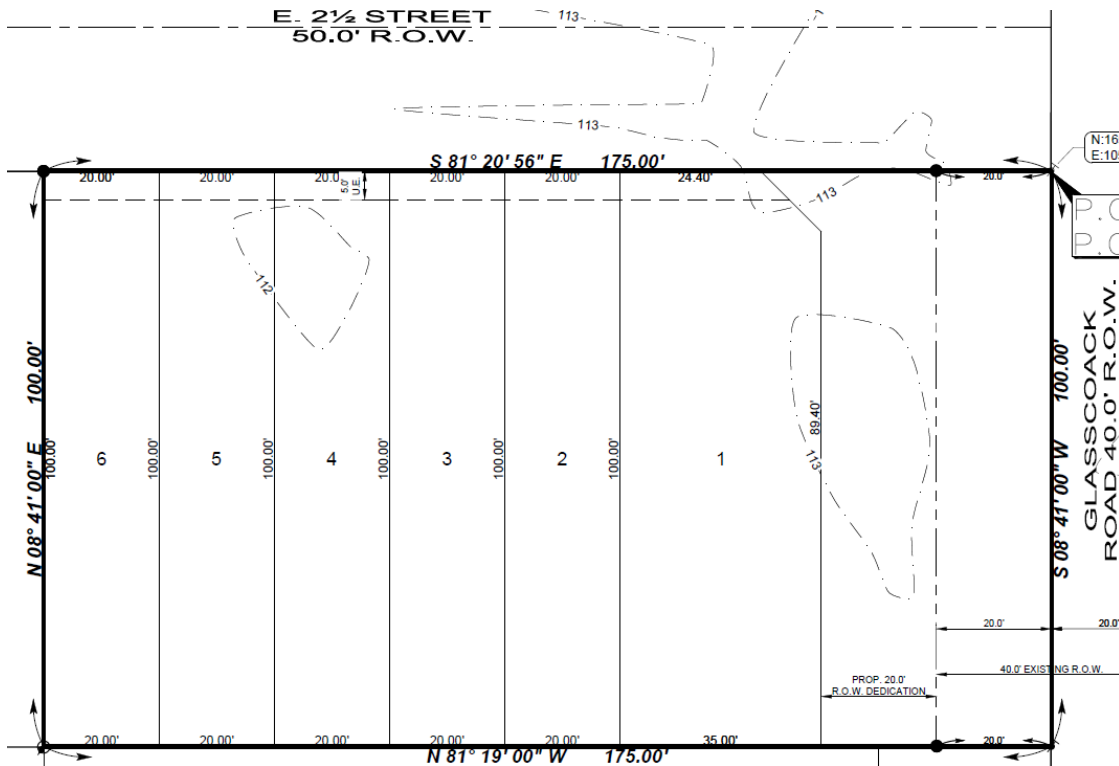
ATTEST: _____

HIDALGO COUNTY
AUDITOR GENERAL, JR.
HIDALGO COUNTY, TEXAS

CA: _____ sY _____ mo/7/96

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF NEWLAND COUNTY, TEXAS

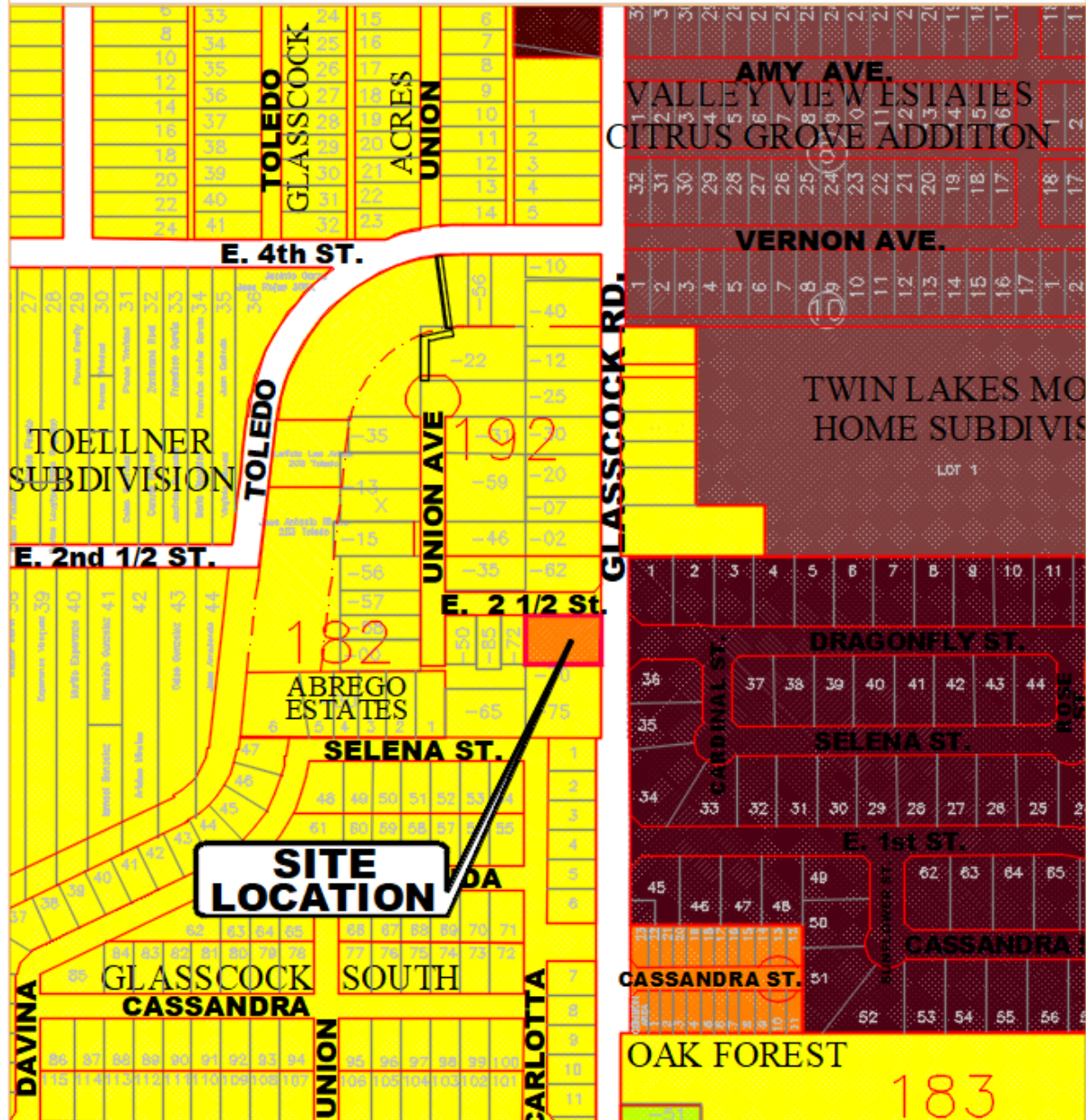
DATE _____ DWT _____ SHEET 1 OF 1



AERIAL



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

DRAINAGE REPORT

TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN,

Drainage Statement
ABREGO ABODES SUBDIVISION
Project #25170.00 Date: May 7th, 20
Revised: June 29, 2026

- ☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☒ TO CITY
☒ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☒ CITY FACILITY
☐ OTHER



[Signature]
H.C.D.D. NO. 1

07/06/26
DATE

ABREGO ABODES SUBDIVISION A tract of land containing 0.400 of an acres situated in the City of Mission, Hidalgo County, Texas, consisting of 0.4000 of an acres out of Lots 172 John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Official Records. This subdivision is in flood Zone "X" (Unshaded). Zone "X" (unshaded) are areas determined to be outside the 500-year floodplain. Community panel No. 480345 0005 C, Map Revised date: November 20, 1991. The property is located on the West side of Glasscock Road and approximately 2,145.00 linear feet North of Glasscock Road's intersection with E. Expressway 83. The property is currently open with a proposed use of 6 residential townhomes lots currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam 0 to 1 percent slopes, which are in Hydrologic Group "B". (31) Hidalgo-Urban land complex, 0 to 1 slope percent, which are in Hydrologic Group "B". And (54) Raymondville-Urban land complex, 0 to 1 percent slopes, which are in Hydrologic Group "C". For this report, we will use soil type "C", the most common soil on the site. These soils have moderate infiltration rates when thoroughly wet. (See excerpts from "Soil Survey of Cameron County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 0.52 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 2.29 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 1.77 c.f.s.

The proposed drainage for this subdivision shall consist of an on-site detention swale which will then sheet flow to the proposed curb and gutter on E 2 ½ Street and ultimately discharged into an existing Hidalgo County Drainage District No. 1 drain system.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the offsite improvements for this subdivision. Therefore, as per attached calculations, 1,670 cubic feet of detention will be required as per Hidalgo County Drainage District requirements.



[Signature]
Ruben James De Jesus, P.E. #126282

6 Jun 2024
Date:

VARIANCE REQUEST



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

City of Mission Planning & Zoning Dept.
Mr. Xavier Cervantes, Director of Planning & Zoning
1201 E 8th ST.
Mission, TX 78572

Re: Variance Request- Abrego Abodes Subdivision

Dear Mr. Cervantes,

On behalf of the developer, Abrego and Sons and regarding the above-mentioned subdivision, we are respectfully requesting the following variance from the City of Mission Subdivision Ordinance:

1. Mission, Texas - Code of Ordinances APPENDIX A - ZONING ARTICLE VIII. - USE DISTRICTS AND CONDITIONAL USES Section 1.372. - R-1T townhouse residential district: 5. Area requirements: c. Minimum lot frontage on a public street:

Proposed Lot Width is 20'.

Your consideration of this request is greatly appreciated. We would like to be included at your next available Planning and Zoning meeting. If you have any questions or need further information, please feel free to contact me at (956) 381-0981.

Respectfully,

MELDEN & HUNT, INC.


Ruben James De Jesus, P.E.
Vice President



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Discussion and possible action on matters related to acceptance of a grant award from the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of \$2,000,000 with a 10% cash match requirement and respect to a budget amendment– Elizalde.

NATURE OF REQUEST:

The City of Mission received notice of award from the Texas General Land Office (GLO) under the Disaster Recovery Reallocation Program (DRRP). The project will support approximately one mile of street improvements along Holland Avenue, from Expressway 83 to 9th Street, including portions of Perez Street, Walsh Street, and 1st Street. These roadways were identified as significantly impacted during the 2018 flood event, and the proposed improvements will enhance roadway conditions, improve mobility, and increase safety for residents and the traveling public. The total project award is \$2,000,000 and requires a 10% local cash match in the amount of \$200,000.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AQ*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Cesar Torres, Chief of Police

AGENDA ITEM: Discussion and possible action on matters related to the denied implementation of a speed hump in the area of 1708 E. 21st Street., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

NATURE OF REQUEST:

The Mission Police Department received a request for a speed hump in the area of 1708 E. 21st Street. Representatives of the area previously filed an application with the City of Mission Planning Department, it was confirmed that at least two thirds of the homeowners were in favor of the placing of speed humps on their street. On July 15, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee did not recommend implementing the requested speed humps in the area of 1708 E. 21st Street. The request is being forwarded to you for your review and consideration.

BUDGETED: _____ **FUND:** _____ **ACCT. #:** _____

BUDGET: _____ **EST. COST:** _____ **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Notice of Special Meeting

TRAFFIC SAFETY COMMITTEE

July 15, 2026 12:00 Noon

Mission Police Department – 1200 E. 8th Street, Mission, Texas

Item 35.

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. Seq., the Traffic Safety Committee of the City of Mission, Texas will hold a Special meeting on Wednesday, July 15, 2026, at 12:00 noon at the Mission Police Department, 1200 E. 8th Street, Mission, Texas to consider the following matters.

Mission Police – Special Traffic Safety Meeting
Wednesday, July 15, 2026 12:00 PM - 1:00 PM (CDT)

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Selection of Chairman
- V. Old Business
- VI. New Business
 - A. Discussion and possible action on matters related to placing speed humps on 20th Street from Conway to Holland Street.
 - B. Discussion and possible action on matters related to placing speed humps on 1708 East 21st Street.
- VII. Approval of Minutes
- VIII. Adjournment

Witnessed by my hand this 30 day of June, 2026.


Cesar Torres, Chief of Police
Traffic Safety Coordinator

CERTIFICATE

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of the City Hall, 1201 E. 8th Street, Mission, Texas on this the 30th day of June, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.


Anna Carrillo, City Secretary

Traffic Speed Analysis Report

Mission Police Department

Traffic Bureau

1. Project Overview

Field

Information

Project Name:

E. 21st Street

Location / Corridor:

1600 block to 1800 block

Study Limits: (From – To):

**7am to 8am
4pm to 5pm**

Case / Reference Number:

Prepared By:

Traffic Det. A. Sanchez #648

Analysis Period:

3 days (COMBINED)

Data Source:

On site by Officer

Date Prepared:

06/30/2026

Notes:

2. Study Objectives

The purpose of this traffic speed analysis is to evaluate vehicular speed characteristics within the study area to support traffic enforcement, safety assessments, and operational decision-making.

Objectives (check all that apply):

- ☐ Identify speeding trends
- ☐ Evaluate compliance with posted speed limits
- ☐ Identify congestion or bottleneck locations
- ☐ Support enforcement deployment
- ☐ Support safety or traffic calming initiatives

Key Questions / Focus Areas:

- Speeding

3. Study Area Description

Segment ID	Road Name:	From	To	Road Classification:	Number of Lanes:	Posted Speed (mph):	Notes
	E. 21st Street	1600 block	1800 block	Residential	Two lanes	30mph	

4. Data Collection & Sources

Item	Description
Speed Data Collection Method:	Handheld Lidar Gun
Equipment / Technology Used	
Data Source (Radar, GPS, Sensors, etc.):	Stalker LIDAR LR
Sample Size	
Data Resolution (e.g., 5-min, 15-min):	1 hr. morning / 1 hr. afternoon

Item	Description
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Assumptions	
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Limitations	
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5. Analysis Periods

Period Name	Day Type	Start Time	End Time
AM Peak	Weekday	7am	8am
Midday	Weekday		
PM Peak	Weekday	4pm	5pm
Off-Peak	Weekday		
Weekend	Weekend		

6. Speed Metrics Analyzed

The following speed metrics were analyzed and reported in miles per hour (mph):

- Average Speed (mph)
- Median Speed (mph)
- 85th Percentile Speed (mph)
- Minimum Speed (mph)
- Maximum Speed (mph)
- Travel Time (if applicable)
- Sample Size (vehicle count)

7. Speed Analysis Results

7.1 Summary Speed Statistics

Segment ID	Period	Avg Speed (mph)	Median Speed (mph)	85th % Speed (mph)	Min Speed (mph)	Max Speed (mph)	Sample Size
		21			12	32	73

7.2 Speed Compliance Evaluation

Segment ID	Period	Posted Speed (mph)	Avg Speed (mph)	% Below Posted	% Above Posted	Compliance Notes
	3 day (combined)	30	21	99%	1%	

7.3 Temporal Speed Analysis

Describe speed variations by time of day, peak vs. off-peak conditions, and day-of-week trends.

- There was only one vehicle seen speeding in the 3-day span of the survey. The above data collected was done during the mornings (morning commute) and afternoon (afternoon commute).

7.4 Spatial Speed Analysis

Identify roadway segments with consistently low speeds, high speeds, or recurring bottlenecks.

- The consistency of the road segment was the same for both eastbound and westbound traffic. Majority of traffic moves westbound in the morning and eastbound in the evening.

8. Performance Assessment

Performance Measure	Assessment
Speed Limit Compliance	-72 vehicles complied with speed limit.
Presence of Speeding Issues	-1 vehicle was over the posted speed limit.
Congestion Indicators	-No congestion was seen during study.
Safety Concerns	-Citizens concerned of vehicles speeding
Enforcement Considerations	

9. Key Findings

Finding ID	Category (Speeding / Congestion / Safety)	Description	Severity (Low / Medium / High)
	Speeding		Low

10. Conclusions

Summarize overall findings related to traffic speed behavior, enforcement relevance, and roadway performance.

The speed analysis shows that only one vehicle was seen speeding over the limit in the 3 days (combined) the survey was conducted. The vehicle seen speeding was observed to be traveling 32 mph.

11. Recommendations

Recommendation ID	Segment ID	Issue Identified	Recommended Action	Priority Notes
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Mission Police Department

Speed Survey Log

Date: 6/16/2026				
PM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	16:12	19	E	
2	16:13	18	E	
3	16:19	22	E	
4	16:27	22	W	
5	16:29	20	W	
6	16:31	21	E	
7	16:33	22	E	
8	16:35	18	E	
9	16:35	20	W	
10	16:53	18	W	
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Location:1700 E 21st St				
A Garcia 562				
Veh #	Time	Speed	Direction	SV
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Mission Police Department

Speed Survey Log

Date: 6/17/2026				
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SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	7:08	23	E	
2	7:14	29	W	
3	7:14	25	W	
4	7:14	25	W	
5	7:18	26	W	
6	7:23	23	W	
7	7:41	21	W	
8	7:42	32	W	
9	7:47	18	E	
10	7:47	20	W	
11	7:49	20	W	
12	7:52	23	W	
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Location:1700 E 21st St				
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Mission Police Department

Speed Survey Log

Date: 6/17/2026				
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SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	16:12	22	E	
2	16:20	22	E	
3	16:29	17	E	
4	16:30	17	W	
5	16:32	24	W	
6	16:34	28	E	
7	16:37	18	W	
8	16:40	25	E	
9	16:41	20	E	
10	16:42	28	E	
11	16:45	16	E	
12	16:50	12	W	
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Location: 1700 E 21st St				
A Sanchez 648				
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Mission Police Department

Speed Survey Log

Date: 6/18/2026				
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SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	7:17	20	W	
2	7:17	23	W	
3	7:25	23	W	
4	7:25	22	W	
5	7:28	19	W	
6	7:31	22	W	
7	7:32	16	W	
8	7:34	25	W	
9	7:34	21	W	
10	7:40	29	W	
11	7:40	16	W	
12	7:43	20	E	
13	7:45	15	E	
14	7:48	23	E	
15	7:50	19	E	
16	7:51	18	E	
17	7:53	15	E	
18	7:57	24	W	
19	7:57	20	W	
20	8:08	22	W	
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Location:1700 E 21st St				
A Sanchez 648				
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Mission Police Department

Speed Survey Log

Date:6/19/2026				
PM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	15:56	21	E	
2	16:02	22	E	
3	16:04	21	W	
4	16:04	29	E	
5	16:13	20	E	
6	16:15	27	W	
7	16:18	18	E	
8	16:21	28	W	
9	16:22	17	E	
10	16:24	21	W	
11	16:25	20	E	
12	16:26	21	E	
13	16:29	24	W	
14	16:32	21	E	
15	16:32	15	E	
16	16:34	19	E	
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Location:1700 E 21st St				
A Sanchez 648				
Veh #	Time	Speed	Direction	SV
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Mission Police Department

Total For Complete Speed Survey

Speed Limit: 30 MPH

Total Vehicles 73

Vehicles NOT Speeding 72

Vehicles Speeding 1

% of Speeders 1%

% of Compliance 99%

Highest Speed 32

Lowest Speed 12

85% Speed

Stop Sign Violation 0

EXHIBIT "A"

REQUEST FOR SPEED HUMP INVESTIGATION

The following is a request form for speed humps (please feel free to submit this form as a formal request). Each request must contain the completed information as indicated in sections A, and B. The request will be processed in accordance with the provisions of the Speed Hump Policy, as may be amended from time to time.

A. Street Study Information

Each request must provide the name of the street on which a study is requested, and the proposed boundaries of the street segment. Traffic studies will be conducted by the City of Mission only within the boundaries indicated. Please use street names for boundaries, not block ranges.

ONLY ONE STREET PER APPLICATION

Requested Street: 1708 E. 21st St. Mission
 Boundary Area: From: Stewart Rd.
 To: E. 20th St.

EXAMPLE:

	Requested Street:	Requested Street: Main Street
	Main Street	Boundary Area:
	1 st St.	From: 1 st St.
	Boundary of Study Area	To: 2 nd St.
	2 nd St.	

B. Evidence of Neighborhood Support

The Homeowner's Association (HOA) must provide evidence of neighborhood support for participation in the program. The attached form can be used for this request. Evidence of support must be within the study area as identified in Section A above.

The HOA must secure at least 2/3rd of the owners' signatures whose property abuts the proposed street segment.

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

✓ <u>Sylvia Sanchez</u> Printed Name	<u>1708 E. 21st St. Mission</u> Property Along Street Segment	<u>Sylvia Sanchez</u> Signature
✓ <u>Blanca Wili</u> Printed Name	<u>1704 E. 21st Mission</u> Property Along Street Segment	<u>Blanca Wili</u> Signature
✓ <u>RICHARD GONZALEZ</u> Printed Name	<u>1608 E. 21st STREET</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>David Villarreal</u> Printed Name	<u>1610 E. 21st St.</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>JOSE GARCIA</u> Printed Name	<u>1605 E. 21st</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>Berenice Mendez</u> Printed Name	<u>1603 E. 21st St</u> Property Along Street Segment	<u>[Signature]</u> Signature
- <u>Ray Lowell</u> Printed Name	<u>1701 E 21st</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>Daniel Salazar</u> Printed Name	<u>1801 E 21st</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>Eric Ainoosa</u> <u>Contact Person Information</u>	<u>2707 E 21st</u>	<u>[Signature]</u>

Each request for program participation must provide a contact person who owns property on the requested street within the study area's boundary. Please provide the name, address, and telephone number of the duly authorized HOA representative. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Contact Name: Isaac Sanchez HOA's Name: N/A
Address: 1708 E. 21st St. Mission, Texas 78572
Cell#: 956-703-3883 Phone #: _____ Email: isaacsanchez86@me.com

I agree to be the contact person for the above HOA request, and I understand that a request does not guarantee installation of speed humps. Furthermore, I understand that a request may not be further considered if the City's study determines the street to not be eligible for the speed hump program.

Signature: [Signature]
Date: 4-6-26

Please Return Completed Form To:
City of Mission – Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

Guadalupe Lopez	1703 E. 21st St	Guadalupe Lopez
Daniel Sanchez	1801 E. 21st St	Daniel Sanchez
Amanda Kivson	1700 E 21st Street	Amanda Kivson
Diana G Lopez	1703 E 21st St	Diana G Lopez
Debra M. Guerra	1910 E 20th St	Debra Guerra
John D. Blanton	¹⁹⁰² 1802 E. 21st St	John D. Blanton
Armando Rostrian	1611 E. 21st St	Armando Rostrian
Eric Hinajosa	1707 E 21st St	Eric Hinajosa
Sean Rowell	1701 E 21st	Sean Rowell
Alex F. Lozano	1702 E 21st	Alex F. Lozano
Melissa Pena	1805 E 21st	Melissa Pena
Pineda, Pablo E.	2101 E. 22nd St	Pablo E. Pineda
Espejoza, Miguel	1800 E. 21st	Miguel Espejoza
David Martinez	1803 E 21st	David Martinez
Leticia Trevino	1607 E 21st	Leticia Trevino
Javier Martinez	1808 E 21st	Javier Martinez
Daniel Rodriguez	1806 E. 21st	Daniel Rodriguez
Olga Gutierrez	1710 E 21st	Olga Gutierrez
Javier Alberto Guerra	1910 E. 20th St	Javier A Guerra

SPEED HUMP BULLET POINTS

(Ord. 3644; 4/25/2011)

REQUEST

- 1 PUBLIC street per application (30 mph; 300+ vehicles/day; res street; 30' – 44' pvmnt;
- Show st. name/boundaries (st. has history of need for street calming; may need *signs*)
- HOA Board of Directors must formally approve submitting the application; thus, any petition will require copies of their minutes indicating this.
- HOA sends in a petition to Public Works reflecting a MINIMUM 2/3rd of those living within the study area support the speed hump; petition format must be from Ord. 3644.
- Petition shall have a contact name/ph# that lives within the study area...this person is the one that will receive the calls, letters, notices, etc.

ASSESSMENT OF APPLICATION

1. If street is not eligible to introduce to Traffic Safety Committee (TSC), then written notice will be sent to the contact person with justification.
 - a. Appeal may be filed to Public Works w/in 15 calendar days to discuss with TSC.
 - b. TSC meeting w/in 30 days of filed appeal with notice given to HOA contact rep.
 - c. If '*denied*' by TSC, then applicant can appeal to City Council for final action.
2. If street is eligible (inclusive of verifying petition/% signatures/validate residency), then a mtng will be held w/the HOA/staff as to location, speed, etc. (data gathering)
 - City can also commence conducting traffic engineering studies at this time (to assess & later disclose to the City Council for their final approval/action).
 - City Depts., agencies, BFI, etc., provide input of proposed hump location(s).
 - a. If after assessing the above, the street is deemed '*not eligible*', then city will mail a written notice w/justification to the HOA's contact rep.
 - b. If hump is eligible, it is conditionally placed on a list of "*Speed Humps to Install*" pending final approval by the City Council.
 - c. At this time, the city can also derive the installation costs to be mailed to the HOA contact rep; if paid & IF the City Council approves, then hump is scheduled to be installed.
 - d. If the HOA does not provide full installation costs to the city within one year after the City Council's approval, then the street will be removed from the list and monies returned to the HOA contact rep.
 - e. If replacement is needed (wear & tear), then HOA alerted of \$ needed; if paid, then replaced; if no replacement \$ is forthcoming, then the hump is removed.

ORDINANCE NO. 3644

AN ORDINANCE OF THE CITY OF MISSION, TEXAS ESTABLISHING THE PROCESS BY WHICH HOMEOWNER'S ASSOCIATIONS OF MISSION, TEXAS, MAY REQUEST A SPEED HUMP INVESTIGATION, THE ESTABLISHMENT OF THE PROCEDURES FOR SPEED HUMP INSTALLATION AND THE ESTABLISHMENT OF SPEED HUMP INSTALLATION POLICY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS THAT CHAPTER 110 OF THE CODE OF ORDINANCES IS HEREBY AMENDED BY ADDING THE FOLLOWING:

SECTION 1: Homeowner Associations which are non-profit corporations and are in good standing with the Offices of the Texas Comptroller of Public Accounts and the Texas Secretary of State requesting the installation of speed humps must follow the established process beginning with a Request for Speed Hump Investigation, followed by the Procedures for Speed Hump Installation and Speed Hump Installation Policy for speed humps that are approved.

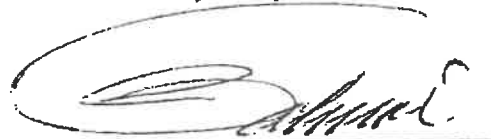
SECTION 2: The initial request for a Speed Hump on a city street must commence with the filing of a Request for Speed Hump Investigation (See Attachment – Exhibit "A").

SECTION 3: Upon receiving a Request for Speed Hump Investigation, the following Procedures for Speed Hump Installation shall be followed and adhered thereto (See Attachment – Exhibit "B").

SECTION 4: Upon approval of a Speed Hump as outlined in Section 3, the City of Mission Speed Hump Installation Policy will be followed and adhered thereto (See Attachment – Exhibit "C").

SECTION 5: This ordinance shall become effective when it has been published as prescribed by law.

READ, CONSIDERED, AND APPROVED on this 25th day of April 2011.



Norberto Salinas, Mayor

ATTEST:


Anna Carrillo, City Secretary





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Cesar Torres, Chief of Police

AGENDA ITEM: Discussion and possible action on matters related to the authorization for the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

NATURE OF REQUEST:

The Mission Police Department received a request for the installation of speed humps along 20th Street, between Conway Avenue and Holland Avenue, to address speeding concerns and improve traffic safety. Traffic Safety Committee tabled this item on July 15, 2026 the request is being brought forward by the City due to the urgency of addressing ongoing speeding concerns in the area. The proposed installation includes speed humps on the south side of 20th Street at Thornton Avenue and Nicholson Avenue.

BUDGETED: _____ **FUND:** _____ **ACCT. #:** _____

BUDGET: _____ **EST. COST:** _____ **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: N/A

Advisory Board Recommendation: Tabled 7/15/2026

City Manager's Recommendation: Approval *PT*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Notice of Special Meeting

TRAFFIC SAFETY COMMITTEE

July 15, 2026 12:00 Noon

Mission Police Department – 1200 E. 8th Street, Mission, Texas

Item 36.

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. Seq., the Traffic Safety Committee of the City of Mission, Texas will hold a Special meeting on Wednesday, July 15, 2026, at 12:00 noon at the Mission Police Department, 1200 E. 8th Street, Mission, Texas to consider the following matters.

Mission Police – Special Traffic Safety Meeting
Wednesday, July 15, 2026 12:00 PM - 1:00 PM (CDT)

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV.
- V. Old Business
- VI. New Business
 - A. Discussion and possible action on matters related to placing speed humps on 20th Street from Conway to Holland Street.
 - B. Discussion and possible action on matters related to placing speed humps on 1708 East 21st Street.
- VII. Approval of Minutes
- VIII. Adjournment

Witnessed by my hand this 30 day of June, 2026.


Cesar Torres, Chief of Police
Traffic Safety Coordinator

CERTIFICATE

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of the City Hall, 1201 E. 8th Street, Mission, Texas on this the 30th day of June, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.


Anna Carrillo, City Secretary

Traffic Speed Analysis Report

Mission Police Department

Traffic Bureau

1. Project Overview

Field

Information

Project Name:

W. 20th Street

Location / Corridor:

100 block to 900 block

Study Limits: (From – To):

7:05am to 8:05am

4pm to 5pm

Case / Reference Number:

Prepared By:

Traffic Det. A. Sanchez #648

Analysis Period:

3 days

Data Source:

On site by Officer

Date Prepared:

06/24/2026

Notes:

2. Study Objectives

The purpose of this traffic speed analysis is to evaluate vehicular speed characteristics within the study area to support traffic enforcement, safety assessments, and operational decision-making.

Objectives (check all that apply):

- ☐ Identify speeding trends
- ☐ Evaluate compliance with posted speed limits
- ☐ Identify congestion or bottleneck locations
- ☐ Support enforcement deployment
- ☐ Support safety or traffic calming initiatives

Key Questions / Focus Areas:

- Speeding

3. Study Area Description

Segment ID	Road Name:	From	To	Road Classification:	Number of Lanes:	Posted Speed (mph):	Notes
	W. 20 th Street	100 block	900 block	Residential	Two lanes	30mph	

4. Data Collection & Sources

Item

Description

Speed Data Collection Method:

Handheld Lidar Gun

Equipment / Technology Used

Data Source (Radar, GPS, Sensors, etc.): Stalker LIDAR LR

Sample Size

Data Resolution (e.g., 5-min, 15-min):

1 hr. morning / 1 hr. afternoon

Item**Description**

Assumptions

Limitations

5. Analysis Periods

Period Name	Day Type	Start Time	End Time
AM Peak	Weekday	7:05am	8:05am
Midday	Weekday		
PM Peak	Weekday	4pm	5pm
Off-Peak	Weekday		
Weekend	Weekend		

6. Speed Metrics Analyzed

The following speed metrics were analyzed and reported in miles per hour (mph):

- Average Speed (mph)
- Median Speed (mph)
- 85th Percentile Speed (mph)
- Minimum Speed (mph)
- Maximum Speed (mph)
- Travel Time (if applicable)
- Sample Size (vehicle count)

7. Speed Analysis Results

7.1 Summary Speed Statistics

Segment ID	Period	Avg Speed (mph)	Median Speed (mph)	85th % Speed (mph)	Min Speed (mph)	Max Speed (mph)	Sample Size
		29			18	47	276

7.2 Speed Compliance Evaluation

Segment ID	Period	Posted Speed (mph)	Avg Speed (mph)	% Below Posted	% Above Posted	Compliance Notes
	3 day	30	29	60%	40%	

7.3 Temporal Speed Analysis

Describe speed variations by time of day, peak vs. off-peak conditions, and day-of-week trends.

- The vehicles speeding through the area are minimum. The above data collected was done during the mornings (morning commute) and afternoon (afternoon commute).

7.4 Spatial Speed Analysis

Identify roadway segments with consistently low speeds, high speeds, or recurring bottlenecks.

- The consistency of the road segment was the same for both eastbound and westbound traffic.

8. Performance Assessment

Performance Measure	Assessment
Speed Limit Compliance	-165 vehicles complied with speed limit
Presence of Speeding Issues	-111 vehicles were over posted limit
Congestion Indicators	-No congestion was seen during study.
Safety Concerns	-Citizens concerned of vehicles speeding
Enforcement Considerations	

9. Key Findings

Finding ID	Category (Speeding / Congestion / Safety)	Description	Severity (Low / Medium / High)
	Speeding		Medium

10. Conclusions

Summarize overall findings related to traffic speed behavior, enforcement relevance, and roadway performance:

- The analysis indicated that the roadway in question sees more vehicular traffic in the afternoon hours. It also indicated that 60% of the total vehicles on the roadway were in compliance with the posted 30 mph speed limit. Additionally, of the vehicles speeding in the study, their average speed was 33 mph.

11. Recommendations

Recommendation ID	Segment ID	Issue Identified	Recommended Action	Priority Notes
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Mission Police Department

Speed Survey Log

Date: 6-9-2026				
AM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	07:15	33	E	
2	07:17	37	E	
3	07:19	23	E	
4	07:20	25	E	
5	07:22	35	E	
6	07:25	25	W	
7	07:29	23	W	
8	07:30	25	E	
9	07:31	24	W	
10	07:31	26	E	
11	07:34	27	E	
12	07:34	24	E	
13	07:34	34	E	
14	07:36	28	E	
15	07:37	30	E	
16	07:39	24	W	
17	07:40	33	E	
18	07:42	32	E	
19	07:45	24	E	
20	07:47	35	E	
21	07:48	28	W	
22	07:49	23	W	
23	07:49	22	W	
24	07:50	28	E	
25	07:51	25	W	
26	07:53	33	E	
27	07:55	32	E	
28	07:58	28	W	
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Location: W 20th St.				
648				
Veh #	Time	Speed	Direction	SV
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Mission Police Department

Speed Survey Log

Date: 6-9-2026				
PM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	16:00	31	W	
2	16:01	34	W	
3	16:02	32	W	
4	16:03	29	W	
5	16:04	30	E	
6	16:05	30	E	
7	16:06	32	E	
8	16:09	31	W	
9	16:12	32	E	
10	16:14	27	W	
11	16:16	37	E	
12	16:20	32	W	
13	16:20	24	E	
14	16:21	26	W	
15	16:21	33	W	
16	16:21	32	W	
17	16:21	34	W	
18	16:21	31	W	
19	16:23	27	W	
20	16:25	21	W	
21	16:26	29	W	
22	16:27	35	W	
23	16:27	35	E	
24	16:28	31	E	
25	16:29	29	E	
26	16:30	28	W	
27	16:30	32	E	
28	16:31	22	W	
29	16:31	27	W	
30	16:31	34	W	
31	16:31	27	W	
32	16:31	23	E	
33	16:32	32	W	
34	16:32	18	W	
35	16:32	29	E	
36	16:33	27	W	

Location: W 20th St.				
Veh #	Time	Speed	Direction	SV
37	16:35	28	W	
38	16:38	26	W	
39	16:38	37	E	
40	16:39	26	W	
41	16:40	25	W	
42	16:42	30	W	
43	16:44	32	W	
44	16:45	28	W	
45	16:45	30	E	
46	16:46	31	W	
47	16:46	38	E	
48	16:47	22	W	
49	16:47	31	E	
50	16:49	42	W	
51	16:50	23	W	
52	16:50	36	E	
53	16:50	22	E	
54	16:52	36	W	
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Mission Police Department

Speed Survey Log

Date: 6-10-2026				
AM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	07:15	39	W	
2	07:20	39	W	
3	07:22	27	W	
4	07:23	25	W	
5	07:24	29	E	
6	07:26	28	E	
7	07:26	25	E	
8	07:27	29	E	
9	07:27	25	E	
10	07:27	28	W	
11	07:28	29	E	
12	07:28	28	E	
13	07:29	22	E	
14	07:29	28	E	
15	07:29	28	W	
16	07:30	28	W	
17	07:30	32	E	
18	07:31	29	E	
19	07:31	28	W	
20	07:31	31	E	
21	07:32	29	E	
22	07:32	29	E	
23	07:34	35	E	
24	07:35	34	E	
25	07:35	25	W	
26	07:36	31	E	
27	07:37	28	E	
28	07:39	29	E	
29	07:41	33	W	
30	07:41	31	W	
31	07:41	31	W	
32	07:41	30	E	
33	07:43	28	E	
34	07:43	32	W	
35	07:44	29	E	
36	07:44	25	E	

Location: W 20th St				
562				
Veh #	Time	Speed	Direction	SV
37	07:46	26	W	
38	07:46	30	E	
39	07:46	31	E	
40	07:46	29	E	
41	07:47	33	W	
42	07:47	29	W	
43	07:48	29	E	
44	07:49	30	E	
45	07:49	26	W	
46	07:49	29	E	
47	07:49	43	W	
48	07:52	41	W	
49	07:53	31	E	
50	07:53	23	W	
51	07:55	27	E	
52	07:55	27	E	
53	07:56	47	W	
54	07:57	31	E	
55	07:58	30	E	
56	08:00	28	W	
57	08:00	28	W	
58	08:00	25	E	
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Mission Police Department

Speed Survey Log

Date: 6-10-2026				
SV= STOP SIGN VIOLATION (use "Y")				
Veh #	Time	Speed	Direction	SV
1	15:54	27	W	
2	15:55	26	E	
3	15:55	22	W	
4	15:59	28	W	
5	16:02	35	E	
6	16:05	32	W	
7	16:06	37	W	
8	16:07	26	W	
9	16:09	38	E	
10	16:09	28	E	
11	16:10	40	E	
12	16:10	33	E	
13	16:12	23	W	
14	16:12	32	E	
15	16:13	27	W	
16	16:13	26	W	
17	16:16	30	E	
18	16:16	35	E	
19	16:16	35	E	
20	16:17	30	W	
21	16:20	28	E	
22	16:20	25	E	
23	16:24	29	E	
24	16:25	27	W	
25	16:25	31	E	
26	16:25	32	W	
27	16:25	30	W	
28	16:26	29	E	
29	16:27	32	E	
30	16:28	27	W	
31	16:30	30	W	
32	16:31	21	W	
33	16:33	34	E	
34	16:34	28	E	
35	16:37	27	E	
36	16:38	40	E	

Location: W 20th St				
562				
Veh #	Time	Speed	Direction	SV
37	16:42	29	W	
38	16:43	25	W	
39	16:45	34	W	
40	16:45	25	E	
41	16:45	28	W	
42	16:48	23	E	
43				
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Mission Police Department

Speed Survey Log

Date: 6-11-2026				
AM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	07:05	28	E	
2	07:10	29	E	
3	07:17	26	W	
4	07:19	28	W	
5	07:21	25	E	
6	07:25	32	E	
7	07:25	21	W	
8	07:26	33	W	
9	07:26	25	E	
10	07:27	27	E	
11	07:27	25	E	
12	07:27	28	E	
13	07:28	26	W	
14	07:29	37	E	
15	07:31	23	E	
16	07:31	25	E	
17	07:31	35	E	
18	07:32	35	W	
19	07:32	34	W	
20	07:32	31	E	
21	07:33	29	E	
22	07:34	24	E	
23	07:34	21	E	
24	07:38	29	W	
25	07:40	28	E	
26	07:41	29	W	
27	07:41	29	W	
28	07:44	32	E	
29	07:45	24	E	
30	07:46	25	E	
31	07:47	25	E	
32	07:50	28	E	
33	07:51	25	E	
34	07:52	34	W	
35	07:52	29	W	
36	07:53	34	W	

Location: W 20TH ST.				
Veh #	Time	Speed	Direction	SV
37	07:53	32	W	
38	07:53	32	W	
39	07:54	25	E	
40	07:55	26	W	
41	07:56	25	E	
42	07:56	29	E	
43	07:57	31	E	
44	07:57	33	E	
45	07:59	39	E	
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Mission Police Department

Speed Survey Log

Date: 6-11-2026				
PM				
SV= STOP SIGN VIOLATION (use "Y")				
Veh #	Time	Speed	Direction	SV
1	16:00	24		
2	16:01	34		
3	16:02	35		
4	16:02	32		
5	16:03	37		
6	16:03	26		
7	16:03	31		
8	16:03	30		
9	16:04	28		
10	16:04	28		
11	16:04	26		
12	16:05	30		
13	16:05	37		
14	16:06	32		
15	16:06	31		
16	16:07	25		
17	16:08	35		
18	16:09	31		
19	16:11	26		
20	16:11	36		
21	16:11	32		
22	16:12	32		
23	16:15	29		
24	16:15	37		
25	16:16	28		
26	16:17	29		
27	16:19	22		
28	16:20	31		
29	16:21	28		
30	16:21	23		
31	16:22	36		
32	16:22	38		
33	16:24	35		
34	16:24	26		
35	16:27	33		
36	16:29	28		

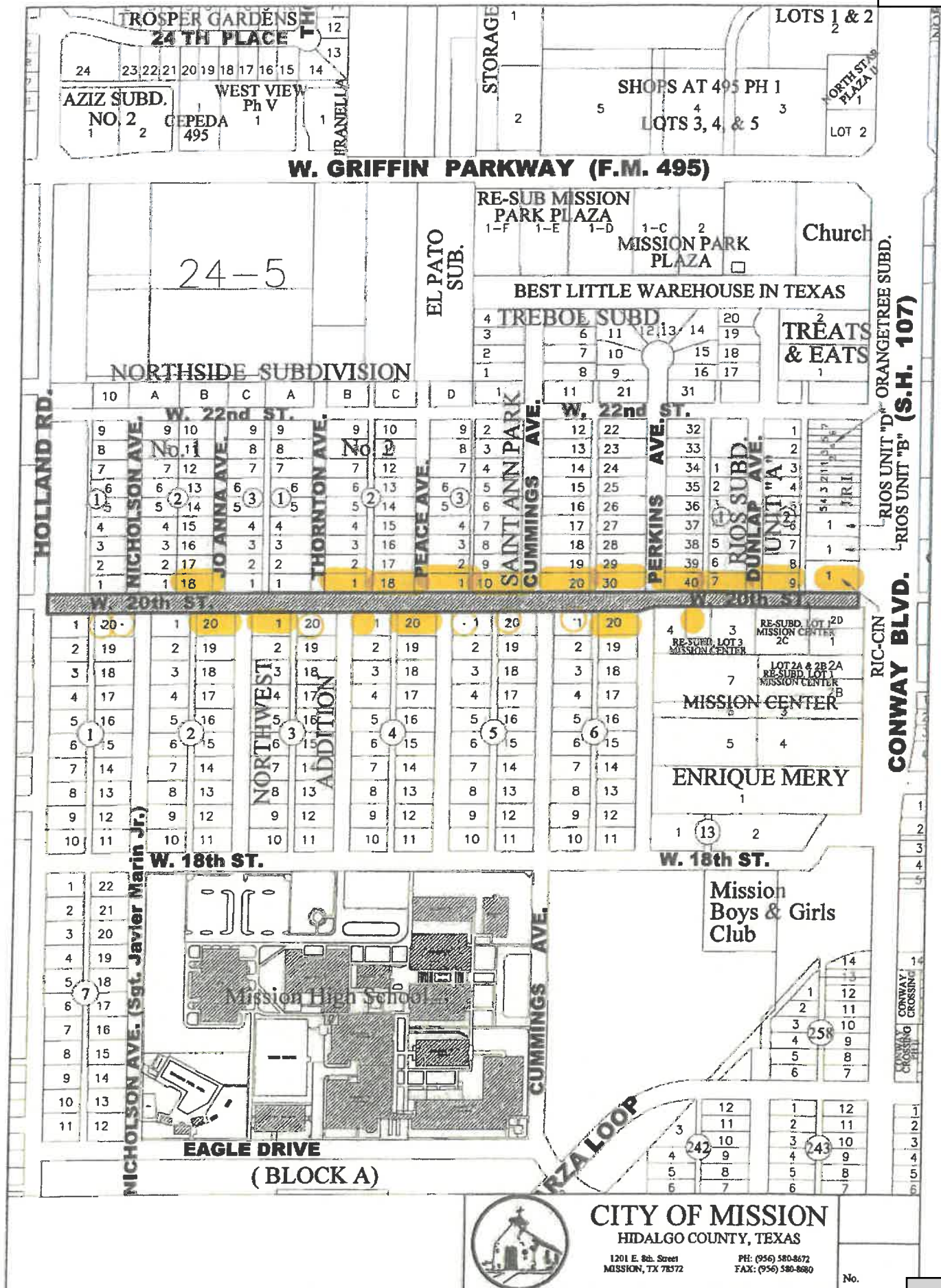
Location: W 20TH ST.				
368				
Veh #	Time	Speed	Direction	SV
37	16:31	44		
38	16:31	33		
39	16:32	31		
40	16:35	27		
41	16:35	32		
42	16:35	28		
43	16:36	27		
44	16:36	31		
45	16:38	34		
46	16:41	34		
47	16:42	35		
48	16:42	39		
49	16:44	29		
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Mission Police Department
Total For Complete Speed Survey

Speed Limit:	30 MPH		
Total Vehicles	276		
Vehicles <u>NOT</u> Speeding	165		
Vehicles Speeding	111		
% of Speeders	40%	% of Compliance	60%
Highest Speed	47		
Lowest Speed	18		
85% Speed			
Stop Sign Violation	0		

Accident Survey -

January 2025 - July 2026	Conway/20th to Holland/20th
26 TSTOPS ON 100 - 700 W/20TH	4 ACCIDENTS ON CONWAY/20TH ST
7 TSTOPS ON HOLLAND/20TH	1 ACCIDENT ON PEACE/20TH ST
2 TSTOPS ON CUMMINGS AVE/20TH ST	2 ACCIDENTS ON HOLLAND/20TH
9 TSTOPS ON CONWAY/20TH ST	1 ACCIDENT ON JO ANNA AVE/20TH
2 TSTOPS ON DUNLAP/20TH ST	
46 TOTAL TSTOPS	8 TOTAL ACCIDENTS



20th Street from Conway to Holland Street.

We the undersigned owners of property within 20th Street from Conway to Holland Street. hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

- | | | | |
|----|---|--|------------------------------------|
| 1. | <u>Fernando Sarabia Jr.</u>
Printed Name | <u>2000 N. Dunlap Ave.</u>
Property Along Street Segment | <u>[Signature]</u>
Signature |
| 2. | <u>Manuel Salinas Jr.</u>
Printed Name | <u>2001 N. Dunlap Ave</u>
Property Along Street Segment | <u>[Signature]</u>
Signature |
| 3. | <u>Manuel Salinas Jr.</u>
Printed Name | <u>2001 N. Cummings Ave</u>
Property Along Street Segment | <u>[Signature]</u>
Signature |
| 4. | <u>Zulema V. Salinas</u>
Printed Name | <u>2001 N. Perkins Ave</u>
Property Along Street Segment | <u>Zulema Salinas</u>
Signature |
| 5. | <u>Noray Gonzalo Perez</u>
Printed Name | <u>2004 Perkins Ave</u>
Property Along Street Segment | <u>Noray Perez</u>
Signature |
| 6. | <u>Laura Irma Lopez</u>
Printed Name | <u>2003 Perkins Ave</u>
Property Along Street Segment | <u>[Signature]</u>
Signature |
| 7. | <u>Nicolas Flores</u>
Printed Name | <u>2007 Perkins Ave</u>
Property Along Street Segment | <u>[Signature]</u>
Signature |
| 8. | <u>Irma Garza</u>
Printed Name | <u>1819 Perkins Ave</u>
Property Along Street Segment | <u>[Signature]</u>
Signature |

Contact Person Information

Each request for program participation must provide a contact person who owns property on the requested street within the study area's boundary. Please provide the name, address, and telephone number of the duly authorized HOA representative. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Contact Name: _____ HOA's Name: _____

Address: _____ Mission, Texas 785 _____

Cell#: _____ Phone #: _____ Email: _____

I agree to be the contact person for the above HOA request, and I understand that a request does not guarantee installation of speed humps. Furthermore, I understand that a request may not be further considered if the City's study determines the street to not be eligible for the speed hump program.

Signature: _____

Date: _____

Please Return Completed Form To:

City of Mission - Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

- | | | | |
|-----|---|---|--|
| 9. | <u>MARIA GRACIA LÓPEZ</u>
Printed Name | <u>2005 Cummings</u>
Property Along Street Segment | <u>X Maria Gracia Lopez</u>
Signature |
| 10. | <u>Gilberto Angulo</u>
Printed Name | <u>1821 Peace Ave</u>
Property Along Street Segment | <u>Gilberto Angulo</u>
Signature |
| 11. | <u>Maria G. Lopez</u>
Printed Name | <u>1823 Peace Ave</u>
Property Along Street Segment | <u>Maria G. Lopez</u>
Signature |
| 12. | <u>Reyna Martinez</u>
Printed Name | <u>1817 Horton</u>
Property Along Street Segment | <u>Reyna Martinez</u>
Signature |
| 13. | <u>ARMANDO GARZA</u>
<u>CRISTINA GARZA</u>
Printed Name | <u>1820 Joanna Ave</u>
Property Along Street Segment | <u>Armando + Cristina Garza</u>
Signature |
| 14. | <u>Ma G. Vasquez</u>
Printed Name | <u>2001 N. Peace</u>
Property Along Street Segment | <u>Ma G. Vasquez</u>
Signature |
| 15. | <u>Joe Rios</u>
Printed Name | <u>2004 N Dunlap</u>
Property Along Street Segment | <u>Joe Rios</u>
Signature |
| 16. | <u>Nydia Rios</u>
Printed Name | <u>2006 N. Dunlap</u>
Property Along Street Segment | <u>Nydia Rios</u>
Signature |

Contact Person Information

Each request for program participation must provide a contact person who owns property on the requested street within the study area's boundary. Please provide the name, address, and telephone number of the duly authorized HOA representative. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Contact Name: _____ HOA's Name: _____

Address: _____ Mission, Texas 785 _____

Cell#: _____ Phone #: _____ Email: _____

I agree to be the contact person for the above HOA request, and I understand that a request does not guarantee installation of speed humps. Furthermore, I understand that a request may not be further considered if the City's study determines the street to not be eligible for the speed hump program.

Signature: _____

Date: _____

Please Return Completed Form To:

City of Mission - Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

Armando Garza

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

17. <u>Ramiro TAMEZ</u>	<u>2000 Peaces + Massat</u>	<u>Ramiro Tamez</u>
Printed Name	Property Along Street Segment	Signature
18. <u>MARION TAMEZ</u>	<u>204 W 20th St Massat</u>	<u>M/T</u>
Printed Name	Property Along Street Segment	Signature
19. <u>Maricela Tamez</u>	<u>203 W 20th St Massat</u>	<u>M/T</u>
Printed Name	Property Along Street Segment	Signature
20. <u>GRACIE Gutierrez</u>	<u>2002 Commins Avenue Massat</u>	<u>Gracie</u>
Printed Name	Property Along Street Segment	Signature
21. <u>Rene Ortiz</u>	<u>2008 Perkins</u>	<u>R/O</u>
Printed Name	Property Along Street Segment	Signature
<u>Manuel Salinas</u>	<u>2004 N Dantap Ave</u>	<u>Manuel Salinas</u>
Printed Name	Property Along Street Segment	Signature
22. <u>NOE TAMEZ</u>	<u>2007 Peaces Ave</u>	<u>NOE Tamez</u>
Printed Name	Property Along Street Segment	Signature
23. <u>NOE TAMEZ</u>	<u>2003 Peaces Ave</u>	<u>NOE Tamez</u>
Printed Name	Property Along Street Segment	Signature

Contact Person Information

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Contact Name: _____ HOA's Name: _____

Address: _____ Mission, Texas 785 _____

Cell#: _____ Phone #: _____ Email: _____

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Signature: _____

Date: _____

Please Return Completed Form To:

City of Mission - Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

25. Olga Pacheco 1821 Joanna Olga Pacheco
 Printed Name Property Along Street Segment Signature
 25. Naemi Rangel 1817 Joanna Naemi Rangel
 Printed Name Property Along Street Segment Signature
 26. Trinidad B. Pen 2001 N. Conway Ave Trinidad B. Pen
 Printed Name Property Along Street Segment Signature
 27. Laine J. Rodriguez 2001 N. Joanna Ave Laine J. Rodriguez
 Printed Name Property Along Street Segment Signature
 28. Nestor Gutierrez 2001 N. Conway Nestor Gutierrez
 Printed Name Property Along Street Segment Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Contact Person Information

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Contact Name: _____ HOA's Name: _____

Address: _____ Mission, Texas 785 _____

Cell#: _____ Phone #: _____ Email: _____

I agree to be the contact person for the above HOA request, and I understand that a request does not guarantee installation of speed humps. Furthermore, I understand that a request may not be further considered if the City's study determines the street to not be eligible for the speed hump program.

Signature: _____

Date: _____

Please Return Completed Form To:

City of Mission - Public Works Department (Speed Hump Program)
 2801 N. Holland Avenue
 Mission, Texas 78572

20
1818
13
17

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

Arcelia Casas
Maria Maguila 1820 N. Cummings Ave.
Printed Name Property Along Street Segment

Arcelia Casas
Maria Maguila
Signature

Arturo Longoria 821 Thornton
Printed Name Property Along Street Segment

Arturo Longoria
Signature

Manuel Ledezma 1818 N. Nicholson
Printed Name Property Along Street Segment

Manuel Ledezma
Signature

Jose G. Garcia 712 W. 20th St. & Peace
Printed Name Property Along Street Segment

Jose G. Garcia
Signature

Martin Salazar 1822 Thornton
Printed Name Property Along Street Segment

Martin Salazar
Signature

Edna Garza 1821 Cummings
Printed Name Property Along Street Segment

Edna Garza
Signature

Joseph Flores 1820 Peace
Printed Name Property Along Street Segment

Joseph Flores
Signature

Yvonne Longoria 2001 N. Conway
Printed Name Property Along Street Segment

Yvonne Longoria
Signature

Contact Person Information

Each request for program participation must provide a contact person who owns property on the requested street within the study area's boundary. Please provide the name, address, and telephone number of the duly authorized HOA representative. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Contact Name: Manuel Salinas HOA's Name: _____

Address: 2001 N. Dunlap Ave Mission, Texas 785 72

Cell#: 867-7413 Phone #: _____ Email: walrus4ever@hotmail.com

I agree to be the contact person for the above HOA request, and I understand that a request does not guarantee installation of speed humps. Furthermore, I understand that a request may not be further considered if the City's study determines the street to not be eligible for the speed hump program.

Signature: [Signature]

Date: 5-21-26

Please Return Completed Form To:

City of Mission - Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

Aaron A. Aracruz
Printed Name

1809 Nicholson Ave
Property Along Street Segment

Aaron A. Aracruz
Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Printed Name

Property Along Street Segment

Signature

Contact Person Information

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Contact Name: Manuel Salinas HOA's Name: _____

Address: 2001 N. Dunlap Ave Mission, Texas 785 72

Cell#: 867-7413 Phone #: _____ Email: walrus4ever@hotmail.com

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Signature: [Signature]

Date: 5-21-26

Please Return Completed Form To:

City of Mission - Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
316857	TAMEZ MARIO & NAYDA	203 W 20TH ST	MISSION	TX	78572-2809
271129	SALINAS MANUEL JR	2001 N DUNLAP AVE	MISSION	TX	78572-2840
249665	CASAS ARCELIA ROJAS	1820 N CUMMINGS AVE	MISSION	TX	78572-2820
249586	MARTINEZ ORALIA	1818 N NICHOLSON AVE	MISSION	TX	78572-2739
249681	GARZA LAZARO LARRY JR & GARZA IRMA MICHELLE	105 TOWERS STREET	PALMVIEW	TX	78572-8295
249394	VILLALOBOS SALVADOR MELLADO & ROBERTO YUDICHE FLORES	2001 NICHOLSON	MISSION	TX	78572-2740
249417	PENA SYLVIA A	PO BOX 891	MISSION	TX	78573-0014
249566	MARTINEZ BRIGIDA R & RUBIE JORDAN CANTU	1820 N HOLLAND AVE	MISSION	TX	78572-2731
249585	ARAGUZ AARON A	1819 NICHOLSON AVE	MISSION	TX	78572
249605	MARTINEZ OLGA ALICIA PACHECO	1212 W 20TH ST	MISSION	TX	78572-2621
249454	TAMEZ RAMIRO & AMADA	2000 PEACE AVE	MISSION	TX	78572-2749
249436	TAMEZ NOE & ANN MARIE	1410 DONS DR	MISSION	TX	78572-4326
249453	VASQUEZ MA G	2001 PEACE AVE	MISSION	TX	78572-2748
249625	LONGORIA ARTURO & REYNALDO C	1821 THORNTON ST	MISSION	TX	78572-2742
249664	GARZA EDNA L	1821 CUMMINGS AVE	MISSION	TX	78572-2819
289473	PENA TRINIDAD B	2000 N CUMMINGS AVE	MISSION	TX	78572-2822
249626	SALAZAR MARTINA	1822 THORNTON	MISSION	TX	78572-2743
249644	TORRES MARIA GRACIELA	1823 PEACE AVE	MISSION	TX	78572-2746
289492	TAMEZ MARIO J & NAYDA E	204 W 20TH ST	MISSION	TX	78572-2810
249606	GARZA ARMANDO & CRISTINA	1820 JOANNA AVE	MISSION	TX	78572-2735
249402	GARCIA JOSE GUADALUPE & MARIA ELVIA MARTINEZ GARCIA	712 W 20TH	MISSION	TX	78572-2715
249645	FLORES JOSEPH ALFONSO	1820 PEACE AVE	MISSION	TX	78572-2747
271137	SARABIA FERNANDO JR	2000 N DUNLAP AVE	MISSION	TX	78572-2839
539586	MISSION QUICK LUBE INC	2001 N CONWAY AVE	MISSION	TX	78572-2965
289483	SALINAS ZULEMA V	2001 PERKINS AVE	MISSION	TX	78572-2827
289463	SALINAS MANUEL JR	2001 N DUNLAP AVE	MISSION	TX	78572-2840
249427	ACOSTA JOSE A & LUCIA T	2001 THORNTON ST	MISSION	TX	78572-2744
316912	DE LEON JORGE A	2005 THORNTON ST	MISSION	TX	78572-2744
249416	RODRIGUEZ JAIME J & GRACE M	2001 JOANNA AVE	MISSION	TX	78572-2736
627730	RODRIGUEZ HUMBERTO & CHRISTIAN TREVINO	1915 WOODS DR W	EDINBURG	TX	78542-5676
627729	DEL OLMO GUILLERMO PRIETO	1602 JONATHON DR	MISSION	TX	78572-8563
1067787	FLORES RAUL	1714 E RABBIT RUN AVE	ALTON	TX	78573-3947
1067789	ARGENTO PROPERTIES LTD	910 E HIDALGO AVE STE 1	RAYMONDVILLE	TX	78580-4095

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CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 11, 2026

PRESENTED BY: Andy Garcia, Co-Interim City Manager

AGENDA ITEM: Discussion and possible action on matters related to the approval of Resolution No. _____ adopting Economic Development Program Guidelines and Criteria governing agreements authorized under Chapter 380 of the Texas Local Government Code and providing an effective date – A. Garcia

NATURE OF REQUEST:

Consideration of a resolution adopting Economic Development Program Guidelines and Criteria for the administration of economic development incentives authorized under Chapter 380 of the Texas Local Government Code. The guidelines establish the criteria and procedures for evaluating, negotiating, and approving future Chapter 380 economic development agreements intended to promote business development, job creation, capital investment, and expansion of the City's tax base. Adoption of the guidelines does not obligate the City to enter into any agreement or provide incentives, and all proposed agreements will continue to require separate City Council approval on a case-by-case basis. Existing 380 agreements, if any, would remain unaffected by this action.

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
ADOPTING ECONOMIC DEVELOPMENT PROGRAM GUIDELINES AND
CRITERIA GOVERNING AGREEMENTS AUTHORIZED UNDER CHAPTER 380 OF
THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide economic development programs, including grants, loans, and other incentives, to promote state or local economic development and to stimulate business and commercial activity within the municipality; and

WHEREAS, the City Council of the City of Mission, Texas, finds that the adoption of Economic Development Program Guidelines and Criteria will promote economic development, encourage investment, create employment opportunities, expand the tax base, and further the public purposes authorized by state law; and

WHEREAS, the City Council desires to adopt Economic Development Program Guidelines and Criteria to govern the consideration, negotiation, and approval of future agreements authorized under Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City Council has conducted a public hearing regarding the adoption of such guidelines and criteria and provided an opportunity for members of the public to be heard;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS:

SECTION 1. The Economic Development Program Guidelines and Criteria attached hereto as **Exhibit "A"** are hereby adopted and shall govern all future agreements and incentives authorized under Chapter 380 of the Texas Local Government Code and considered by the City of Mission.

SECTION 2. The City Council may amend, revise, or repeal the Economic Development Program Guidelines and Criteria at any time as permitted by law.

SECTION 3. Adoption of these Guidelines and Criteria does not obligate the City to enter into any Chapter 380 agreement or provide any economic development incentive. Each proposed agreement shall be considered on a case-by-case basis and shall require approval by the City Council.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 11th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION, TEXAS

1201 EAST 8TH STREET • MISSION, TEXAS 78572 • (956) 580-8650 • WWW.MISSIONTEXAS.US

CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AND INCENTIVE POLICY

INTEGRATED POLICY PACKAGE

Document status	CITY ATTORNEY REVISED WORKSHOP DRAFT — NOT FOR EXECUTION
Prepared	August 5, 2026
Proposed adoption	Resolution/Ordinance No. _____
Proposed effective date	_____

IMPORTANT DRAFT STATUS

This revision incorporates the financial recommendations transmitted by the Assistant City Manager on August 4, 2026, including the three percentage matrices, the separate maximum-term formula, and the discounted fiscal-return standards. They remain proposed Council policy—not an entitlement or an approved award—unless and until the Council affirmatively adopts this Policy. Remove the attorney-review page and all drafting notes before final adoption.

POLICY • APPLICATION • MATRIX SCHEDULE • EVALUATION FORM • ANNUAL COMPLIANCE CERTIFICATE

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ATTORNEY REVIEW NOTES — REMOVE BEFORE ADOPTION**CONTROLLING ASSUMPTION**

The August 4, 2026 framework contains staff recommendations for Council consideration, not evidence of Council adoption. This draft therefore incorporates those recommendations as proposed standards while preserving all Chapter 380 constitutional, funding, verification, and recapture controls.

The August 4 recommendations now incorporated into this draft are:

- \$1.5 million minimum Qualified Capital Investment and \$500,000 minimum Committed Annual Payroll for the standard matrix path, with no separate ten-FTE gate.
- Percentage ceilings of 80% for the ad valorem-based performance grant, 75% for the sales tax-based performance grant, and 50% for the hotel/tourism performance benchmark.
- A separate maximum-term formula of four years plus the applicable capital and payroll adjustments, capped at ten years.
- A 3.50% annual policy discount rate, a 1.50:1 minimum discounted Benefit-Cost Ratio (equivalent to a 50% discounted public ROI), and a maximum Discounted Payback Period equal to 75% of the calculated maximum term.

Items to complete or confirm before final adoption:

- Council must affirmatively adopt the proposed matrices, term method, fiscal thresholds, and ten-year fiscal Evaluation Period; this workshop draft does not establish an entitlement or approve a project.
- Finance must confirm the then-current ad valorem rate and components, the unrestricted City sales-tax share after MEDC and other dedicated allocations, and the municipal hotel-occupancy-tax rate before any project analysis or agreement.
- The 3.50% discount rate is drafted as a fixed policy assumption subject to later Council amendment, not as a representation of a continuously changing TexPool rate.
- Locate and reconcile any still-operative Council resolution delegating “all economic development activities” to MEDC, as described in the MEDC FY2022 audit, before adopting a parallel City-administered program.
- Use an ordinance to establish the Program and Policy unless the City Attorney confirms a resolution is the preferred local legislative form; use a separate Council action to approve each Agreement.

LEGAL CONFORMING EDITS

The property schedule is implemented as a post-tax Chapter 380 performance grant, not a Tax Code Chapter 312 abatement. The hotel schedule is a measurement benchmark unless restricted HOT use is independently lawful. All awards remain pay-after-performance and require written public-purpose findings, adequate return benefit, retained City controls, lawful and appropriated funding, verification, audit, recapture, Chapter 2264 terms, Chapter 380 reporting, open-meeting approval, and applicable transparency and ethics compliance.

CITY OF MISSION, TEXAS
CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AND
INCENTIVE POLICY

Adopted by _____ No. _____ on _____, 20____

1. ESTABLISHMENT; AUTHORITY; SCOPE

1.1 Establishment. The City Council of the City of Mission, Texas (the “Council”) establishes the City of Mission Chapter 380 Economic Development Program (the “Program”) under Texas Local Government Code § 380.001. This Policy provides the criteria and administrative framework for considering loans or grants of lawfully available public money, and the provision of municipal personnel or services, to promote state or local economic development and to stimulate business and commercial activity in the City.

1.2 Authority. The Program shall be administered consistently with the Texas Constitution; Local Government Code Chapter 380; the City Charter; the City budget and appropriations; all restrictions governing the proposed funding source; and other applicable federal, state, and local law. If this Policy conflicts with controlling law, controlling law governs.

1.3 Scope. This Policy governs City incentives approved under Chapter 380 after its Effective Date. It does not establish or replace a tax-abatement program under Tax Code Chapter 312; bind the Mission Economic Development Corporation (“MEDC”) or any other public entity; waive a generally applicable City law; or create authority to spend restricted revenue for an unauthorized purpose.

2. PROGRAM PURPOSE AND CONSTITUTIONAL SAFEGUARDS

2.1 Program purposes include expanding the City’s tax base; creating and retaining quality employment; attracting new commercial, industrial, retail, and hotel/tourism activity; supporting redevelopment; providing needed public infrastructure; diversifying the local economy; and producing other concrete, measurable public benefits.

2.2 Required findings. Before approving any Incentive, the Council shall find, based on the administrative record and the proposed Agreement, that:

- the Project promotes economic development or stimulates business or commercial activity within the authority of Local Government Code § 380.001;
- the predominant objective is a legitimate public purpose, not a merely private benefit;
- the City will receive a specifically identified, adequate return benefit that makes the transfer non-gratuitous; and
- the Agreement retains sufficient City control to ensure that the public purpose is accomplished, including pay-after-performance conditions, restricted or defined uses, measurable obligations, verification, audit, suspension, termination, and recapture.

2.3 Every Incentive must be reasonably proportional to verified performance and supported by a conservative fiscal and risk analysis. Projected secondary or indirect benefits may support a recommendation but may not substitute for an enforceable return benefit and retained controls.

3. DEFINITIONS

Term	Meaning
Affiliate	An entity that directly or indirectly controls, is controlled by, or is under common control with the Applicant.
Agreement	A written, Council-approved Chapter 380 economic development program agreement executed by the City and the recipient.
Applicant	The legal entity submitting an Application, together with any Affiliate whose performance or information is relied upon.
Application	The current City application form and all required attachments, certifications, updates, and supplemental materials.
Baseline	The value, revenue, employment, payroll, operations, or other activity existing before the Project, determined under an Agreement using a representative historical period and adjusted to prevent windfalls, relocation, or double counting.
Qualified Capital Investment (Capital Investment)	Verified expenditures for new taxable buildings, real-property improvements, and taxable tangible business personal property placed in service at the Project Site. Unless Council expressly finds otherwise, it excludes land acquisition, inventory, goodwill, financing costs, working capital, intangibles, taxes, incentives, and property transferred from another Mission site.
City	The City of Mission, Texas, acting through the Council or an authorized official.
City-Controlled Revenue	Revenue actually received and legally available to the City for the proposed payment, excluding state, county, MEDC, dedicated, debt-service, pass-through, restricted, or third-party funds unless their use is independently authorized.
Commencement Date	The date specified in the Agreement on which eligible performance measurement begins; it is not established by an Application or staff discussion.
Completion Date	The enforceable deadline for completing the committed Capital Investment and other construction obligations.
Eligible Incremental City Ad Valorem Revenue	The increase in City maintenance-and-operations ad valorem tax actually collected from the Project Site above the adjusted Baseline, net of refunds, corrections, collection costs, exemptions, and excluded or restricted components. It is a grant-calculation benchmark, not an abatement.

Term	Meaning
Eligible Incremental City Hotel Revenue	The increase in municipal hotel occupancy tax actually collected and attributable to the Project above the adjusted Baseline, net of refunds, corrections, collection costs, and excluded components. It is a performance benchmark; use of restricted hotel occupancy tax receipts remains governed by Tax Code Chapter 351 and other law.
Eligible Incremental City Sales Revenue	The increase in the City's unrestricted, general-purpose local sales and use tax actually received and attributable to the Project above the adjusted Baseline, net of refunds, audit adjustments, collection costs, reallocations, and excluded dedicated or restricted components.
Committed Annual Payroll	The enforceable stabilized annual amount of Qualified Annual Payroll the Applicant commits to attain and maintain under the Agreement.
Discount Rate	The fixed annual policy rate used for fiscal present-value calculations. The adopted initial rate is 3.50% until the Council amends it; it is not represented as a continuously changing TexPool yield.
Evaluation Period	Ten years beginning on the Operations Date, used solely for uniform fiscal comparison, with annual year-end cash flows and no terminal value.
Fiscal Benefits	Projected incremental City-Controlled Revenue reasonably attributable to the Project during the Evaluation Period, net of refunds, corrections, displacement, cannibalization, and leakage. Restricted City revenue is reported separately and excluded unless its use in the analysis is independently authorized.
Fiscal Costs	The proposed Incentive and all direct incremental City infrastructure, service, administration, maintenance, and other costs reasonably attributable to the Project during the Evaluation Period, net of enforceable reimbursements and without double counting.
Full-Time Equivalent	A permanent, nonseasonal W-2 position measured as 2,080 paid hours per year, or another consistently documented full-time equivalent approved in the Agreement. Independent contractors and temporary-agency personnel are excluded unless expressly approved.
Incentive	Any Chapter 380 grant, loan, reimbursement, fee participation, land or infrastructure participation, service, or other public subsidy provided under the Program.
Incentive Term	The maximum period during which a recipient may earn payments, beginning only upon the contractual trigger and never exceeding the approved term.
Maximum Aggregate Grant	The absolute nominal-dollar ceiling on all City payments and noncash assistance under an Agreement, excluding only items expressly identified in the Council approval.

Term	Meaning
New FTE	An FTE newly created at the Project Site that increases the Applicant's and Affiliates' aggregate employment within Mission above the adjusted Baseline. A transferred or replacement position is not new unless the Council makes a specific finding.
Operations Date	The verified date on which the Project opens or begins the sustained operations described in the Agreement.
Performance Year	Each annual measurement period specified in the Agreement.
Project	The defined economic development undertaking, business activity, property, investment, and obligations evaluated and approved by the Council.
Project Site	The land and improvements identified by street address, parcel identification, legal description, and, when appropriate, site plan in the Agreement.
Qualified Annual Payroll	Gross W-2 wages paid during a Performance Year to verified New FTEs at the Project Site, excluding benefits, employer taxes, contract labor, severance, and wages transferred from another Mission site unless expressly approved.
Stabilization Date	The contractual date by which the recipient must attain and thereafter maintain the committed Capital Investment, Qualified Annual Payroll, New FTEs, and operations.
Total Incentive Value	The aggregate nominal value of all City cash payments plus the documented value of fee waivers, land, City-funded infrastructure principally benefiting the Project, services, and other City assistance, without double counting. Present value shall also be reported in the fiscal analysis.

4. PROGRAM GOVERNANCE AND NON-ENTITLEMENT

4.1 No entitlement. This Policy is a discretionary evaluation framework. No person has a right to an Incentive, a particular percentage or term, negotiation, placement on an agenda, or Council action. The City may reject, reduce, defer, or discontinue review of any request at any time before execution of an Agreement.

4.2 No reliance. An Application, meeting, staff communication, matrix result, term sheet, or recommendation is nonbinding. An Applicant proceeds at its own cost and risk. Only an Agreement approved by the Council in open meeting and executed by authorized representatives binds the City.

4.3 Roles. The Council establishes policy and exclusively approves Incentives and material Agreement amendments. The City Manager or designee administers intake, due diligence, negotiation, monitoring, and payment recommendations. Finance verifies fiscal calculations and funding. The City Attorney reviews legal authority and form. MEDC may provide nonbinding

technical assistance but cannot commit the City or its funds, and City approval does not commit MEDC or its revenues.

4.4 Funding. Every Incentive is subject to a lawful funding source, annual appropriation, availability of funds, and all revenue restrictions. No Agreement may create a debt in violation of law; pledge ad valorem taxes, the City's full faith and credit, or revenue the City does not control; or require a payment before all conditions precedent are satisfied.

5. ELIGIBLE AND INELIGIBLE PROJECTS

5.1 Priority project types. The Program primarily supports new or expanded commercial, industrial, manufacturing, distribution/logistics, office/headquarters, retail, hotel/tourism, healthcare, research, and mixed-use projects with a material taxable commercial component; strategic redevelopment; and other projects producing exceptional measurable public benefits.

5.2 Eligibility characteristics. A competitive Project ordinarily should:

- make a net-new Capital Investment and create New FTEs and Qualified Annual Payroll;
- increase City-Controlled Revenue or provide another quantifiable City benefit;
- be financially feasible but demonstrate that City participation materially affects location, scope, timing, or quality;
- be compatible with applicable plans, zoning, infrastructure capacity, and community objectives; and
- be undertaken by responsible entities current on taxes, fees, utilities, permits, and obligations to the City and other public entities.

5.3 Ordinarily ineligible. The following are ineligible unless the Council makes specific written findings of extraordinary public benefit and legal authority: residential-only projects; speculative land holding; projects completed before Application; activity that merely relocates or cannibalizes existing Mission activity without a net gain; routine maintenance or replacement; unlawful or nonconforming uses; entities in uncured default on a public incentive; and projects whose predominant benefit is private.

5.4 Absolute exclusions. No Incentive may support an unlawful purpose; cure delinquent taxes or City obligations; reimburse political contributions or lobbying; provide a gratuitous payment; evade procurement, tax-abatement, hotel-tax, debt, budget, or other statutory requirements; or benefit an entity prohibited from receiving the subsidy by applicable law.

6. STANDARD MATRIX ELIGIBILITY

6.1 Standard gate. To use an adopted matrix cell, a Project must commit to and timely achieve at least \$1,500,000 in Qualified Capital Investment and at least \$500,000 in Committed Annual Payroll, measured at the applicable row and column intersection, by the Stabilization Date. The standard path has no separate minimum FTE gate, but every Agreement shall establish project-specific job, wage, payroll, investment, completion, and operating commitments.

6.2 Measurement. Matrix placement is based on committed stabilized performance accepted by the City—not unverified projections. Threshold bands are nonoverlapping. Performance moved from another Mission location, public subsidies, and excluded investment or payroll do not increase placement.

6.3 Percentage ceiling. Each matrix cell states only the maximum percentage the Council may consider under the standard path. The City may recommend or approve less, impose an annual or aggregate cap, select one revenue stream, or deny the request. Matrix eligibility does not establish economic feasibility, public purpose, funding, or entitlement.

6.4 Maximum-term calculation. The maximum Incentive Term is calculated separately from the percentage matrix: four years, plus the applicable Capital Investment Adjustment of zero to three years, plus the applicable Annual Payroll Adjustment of zero to three years. The total may not exceed ten years. A ten-year maximum is available only when the Project reaches both the highest capital tier and the highest payroll tier. Appendix C states the adjustments and examples. Council may approve a shorter term but not a longer term under this Policy.

6.5 Alternative-path term reference. Solely to calculate a Discounted Payback ceiling for a Project below one or both standard minimums, a subminimum measure receives a zero-year adjustment. That convention does not create standard-matrix eligibility. Discounted Payback is computed from annual discounted cash flows and may be reported to two decimal places using straight-line interpolation within the crossing year.

6.6 Underperformance. If verified performance falls below the approved cell, the Agreement must reduce or eliminate the grant, re-tier the recipient to the verified cell when expressly permitted, shorten the remaining term when the verified tier produces a shorter maximum, and recapture overpayments. Exceeding a commitment never increases the approved percentage, term, or dollar cap without a Council-approved written amendment.

6.7 Adoption control. Appendix C states the proposed schedule for Council consideration. It becomes operative only if affirmatively adopted with this Policy or by a later Council action. Before adoption, the proposed values are not authority to award an Incentive.

7. PERMITTED INCENTIVE STRUCTURES AND SOURCE RESTRICTIONS

7.1 Ad valorem-based performance grant. The City may consider a post-payment grant of no more than 80% of Eligible Incremental City Ad Valorem Revenue. The taxpayer must timely pay all taxes in full. The grant is not an exemption or abatement; an actual tax abatement requires separate compliance with Tax Code Chapter 312, including then-current guidelines, criteria, zone, notice, hearing, and agreement requirements.

7.2 Sales tax-based performance grant. The City may consider a post-receipt grant of no more than 75% of Eligible Incremental City Sales Revenue. The calculation must exclude state, county, MEDC, dedicated, restricted, and pass-through components and may be paid only after the City receives and verifies the eligible revenue, subject to lawful tax-information access and confidentiality. Any stated City share, including the FY 2026 planning assumption of 1.50%, must be confirmed by Finance for the relevant period and is not guaranteed.

7.3 Hotel/tourism performance grant. The City may consider a post-receipt grant measured at no more than 50% of Eligible Incremental City Hotel Revenue. That revenue is a performance benchmark and is not pledged. The payment shall be made from lawful general-purpose funds unless the City Attorney determines, for the specific Project and use, that restricted municipal hotel occupancy tax receipts may lawfully fund the payment under Tax Code Chapter 351 or other authority and the Agreement restricts the funds accordingly.

7.4 Infrastructure or eligible-cost reimbursement. The City may reimburse verified, reasonable, necessary costs of approved improvements after completion, inspection, acceptance, proof of payment, and satisfaction of applicable procurement, public-works, bonding, wage, dedication, ownership, and maintenance requirements. The Agreement must identify eligible and excluded costs, milestones, retainage, and a maximum amount.

7.5 Other assistance. Subject to separate legal authority and written terms, Council may consider lawful fee participation, City services, land participation, or other Chapter 380 assistance. Pass-through charges, impact fees, utility rates, land dispositions, enterprise funds, and restricted funds remain subject to their own governing law. Loans are unavailable unless the Council first adopts separate underwriting, security, servicing, and default standards.

7.6 Combined assistance. Qualification under one matrix does not create eligibility under another. A combined package requires express Council approval, disclosure of all City and non-City public assistance, a single Maximum Aggregate Grant, no double counting, and a fiscal analysis of the combined subsidy.

8. REVENUE AND GRANT CALCULATION STANDARDS

8.1 Baseline. Finance shall establish a conservative Baseline for each relevant tax and performance measure, ordinarily using at least the preceding twelve months and, for volatile or existing operations, up to three complete years. The Baseline may be adjusted for rate changes, abnormal events, Affiliates, relocations, transferred accounts, business closures, market cannibalization, annexation, and other factors needed to measure net-new activity.

8.2 Actual receipts. A tax-based payment shall be calculated only from eligible revenue actually received and retained by the City, after refunds, audits, corrections, chargebacks, collection costs, and exclusions. No payment is earned on estimated, accrued, disputed, delinquent, refunded, or restricted revenue.

8.3 Formula. Unless the Agreement imposes a lower limit, an annual revenue-based grant equals the lesser of: (a) the approved percentage multiplied by the verified eligible incremental revenue for that Performance Year; (b) the annual dollar cap; (c) the remaining Maximum Aggregate Grant; and (d) available, lawfully appropriated funds. All calculations remain subject to performance adjustments and offsets.

8.4 Term trigger. The Incentive Term begins on the first complete Performance Year after the Operations Date or other objective trigger stated in the Agreement. Delay does not extend the term unless a Council-approved amendment or an expressly delegated, nonfinancial extension provision applies.

8.5 Rate verification. Appendix C records FY 2026 planning assumptions only. Before evaluation and before each payment, Finance shall verify the then-current tax rate, the unrestricted or maintenance-and-operations component legally available to the City, all dedicated allocations, the Baseline, and actual receipts. A rate assumption does not pledge revenue, guarantee tax situs or allocation, or amend the eligible-revenue definitions.

9. ALTERNATIVE PUBLIC-BENEFIT PATHWAY

9.1 Purpose. A Project that does not qualify under the standard matrix may be considered only if it produces exceptional, measurable public benefit and satisfies either: (a) the discounted Benefit-

Cost Ratio test in Section 9.3; or (b) the Discounted Payback test in Section 9.4. Passing either test creates eligibility for consideration only; it does not establish entitlement or substitute for the constitutional findings and Agreement controls in Section 2.

9.2 Fiscal inputs. Finance shall calculate Fiscal Benefits and Fiscal Costs from annual Project-specific cash flows over the Evaluation Period. Benefits and costs must be incremental to an adjusted Baseline; reasonably attributable to the Project; net of refunds, corrections, displacement, cannibalization, leakage, overlapping aid, and enforceable reimbursements; and supported by stated data sources. Secondary economic effects may be disclosed separately but may not be counted unless independently verified and conservatively attributable.

9.3 Discounted Benefit-Cost Ratio and public ROI.

- Present Value (PV) of a year- t cash flow = cash flow $\div$ $(1 + 0.035)^t$, using year-end convention unless Finance documents a more precise timing convention consistently for both benefits and costs.
- Discounted Benefit-Cost Ratio = PV of Fiscal Benefits $\div$ PV of Fiscal Costs.
- Discounted Public ROI = (PV of Fiscal Benefits – PV of Fiscal Costs) $\div$ PV of Fiscal Costs.

The alternative test is satisfied when the discounted Benefit-Cost Ratio is at least 1.50:1, which is mathematically equivalent to a discounted public ROI of at least 50%. If PV of Fiscal Costs is zero or negative, Finance must use a documented alternative analysis and the ratio test does not independently establish eligibility.

9.4 Discounted Payback. Discounted Payback occurs when cumulative PV of Fiscal Benefits first equals or exceeds cumulative PV of Fiscal Costs. The maximum permitted Discounted Payback Period is 75% of the maximum Incentive Term calculated under Section 6.4, applying the subminimum convention in Section 6.5 when necessary. Finance may report the crossing point to two decimal places by straight-line interpolation within the year; if the model does not support reliable interpolation, the next whole year controls. If cumulative benefits never equal cumulative costs, the test fails.

9.5 Uniform assumptions and sensitivity. Finance shall use the ten-year Evaluation Period and 3.50% Discount Rate, document the Baseline, revenue growth, collection assumptions, service and infrastructure costs, inflation treatment, cash-flow timing, discounting, data sources, and exclusions, and include at least a reasonable downside sensitivity case. Restricted City revenues must be shown separately and excluded from the ratio and payback tests unless the City Attorney confirms independent authority for their inclusion; inclusion never makes them a lawful Incentive funding source.

9.6 Standard-path disclosure. The fiscal model shall report the discounted Benefit-Cost Ratio, discounted public ROI, and Discounted Payback Period for every Project when practicable. The 1.50:1 and 75%-of-term thresholds are eligibility tests only for the alternative pathway and are not additional matrix gates. Council may approve less than the modeled maximum or deny any request that technically satisfies a threshold.

9.7 Alternative award limits. Passing an alternative test does not assign a percentage cell. Any alternative award must be sized from the demonstrated need and discounted model, remain within the applicable source ceiling in Section 7 and the maximum term calculated under Section 6, include annual and aggregate dollar caps, and satisfy every non-waivable legal and Agreement

control. A matrix-qualified Project may not use the alternative pathway to obtain a higher percentage or longer term.

10. APPLICATION AND INTAKE

10.1 Timing. An Applicant should submit a complete Application before beginning construction, obtaining the permit that initiates the assisted work, executing binding project commitments, or otherwise commencing the activity for which assistance is requested. Council may consider a later request only upon written findings that the Project remains discretionary, the City's participation materially affects future performance, and the award is otherwise lawful and non-gratuitous.

10.2 Required form. An Applicant shall use Appendix A or a current administrative version that does not change substantive eligibility. The Application must identify the exact legal entity, authorized signer, Affiliates, Project Site, site control, sources and uses, financing, year-by-year investment, employment and payroll, projected City ad valorem/sales/hotel revenue, Baselines, timeline, requested structure, percentage cell, term adjustments and calculation, annual and aggregate maximums, Fiscal Benefits, Fiscal Costs, discounted BCR/ROI/Payback, other public assistance, public benefits, compliance history, conflicts, and required certifications.

10.3 Completeness. The City Manager or designee may reject or return an incomplete, untimely, unsupported, or facially ineligible Application without Council action. Review begins only after written administrative completeness; completeness is not eligibility or approval. The City may require supplemental records, independent verification, financial statements, tax authorizations, appraisals, credit support, and reimbursement of agreed third-party review costs.

10.4 Material changes. The Applicant must promptly update any material change in ownership, control, financing, location, scope, cost, employment, timeline, requested assistance, compliance status, or representation. A material omission or misstatement is grounds for rejection, termination, and recapture.

11. EVALUATION AND RECOMMENDATION

11.1 Review record. Staff shall use Appendix B to document mandatory legal gates, percentage-matrix placement, separate maximum-term calculation, alternative-path analysis when applicable, discounted BCR/ROI/Payback results, fiscal impact, funding source, public assistance, financial feasibility, credit and performance risk, public benefits, municipal costs, proposed controls, monitoring, and recapture.

11.2 Due diligence. Review may include entity and authority verification; site control and land-use review; tax and City account status; financial capacity; litigation, bankruptcy, debarment, environmental, and compliance review; prior incentive performance; related-party and Affiliate review; and independent confirmation of projections.

11.3 Required review. Finance shall approve the fiscal methodology, eligible revenue, funding source, appropriation status, and maximum exposure. The City Attorney shall review legal authority, public-purpose controls, required disclosures, and Agreement form. A legal sign-off confirms form and authority based on supplied facts; it is not a business recommendation.

11.4 Recommendation. The City Manager may recommend denial, deferral, negotiation within stated limits, or approval of a defined term sheet. Staff may negotiate only subject to Council

approval and may not promise or bind an Incentive. Individual Councilmembers cannot commit the City.

12. COUNCIL CONSIDERATION AND APPROVAL

12.1 Agenda readiness. Before agenda placement, staff should confirm a complete legal name and entity type, authority and signer, Project Site legal description and site plan, objective term trigger, eligible revenue definition, funding source, performance schedule, public-purpose findings, maximum annual and aggregate exposure, mandatory remedies, Chapter 2264 terms, and applicable ethics and Form 1295 filings.

12.2 Meetings. The Council may deliberate in closed session only to the extent authorized by the Texas Open Meetings Act, including Government Code § 551.087 when applicable. Any final action or vote must occur in a properly posted open meeting.

12.3 Approval. Approval must identify the recipient, Project, public purpose and return benefit, Incentive type, calculation base, approved percentage, matrix cell or alternative-path basis, maximum-term calculation, approved term and trigger, annual cap, Maximum Aggregate Grant, funding source, material commitments, and any deviation. No payment may be made before an Agreement is fully executed and all conditions precedent are met.

12.4 Deviations and hard ceilings. Council may deviate from a business criterion or standard eligibility band only through express written findings identifying the modified criterion, extraordinary public benefit, fiscal justification, and consistency with law. No individual award may exceed the applicable 80% ad valorem, 75% sales-tax, or 50% hotel/tourism source ceiling; the maximum term calculated under Section 6; or ten years. A higher ceiling requires a formal prospective amendment of this Policy before the award is considered. Council may not waive lawful authority, constitutional findings, an identified return benefit, retained controls, funding and appropriation, open-meeting approval, a written Agreement, verification, audit, mandatory remedies, Chapter 2264 obligations, or statutory reporting.

13. MANDATORY AGREEMENT TERMS

Every Agreement shall contain, as applicable:

- the exact parties, entity types, authority, authorized signers, Affiliates relied upon, and any guarantor;
- the statutory authority, Project description, Project Site legal description/site plan, predominant public purpose, return benefit, and retained City controls;
- objective Commencement, Completion, Operations, and Stabilization dates and the Incentive Term trigger;
- enforceable minimum Capital Investment, New FTE, Qualified Annual Payroll, wage, construction, operations, and maintenance commitments, with measurement rules and Baselines;
- the Incentive formula, eligible and excluded revenues or costs, percentage matrix or alternative-path basis, maximum-term calculation, approved percentage, annual cap, Maximum Aggregate Grant, term and trigger, payment timing, lawful source, and appropriation limitation;

- conditions precedent to each payment, including timely taxes and City obligations, no uncured default, verified performance, complete reports, and available appropriation;
- a defined use of funds and, when appropriate, segregated accounts, invoices, proof of payment, inspections, completion/acceptance standards, and prohibition on double reimbursement;
- annual compliance certificates, records and retention, lawful tax-information authorizations, City inspection and audit rights, and officer or independent certification when warranted;
- prohibitions on unauthorized assignment, change of control, relocation, closure, material Project change, and transfer of performance among Affiliates;
- events of default, notice and cure where appropriate, payment suspension, re-tiering or pro rata reduction, termination, offset, recapture, interest, collection costs, and cumulative remedies;
- full repayment for fraud, material misrepresentation, ineligible use, duplicate payment, or other circumstances specified by Council, plus security, guaranty, escrow, lien, or letter of credit when risk warrants;
- the Government Code Chapter 2264 representation and a repayment obligation stating the interest rate and terms, including payment not later than 120 days after required City notice following a qualifying conviction under 8 U.S.C. § 1324a(f);
- compliance with applicable laws, permits, taxes, public-information requirements, ethics and conflicts disclosures, and Form 1295 procedures when applicable;
- insurance, indemnity, public-infrastructure, bonding, procurement, wage, environmental, accessibility, and maintenance terms when applicable; and
- Texas law and proper venue; no waiver of governmental immunity; no third-party beneficiaries; no unauthorized debt; notices; force majeure; amendment authority; integration; severability; survival; and other protections approved by the City Attorney.

A term sheet, resolution, or Application does not replace the Agreement. Any material amendment—including a change to the recipient, Project Site, public purpose, eligible revenue, formula, percentage, term, annual or aggregate cap, performance obligations, assignment, or remedies—requires Council approval. Nonmaterial administrative corrections may be approved only under express Agreement authority and may not increase City exposure or reduce recipient obligations.

14. VERIFICATION, PAYMENT, AND ONGOING COMPLIANCE

14.1 Annual submission. No later than the contractual deadline after each Performance Year, the recipient shall submit Appendix D or an approved equivalent, supporting schedules, payroll and employment records, appraisal/tax records, invoices and proof of payment, tax authorizations, and any officer or independent certification required by the Agreement.

14.2 City verification. The administering department shall verify operational obligations; Finance shall verify the formula, eligible receipts, funding, cap, offsets, and appropriation; and the City Attorney may review unresolved legal issues. The City may inspect, audit, sample, reconcile to

third-party records, request additional information, or engage an independent reviewer as permitted by the Agreement.

14.3 Pay after performance. Payment occurs only after written City verification of completed performance and satisfaction of all conditions. The City shall withhold disputed amounts and all payments during an uncured default. No interest accrues on a withheld or disputed grant unless the Agreement expressly and lawfully provides otherwise.

14.4 Records. The recipient shall preserve material Project, tax, payroll, employment, investment, construction, and incentive records for the Agreement term and at least four years after final payment or resolution of an audit, whichever is later, or longer if law or the Agreement requires.

14.5 Closeout. Before final payment, staff shall complete a final reconciliation, confirm continuing obligations, identify surviving audit and recapture periods, and document the public benefit received.

15. DEFAULT, CLAWBACK, SECURITY, AND REMEDIES

15.1 Mandatory remedies. Every Agreement must require reduction, forfeiture, or repayment when performance is not timely attained or maintained. The remedy schedule shall be proportionate to the missed obligation unless Council requires full recapture for a material failure. Payments may be offset against any amount owed to the recipient or Affiliate to the extent lawful.

15.2 Material defaults. Agreements shall address at least: missed investment, employment, payroll, wage, completion, operations, maintenance, reporting, or use obligations; delinquent taxes or City accounts; closure or relocation; unauthorized assignment or change of control; insolvency or loss of site control; false certification or material omission; unlawful conduct affecting the Project; duplicate reimbursement; audit obstruction; and breach of another material term.

15.3 Chapter 2264. A qualifying conviction under 8 U.S.C. § 1324a(f) requires repayment of the public subsidy with interest under Government Code Chapter 2264 and the Agreement, not later than the statutory deadline after City notice. This remedy is mandatory and independent of other remedies.

15.4 Security. Based on credit, construction, timing, and performance risk, Council may require a parent guaranty, personal or corporate guaranty, letter of credit, escrow, lien, deed restriction, performance bond, retainage, or other lawful security. The Agreement shall specify release conditions.

15.5 No exclusive remedy. Unless the Agreement expressly states otherwise, suspension, termination, recapture, offset, specific performance, damages, interest, collection costs, and other lawful remedies are cumulative. No administrative waiver changes an Agreement.

16. TRANSPARENCY, REPORTING, CONFIDENTIALITY, AND ETHICS

16.1 Chapter 380 reporting. The Agreement administrator shall deliver the executed Agreement and reporting worksheet to the City Secretary and Finance Department within five business days after execution, amendment, or renewal. No later than 14 calendar days after that event, the designated official shall submit the information required by Local Government Code § 380.004 and Government Code § 403.0246 to the Texas Comptroller in the prescribed manner, including the electronic Agreement, total monetary value, implicated tax source/type, parties, term, scope,

and contact information. The City website shall maintain the required direct link to the Comptroller's local development agreement database or page, and staff shall verify the link at least annually.

16.2 Public information. Applications, evaluations, Agreements, payment records, and reports are subject to the Texas Public Information Act. Information may be withheld only as authorized by law. Marking material "confidential" does not control disclosure; an Applicant asserting an exception must separately identify the material and legal basis. Incentive information involving public funds may become public after an Agreement. The City may create a public evaluation summary while preserving lawfully protected workpapers.

16.3 Tax information. Confidential tax information may be accessed, used, and disclosed only as permitted by law and applicable authorizations. Public materials should aggregate or redact protected information without obscuring the Incentive formula, maximum exposure, performance obligations, or public payments.

16.4 Ethics. Applicants, officials, employees, agents, and consultants shall comply with Local Government Code Chapters 171 and 176, applicable City ethics rules, recusals, disclosure statements, and Conflict of Interest Questionnaires. The Applicant shall update disclosures when required. When Government Code § 2252.908 or City procedure applies, the required Form 1295 process must be completed before the City executes the Agreement.

17. ADMINISTRATION, FORMS, REVIEW, AND AMENDMENT

17.1 Administrative procedures. The City Manager may issue forms, instructions, Baseline protocols, verification procedures, and internal controls consistent with this Policy. Administrative changes may improve layout, request additional evidence, or implement law; they may not change substantive eligibility, matrix values, fiscal thresholds, Council authority, City exposure, or non-waivable safeguards.

17.2 Program register and annual report. The City shall maintain a register of Applications and Agreements sufficient to track status, maximum exposure, payments, performance, defaults, recaptures, and reporting. At least annually, staff should provide Council a public aggregate report and identify confidential details separately as law permits.

17.3 Periodic review. Council should review this Policy, the Matrix Schedule, fiscal assumptions, and administrative performance at least every two years and after a material statutory or judicial change. Council may amend or suspend the Program by formal action. No amendment impairs an executed Agreement unless the Agreement and law permit.

18. TRANSITION; SEVERABILITY; EFFECTIVE DATE

18.1 Existing Agreements. A fully executed Chapter 380 agreement in effect before the Effective Date remains governed by its terms and the law applicable to it unless formally amended.

18.2 Pending matters. An application or proposed agreement not fully approved and executed before the Effective Date is subject to this Policy. No pending project shall be placed on a Council agenda for approval until staff completes the required legal, fiscal, entity, site, term, performance, disclosure, and Agreement-readiness review.

18.3 Repealer. On the Effective Date, this Policy supersedes prior City Chapter 380 policy criteria to the extent stated in the adopting action, without affecting vested rights under an executed Agreement.

18.4 Severability. If a provision or application of this Policy is held invalid, the remaining provisions and applications remain effective to the fullest lawful extent.

18.5 Effective Date. This Policy takes effect on _____, after Council adoption. Appendix C becomes operative only to the extent expressly adopted with this Policy or by a later Council action. Adoption of the Program does not approve any individual Project or Agreement.

APPENDIX A — CHAPTER 380 PROGRAM APPLICATION

SUBMISSION NOTICE

Submit before commencing the assisted activity. Submission is not an offer, reservation, entitlement, or approval. Do not include Social Security numbers, personal bank information, or other unnecessary sensitive personal information. Attach requested business records in a separate, clearly indexed package.

A1. INTAKE AND APPLICANT IDENTITY

City intake no.: _____	Date received: _____
Applicant exact legal name: _____	Assumed name (if any): _____
Entity type / formation state: _____	Texas SOS file no.: _____
Texas taxpayer no.: _____	Federal EIN (last four only): XXX-XX- _____
Principal business address: _____	Registered agent / address: _____
Parent entity: _____	Guarantor proposed: _____

List each Affiliate, controlling owner (10% or greater), and entity whose financial or operational performance supports this Application. Attach an ownership chart if needed.

Name / entity	Relationship / ownership	Formation state / file no.	Role in Project

A2. AUTHORIZED CONTACTS

Primary contact / title: _____	Phone: _____
Email: _____	Mailing address: _____
Authorized signer / title: _____	Authority basis: ☐ officer ☐ resolution ☐ other _____
Legal counsel / contact: _____	Financial adviser / contact: _____

Project name: _____	Project type: ☐ commercial ☐ industrial ☐ retail ☐ hotel/tourism
Street address: _____	Parcel / account no(s): _____
Current owner: _____	Applicant's interest: ☐ owner ☐ lessee ☐ option ☐ other
Inside City limits? ☐ yes ☐ no	If no, inside ETJ? ☐ yes ☐ no
Existing use / zoning: _____	Proposed use / zoning: _____
Acres / building area: _____	Site-control expiration: _____

A4. PROJECT NARRATIVE AND BUT-FOR EXPLANATION

Response:

Response:	
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Milestone	Planned date	Evidence / notes
Land/site control		
Financing commitment		
Design / development approvals		

Milestone	Planned date	Evidence / notes
Permit application		
Construction start		
Construction completion		
Certificate of occupancy		
Operations Date		
Stabilization Date		

A6. SOURCES AND USES

Report the full Project cost, including items excluded from Capital Investment. Attach detailed estimates, financing evidence, and a year-by-year draw schedule.

Uses	Amount	Eligible Capital Investment?	Basis / attachment
Land acquisition	\$	Ordinarily no	
Building / new construction	\$		
Real-property improvements	\$		
Taxable equipment / BPP	\$		
Soft costs / professional fees	\$	Ordinarily no	
Infrastructure	\$	Project-specific	
Working capital / inventory	\$	No	
Other: _____	\$		
TOTAL PROJECT COST	\$		

Sources	Amount	Committed?	Evidence / conditions
Applicant equity	\$	☐ yes ☐ no	
Senior debt	\$	☐ yes ☐ no	
Subordinate / other debt	\$	☐ yes ☐ no	
Other public assistance	\$	☐ yes ☐ no	
Requested City assistance	\$	☐ yes ☐ no	
Other: _____	\$	☐ yes ☐ no	
TOTAL SOURCES	\$		

A7. YEAR-BY-YEAR CAPITAL INVESTMENT

Calendar / fiscal year	Building / improvements	Taxable BPP	Other	Cumulative eligible total
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$

A8. EMPLOYMENT, PAYROLL, AND WAGES

State existing Mission-wide and Project-Site Baselines separately. New FTEs must be net-new to Mission unless the Council expressly approves otherwise.

Measure	Current Mission total	Current Project Site	Stabilized commitment	Date achieved
FTEs				
Annual W-2 payroll	\$	\$	\$	
Average annual wage	\$	\$	\$	
Median annual wage	\$	\$	\$	
Employees receiving benefits				

Performance Year	New FTEs	Retained FTEs	Qualified Annual Payroll	Average wage	Benefits / notes
			\$	\$	
			\$	\$	
			\$	\$	
			\$	\$	
			\$	\$	
			\$	\$	
			\$	\$	

Describe principal job categories, hiring schedule, skill requirements, recruitment/training plans, shift structure, use of temporary or contract labor, and anticipated benefit package.

Response:

A9. BASELINE AND PROJECTED CITY REVENUE

Report only the City component reasonably attributable to the Project. Identify the source, methodology, tax rate, historical period, assumptions, and preparer. Do not include state, county, MEDC, dedicated, restricted, pass-through, or other entities' revenue in the eligible City amount.

Performance Year	City M&O ad valorem	Unrestricted City sales tax	Municipal HOT benchmark	Other City revenue	Basis / preparer
Baseline	\$	\$	\$	\$	
1	\$	\$	\$	\$	
2	\$	\$	\$	\$	
3	\$	\$	\$	\$	
4	\$	\$	\$	\$	
5	\$	\$	\$	\$	
6	\$	\$	\$	\$	
7	\$	\$	\$	\$	
8	\$	\$	\$	\$	
9	\$	\$	\$	\$	
10	\$	\$	\$	\$	

A10. REQUESTED CITY INCENTIVE

Identify the exact requested calculation base, rate, term trigger, annual cap, aggregate cap, and use. Attach a year-by-year payment model. The request does not bind the City.

Requested structure	Rate / formula	Term / trigger	Annual cap	Aggregate amount	Use of funds
☐ Ad valorem-based grant			\$	\$	

Requested structure	Rate / formula	Term / trigger	Annual cap	Aggregate amount	Use of funds
☐ Sales tax-based grant			\$	\$	
☐ Hotel/tourism grant			\$	\$	
☐ Infrastructure reimbursement			\$	\$	
☐ Fee / service participation			\$	\$	
☐ Land / other: _____			\$	\$	

Matrix / fiscal item	Applicant entry
Requested schedule and percentage cell	Schedule: _____ Row: _____ Column: _____ Cell maximum: _____%
Maximum-term calculation	4 years + capital adjustment _____ + payroll adjustment _____ = _____ years
Requested percentage and term	_____ % for _____ years; proposed trigger: _____
Alternative path, if non-matrix	☐ discounted BCR / ROI ☐ Discounted Payback Result: _____

Attach annual Fiscal Benefits and Fiscal Costs, the 3.50% discounted cash-flow model, BCR, public ROI, Discounted Payback, maximum-term calculation, assumptions, and downside sensitivity. Applicant calculations are subject to Finance verification.

A11. ALL OTHER PUBLIC ASSISTANCE

Entity / program	Type	Requested	Approved	Terms / status
		\$	\$	
		\$	\$	
		\$	\$	
		\$	\$	
		\$	\$	
		\$	\$	

Include MEDC, county, state, federal, tax increment, enterprise-zone, utility, workforce, infrastructure, fee, land, financing, and other assistance. Attach each term sheet or agreement and identify any overlapping eligible costs.

A12. PUBLIC BENEFITS

- ☐ Net-new tax base and City-Controlled Revenue
- ☐ New FTEs, higher wages, benefits, or workforce training
- ☐ Redevelopment of vacant, blighted, or underused property
- ☐ Needed public infrastructure or community facility
- ☐ Tourism, room-night, convention, or destination activity
- ☐ Target-industry diversification, supply-chain, or catalytic impact
- ☐ Small/local business, disadvantaged area, or other measurable benefit

Quantify each claimed benefit, identify the date it will occur, and state how the City can verify it.

Response:

A13. COMPLIANCE AND RISK DISCLOSURES

Answer for the Applicant, Project entity, controlling parent, Affiliates materially involved in the Project, and proposed guarantor. Attach explanations for every “Yes.”

Question	Yes	No	Attachment / explanation
Delinquent taxes, City utility accounts, fees, assessments, or other public obligations?	☐	☐	
Uncured default, termination, clawback, or dispute under a governmental incentive?	☐	☐	
Bankruptcy, insolvency, receivership, foreclosure, or material going-concern issue in the last five years?	☐	☐	
Pending or threatened litigation, investigation, debarment, or enforcement material to the Project?	☐	☐	
Known environmental condition, code violation, permit issue, or land-use noncompliance at the Site?	☐	☐	

Question	Yes	No	Attachment / explanation
Proposed relocation or transfer of jobs, payroll, taxable property, or sales from another Mission location?	☐	☐	
Related-party transaction included in Project costs or requested reimbursement?	☐	☐	
Change of ownership or control anticipated before stabilization or during the requested term?	☐	☐	

A14. ETHICS AND REQUIRED FILINGS

List any family, employment, business, gift, income, agency, or ownership relationship involving the Applicant or its agents and a City local government officer or family member that may require disclosure under Local Government Code Chapter 176 or other ethics law. Attach Form CIQ when applicable and update it as required.

Disclosure / filing:

Form CIQ filed? ☐ not applicable ☐ attached ☐ previously filed / date _____. Form 1295 status: ☐ not applicable ☐ to be completed before execution ☐ completed / certificate no. _____.

A15. REQUIRED ATTACHMENTS

- ☐ Formation, good-standing, authority, ownership/Affiliate chart, and signer evidence
- ☐ Project narrative, legal description, site plan/survey, and evidence of site control
- ☐ Detailed sources and uses, estimates, financing commitments, and year-by-year schedule
- ☐ Historical and projected financial statements and Project pro forma requested by the City
- ☐ Investment, jobs, payroll, wage, and hiring schedules with supporting methodology
- ☐ Historical Baseline and projected City revenue schedules with tax-rate and attribution support
- ☐ Requested Incentive model, exact terms, uses, annual and aggregate caps, and payment schedule
- ☐ All other public incentive applications, term sheets, agreements, and overlapping-cost disclosure

- ☐ Tax, account, litigation, bankruptcy, environmental, related-party, and prior-default explanations
- ☐ Chapter 176 / CIQ and other required disclosures; Form 1295 when applicable
- ☐ Government Code Chapter 2264 certification below
- ☐ Other City-requested due diligence: _____

A16. APPLICANT CERTIFICATIONS AND AUTHORIZATIONS

- I am authorized to submit this Application for the Applicant and to make the certifications below.
- The Application and attachments are true, complete, and accurate in all material respects, and the Applicant will promptly update material changes.
- The Applicant authorizes the City, to the extent lawful, to verify entity status, taxes, Project records, employment, payroll, investment, financing, public incentives, and other information supplied, and will execute reasonable information releases.
- The Applicant understands that submission, completeness, staff review, matrix placement, or negotiation creates no entitlement, offer, reliance right, or City obligation; only a fully executed Council-approved Agreement can bind the City.
- The Applicant understands that it proceeds at its own cost and risk and that the City may deny, reduce, defer, or end review before execution.
- The Applicant understands that records may be subject to the Texas Public Information Act; a confidentiality label does not control disclosure; and the Applicant must separately identify any claimed exception and legal basis.
- The Applicant has disclosed all other public assistance, related entities, material compliance issues, conflicts, and prior incentive defaults requested by this Application.
- The Applicant understands that false, incomplete, or misleading information may result in rejection, termination, payment withholding, recapture, interest, and other remedies.

GOVERNMENT CODE CHAPTER 2264 STATEMENT

The Applicant certifies that the Applicant, or a branch, division, or department of the Applicant, does not and will not knowingly employ an undocumented worker. The Applicant understands that any Agreement must require repayment of the public subsidy with interest at the rate and on the terms stated in the Agreement if, after receiving the subsidy, the Applicant or a branch, division, or department is convicted of a violation under 8 U.S.C. § 1324a(f), with repayment due not later than the 120th day after the date the City notifies the Applicant of the violation, as required by Texas Government Code Chapter 2264.

Applicant exact legal name:

By (signature): _____

Printed name: _____	Title: _____
Date: _____	Email / phone: _____
Notary / corporate attestation if requested: _____	_____

APPENDIX B — STAFF EVALUATION AND COUNCIL FINDINGS FORM

USE

Complete the legal and eligibility gates before scoring business merits. Attach protected workpapers separately. The public agenda summary should disclose the recipient, Project, formula, term, caps, obligations, public purpose, return benefit, and City controls without exposing information lawfully withheld.

B1. INTAKE AND COMPLETENESS

City intake no.: _____	Application date: _____
Applicant: _____	Project: _____
Project Site: _____	Review lead: _____
Administratively complete? ☐ yes ☐ no	Completeness date / deficiencies: _____
Commenced before Application? ☐ yes ☐ no	If yes, Council exception analysis attached? ☐ yes ☐ no

B2. MANDATORY LEGAL AND ELIGIBILITY GATES

Gate	Pass	Fail	N/A	Evidence / reviewer
Exact entity, authority, authorized signer, Affiliates, and guarantor verified	☐	☐	☐	
Project Site address, parcel, legal description, site plan, and site control verified	☐	☐	☐	
Chapter 380 economic-development/business-activity purpose identified	☐	☐	☐	
Predominant public purpose and adequate return benefit supported	☐	☐	☐	
Pay-after-performance, restricted/defined use, verification, audit, and recapture controls feasible	☐	☐	☐	
Lawful City-controlled funding source and appropriation path identified	☐	☐	☐	
No prohibited use of restricted, MEDC, debt-service, pass-through, or third-party revenue	☐	☐	☐	
Applicant current on City and public obligations or cure condition identified	☐	☐	☐	

Gate	Pass	Fail	N/A	Evidence / reviewer
Project and Applicant otherwise lawful, feasible, and not absolutely excluded	☐	☐	☐	
Chapter 2264 statement received; Agreement repayment terms planned	☐	☐	☐	
Chapter 171/176, City ethics, CIQ, and Form 1295 applicability reviewed	☐	☐	☐	
Open-meeting, public-information, tax-confidentiality, and Comptroller-reporting plan identified	☐	☐	☐	

STOP RULE

Do not advance an Application that fails a non-waivable legal gate. Identify a lawful cure or recommend denial. Matrix qualification cannot cure a legal failure.

B3. VERIFIED PROJECT COMMITMENTS AND BASELINES

Measure	Adjusted Baseline	Applicant projection	Proposed enforceable minimum	Verification source
Capital Investment	\$	\$	\$	
New FTEs				
Qualified Annual Payroll	\$	\$	\$	
Average wage	\$	\$	\$	
Operations / maintained use				
City M&O ad valorem revenue	\$	\$	\$	
Unrestricted City sales revenue	\$	\$	\$	
Municipal HOT benchmark	\$	\$	\$	

Baseline period(s), adjustments, Affiliate treatment, relocation/cannibalization controls, and data limitations:

--

B4. STANDARD MATRIX ANALYSIS

Schedule	Capital row	Payroll column	Cell max. %	Staff %	Calculated max. term
Ad valorem-based			%	%	years
Sales tax-based			%	%	years
Hotel/tourism			%	%	years

Capital adjustment: _____ years	Payroll adjustment: _____ years
Maximum term: 4 + _____ + _____ = _____ years	Staff-proposed term: _____ years
Proposed term trigger: _____	Schedule adoption reference: _____

Standard thresholds satisfied? Capital $\geq$ \$1.5 million: ☐ yes ☐ no. Payroll $\geq$ \$500,000: ☐ yes ☐ no. If more than one schedule is proposed, combined-assistance analysis and a single Maximum Aggregate Grant are required.

B5. ALTERNATIVE PUBLIC-BENEFIT PATHWAY

Complete for every Project when practicable, but apply the pass/fail thresholds only if the Project does not qualify under the standard matrix. Attach annual discounted cash flows, assumptions, source data, and the downside sensitivity case.

Metric	Formula / assumption	Result	Adopted threshold	Pass?
Evaluation Period	10 years / dates		10 years	
Discount Rate	Fixed annual rate	____%	3.50%	
PV of Fiscal Benefits	Discounted Project-attributable City revenue	\$		
PV of Fiscal Costs	Discounted Incentive + direct City costs	\$		
Discounted BCR	PV benefits $\div$ PV costs	____ : 1	1.50 : 1	☐

Metric	Formula / assumption	Result	Adopted threshold	Pass?
Discounted Public ROI	$(PV \text{ benefits} - PV \text{ costs}) \div PV \text{ costs}$	____%	50% equivalent	☐
Calculated Maximum Term	4 + capital adj. + payroll adj.	____ years	≤ 10 years	
Discounted Payback	Cumulative PV benefits = PV costs	____ years	$\leq 75\%$ of max. term	☐

A non-matrix Project must satisfy either the BCR/ROI test or the Discounted Payback test. The BCR and ROI entries are mathematically equivalent expressions of one test. Passing does not establish entitlement. Identify restricted revenue separately and do not treat it as a funding source without independent legal authority.

B6. FISCAL IMPACT AND CITY EXPOSURE

Performance Year	Eligible City revenue	Incremental City cost	Proposed cash grant	Noncash assistance	Net City benefit
1	\$	\$	\$	\$	\$
2	\$	\$	\$	\$	\$
3	\$	\$	\$	\$	\$
4	\$	\$	\$	\$	\$
5	\$	\$	\$	\$	\$
6	\$	\$	\$	\$	\$
7	\$	\$	\$	\$	\$
8	\$	\$	\$	\$	\$
9	\$	\$	\$	\$	\$
10	\$	\$	\$	\$	\$
TOTAL / NPV	\$	\$	\$	\$	\$

Proposed annual cap: \$ _____	Maximum Aggregate Grant: \$ _____
Nominal Total Incentive Value: \$ _____	Present value of Incentive: \$ _____
Identified funding source: _____	Available / appropriation status: _____
Discount rate / source: 3.50% / Policy	Sensitivity cases attached? ☐ yes ☐ no

Excluded revenues/costs, other public assistance, overlapping reimbursements, and limitations:

--

B7. PUBLIC BENEFIT AND CONSTITUTIONAL FINDINGS

Required finding	Supported	Not supported	Record citation / explanation
Project promotes economic development or stimulates business/commercial activity under § 380.001.	☐	☐	
Predominant objective is a legitimate public purpose, not a merely private benefit.	☐	☐	
City receives a specifically identified, adequate, enforceable return benefit.	☐	☐	
Payments occur only after verified performance; no speculative or unconditional advance.	☐	☐	
Funds have a defined/restricted use or are directly proportionate to actual Project-generated activity.	☐	☐	
City retains reporting, certification, inspection, audit, withholding, termination, and recapture controls.	☐	☐	
Incentive is reasonably proportional to verified performance and fiscal benefit.	☐	☐	

Proposed public-purpose and return-benefit language for Council action:

--

B8. RISK, FEASIBILITY, AND SECURITY

Risk area	Low	Med.	High	Mitigation / evidence
Project financing and equity committed	☐	☐	☐	

Risk area	Low	Med.	High	Mitigation / evidence
Applicant / guarantor financial capacity	☐	☐	☐	
Construction cost and completion risk	☐	☐	☐	
Revenue projection and market risk	☐	☐	☐	
Employment / payroll attainment risk	☐	☐	☐	
Site control, land use, and infrastructure risk	☐	☐	☐	
Affiliate / related-party / change-of-control risk	☐	☐	☐	
Prior incentive and compliance history	☐	☐	☐	
Environmental / litigation / bankruptcy risk	☐	☐	☐	
Public assistance and double-reimbursement risk	☐	☐	☐	

Recommended security: ☐ none ☐ parent guaranty ☐ guaranty ☐ letter of credit ☐ escrow ☐ lien/deed restriction ☐ bond/retainage ☐ other _____. Release conditions: _____.

B9. PROPOSED PERFORMANCE, MONITORING, AND REMEDIES

Obligation	Deadline / duration	Evidence	Payment adjustment	Recapture / security
Capital Investment				
New FTEs				
Qualified Annual Payroll				
Wage / benefits				
Construction / infrastructure				
Operations / maintenance				
Annual reporting / audit				

Obligation	Deadline / duration	Evidence	Payment adjustment	Recapture / security
Other				

B10. AGREEMENT-READINESS CHECKLIST

Item	Complete	N/A	Responsible / notes
Parties / entity type / authority / signer / guarantor	☐	☐	
Legal description / site plan / site control	☐	☐	
Public purpose / return benefit / retained controls	☐	☐	
Commencement / completion / operations / stabilization / term trigger	☐	☐	
Eligible revenue or costs / Baseline / rate / term / annual and aggregate caps	☐	☐	
Performance / reporting / verification / audit / records	☐	☐	
Funding / appropriation / no debt / restricted-revenue protections	☐	☐	
Default / cure / reduction / offset / termination / clawback / interest / security	☐	☐	
Assignment / control change / relocation / material amendment	☐	☐	
Chapter 2264 / ethics / CIQ / Form 1295 / public information / tax confidentiality	☐	☐	
Comptroller 14-day reporting and website-link responsibility	☐	☐	

B11. DEPARTMENTAL REVIEWS AND RECOMMENDATION

Review	Recommendation / conditions	Name / signature	Date
Economic development / project lead			
Planning / engineering / infrastructure			

Review	Recommendation / conditions	Name / signature	Date
Finance — fiscal method, source, exposure			
City Attorney — form and authority			
Other: _____			

LEGAL REVIEW LIMIT

City Attorney review confirms legal form and authority based on the supplied record; it does not constitute a business or financial recommendation.

City Manager recommendation: ☐ deny ☐ defer / supplement ☐ negotiate within limits below
☐ approve proposed term sheet ☐ other.

Conditions / recommendation:

City Manager name / signature: _____	Date: _____
Proposed Council meeting: _____	Agenda item / posting: _____

B12. COUNCIL FINDINGS AND ACTION

Action field	Council action
Disposition	☐ approved ☐ denied ☐ tabled ☐ remanded ☐ other
Recipient / Project	
Incentive structure / calculation base	
Approved percentage / term / trigger	
Annual cap / Maximum Aggregate Grant	\$ _____ / \$ _____
Funding source / appropriation	

Action field	Council action
Minimum investment / FTE / payroll	
Public purpose / return benefit / controls	
Deviation and written findings	☐ none ☐ attached / stated in motion
Agreement / resolution no.	
Motion / second / vote	
Open-meeting action date	

Council-approved findings, conditions, and deviations (attach adopted action if additional space is needed):

APPENDIX C — INCENTIVE MATRIX SCHEDULE

PROPOSED SCHEDULE — COUNCIL ADOPTION REQUIRED

The values below incorporate the Assistant City Manager's August 4, 2026 recommendations for Council consideration. A matrix cell is a percentage ceiling only; the maximum term is calculated separately. The schedule becomes operative only upon affirmative Council adoption. Every award remains discretionary and subject to legal eligibility, annual and aggregate dollar caps, verified performance, lawful funding, and a written Agreement.

Matrix placement uses the intersection of committed Qualified Capital Investment and Committed Annual Payroll. The nonoverlapping bands below state how boundary amounts are treated. A Project below either standard minimum does not qualify for a percentage cell and may proceed only through the Alternative Public-Benefit Pathway.

C1. STANDARD ELIGIBILITY BANDS

Qualified Capital Investment	Capital adjustment	Committed Annual Payroll	Payroll adjustment
\$1,500,000 through \$5,000,000	+0 years	\$500,000 through \$1,000,000	+0 years
>\$5,000,000 through \$10,000,000	+1 year	>\$1,000,000 through \$2,500,000	+1 year
>\$10,000,000 through \$25,000,000	+2 years	>\$2,500,000 through \$5,000,000	+2 years
>\$25,000,000	+3 years	>\$5,000,000	+3 years

For an alternative-path reference term only, a measure below its standard minimum receives a zero-year adjustment. That convention does not place the Project in a percentage matrix.

C2. PROPOSED AD VALOREM-BASED PERFORMANCE GRANT MATRIX

Maximum percentage of Eligible Incremental City Ad Valorem Revenue. Taxes are paid in full before any grant; this is not a Tax Code Chapter 312 abatement. Debt-service and other restricted components are excluded.

Qualified Capital Investment ↓ / Committed Annual Payroll →	\$500k–\$1M	>\$1M–\$2.5M	>\$2.5M–\$5M	>\$5M
\$1.5M–\$5M	25%	35%	45%	55%
>\$5M–\$10M	35%	45%	55%	65%
>\$10M–\$25M	45%	55%	65%	75%
>\$25M	55%	65%	75%	80%

Proposed adoption reference: _____ No. _____ on _____. Staff verification: _____.

C3. PROPOSED SALES TAX-BASED PERFORMANCE GRANT MATRIX

Maximum percentage of Eligible Incremental City Sales Revenue actually received and retained by the City. State, county, MEDC, dedicated, restricted, and pass-through components are excluded.

Qualified Capital Investment ↓ / Committed Annual Payroll →	\$500k–\$1M	>\$1M–\$2.5M	>\$2.5M–\$5M	>\$5M
\$1.5M–\$5M	20%	30%	40%	50%
>\$5M–\$10M	30%	40%	50%	60%
>\$10M–\$25M	40%	50%	60%	70%
>\$25M	50%	60%	70%	75%

Proposed adoption reference: _____ No. _____ on _____. Staff verification: _____.

C4. PROPOSED HOTEL/TOURISM PERFORMANCE GRANT MATRIX

Maximum percentage measured by Eligible Incremental City Hotel Revenue. The benchmark does not pledge restricted hotel occupancy tax receipts. Payment is from lawful general-purpose funds unless a project-specific legal determination authorizes a restricted use under Tax Code Chapter 351 or other law.

Qualified Capital Investment ↓ / Committed Annual Payroll →	\$500k–\$1M	>\$1M–\$2.5M	>\$2.5M–\$5M	>\$5M
\$1.5M–\$5M	10%	15%	20%	25%
>\$5M–\$10M	25%	35%	50%	50%
>\$10M–\$25M	50%	50%	50%	50%
>\$25M	50%	50%	50%	50%

Proposed adoption reference: _____ No. _____ on _____. Staff verification: _____.

C5. MAXIMUM INCENTIVE TERM**TERM FORMULA**

Maximum Incentive Term = 4 years + Capital Investment Adjustment + Annual Payroll Adjustment, not to exceed 10 years. Percentage and term are determined separately; Council may approve less than either maximum.

Capital / payroll tier	Entry (+0)	Second (+1)	Third (+2)	Highest (+3)
Entry capital (+0)	4 years	5 years	6 years	7 years
Second capital (+1)	5 years	6 years	7 years	8 years
Third capital (+2)	6 years	7 years	8 years	9 years
Highest capital (+3)	7 years	8 years	9 years	10 years

Illustrative verified facts	Calculation	Maximum term
\$2.0M capital / \$750k payroll	4 + 0 + 0	4 years
\$8.0M capital / \$1.8M payroll	4 + 1 + 1	6 years
\$15.0M capital / \$3.5M payroll	4 + 2 + 2	8 years
\$30.0M capital / \$6.0M payroll	4 + 3 + 3	10 years

C6. DISCOUNTED FISCAL-RETURN STANDARDS

Standard	Proposed policy value	Application
Evaluation Period	10 years from Operations Date	Uniform fiscal comparison; no terminal value
Discount Rate	3.50% annually	Fixed policy assumption until Council amendment
Minimum discounted BCR	1.50 : 1	Alternative pathway; equivalent to 50% discounted public ROI
Maximum Discounted Payback	75% of calculated maximum term	Alternative pathway; 3.00 to 7.50 years

Calculated maximum term	Maximum Discounted Payback
4 years	3.00 years
5 years	3.75 years
6 years	4.50 years
7 years	5.25 years
8 years	6.00 years
9 years	6.75 years
10 years	7.50 years

BCR = PV of Fiscal Benefits ÷ PV of Fiscal Costs. Discounted public ROI = (PV of Fiscal Benefits – PV of Fiscal Costs) ÷ PV of Fiscal Costs. Discounted Payback is the point when cumulative PV benefits equal or exceed cumulative PV costs. A 1.50:1 BCR and 50% ROI are equivalent expressions of one test; a non-matrix Project may satisfy that test or the separate payback test.

C7. FY 2026 PLANNING ASSUMPTIONS AND CALCULATION CONTROLS

Item	Framework assumption	Policy control
City ad valorem rate	\$0.5580 per \$100 total rate	Finance must identify and use only actual eligible M&O collections; debt-service revenue is excluded
Unrestricted City sales-tax share	1.50% after EDC allocation	Finance must verify the actual unrestricted City share and all allocations for each period
Municipal hotel occupancy tax rate	7.00%	Benchmark only; restricted receipts are not a funding source without independent legal authority

Annual revenue-based grant = the lesser of: approved percentage × verified eligible incremental City revenue; annual cap; remaining Maximum Aggregate Grant; or available lawful appropriation, after all performance adjustments and offsets. The rates above are dated planning inputs—not guaranteed rates, payment promises, or amendments to the Policy’s eligible-revenue definitions.

ADOPTION CONTROL

Until the Council affirmatively adopts the proposed schedule, its percentages, term formula, and fiscal thresholds are unavailable as program authority. Even after adoption, every individual award requires a complete legal and fiscal record, written constitutional findings, and a Council-approved Agreement containing all non-waivable safeguards.

APPENDIX D — ANNUAL COMPLIANCE CERTIFICATE AND PAYMENT REQUEST

RECIPIENT INSTRUCTION

Submit by the Agreement deadline for each Performance Year. Attach every required schedule and record. A submission is not an approval or payment authorization. The City may require additional verification, audit, correction, or recapture.

D1. AGREEMENT AND REPORTING PERIOD

Recipient exact legal name: _____	Agreement / resolution no.: _____
Project: _____	Project Site: _____
Performance Year: _____	Submission date: _____
Operations Date: _____	Current Incentive year / remaining term: _____
Recipient contact: _____	Email / phone: _____

D2. PERFORMANCE CERTIFICATION

Commitment	Agreement minimum	Current-year actual	Cumulative actual	Met?	Attachment
Capital Investment	\$	\$	\$	☐	
New FTEs				☐	
Qualified Annual Payroll	\$	\$	\$	☐	
Average wage	\$	\$	\$	☐	
Construction / infrastructure				☐	
Operations / maintenance				☐	
Other: _____				☐	

Describe any shortfall, delay, force-majeure claim, cure, or anticipated change. State when and how performance will be restored.

D3. ELIGIBLE REVENUE / COST AND GRANT CALCULATION

Calculation item	Amount	Source / attachment
Current eligible City revenue or eligible reimbursable cost	\$	
Less adjusted Baseline	\$	
Less refunds, corrections, excluded/restricted amounts, and offsets	\$	
Verified eligible incremental base	\$	
Approved percentage	%	
Calculated amount before caps	\$	
Annual cap	\$	
Remaining Maximum Aggregate Grant	\$	
Recipient payment request	\$	

D4. COMPLIANCE STATUS

Certification	Yes	No	N/A	Explanation / attachment
All taxes, City utilities, fees, permits, assessments, and other public obligations are current.	☐	☐	☐	
No event of default exists, and no fact has occurred that with notice or time would become a default, except as disclosed.	☐	☐	☐	
No unauthorized assignment, change of control, relocation, closure, material Project change, or Affiliate transfer occurred.	☐	☐	☐	
No duplicate reimbursement or undisclosed public assistance paid the costs or performance supporting this request.	☐	☐	☐	
All submitted payroll, employment, investment, revenue, cost, and operational records are complete and reconcile to source records.	☐	☐	☐	
The recipient maintained required insurance, security, permits, operations, and records.	☐	☐	☐	

Certification	Yes	No	N/A	Explanation / attachment
All Chapter 176 / CIQ and other ethics disclosures have been filed and updated when applicable.	☐	☐	☐	
No conviction or notice requiring repayment under Government Code Chapter 2264 occurred, except as disclosed.	☐	☐	☐	

Disclosures, exceptions, notices, claims, or requested City determinations:

D5. REQUIRED ATTACHMENTS

- ☐ Officer-certified payroll register and FTE schedule; employee-identifying data redacted from the public copy
- ☐ Capital Investment ledger, invoices, proof of payment, fixed-asset schedule, and appraisal/tax support
- ☐ Sales, hotel, or other revenue schedule and lawful verification authorization, as applicable
- ☐ Construction completion, inspection, acceptance, dedication, and eligible-cost records, as applicable
- ☐ Taxes, City accounts, permits, insurance, and required security status evidence
- ☐ Other public assistance and overlapping reimbursement reconciliation
- ☐ Independent accountant, engineer, architect, appraiser, or other certification required by the Agreement
- ☐ Explanation and cure plan for every exception or shortfall

D6. OFFICER CERTIFICATION

The undersigned authorized officer certifies, after reasonable inquiry, that this submission and its attachments are true, complete, and accurate in all material respects; the claimed performance and amount comply with the Agreement; all material changes and defaults have been disclosed; records will be retained and made available for lawful City verification and audit; and the recipient understands that a false certification may cause withholding, termination, recapture, interest, collection costs, and other remedies.

Recipient exact legal name: _____	By (signature): _____
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Printed name: _____	Title: _____
Date: _____	Email / phone: _____
Independent certification attached? ☐ yes ☐ no ☐ not required	Prepared by: _____

D7. CITY VERIFICATION AND PAYMENT AUTHORIZATION

Review step	Verified amount / status	Reviewer / signature	Date
Administrative completeness			
Project / operations performance			
Capital Investment / costs			
Employment / payroll			
Eligible revenue / Baseline			
Funding / appropriation / caps			
Default / offset / recapture review			
Legal issue review, if required			

Calculated amount before adjustments: \$ _____	Annual cap: \$ _____
Performance adjustment / offset: \$ _____	Remaining aggregate cap: \$ _____
Recommended payment: \$ _____	Lawful appropriation available? ☐ yes ☐ no
Payment disposition: ☐ approve ☐ partially approve ☐ withhold ☐ deny	Default / recapture action opened? ☐ yes ☐ no

Verification findings, adjustments, conditions, and notice to recipient:

Program administrator: _____	Date: _____
Finance authorization: _____	Date: _____
City Manager / designee: _____	Date: _____

PAYMENT CONTROL

No payment is authorized by this form alone. Payment remains subject to the executed Agreement, verified conditions precedent, available lawful appropriation, City financial controls, and any additional authorization required by the Council or City Charter.