



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, January 27, 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 - Cervical Cancer Awareness Month - Carrillo
2. Recognition of Fire Department Personnel from Rio Grande Regional Hospital for a STEMI - Silva
3. Presentation by Leadership Mission - M. Cantu
4. Quarterly report from the Greater Mission Chamber of Commerce – Brenda Enriquez
5. Departmental Reports – Terrazas / A. Garcia
6. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

7. Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being a 0.19-acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Eleazar X. Romero, Adoption of Ordinance #_____ - Cervantes
8. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 19, Mayberry Manor Subdivision, in a (R-1) Single Family Residential District, located at 2804 Highland Park Drive. Applicant: Margarita Ramirez, Adoption of Ordinance #_____ – Cervantes

9. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Evera Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: HTV Enterprise, LLC, c/o Hector Tamez, Adoption of Ordinance #_____ – Cervantes
10. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Lola Food Truck in a (C-3) General Business District, being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, located at 1931 N. Conway Avenue, Patricia Rey, 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 – January 13, 2026
12. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Mission Civil Service Commission – October 17, October 31, 2025
Mission Economic Development Corporation – October 15, October 30 2025
Mission Redevelopment Board – October 7, 2025
Mission Tax Increment Reinvestment Zone – October 7, 2025
Traffic Safety Committee – June 12, 2025
Cimarron Public Improvement District – September 8, 2025
Zoning Board of Adjustments – October 22, 2025
Planning and Zoning Commission – October 1, October 15, December 3, 2025
Shary Municipal Golf Course – December 10, 2025
Speer Memorial Library – September 16, 2025
13. Request by Mission Consolidated Independent School District for the use of Parks and Recreation Facility for Early Voting and Election Day for the May 2, 2026 Board of Trustees Election - Carrillo
14. Authorization to purchase one (1) John Deere 2400 Precision Cut Triplex Mower from United Ag & Turf via Sourcewell Contract #112624-DAC in the amount of \$44,842.24 for the greens on the newly renovated 9 holes at Shary Golf Course - Fernuik
15. Authorization to extend First One-Year renewal for RFB No. 25-068-11-07 Liquid Polymer for North & South Water Treatment Plants with Polydyne Inc.- Gonzalez

16. Authorization to Purchase Nine (9) Complete Sets of Bunker Structural Firefighting Gear from NAFECO Via Buy Board Contract #698-23 For a Total Cost of \$40,126.00 - Silva
17. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Peace Officer Mental Health Program to the Office of the Governor in the amount of \$410,000 with no match requirement - Elizalde
18. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Body Worn Camera Program to the Office of the Governor in the amount of \$40,000 with a 25% match – Elizalde
19. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Criminal Justice Grant Program to the Office of the Governor in the amount of \$250,000 with no match requirement – Elizalde
20. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 General Victim Assistance Grant Program to the Office of the Governor in the amount of \$50,000 with a 20% in-kind match contribution. – Elizalde
21. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Juvenile Justice & Youth Diversion Grant Program to the Office of the Governor in the amount of \$200,000 with no match requirement - Elizalde
22. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Project Safe Neighborhood Grant Program to the Office of the Governor (OOG) in the amount of \$650,000 with no match requirement - Elizalde
23. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 State Crisis Intervention Grant Program to the Office of the Governor in the amount of \$200,000 with no match requirement - Elizalde
24. Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation related to the Children’s Advocacy Center – T. Garcia
25. Authorization to approve First One-year Renewal Option for Security Guard Services RFP 25-002-10-23 with MLG Protection Services - Espinoza
26. Authorization to Purchase Electrical Supplies and Lighting Fixtures from Lonestar Electric Supply to exceed the FY 2025-2026 \$25,000.00 threshold via The Interlocal Purchasing System (TIPS) Contract # 241001-3132 - Bentsen
27. Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Bryan Road Reconstruction and Drainage Improvements Projects – T. Garcia
28. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Peace Officer Mental Health Program to the Office of the Governor in the amount of \$80,000 with no match requirement. – Elizalde

APPROVALS AND AUTHORIZATIONS

29. Authorization to enter into an Agreement between the City of Mission and Ricardo and Lilia Benitez regarding sewer service for the proposed SRT Subdivision, being a 3.246 acre tract of land out of Lot 59, New Caledonia Subdivision Unit No. 1, located along

the East side of La Homa road approximately 2,300 feet South of Mile 3 Road – Cervantes

30. Authorization for Ratification to Purchase Two (2) Pierce Stock Enforcer 161” Pumpers from Siddons-Martin Emergency Group via Buy Board Contract #746-24 for a total cost of \$2,127,948.00 - Silva
31. Authorization to Purchase Equipment to Fully Equip Our New Engine 4 and Engine 5 from Siddons-Martin Emergency Group via Buy Board Contract #698-23 for a total cost of \$179,523.82 - Silva
32. Approval of Resolution # _____ authorizing to enter into a Finance Agreement with Government Capital Corporation for the purpose of financing two (2) Pierce Stock Enforcer 161” Pumpers - Silva
33. Approval of Ordinance # _____ adopting a Regional Tire Ordinance - Carrillo
34. Ordinance # _____ Amending Personnel Policy Manual Policy 500.02 Holidays and 500.06 Vacation - Munguia

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov’t Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) related to 2.09 acre tract of land, more or less, out of Lot 16-6, West Addition to Sharyland, 1306 S. Conway
2. Closed session pursuant to Tex. Gov’t Code Section 551.071 (Consultation with Attorney) and Tex. Gov’t Code Section 551.074 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission

RECONVENE

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

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 21st day of January, 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

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 **27th day of January, 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 purposes 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 **21st day of January, 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, cervical cancer is a disease that strikes over 14,000 American women each year; and

WHEREAS, cervical cancer most often affects women in the prime of life; and

WHEREAS, regular cervical cancer screening tests are effective in detecting the disease early when it can be effectively treated; and

WHEREAS, cervical cancer disproportionately impacts vulnerable communities lacking access to health care and proven life-saving tools; and

WHEREAS, cervical cancer vaccines are available that—together with screening tests—provide a formidable and effective means of preventing this disease; and

WHEREAS, increasing awareness by the DHR Health Oncology Institute among patients and healthcare providers alike regarding the best use of these prevention tools is a key component is safe-guarding women’s health;

NOW, THEREFORE, I, Mayor Norie Garza, do hereby proclaim January as

CERVICAL HEALTH AWARENESS MONTH

and encourage all our citizens to recognize that cervical cancer is preventable, and to encourage and support the women in our lives in taking charge of their health and availing themselves of the tests and vaccines that have proven so effective in preventing cervical cancer. We have the means to prevent this disease; it is incumbent on all of us to insure we have the will to do so.

PROCLAIMED on this the 27th day of January, 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: January 27, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:
Mission Fire Prevention – December 2025
Emergency Ambulance Response Report – December 2025
Mission Fire Department – December 2025
Speer Memorial Library – December 2025
Mission Historical Museum – December 2025
Code Enforcement – December 2025
Public Works – December 2025
Permits & Inspections – December 2025
Planning – December 2025
Sanitation – December 2025
Mission Police Department – December 2025

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 _____

MISSION FIRE PREVENTION MONTHLY REPORT

December 2025



“Dedicated to the Community we Protect... and Serve”

FIRE INVESTIGATIONS

There were two (2) fire investigations for the month of December.

Full Investigation: 2 Total

Call out document of Incident: 0 Total

Call out document of Incident: 0 Total

Year to Date: 5 Total

SOUTH TEXAS ARSON RESPONSE TEAM FIRE INVESTIGATIONS

The Hidalgo County Fire Marshal's Office asked for our assistance in zero (0) fire investigations for the month of August.

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 0 Total

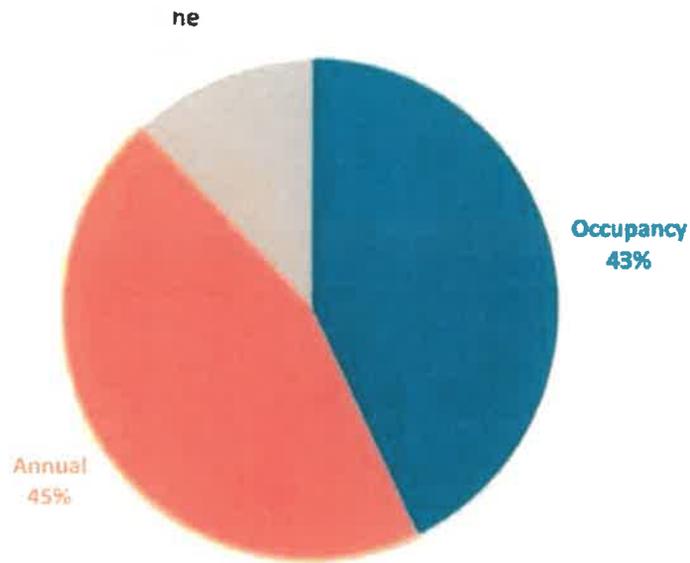
COMPLAINTS

There were zero (0) complaints for the month of December.

There were zero (0) complaints resolved this month.

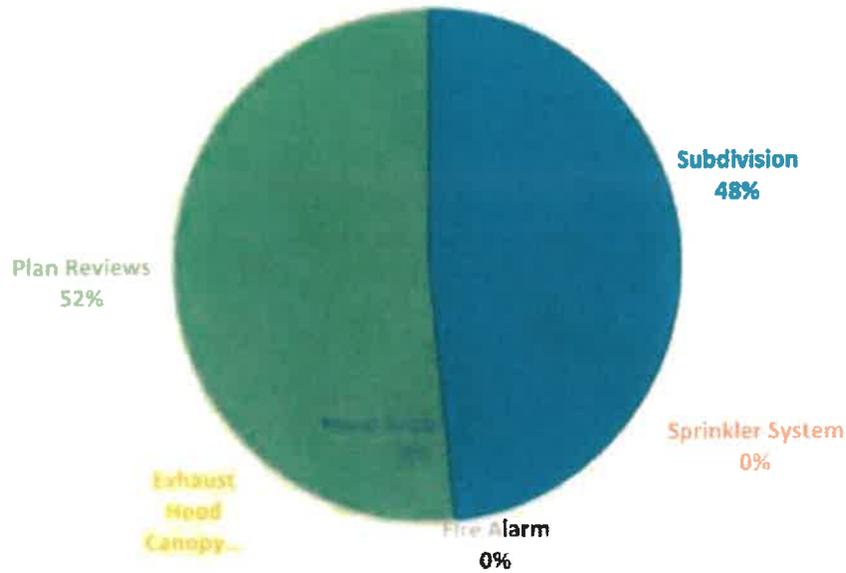
Year to Date: 2 Total

FIRE INSPECTIONS - DECEMBER 2025



- 39 Occupancy
- 41 Annual
- 11 Other
- Year to Date: 267 Total
- Inspection rate to date: 4%

PLAN REVIEWS - DECEMBER 2025



- **Subdivision Reviews: 15 - Year to Date: 65**
- **Sprinkler System Plan Reviews: 0 – Year to Date: 2**
- **Fire Alarm System Plan Reviews: 0 – Year to Date: 5**
- **Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 0**
- **Hood Suppression Plan Reviews: 0 – Year to Date: 9**
- **Plan Reviews: 16 – Year to Date: 56**

Underground
Storage Tank
0%

PERMITS - DECEMBER 2025

LP Tank
0%



Aboveground
Storage Tank
0%

Burning
0%

- **LP Tanks Permits: 0 – Year to Date: 1**
- **Underground Storage Tank Removal Permits: 0 – Year to Date: 0**
- **Aboveground Storage Tank Removal Permits: 0 – Year to Date: 0**
- **Burning Permits: 0 – Year to Date: 9**

FIRE DRILLS

There were zero (0) fire drills conducted for the month of December.

Year to Date: 0 Total

TRAINING

There were three (3) training courses in the month of December.

- December 9, 2025-Fire Marshal Frank Cavazos and all Prevention Team attended Oscr360 Training and Case Review Microsoft Zoom Team in Planning at Central Station.
- December 10, 2025-Fire Marshal Frank Cavazos and all Prevention Team attended Live Fire Training at Pharr Training Center.
- December 15, 2025-Lt. Omar Salinas attended HAZMAT Training at Central.

Year to Date: 8 Total

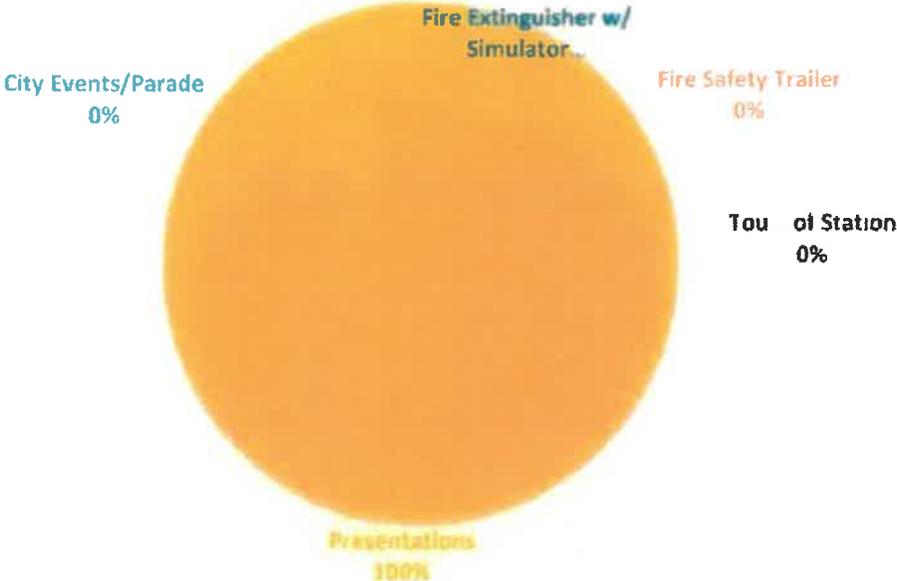
MEETINGS ATTENDED

For the month of December there were twelve (12) meetings attended by the Fire Prevention Office.

- December 1, 2025- Fire Marshal Frank Cavazos attended Chief briefing at Central Station.
- December 2, 2025- Fire Marshal Frank Cavazos attended Chief briefing at Central Station.
- December 3, 2025- Fire Marshal Frank Cavazos attended a PEER meeting at Central Station.
- December 4, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- December 4, 2025- Fire Marshal Frank Cavazos attended LIVE Fire recap meeting at Central Station.
- December 5, 2025- Fire Marshal Frank Cavazos attended meeting for a Final Walk through for Trinity and Mayfair subdivision.
- December 11, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- December 15, 2025- Fire Marshal Frank Cavazos and Lt. Omar Salinas attended a PEER/GRANT meeting at Central Station.
- December 17, 2025- Fire Marshal Frank Cavazos attended meeting at Central with Danny Carrera from Palmhurst about Controlled Burns.
- December 19, 2025- Fire Marshal Frank Cavazos attended meeting at Central with Chris Navarrete from SIDS Martin about Investigator gear.
- December 19, 2025- Fire Marshal Frank Cavazos attended a PEER meeting about Grant funding at Central Station.
- December 29, 2025- Fire Marshal Frank Cavazos attended Chief briefing at Central Station.

Year to Date: 33 Total

PUBLIC EDUCATION - DECEMBER 2025



During the month of November there were three (3) presentations conducted

- Year to Date: 36 Presentations 20,820 Audience
- Year to Date w/ The Tutor: 0 Presentations 0 Audience
- Year to Date w/ F.S.T.: 0 Presentations 0 Audience
- Year to Date w/ City Events: 6 Presentations 8500 Audience
- Year to Date – Other: 0 Presentations 0 Audience
- Year to Date Grand Total: 36 Presentations 20,820 Audience

PUBLIC EDUCATION

During the month of December there were three (3) presentations conducted.

Date	Location	Fire Extingulsher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/ Parade
12-05-2025	RD Martinez Career Day				300	
12-10-2025	Sharyland Plantation Community Fire Fest				100	
12-18-2025	Pearson Elem. Career Day				350	

Frank Cavazos, Deputy Chief/Fire Marshal



"Dedicated to the Community We Protect... and Serve"

MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

December 2025



“Dedicated to the Community we Protect... and Serve”

Undefined	
Charge Adjustments	\$109,028.18
Charges in Period	\$639,802.00
Credits	(\$1,057,510.30)
Total AR Change for Undefined	(\$308,680.12)
Mission	
AR Previous Balance for Mission	\$2,700,530.45
Charge Adjustments	\$109,028.18
Charges in Period	\$639,802.00
Credits	(\$1,057,510.30)
Accounts Receivable Change for Mission - 202512	(\$308,680.12)
Total Balance Forward for Mission	\$2,391,850.33



Executive Summary for 216 - Mission

	Oct-25	Nov-25	Dec-25	Grand Total
Gross Charges	\$780,083	\$798,386	\$748,830	\$2,327,299
Cash Collections	(\$335,510)	(\$237,083)	(\$289,233)	(\$861,826)
Gross Charge per Trip	\$1,907	\$1,852	\$1,867	\$1,875
Cash/Txp (CPT)	\$820	\$550	\$721	\$694
Payer Mix				
Insurance	23.0%	15.3%	12.2%	16.8%
Medicaid	14.9%	12.1%	11.7%	12.9%
Medicare	47.7%	56.6%	53.6%	52.7%
Private Pay	9.5%	10.4%	7.7%	9.3%
Government Misc	1.2%	1.6%	0.2%	1.0%
Payer Research	4.9%	5.6%	14.7%	8.3%
Level of Service				
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%
ALS Emergency	76.5%	81.4%	79.8%	79.3%
ALS-2	3.7%	1.9%	0.0%	1.7%
BLS Non-Emergency	0.2%	0.0%	0.0%	0.0%
BLS Emergency	19.6%	16.7%	20.9%	19.0%
SCT A0429	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%
Level of Service Volume				
Trip Cnt	409	431	401	1,241
ALS Non-Emergency TXP	0	0	0	0
ALS Emergency TXP	313	351	320	984
ALS-2 Emergency TXP	15	8	-2	21
BLS Non-Emergency TXP	1	0	1	0
BLS Emergency TXP	80	72	84	236
Sct A0429 TXP	0	0	0	0
Service Others Cnt	0	0	0	0
Facility Base TXP	0	0	0	0
Ground Mileage	2,144	2,363	2,443	6,950



Previous Month ▾

Dec 1, 2025 - Dec 31, 2025 ▾

Item 5.

07:09

MM:SS
Average Response Time

63%

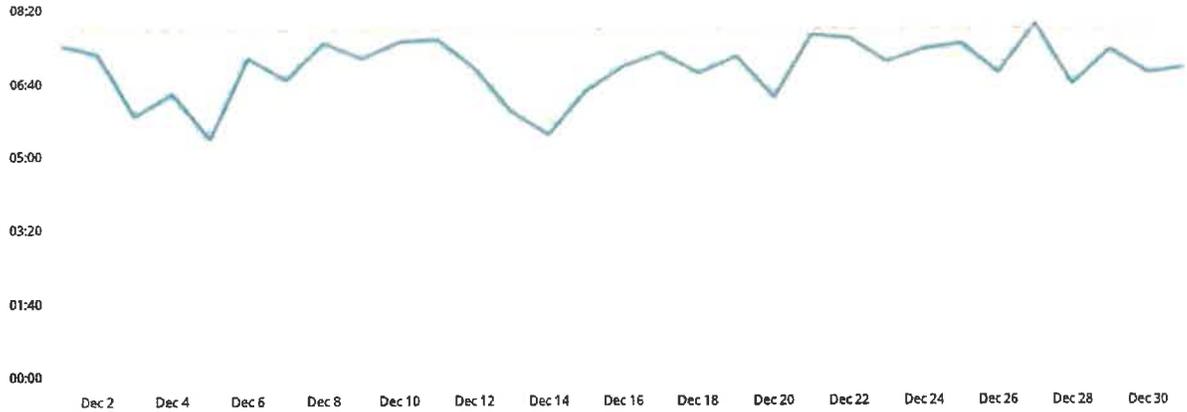
OF RESPONSES
Response Time: 06:30

31

DAYS
In Selected Time

475

UNIT RESPONSES
In Selected Time Since



Counts

% Rows

% Columns

All

Week Ending	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	Total
00:00 - 04:59	3.16%	2.11%	3.79%	2.74%	0.63%									12.42%
05:00 - 07:59	12.42%	10.74%	10.11%	11.37%	6.11%									50.74%
08:00 - 08:59	1.89%	2.32%	2.53%	3.79%	1.05%									11.58%
09:00 - 09:59	1.26%	1.68%	3.37%	1.26%	1.26%									8.84%
10:00 - 11:59	1.68%	1.47%	1.89%	2.11%	0.21%									7.37%
12:00 - 14:59	1.47%	0.84%	2.32%	2.53%	0.21%									7.37%
15:00 - 16:59		0.42%		0.63%										1.05%
17:00 - 17:59														
18:00 - 19:59		0.21%	0.21%											0.42%
20:00 - 29:59					0.21%									0.21%
30:00 - 59:59														
Total	21.89%	19.79%	24.21%	24.42%	9.68%									100%
Exceptions														0.21%



Previous Month v Dec 1, 2025 - Dec 31, 2025 v

Item 5.

Counts	% Rows	% Columns		All										
Week Ending	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	Total
Abdominal Pain	1.75%	1.22%	1.22%	1.4%	0.87%									6.46%
Acute Pain, not elsewhere classified			0.17%											0.17%
Acute Respiratory Distress (Dyspnea)	0.87%	0.7%	2.27%	0.87%	0.7%									5.41%
Alcohol use	0.35%													0.35%
Allergic Reaction	0.17%													0.17%
Altered Mental Status	0.87%	1.05%	0.35%	1.75%	0.52%									4.54%
Anaphylaxis		0.17%												0.17%
Anxiety reaction/Emot... upset	1.4%	0.35%	0.52%	1.22%	0.52%									4.01%
Asthma					0.17%									0.17%
Back Pain	1.57%	1.57%	1.05%	1.05%	0.7%									5.93%
Burn				0.17%										0.17%
Cardiac arrest		0.35%		0.35%	0.17%									0.87%
Cardiac arrhythmia/dy..		0.17%												0.17%
Chest Pain / Discomfort	0.7%	0.7%	0.87%	0.87%	1.05%									4.19%
Chest Pain, Other (Non-Cardiac)	0.17%			0.52%										0.7%
Common Cold		0.35%		0.17%										0.52%
Confusion/De...			0.17%											0.17%
Constipation			0.17%											0.17%
Dehydration		0.17%		0.17%										0.35%
Diabetic Hyperglycemia	0.17%		0.17%											0.35%
Diabetic Hypoglycemia	0.7%		0.35%	0.17%	0.17%									1.4%
Diarrhea				0.35%										0.35%
Dizziness	0.17%			0.35%										0.52%
Extremity Pain	1.22%	0.7%	1.05%	0.7%	0.35%									4.01%
Eye Injury	0.17%													0.17%

Week Ending	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	Total
Failure to Thrive (Adult)			0.17%											0.17%
Febrile Seizures			0.17%	0.17%										0.35%
Fever	0.17%	0.17%	2.09%	0.52%	0.52%									3.49%
Foreign Body in Respiratory Tract		0.17%												0.17%
Generalized Weakness	2.09%	2.09%	1.75%	1.4%	0.35%									7.68%
Headache	0.17%	0.7%	0.35%	0.52%										1.75%
Hemorrhage			0.17%											0.17%
Hypertension	0.17%	0.52%	0.87%	0.52%	0.35%									2.44%
Hyperventilati...		0.17%												0.17%
Hypotension		0.17%		0.35%										0.52%
Influenza				0.17%										0.17%
Injury	1.92%	2.44%	1.75%	2.44%	0.87%									9.42%
Laceration/Ab... (minor surface trauma)	0.35%	0.17%	0.17%	0.35%										1.05%
Laryngitis/Cro...				0.17%										0.17%
Malaise	0.17%		0.35%	0.17%										0.7%
Medical device failure			0.17%	0.17%	0.17%									0.52%
Mental disorder			0.17%	0.17%										0.35%
Migraine		0.17%												0.17%
Multiple injuries	0.52%	0.35%	0.17%	0.35%	0.17%									1.57%
Nausea	0.35%	0.17%	0.35%	0.7%	0.17%									1.75%
No Complaints or Injury/Illness Noted	2.97%	2.09%	1.05%	2.09%	0.7%									8.9%
Obvious Death		0.17%		0.17%										0.35%
Overdose - Unspecified			0.17%	0.17%										0.35%
Pain (Non-Traumatic)	0.7%	0.35%	0.7%	0.17%										1.92%
Palpitations			0.17%	0.17%										0.35%
Patient assist only		0.17%	0.17%											0.35%
Pelvic and Perineal Pain				0.17%	0.35%									0.52%
Poisoning / Drug Ingestion	0.17%		0.35%											0.52%

Item 5.

Week Ending	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	Total
Pregnancy related conditions			0.17%											0.17%
Respiratory disorder		0.17%	0.35%											0.52%
Respiratory Failure	0.35%			0.17%										0.52%
Seizure	0.87%	0.52%	0.35%	0.87%	0.35%									2.97%
Sepsis/Septice..		0.17%												0.17%
Stroke	0.35%		0.35%	0.52%										1.22%
Suicidal Ideation			0.17%	0.35%	0.35%									0.87%
Suicide attempt		0.17%												0.17%
Syncope / Fainting	0.7%	0.7%	0.7%	0.87%										2.97%
Transient Cerebral Ischemic Attack (TIA)		0.17%												0.17%
Urinary system disorder		0.17%	0.35%	0.35%										0.87%
Vaginal Hemorrhage		0.17%	0.17%											0.35%
Vomiting	0.17%	0.17%	0.17%	0.7%	0.17%									1.4%
Total	22.51%	20.07%	22.51%	25.13%	9.77%									100%

Item 5.



Previous Month v

Dec 1, 2025 - Dec 31, 2025 v

Item 5.

80%

TRANSPORTS
Percentage of Patient
Encounter

January

13%

NON TRANSPORTS
Percentage of Patient
Encounter

6%

OTHER DISPOSITIONS
Percentage of Patient
Encounter

December

595

RECORDS
In Selected Time Slice



31

DAYS
In Selected Time Slice



Week Ending	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	Total
January					7									7
December	141	120	129	145	53									588
Total	141	120	129	145	60									595

486

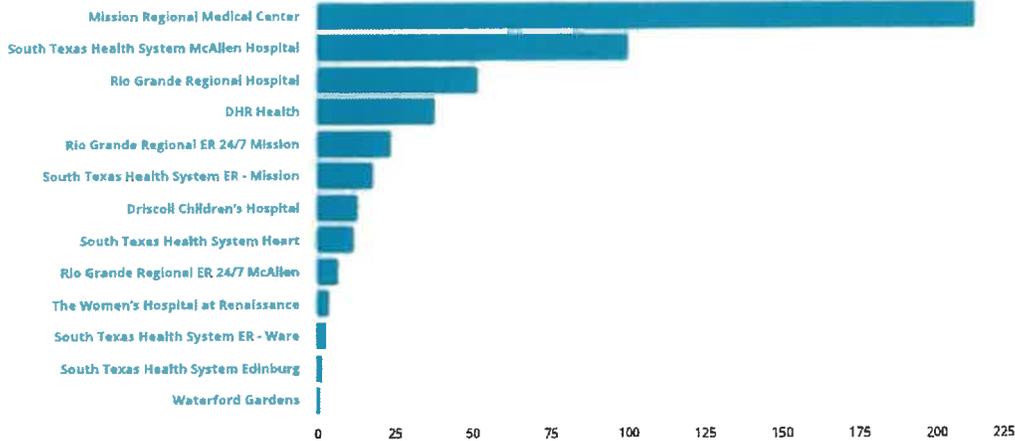
RECORDS

In Selected Time Slc

31

DAYS

In Selected Time Slc



Counts

% Rows

% Columns

All

Week Ending	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	Total
DHR Health	0.62%	1.44%	2.67%	2.47%	0.62%									7.82%
Driscoll Children's Hospital	0.21%	1.23%	0.21%	0.41%	0.62%									2.67%
Mission Regional Medical Center	11.93%	8.85%	9.88%	9.67%	3.29%									43.62%
Rio Grande Regional ER 24/7 McAllen	0.21%	0.82%	0.21%	0.21%										1.44%
Rio Grande Regional ER 24/7 Mission	1.23%	1.23%	1.23%	1.23%										4.94%
Rio Grande Regional Hospital	1.44%	1.85%	3.5%	2.67%	1.23%									10.7%
South Texas Health System ER - Mission	0.62%	0.41%	0.62%	1.65%	0.41%									3.7%
South Texas Health System ER - Ware			0.41%		0.21%									0.62%
South Texas Health System Edinburg	0.21%			0.21%										0.41%
South Texas Health System Heart	0.21%	1.23%	0.21%	0.41%	0.41%									2.47%
South Texas Health System McAllen Hospital	4.94%	3.09%	4.94%	4.94%	2.67%									20.58%
The Women's Hospital at Renaissance	0.21%		0.41%	0.21%										0.82%
Waterford Gardens				0.21%										0.21%
Total	21.81%	20.16%	24.28%	24.28%	9.47%									100%

MISSION FIRE DEPARTMENT

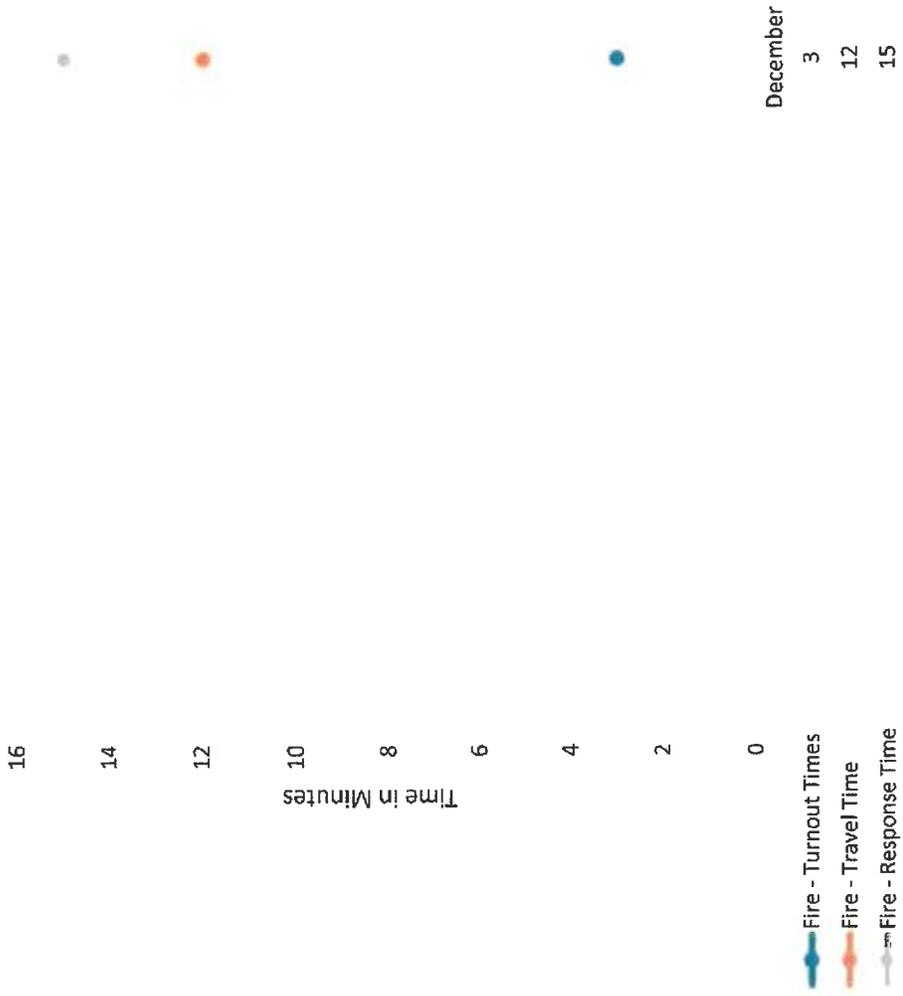
MONTHLY REPORT

December 2025

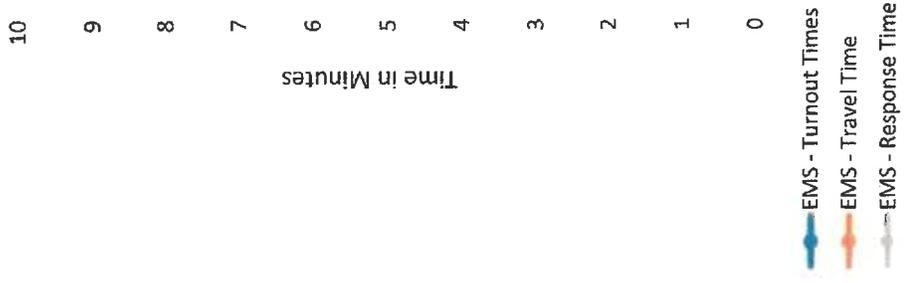


“Dedicated to the Community we Protect... and Serve”

Fire Response Time



EMS Response Time



This measure comes from the FSO Fire Index. See national performance at <https://www.eso.com/resources/fire-index/>

Alarm Date Range
12/1/25 to 2/3/25

Count of Total Incidents & Exposures

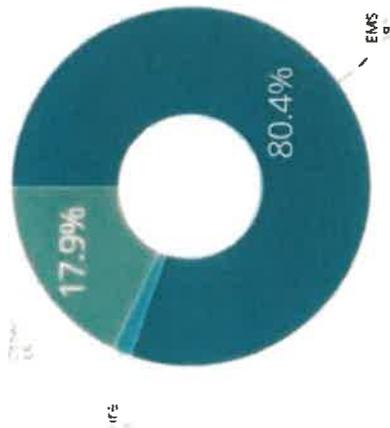
Count of Incidents
475

Aid Given
1

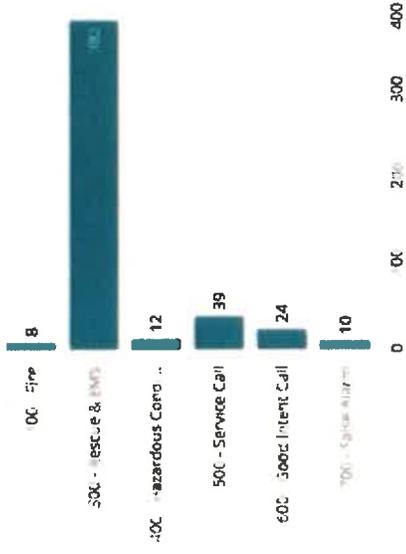
Additional Exposures **0**

Aid Received **11**

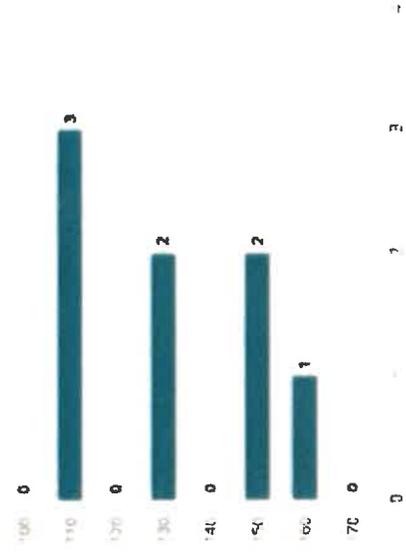
EMS/Fire Incident Breakdown



Count of Incidents by Incident Type



Count of Fire Incidents by Type



Locked

Filter

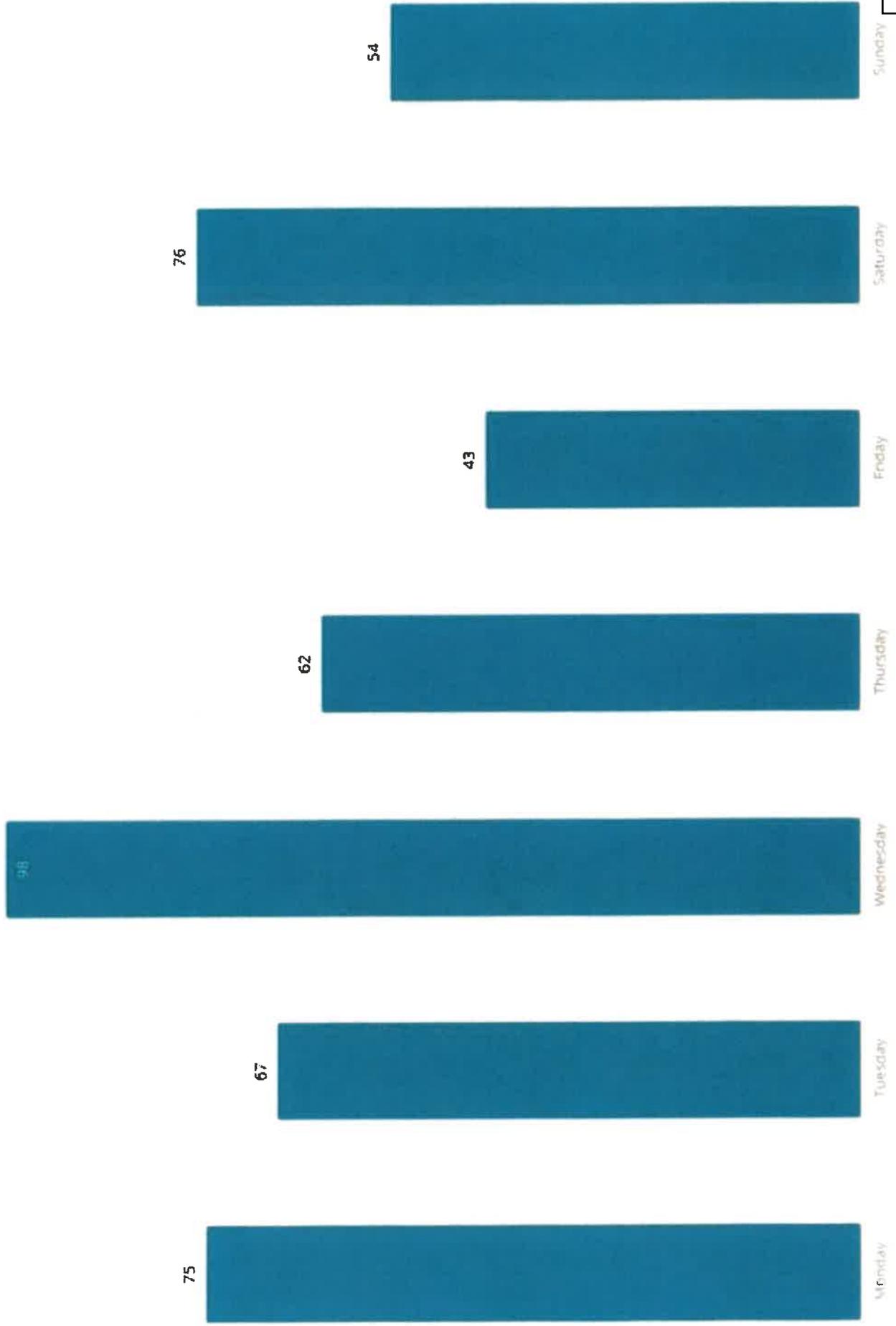
Active

Filter

Incident Count by Day of Week

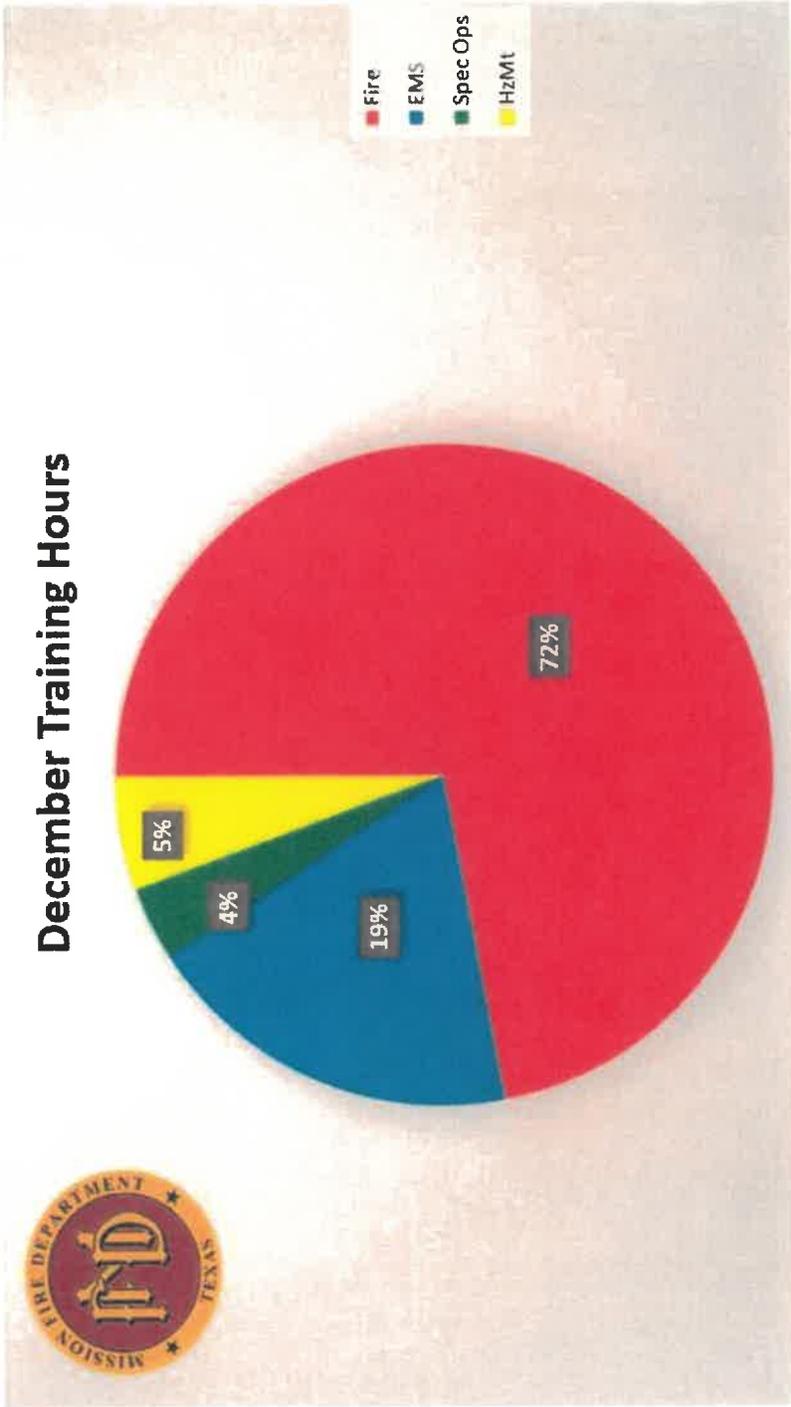
Apply Cancel

Incident Count by Day of Week



Item 5.

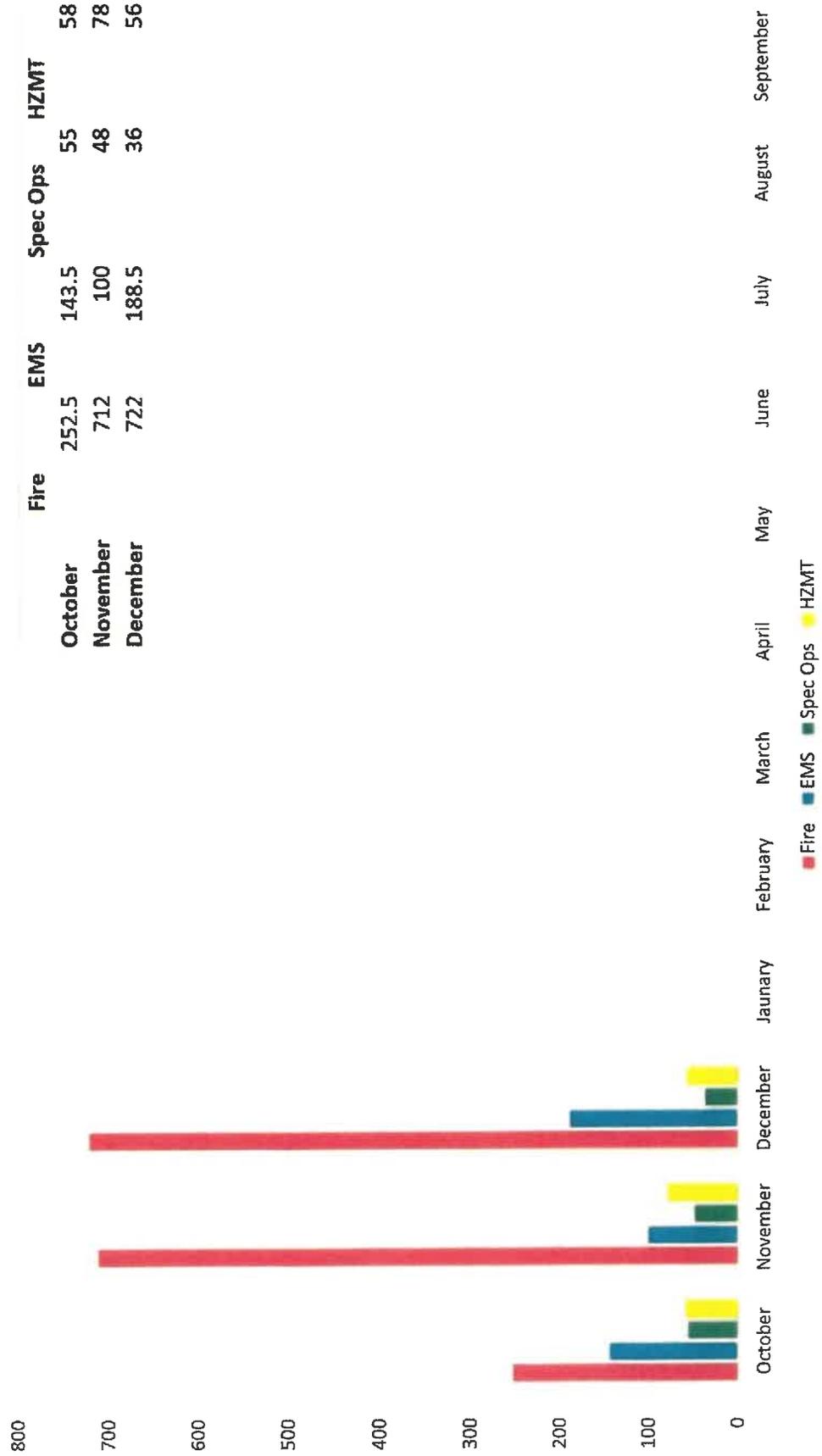
December Training Hours



	Fire	EMS	Spec Ops	HzMt
December	722	188.5	36	56



Training Hours Total Year-to-Date 2025-2026



■ Fire ■ EMS ■ Spec Ops ■ HZMT

SPEER MEMORIAL LIBRARY

Item 5.

DOOR COUNT



7,845

December
2026



3,396

BOOKS CHECKED OUT



2,395

Computer Sessions



139

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

542

TEENS PROGRAM AUDIENCE

56



207

GENERAL AUDIENCE

293

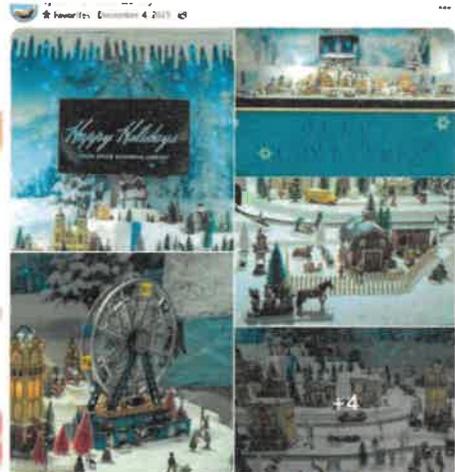


CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES



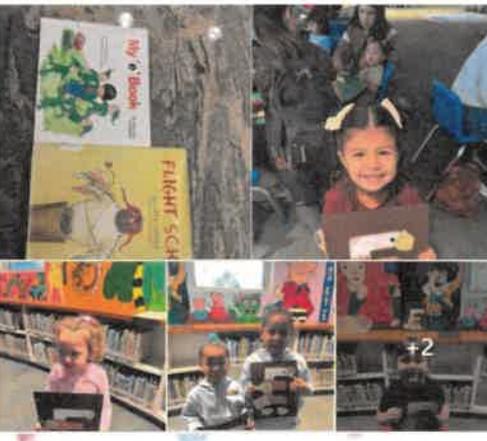
WWW.MISSION.LIB.TX.US



Album: 2025 December Teen Activities
 Speer Memorial Library added 6 new photos
 Thank you to all the teens who participated at our Gamer's Night and congratulations to our winner!



Speer Memorial Library
 Thank you everybody that came to toddler time today. Today we did the letter E. E is for eagle join us next week at 10 AM. Can't wait to see you guys here.



Speer Memorial Library
 Toddler Time was an amazing experience for everyone who was able to make it. The children painted their own ornaments to be able to add to their Christmas Trees at home. See more



Speer Memorial Library
 We had an incredible time celebrating the season with our amazing community at our Christmas event we held on December 11th! From festive crafting to joyful moments sha... See more



Album: 2025 December Teen Activities
 We wanna thank our teens who came to our Teen Movie Night where they painted their 3D printed snowflake and watched the movie "The Nightmare Before Christmas" while... See more



Album: 2025 December Teen Activities
 Thank you to the teens who came to our Teen Adulting Class where we taught them how to make a christmas themed greeting card on Canva, an online graphic design webs... See more



MISSION HISTORICAL MUSEUM

Departmental Report December 2025

"It's a side of museums that many people don't see and sometimes don't understand when they see it in your budget. It's something that happens out of the way and it's not flashy but we're ensuring the long-term health of the cultural legacy of the area."



PERFORMANCE INDICATORS:

FY 2025-2026			
Performance Indicators	October	November	December
General Attendance	342	65	23
Programs	1,104	6	24
Tours	0	0	0
Social Media	8,956	5099	3,750
Website	541	541	549
Outreach	3,000	650	0
Meetings Hosted	0	0	0
Total:	14,393	6,361	4,346

(# of people served December 1– December 31)

Public and Educational Programs/Events

Past Programs/Events:

- Summer Ancient Landscapes Exhibit (UTRGV)
- October 7 Community Altar Exhibit Opening
- October 11 MHM Lecture Series
- October 11 Craft Day (Dia de los Muertos)
- October 25 Dia de los Muertos Folklife Festival
- November 8 MHM Lecture Series
- November 11 Veterans Day presentation at O'Grady Elementary
- November 14 Community Altar Exhibit Closing
- December 13 Christmas Craft Day w/ RGV Little Elves

Upcoming Programs/Events:

- January 10 MHM Lecture Series
- January 10 Leadership Mission visit
- January 13 Quilt Show Opening
- January 27, 28, 29 She Came to the Valley Movie Screenings
- June-July Summer Craft days (every Wednesday)

Other Items:

- Ongoing TAM Conference planning
- Ongoing Moorefield Exhibit (Seeking Quotes)
- Nov 24-Dec 25 Brick paver Campaign
- Ongoing DOE grant: LED lights
- Ongoing Quilt Show Planning
- Completed Fall Membership Newsletter



Code Enforcement

Monthly Report

December 2025

Item 5.

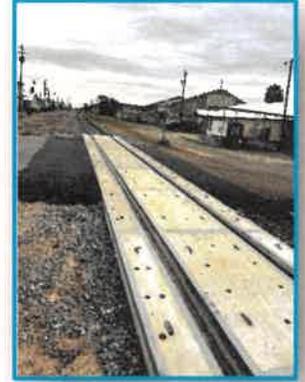
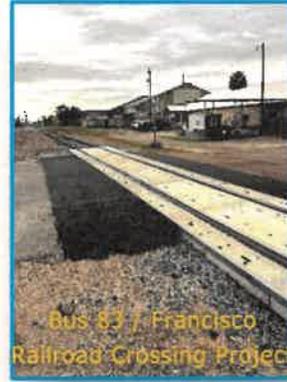
WEEDY LOT LETTERS	3
PROERTIES SENT TO MOWER'S LIST	8
PROPERTIES MOWED	14
ACCUMULATION OF ITEMS	4
COMMERCIAL PARKING LOT MAINT.	5
DEMOLITION OF UNSAFE BUILDINGS	0
DOUBLE OCCUPANCY/HOOKED RV	3
HEALTH & SANITATION	29
HOME OCCUPATION	1
ILLEGAL DUMPING	6
ILLEGAL SIGNS (RIGHT OF WAYS, BANDIT, TELEPHONE & GARAGE)	5
IPMC VIOLATIONS	10
JUNKED VEHICLES/ BOATS	19
NO GARAGE SALE PERMITS	3
NON-RESIDENTIAL PARKING/SEMI TRUCKS	2
PARKING ON LAWN	27
SIGHT OBSTRUCTION/SIDEWALKS/RIGHT OF WAY/DRIVEWAYS	12
STORAGE OF VEHICLES/BOATS/TRAILERS	2
UNSAFE / UNSECURED BUILDING	6
WEEDY LOTS	25
GARAGE SALE PERMITS	246
NO BUSINESS LICENSE/CUP REQ'D	0
CASES FILED IN COURT	32
CASES SEEN IN COURT	51
CASES CLOSED	12



Public Works

December 2025 Monthly Report

Streets Project



Water Distribution Projects



Public Works Projects



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Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON				
‡ UTILITY BILLING ACCRUALS ‡				
BILLING TYPE	Dec - 2025	Dec- 2024	FYTD 25-26	FYTD 24-25
Water Consumption (Gals.)	382,214,000	377,747,000	1,163,054,000	1,075,237,000
Number of Customers	31,705	31,134		
WATER & WASTEWATER				
Water Sales	\$ 1,272,038	\$ 1,254,208	\$ 3,850,021	\$ 3,607,474
Water Sales - <i>Granjeno</i>	2,506	2,340	7,251	6,773
Water Connections	27,928	34,893	99,336	105,523
Reconnect Fees	6,125	11,350	21,975	35,850
Sewage Service	712,648	719,504	2,126,855	2,049,922
Sewage Service - <i>Granjeno</i>	1,243	1,298	3,684	3,663
Industrial Sewer Surcharge	608	1,612	2,128	2,254
Wastewater Connections	8,730	11,280	28,050	31,200
Service Charge	12,015	10,884	32,670	33,722
Total	\$ 2,043,841	\$ 2,047,369	\$ 6,171,970	\$ 5,876,381
SANITATION				
Garbage Fees	\$ 716,235	\$ 698,051	\$ 2,138,446	\$ 2,078,372
Brush Fees	110,972	106,429	329,796	315,747
Total	\$ 827,207	\$ 804,480	\$ 2,468,242	\$ 2,394,119
DRAINAGE ASSESSMENT FEE				
Drainage Assessment Fee	\$ 109,061	\$ 107,230	\$ 326,624	\$ 320,994
Total	\$ 109,061	\$ 107,230	\$ 326,624	\$ 320,994
Total Billing	\$ 2,980,109	\$ 2,959,079	\$ 8,966,836	\$ 8,591,494
‡ UTILITY COLLECTIONS CASH ‡				
COLLECTIONS	Dec- 2025	Dec - 2024	FYTD 25-26	FYTD 24-25
Total Collections	\$ 3,319,524	\$ 2,095,824	\$ 9,036,517	\$ 5,807,630

Water Distribution

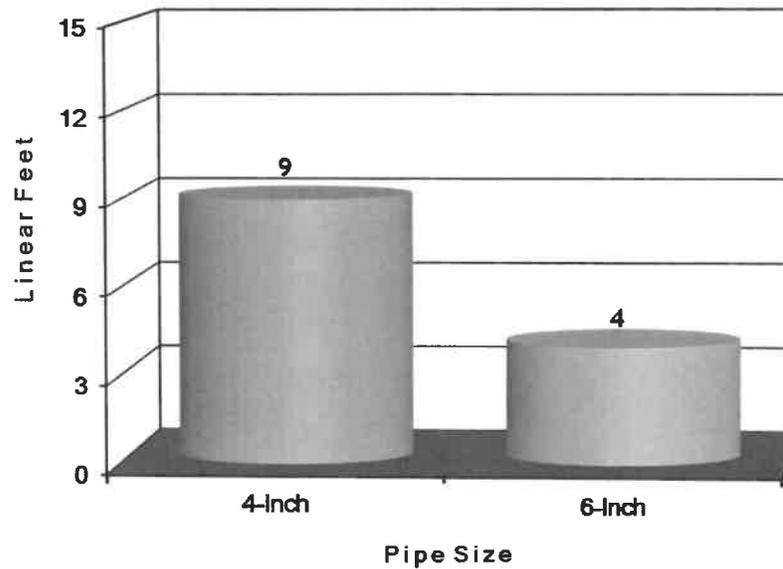
Utility Line Installation

Water Distribution Crews installed 13 Linear Feet of Utility Line. Below are the locations where the broken line repairs took place. There were 16 (sixteen) major water line breaks repaired.

December 2025 Utility Line Installation

4-Inch		6-Inch	
2400 Flores Street	2'	807 Azalea Street	4'
1622 E. Gastel	2'		
1906 Crystal Drive	5'		
9 LF		4 LF	

December 2025
Utility Pipe Line Installation



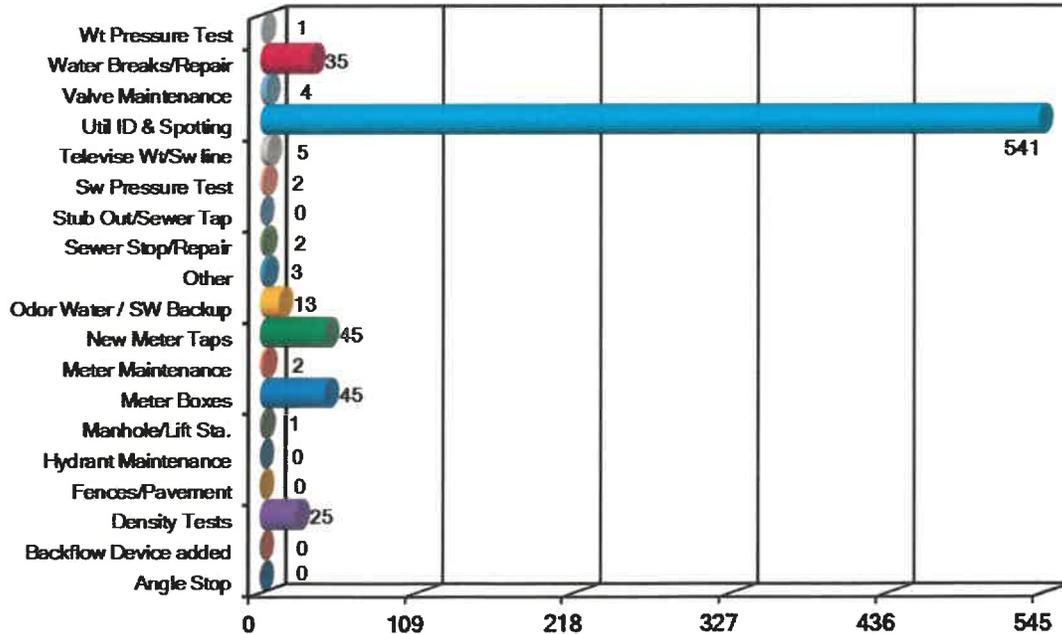
Water Distribution

Water Distribution - Maintenance Benchmark Summary

The following is the December 2025 Water Distribution's Maintenance Benchmark Summary.

Service Type	Oct	Nov	Dec	FYTD 25-26	FY 24-25
Angle Stop	6	14	0	20	149
Backflow Device	0	0	0	0	1
Density Tests	18	20	25	63	259
Fences/Pavement	0	0	0	0	0
Hydrant Maintenance	1	1	0	2	58
Manhole/Lift Station	4	4	1	9	36
Meter Boxes	77	33	45	155	713
Meter Maintenance	12	2	2	16	54
New Meter Taps	84	33	45	162	747
Odor Water	23	17	13	53	215
Other	2	10	3	15	75
Sewer Stop/Repair/Tap	23	6	2	31	245
Stub Out Sewer	0	0	0	0	0
Sewer Pressure Test	4	4	2	10	133
Televise Sewer line	16	8	5	29	91
Utility ID & Spotting	419	436	541	1,396	5,551
Valve Maintenance	0	0	4	4	4
Water Break/Repair	19	43	35	97	286
Water Pressure Test	10	0	1	11	158
Totals	718	631	724	2,073	8,775

December 2025
Utility - Water Distribution Benchmark



Water Distribution - Utility Inspections Mr. Lupe Vela and Mr. Charlie Fuentes, Utility Inspectors, conducted inspections on thirty-six (36) sites; performed 2 Mandrel Tests and 2 Air Tests, 1 Hydrostatic Test and 25 Density Tests. Inspectors worked on 150 line locates.

	Site/Subdivision	Start Date	Completion Date	Location	Inspection Description
1	Anacua Village	7/2024		Mayberry / 8 th St.	Under Construction
2	Anzalduas Industrial Park PH 1	4/2024		Military / Bryan	Under Construction
3	Anzalduas Industrial Park PH 7	3/2024		Military / Bryan	Under Construction
4	Augusto Contreras	2/2023		Shary / Bus 83	Under Construction
5	Bellwood Manor	7/2025		2 ½ Trosper	Under Construction
6	Bentsen Grove	9/2022		Inspiration / 1 Mile South	Under Construction
7	Bentsen Palm PH III	1/2023		Inspiration / 1 Mile South	Under Construction
8	Bryan Landing	7/2024		Bryan / N. 2 Mile	Under Construction
9	Bryan Road Reconstruction/Drain Proj	8/2025		Holland / 20 th St.	Under Construction
10	Camelias Plaza	9/2023		FM 495 / Bryan	Under Construction
11	Cap Storage Victoria Drive, LLC	6/2023		Shary / Victoria	Under Construction
12	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
13	Chipotle	9/2025		Shary / Ruby Red Blvd.	Under Construction
14	Conway Village	1/2025		4 Mile / Conway	Under Construction
15	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
16	Deleon-Zamora	7/2024		4 Mile / Conway	Under Construction
17	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
18	Esmeralda Subdivision	12/2025		Moorefield / 4 Mile Line	Under Construction
19	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
20	Holland Terrace	7/2024		Holland / 25 th St.	Under Construction
21	Imperio Vista Subd.	8/2025		Holland / 20 th St.	Under Construction
22	Khit Chiropractic	7/2024		Bryan / Bus 83	Under Construction
23	Las Cumbres Terrace	1/2025		2 Mile / Trosper	Under Construction
24	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
25	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
26	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
27	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
28	<i>Move It Storage</i>	8/2025	12/2025	FM 495 / Conway	<i>Utilities Complete</i>
29	Schizne Gardens at James Subd.	9/2025		Bryan / 1 ½ Mile North	Under Construction
30	Sendero Phase I	1/2023		1 Mile South	Under Construction
31	Sendero Phase II	2/2022		1 Mile South	Under Construction
32	Sonoma Ranch	1/2025		Mayberry / 2 ½ Mile	Under Construction
33	Tee Time	3/2025		Mayberry / N Bolz St.	Under Construction
34	Tierra Dorada Lift Station	7/2024		Tierra Dorada	Under Construction
35	Top Site Storage	3/2025		Trinity / Commerce	Under Construction
36	Tree Gardens at Orchards	9/2025		Bryan / 1 ½ Mile North	Under Construction

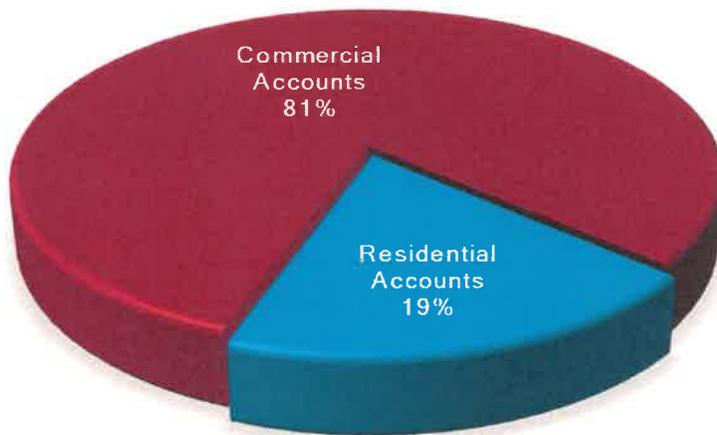
Water Distribution - Backflow Prevention Inspections

The table and graph below show the thirty-four (34) Backflow Prevention Assembly Inspections performed by Mr. Ignacio Salazar through access of the Envirotrax BPAT System in order to keep our water lines free from back siphonages and water pressure backflow contamination.

2025-26 Backflow Inspections

Tests / Surveys	Oct	Nov	Dec	FYTD 25-26	FY 24-25
Inspection of Commercial Accts	38	16	29	83	181
Inspection of Residential Accts	9	2	5	16	143

**December 2025
Backflow Prevention Inspections**



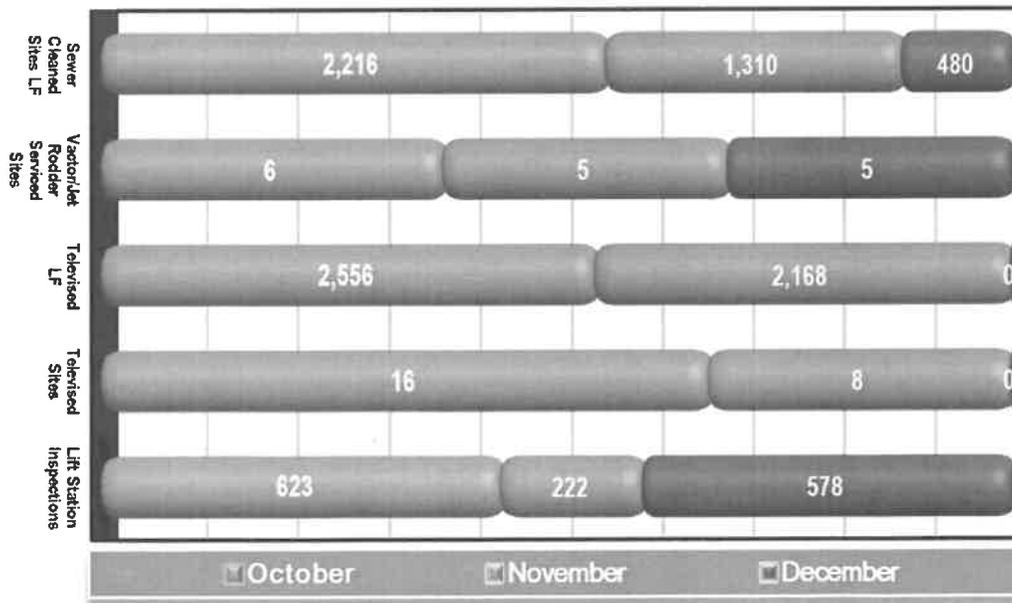
Water Distribution - Sewer Collection

Our Sewer Collection Crews inspected and maintained monthly the City's 40 active Sewer Lift Stations and approximately 374.58 miles of sewer lines by responding to 16 sewer backups, no sewer line sites televised, cleaned 5 sewer line sites (4 Jet Rodder, 1 Vactor) and 578 lift station work orders for this month.

Sewer Lift Station Inspections Vactor / Jet Rodder Cleaning Services

Service Type	Oct	Nov	Dec	FYTD 25-26	FY 24-25
Lift Stations Inspections	623	222	578	1423	4675
Televised Serviced Sites	16	8	0	24	91
Televised Linear Feet	2556	2168	0	4724	45276
Vactor/Jet Rodder Serviced Sites	6	5	5	16	147
Vactor/Jet Rodder Serviced Linear Feet	2216	1310	480	4006	56187

2025-26 Sewer Collection Lift Station Inspections, Televised & Serviced Sites



Water Treatment Plant

Water Production and Rainfall Water Plant Operators at our North and South Water Treatment Plants treated 413.216 million gallons of water and our Plant Operators recorded daily the monthly rainfall for December for a total of 0.25 inches.

2025-26 Treated Water Million Gallons (MG)

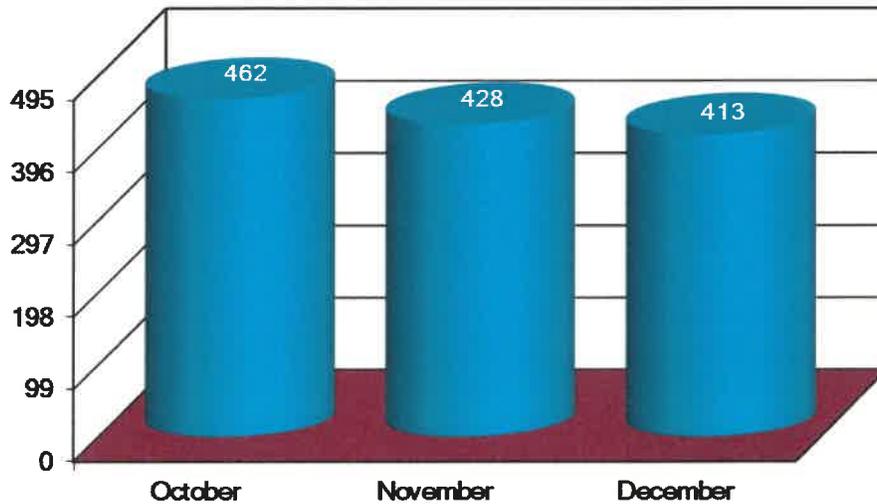
Avg	Max	Min	Oct	Nov	Dec	FYTD 25-26	FY 24-25
13	15	12	462	428	413	1,303	4,852

2025-26 Rainfall (Inches)

Description	Oct	Nov	Dec	FYTD 25-26	FY 24-25
 Rainfall (Inches)	0.7"	0.5"	0.25	1.45"	19.3"

Parameters Exceeded: N/A

2025-26 Water Production Million Gallons (MG)



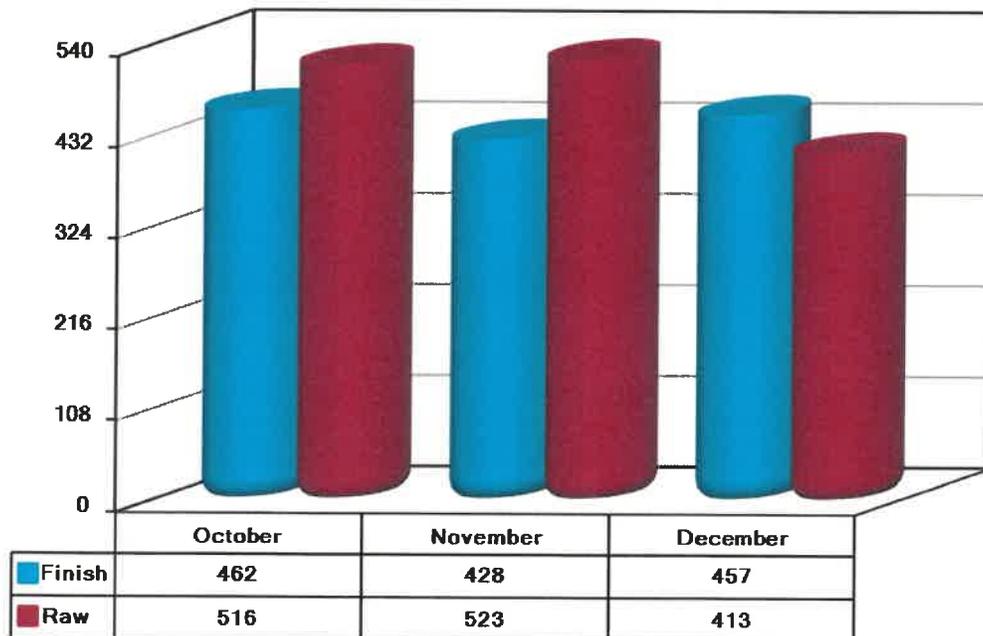
Operations and Maintenance - North Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Staff continued with performing maintenance on pumps and motors.
- Operators performed required daily and monthly water lab analysis, backwashed and cleaned required filters.
- COVID-19 safety practices continue based on the CDC Guidelines and staff are encouraged to wear masks and practice social distancing.
- Reviewed water quality lab results from the following certified laboratories:
 1. Ana-Lab (Chlorite, TOC, SUVA)
 2. Eurofins Eaton Analytical (Chlorite)

Operations and Maintenance - South Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Operators continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- As of January 6, 2026, the Falcon Reservoir water level is at 17.5% and the Amistad Reservoir water level is at 35.5%, respectively. According to the Brownsville Area Reservoirs Monitor, the average of both reservoir levels is at 27.2%.
- Operators performed daily and monthly water lab analysis, backwashed and cleaned required filters.
- Staff performed necessary Water Plant and Reservoir adjustments; such as water influent, water effluent, water levels and chemical adjustments.
- Staff maintained grass trimmed at two treatment plants, reservoirs and distribution Water Towers.
- Initiated preventive maintenance on equipment as deemed necessary and exercised Emergency Generators weekly.

**Water Treatment Plants
2025-26 Raw & Finish Water
Million Gals. (MG)**



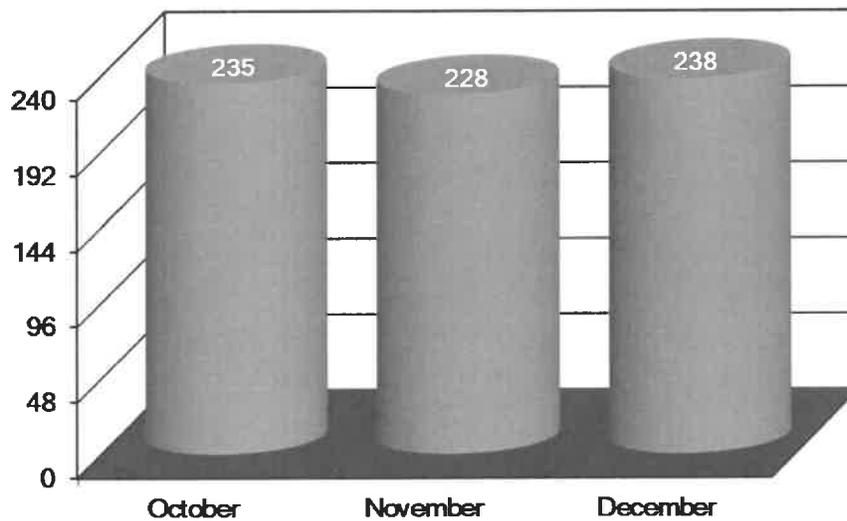
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 237.850 million gallons of Wastewater.

2025-26 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	FYTD 25-26	FY 24-25
7.6	8.7	7.1	235	228	238	701	2,633

2025-26 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status There were no violations for December. Plant operated at 54.08% capacity; Plant is rated at 13.5 mgd; and the Plant Yearly Average was 7.301 mgd. There was 0.4 inches of rainfall.

Wastewater - Risk Management Program The Plant buildings are maintained by Facilities department. All employees received Proper Protection Equipment as they may be exposed to hazardous environments. All cleaning and disinfection are done by janitorial staff to keep Plant disinfected as possible. Risk Reducing Training was conducted for severe heat exposure to all Plant Staff. All Plant Vehicle information was recorded and turned in to the Fleet Department for an audit conducted by the Risk Department.

Wastewater - Staff Developments Wilson Santana was registered with TWUA to take his TCEQ "C" License test in January. Andres Garcia will continue to train to obtain his "C" license level of operating Plant. Eric Hernandez passed his first required exam and is now being trained for other process control operations; his next class is Wastewater Treatment for different types of wastewater treatment processes.

Wastewater - Facility Activities Supervisory Staff continues to support the team with training goals and best practices towards maintaining the Plant in compliance with TCEQ regulatory inspections. Other rehabilitation projects are being discussed for future developments and are pending approvals. These projects will allow the Plant to continue to provide effective sewage treatment and environmental protection of water for the State of Texas.

Wastewater - General Maintenance Staff maintained grass trimmed, initiated preventive maintenance on equipment as deemed necessary; and (automatically) exercised two emergency generators, weekly. The following repairs were completed in-house.

1. Odor control systems were monitored and adjusted to reduce malodorous emissions.
2. Operators continue routine cleaning of Clarifiers side walls to remove algae buildup.
3. Pumps at our Main Lift Station were exercised for better flow to our Screening System at head works.
4. Operators cleaned "Tea Cup" Grit System at head works on a weekly basis.

5. Maintenance Crew worked on the Lift Station pumps and exercised all pumps at the Main Lift Station.
6. Maintenance Operators worked on thickener pump leaks, repairs and adjustments.
7. Operators worked on maintaining a proper level at the Pretreatment Pond.
8. Maintenance greased bearings on schedule.
9. Operators are pumping sludge from thickener to holding tanks due to repairs needed for thickener gear box.
10. Grounds keeping was done by all Operators and Grounds Keeper.

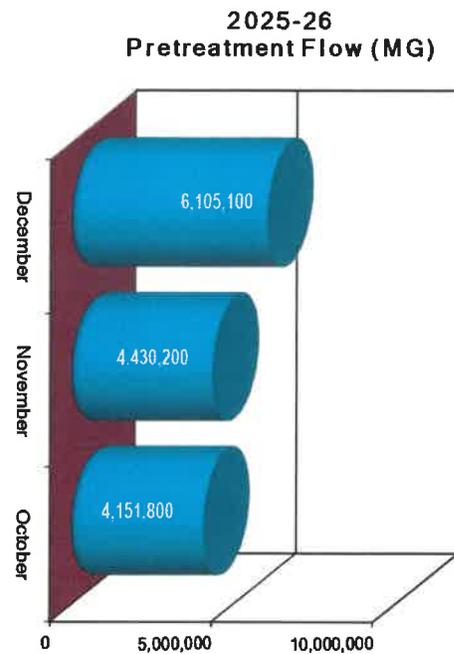
Wastewater - Contract Work

City's Contracted out electricians worked on the following.

1. J&E's work done at the Plant worked on grit timers for the grit system control cabinet.
2. Hill-Tex worked on Lift Station for the Plant (Pump 1).

Wastewater - Other Contract Work

1. CB3 continued to provide the Plant with sludge and grit removal services.
2. Cintas provided uniform services and door mat replacement weekly.
3. Polydine supplied us with polymer totes for aiding in sludge dewatering at Belt Press System.
4. Facilities Department worked on the Administration building and air filter exchanges for Plant.



Wastewater - Lab Status All equipment and supplies met TCEQ standards for analysis and are concurrent with Standard Methods Procedures. ERA annual testing was completed and the City's Lab passed all analysis categories. Reports are pending to be finalized and sent to TCEQ for annual compliance. Plant Supervisor continues using the EPA Discharge Monitoring Report Federal Reporting System to comply with the TCEQ regulations. Staff is following TCEQ rules and regulations and is dedicated to the cleaning and disinfection of water and its reintroduction back to the environment.

Wastewater - Special Projects The Capital Improvement Projects include clarifier covers for UV light protection Industrial Pond Rehab, Digester Aeration upgrade and other needed projects; Being discussed are future improvements for redundancy at our Dewatering Sludge System (Belt Press). Clarifier Covers are equipment needed for algae removal and is a project that the Plant is initializing. The removal of algae buildup at the clarifier walls and weirs, the treatment process gains a significant increase in disinfection, equipment downstream of the Clarifier System is cleaner, decreases wear and tear of UV light bulbs and will eliminate Operator man hours and reduces the risk of injury.

Pretreatment Three surface Aerators and motors are operational. Clarifier at Pretreatment was cleaned up of debris on the surface. All industrial flows to the Plant continue to be accounted for by meter totalizers and truck tickets. The Lone Star Citrus Company transported 104 truckloads of 520,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) was 6,105,100 million gallons. Total sludge hauled was 1,144 cubic yards equivalent to 52 roll off containers.

2025-26 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	61	1,220
Nov	40	780
Dec	52	1,144
25-26	153	3,144
24-25	525	8,508



Street Division - Benchmark Summary

Our Street Crews constructed 63 linear feet of concrete railroad crossing, patched approximately 670 Potholes; placed a total of 43 Signs (12 stop signs) and 16 Poles (cemented); inspected and repaired 70 Traffic Lights and Street Lamps; 1,819 Street Miles was swept; removed 310 Tires and 3 Demolished Home. Street Crews cleared right-of-way tree limb obstructions. There were 258 customers and a monetary Collection of Debris totaling \$ 6,238.

Street Improvement & Construction Projects

Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
Concrete Railroad Crossing at Francisco & Bus 83	63'	100% Complete	100% Complete	\$ 60,000	Rio Valley Switching & Street Department

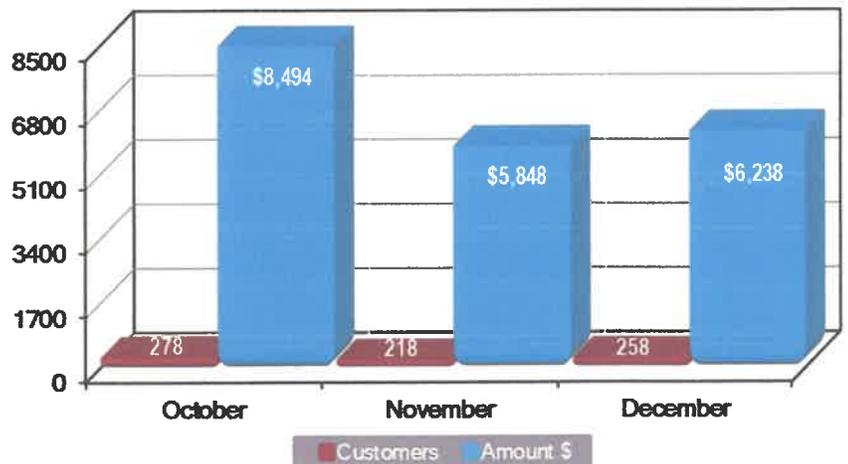
Collection of Debris

There were 258 City of Mission customers with a monetary collection of debris totaling \$ 6,238.

Collection of Debris

Month	Customers	Amount \$
Oct	278	\$ 8,494
Nov	218	\$ 5,845
Dec	258	\$ 6,238
25-26	754	\$ 20,577
24-25	2,882	\$ 87,601

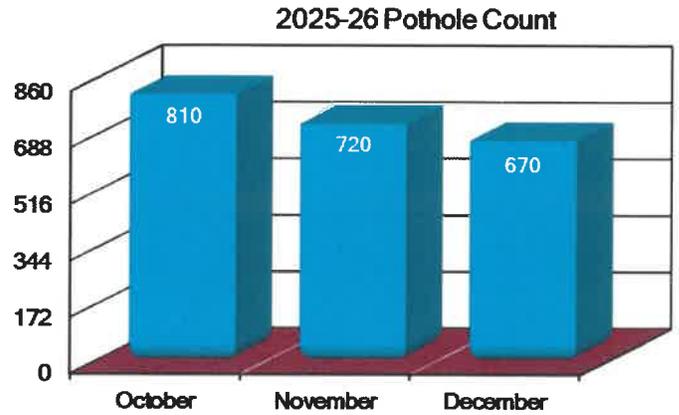
2025-26 Collection of Debris



City Pothole Maintenance Street Crews filled a total of 670 potholes.

2025-26 Pothole Maintenance

Month	24-25	25-26
Oct	726	810
Nov	785	720
Dec	726	670
Totals	2,237	2,200



City Street Miles Swept Mr. Torres, Mr. Gutierrez, Sweeper Operators, cleaned 1,819 street miles.

2025-26 Miles Swept

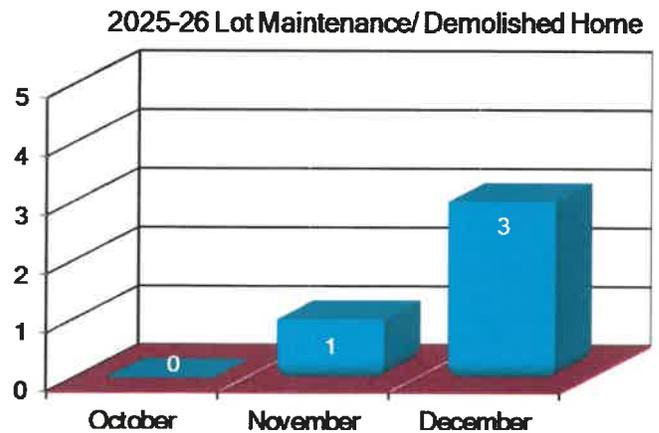
Month	24-25	25-26
Oct	1,662	658
Nov	1,497	994
Dec	1,258	1,819
Totals	4,417	3,471



Lot Maintenance / Demolished Home There were three (3) Demolished Homes this month.

2025-26 Lot Maintenance

Month	24-25	25-26
Oct	0	0
Nov	1	1
Dec	1	3
Totals	2	4



Sign Shop Output Measures

2Street Crews installed 43 signs (19 stop signs) and 16 poles.

Month	24-25	25-26	Posts
Oct	19	23	8
Nov	48	31	19
Dec	10	43	16
Totals	77	97	43



Street Light Pole Maintenance

Street Light inspections are maintained by AEP.

Traffic Signal Maintenance

The following are the power supplies that are needed: Traffic Cabinet BIUS 12 boxes; PED Light, 5 Red; Led boxes Red, Yellow, Green arrows, 3 of each.

Month	School Zone			Traffic Signals Light Changes							
	Light Bulb Replace	Re-set Controller	School Maint	Green	Red	Amber	Walk / Don't Walk	Trouble shoot Controller	Reg Maint	Misc	Total
Oct	2	1	1	2	1	1	1	5	35	37	86
Nov	0	0	0	5	1	0	6	3	17	27	59
Dec	0	6	6	5	5	7	0	13	7	21	70
25-26	2	7	7	12	7	8	7	21	59	85	215
24-25	9	27	116	16	28	28	36	74	507	405	1,246

Storm Drainage Street Crews cleared debris from storm drains and ditches throughout the City to prepare for hurricane season.

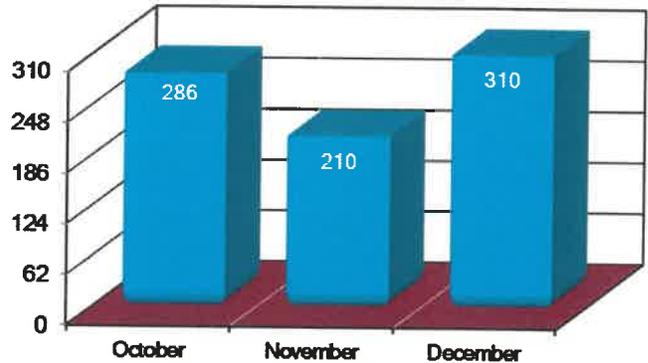
City Crew Collect Debris Our Alley Crew cleaned alleyways and averaged 5 trailer loads daily and mowed an average of 2 miles of alleyway.

Tire Removal Our Streets Crew removed 310 tires from the City this month.

2025-26 Tire Collection

Month	24-25	25-26
Oct	280	286
Nov	360	210
Dec	340	310
Totals	980	806

2025-26 Tire Removal



2025-26 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	42	42	\$ 13,000
Repairs	10	0	\$ 19,500
December	52	42	\$ 32,500
FYTD 25-26	171	140	\$ 104,200
FY 24-25	797	625	\$ 484,400

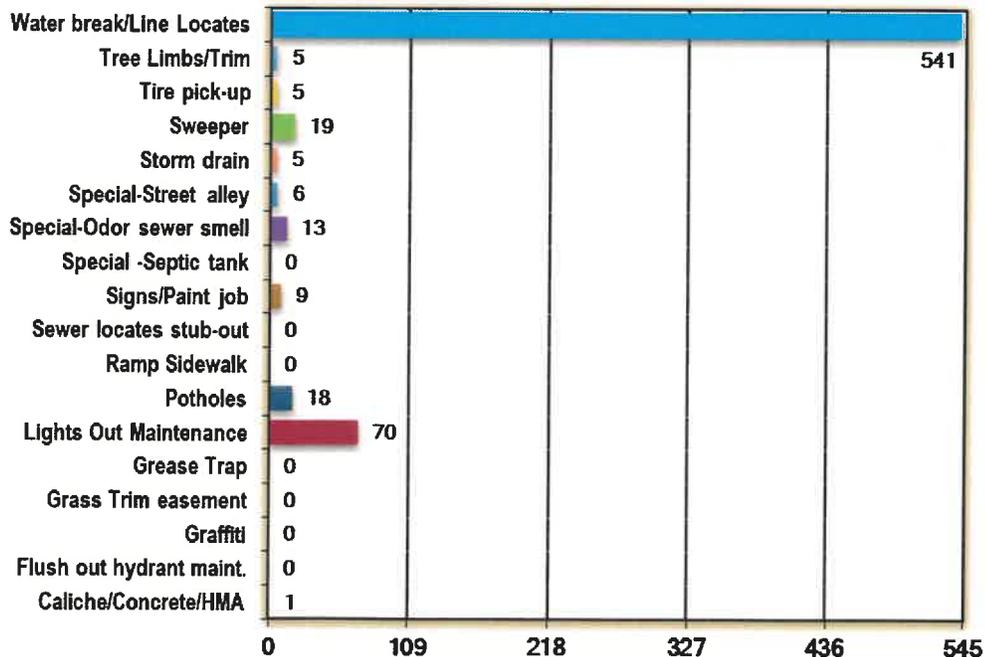
2025-26 Fleet Work Order Benchmark



Administration Request for Service Calls

Service Type	Oct	Nov	Dec	25-26	24-25
Caliche/Concrete/HMA	1	0	1	2	1
Flush Hydrant Maintenance	2	1	0	3	58
Graffiti	0	0	0	0	0
Grass Trim easement	7	2	0	9	75
Lights Out Maintenance	86	59	70	215	1,238
Potholes	41	29	18	88	592
Ramp Sidewalk	1	1	0	2	14
Sewer locates stub-out	0	0	0	0	0
Signs/Paint job	11	8	9	28	36
Special -septic tank	0	0	0	0	0
Special-Odor smell	23	17	13	53	215
Special-Street alley	2	1	6	9	81
Storm drain	12	2	5	19	58
Sweeper	6	9	19	34	98
Tire pick-up	15	2	5	22	28
Tree Limbs/Trim	13	5	5	23	95
Water break/Line locates	438	479	541	1,458	5,761
Total	658	615	692	1,965	8,350

December 2025 - Request for Service Calls



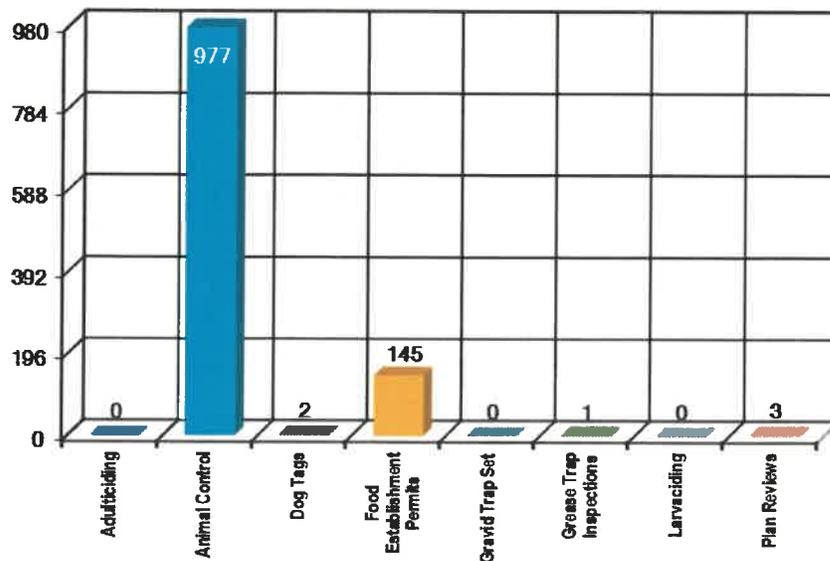
Health Department

Health Department Benchmark Summary

Following are the services provided by the Health Department for December.

Service Type	Oct	Nov	Dec	25-26	24-25
Adulticiding	0	0	0	0	13
Animal Control	1,048	948	977	2,973	10,814
Dog Tags	5	6	2	13	33
Food Est. Permits	216	78	145	439	2,172
Gravid Trap Set	0	0	0	0	0
Grease Trap Inspections	0	2	1	3	3
Larvaciding	0	0	0	0	9
Plan Reviews	6	5	3	14	112
Total	1,275	1,039	1,128	3,442	13,156

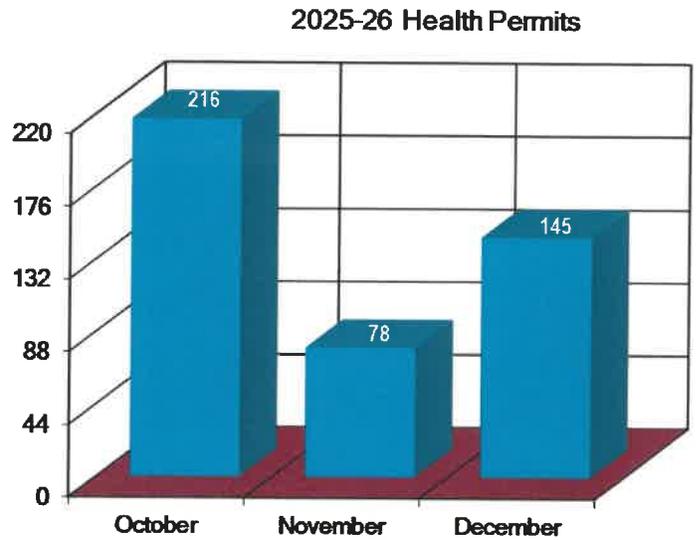
December 2025
Health Department Service Requests



Health Permits

A total of 145 Food Establishment permits were issued this month.

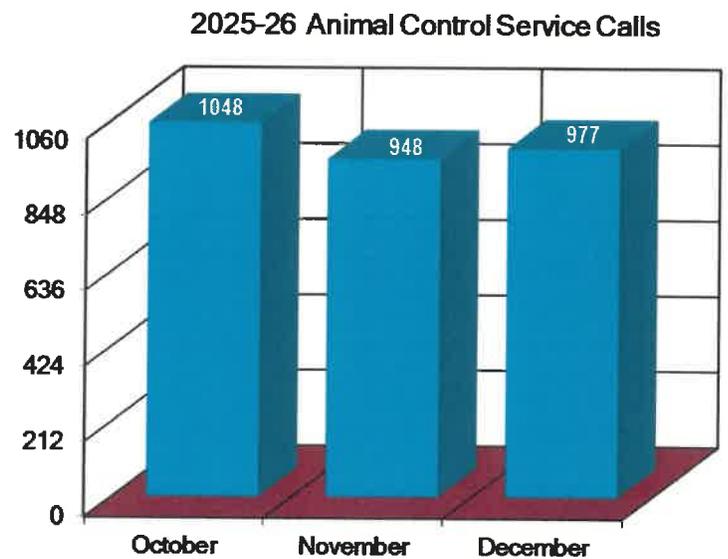
Food Establishment Permits		
Month	FY 24-25	FY 25-26
Oct	231	216
Nov	220	78
Dec	188	145
Totals	639	439



Animal Control Service Calls

Citizens called (977 calls) regarding Animal Control concerns.

Animal Control Calls		
Month	FY 24-25	FY 25-26
Oct	970	1,048
Nov	770	948
Dec	791	977
Totals	2,531	2,973



Health Department Animal Control

Our City's Animal Wellness Officers, Jesus, Ivan and Manuel reported the following Animal Control for December. There were 188 requests for intake service orders completed by City staff this month.

Dogs

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	DEC	25-26
Mission	55	3	0	12	0	3	44	6	0	123	218
DEC	55	3	0	12	0	3	44	6	0	123	
25-26	84	15	0	37	0	3	61	18	0		218
FY 24-25	374	61	1	90	24	19	24	10	0		603

Cats

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	DEC	25-26
Mission	9	1	0	17	0	8	16	0	0	51	123
DEC	9	1	0	17	0	8	16	0	0	51	
25-26	18	1	0	46	0	12	27	16	3		123
FY 24-25	206	10	0	151	0	18	17	9	10		421

Wildlife

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	DEC	25-26
Mission	0	0	0	14	0	0	0	0	0	14	6
DEC	0	0	0	14	0	0	0	0	0	14	
25-26	0	0	0	20	0	0	0	0	0		6
FY 24-25	0	0	0	81	0	0	0	0	0		81

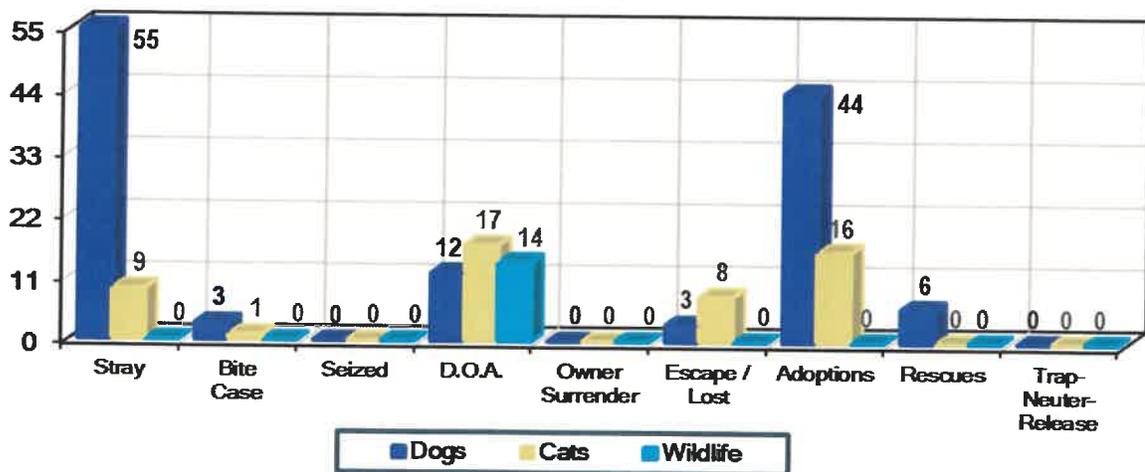
Health Department Animal Control Summary

Below is our Health Department Animal Control Shelter Intake Summary of Dogs, Cats, and Wildlife.

December 2025 Health Department Animal Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape/ Lost	Adopted	Rescues	Trap-Neuter-Release	DEC	25-26
Dogs	55	3	0	12	0	3	44	6	0	123	218
Cats	9	1	0	17	0	8	16	0	0	51	123
Wild Life	0	0	0	14	0	0	0	0	0	14	20
DEC	64	4	0	43	0	11	60	6	0	188	
25-26	102	16	0	103	0	15	88	34	3		361
FY 24-25	580	71	1	322	24	37	44	13	13		1,105

December 2025 Health Department Animal Control



**Building Permit and Inspections
Activity Report for
The Month of December 2025**

Total # of Building Permits	Building Permit Value	Building Permit Fee	Types of Building Permits
28	\$4,933,426.00	\$10,739.05	New Dwelling
			Commercial
			Assembly
3	\$737,000.00	\$5,343.90	Apartments-14 UNITS
			Warehouse
1	\$0.00	\$105.00	Move Out Houses/Move Within
			Move In Houses
12	\$211,190.00	\$1,260.00	Move in Mobile Homes
			Schools
4	\$201,560.00	\$1,220.00	Swimming Pools
5	\$23,250.00	\$0.00	Sheds
6	\$28,678.00	\$332.50	Signs
4	\$7,500.00	\$35.00	Fence
			Tower
			Gas Tanks Pumps
			Demolition
			Water Well/Recreation Const.
63	\$ 6,142,604.00	\$ 19,035.45	Totals

Additions / Remodeling			
30	\$1,544,700.10	\$5,702.65	Residential Buildings
9	\$9,785,200.00	\$7,193.98	Commercial Buildings
			Apartment Buildings
			Assembly Buildings
			School Buildings
1	\$2,000.00	\$91.40	Awnings/Decks
3	\$11,699.00	\$118.80	Carports/Concrete
14	\$152,200.00	\$652.85	Porches/Driveways/Sidewalks
			Garages/Canopies
			Hobby Shops
57	\$11,495,799.10	\$13,759.68	Totals

Total Building Permits	120
Total Building Valuation	\$17,638,403.10
Total Building Permit Fees	\$32,795.13

Prepared By: Rachel Alvarez
Date: 1/5/2026

Page 2
 Monthly Report for December 2025

I. Permits Issued

A. Building

Number	120
Value	<u>\$17,638,403.10</u>
Permit Fees	<u>\$32,795.13</u>

B. Electrical, T-Pole, & T-Clear

Number	135
Permit Fees	<u>\$14,130.00</u>

C. Mechanical

Number	51
Value	<u>\$416,473.00</u>
Permit Fees	<u>\$4,713.00</u>

D. Plumbing, Gas & Sprinkler System

Number	89
Permit Fees	<u>\$7,770.00</u>

TOTALS

Total Permits Issued	<u>395</u>
Total Valuation	<u>\$18,054,876.10</u>
Total Permit Fees	<u>\$59,408.13</u>

II. Number of Inspections Conducted

537

Monthly Report for December 2025

III. Other Fees

A. Business License Application

Number	20
Permit Fees	<u>\$1,000.00</u>

B. Garage Sale Permits

Number	0
Permit Fees	<u>\$0.00</u>

C. Health Cards

Number	0
Permit Fees	<u>\$0.00</u>

D. Builder Registration

Number	17
Permit Fees	<u>\$1,600.00</u>

E. Electrician Registration

Number	0
Permit Fees	<u>\$0.00</u>

F. Plumbing Registration

Number	0
Permit Fees	<u>\$0.00</u>

G. Mechanical Registration

Number	0
Permit Fees	<u>\$0.00</u>

H. House Inspections

Number	0
Permit Fees	<u>\$0.00</u>

I. Planning & Zoning Applications

Number	27
Permit Fees	<u>\$7,850.00</u>

MEMORANDUM

To: J.P Terrazas, P.E., Co-Interim City Manager
From: Xavier Cervantes, Director of Planning
Date: January 2, 2026
Re: Monthly Report DECEMBER 2025

ACTIVITY REPORT FOR THE PLANNING DIVISION IS PROVIDED FOR THE PREVIOUS MONTH.

DECEMBER 2025

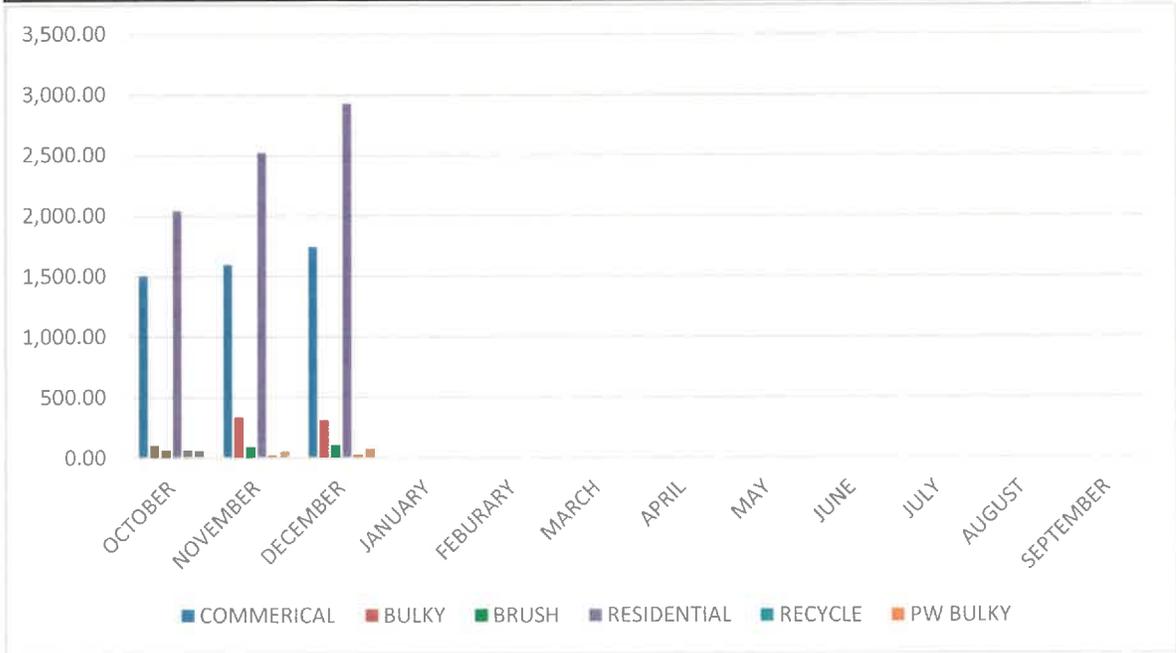
REZONINGS:	1
CONDITIONAL USE PERMIT:	5
HOMESTEAD APPROVALS:	0
SUBDIVISIONS:	2
SINGLE LOT VARIANCES:	0
VARIANCES (ZBA):	1
SITE PLAT APPROVALS:	0
OTHER P&Z REQUESTS	0

SANITATION DEPARTMENT

For the month of December , the City of Mission Sanitation Department disposed of a combined **4975.48** tons of trash/bulky items. In addition, **8,016.00** cubic yards of brush was collected at our sanitation landfill.

Month	TONS RESIDENTIAL	CUBIC YARDS BRUSH	TONS BULKY	TONS COMMERCIAL	TONS BRUSH	TONS RECYCLE	TONS PW BULKY
OCTOBER	2,043.55	4,760.00	98.14	1,504.10	64.26	63.87	58.19
NOVEMBER	2,523.14	6888.00	333.25	1596.60	92.988	24.35	51.02
DECEMBER	2,927.50	8016.00	303.22	1744.76	108.216	31.26	72.11
JANUARY					0		
FEBURARY					0		
MARCH					0		
APRIL					0	0	
MAY					0		
JUNE					0		
JULY					0		
AUGUST					0		
SEPTEMBER					0		
Total	7494.19	19664	734.61	4845.46	265.464	119.48	181.32

2025 - 2026 SANITATION PICK UP (TONS)



Mission Police Department



Monthly Report December 2025



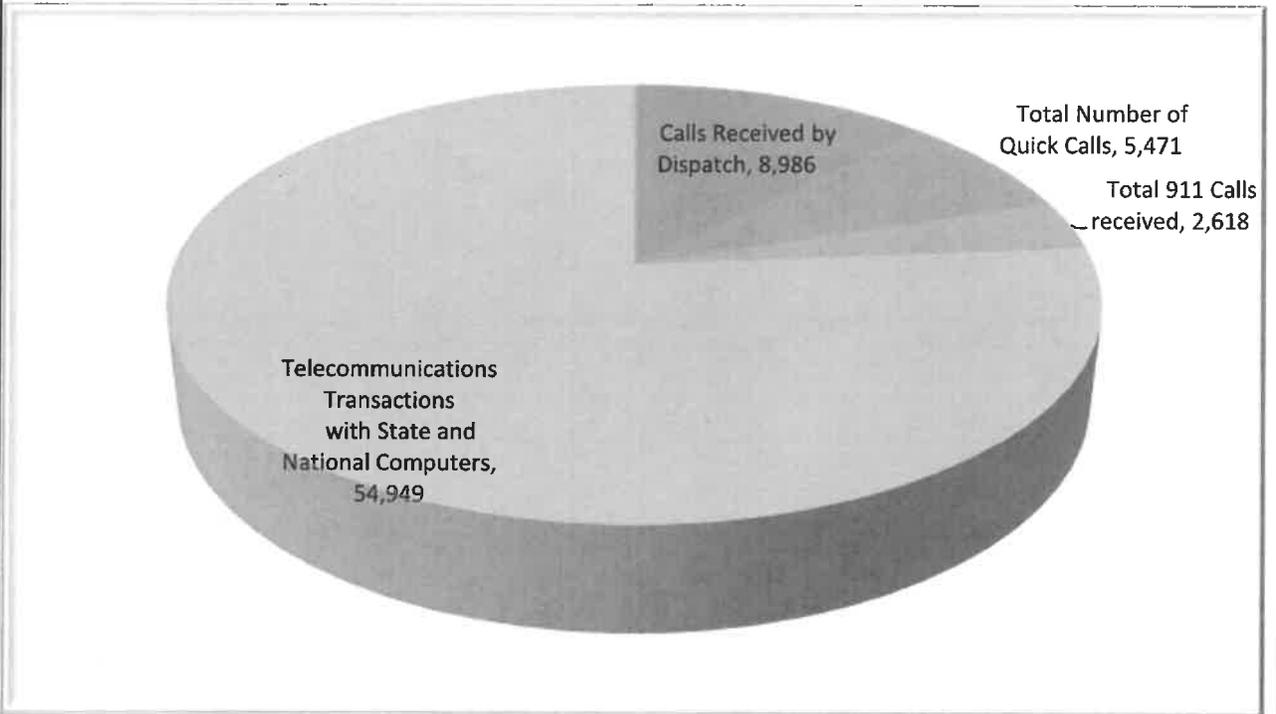
Mission Police Department

Monthly Report for December 2025



Communications Division

	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
Calls Received by Dispatch	2,953	8,986
Total Number of Quick Calls	1,755	5,471
Total 911 Calls received	2,618	2,618
Telecommunications Transactions with State and National Computers	16,387	54,949





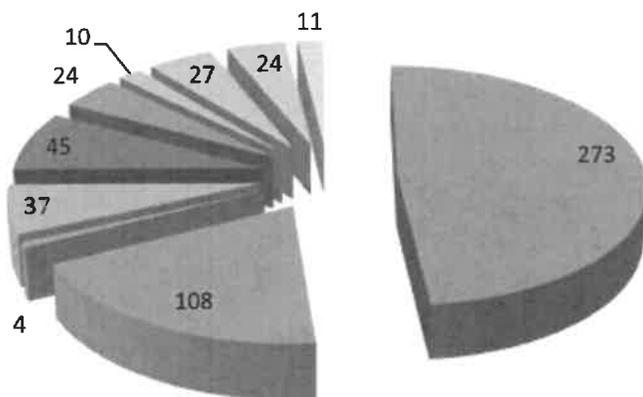
Criminal Investigations Criminal Case Submissions



Adult Misdemeanor Cases Submitted to DA's Office
 Adult Felony Cases Submitted to DA's Office
 Adult Cases Submitted to Mission Municipal Court
 Adult Misdemeanor Arrests
 Adult Felony Arrest
 Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department
 Juvenile Felony Cases Submitted to Juvenile Probation Department
 Juvenile Cases Submitted to Mission Municipal Court
 Juvenile Misdemeanor Arrests
 Juvenile Felony Arrests
 Total Open Cases

	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
	88	273
	35	108
	3	4
	8	37
	19	45
	16	24
	3	10
	4	27
	16	24
	3	11
	160	160

Dec 25



- Adult Misdemeanor Cases Submitted to DA's Office
- Adult Felony Cases Submitted to DA's Office
- Adult Cases Submitted to Mission Municipal Court
- Adult Misdemeanor Arrests
- Adult Felony Arrest
- Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department

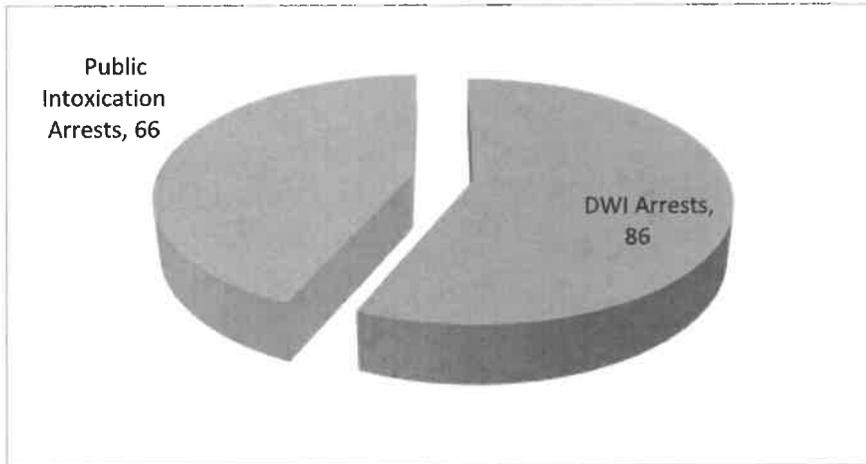


Mission Police Department Monthly Report for December 2025



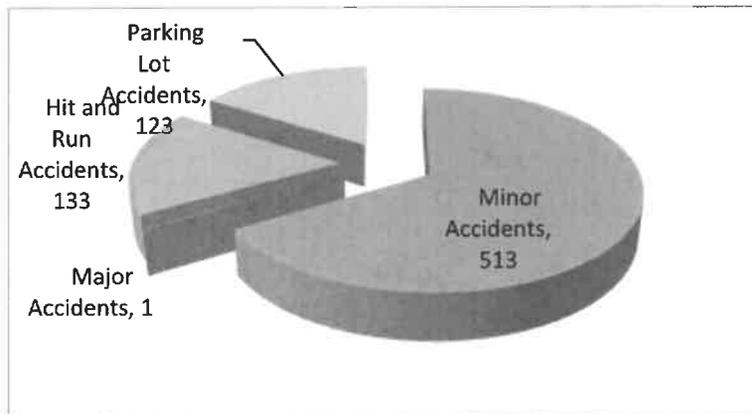
Patrol Division

	Dec 25	FY 25-26 YTD
DWI Arrests	32	86
Public Intoxication Arrests	24	66



Traffic Division

	Dec 25	FY 25-26 YTD
Minor Accidents	190	513
Major Accidents	0	1
Hit and Run Accidents	40	133
Parking Lot Accidents	42	123





Mission Police Department

Monthly Report for December 2025



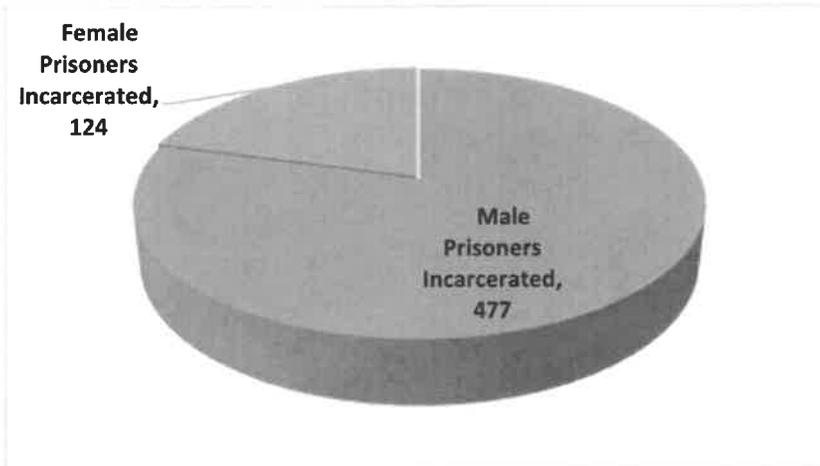
Jail Division

Adults

Male Prisoners Incarcerated
Female Prisoners Incarcerated

Total

	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
Male Prisoners Incarcerated	174	477
Female Prisoners Incarcerated	33	124
Total	207	601

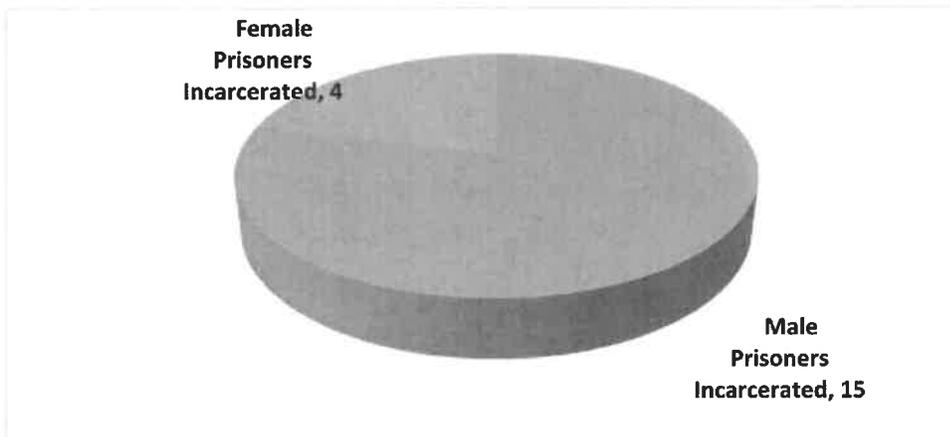


Juveniles

Male Prisoners Incarcerated
Female Prisoners Incarcerated

Total

	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
Male Prisoners Incarcerated	6	15
Female Prisoners Incarcerated	2	4
Total	8	19





Narcotics Division -DEA

	Dec 25	FY 25-26 YTD
Seizures		
Marihuana (lbs)	0.00	0.00
(Street Value -\$506.00 per pound)	\$0.00	\$0.00
Cocaine (kilos)	59.5	186.50
(Street Value -\$21,000.00 per Kilo)	\$1,249,500.00	\$3,916,556.28
Fentanyl	0	0.00
(Street Value -\$30,000.00 per Kilo)	\$0.00	\$12.00
Heroin (kilos)	0	0.00
(Street Value -\$17,680.00 per Kilo)	\$0.00	\$0.00
Methamphetamine (kilos)	6.5	9.92
(Street Value -\$11,925.00 per Kilo)	\$129,350.00	\$197,326.41
Currency Seizures:	\$0.00	\$0.00
Vehicle Seizures:	0	0
Arrest:	15	30

Narcotics Division -Immigration & Customs Enforcement

	Dec 25	FY 25-26 YTD
Seizures		
Marihuana (lbs)	0	0.00
(Street Value -\$506.00 per pound)	\$0.00	\$0.00
Cocaine (kilos)	121.84	291.46
(Street Value -\$21,000.00 per Kilo)	\$2,558,640.00	\$6,120,660.00
Heroin (kilos)	0	0.00
(Street Value -\$17,680.00 per Kilo)	\$0.00	\$0.00
Methamphetamine (kilos)	0	0.00
(Street Value -\$11,925.00 per Kilo)	\$0.00	\$0.00
Currency Seizures:	\$305,031.00	\$562,146.00
Vehicle Seizures:	0	0
Arrest:	6	16



Mission Police and Criminal Investigations

Narcotics

	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
Marihuana (pounds)	0.17	0.48
(Street Value -\$506.00 per pound)	\$83.49	\$158.88
Cocaine (kilos)	49.8688	49.91
(Street Value -\$21,000.00 per Kilo)	\$1,047,244.80	\$1,048,131.00
Currency	\$111.00	\$144.41

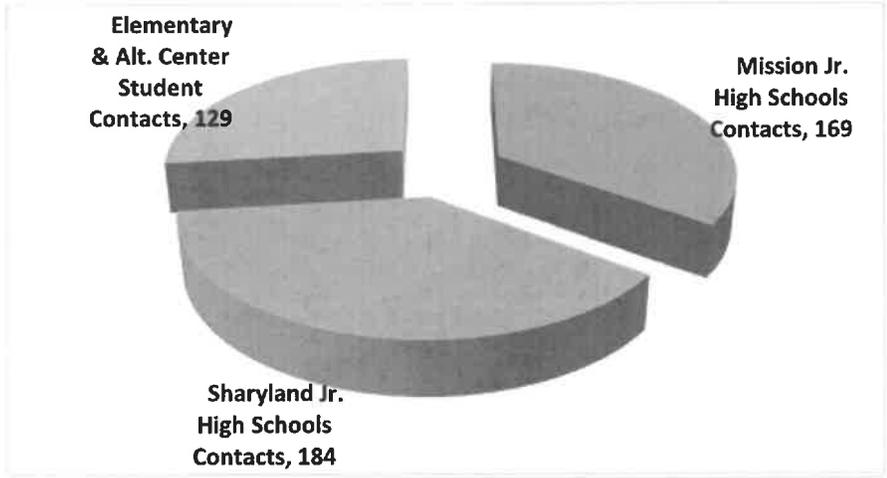


Mission Police Department Monthly Report for December 2025



Educational Resource Officer Program

	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
Mission Jr. High Schools Contacts	55	169
Sharyland Jr. High Schools Contacts	57	184
Elementary & Alt. Center Student Contacts	6	129



	<u>Dec 25</u>	<u>FY 25-26 YTD</u>
Mission High Schools	85	248
Sharyland High Schools	50	214



Adult & Juvenile Cases Submitted by Police Officers Assigned to Mission & Sharyland Schools



Adult Cases Submitted to Mission Municipal Court

Adult Misdemeanor Arrests

Adult Felony Arrests

Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department

Juvenile Felony Cases Submitted to Juvenile Probation Department

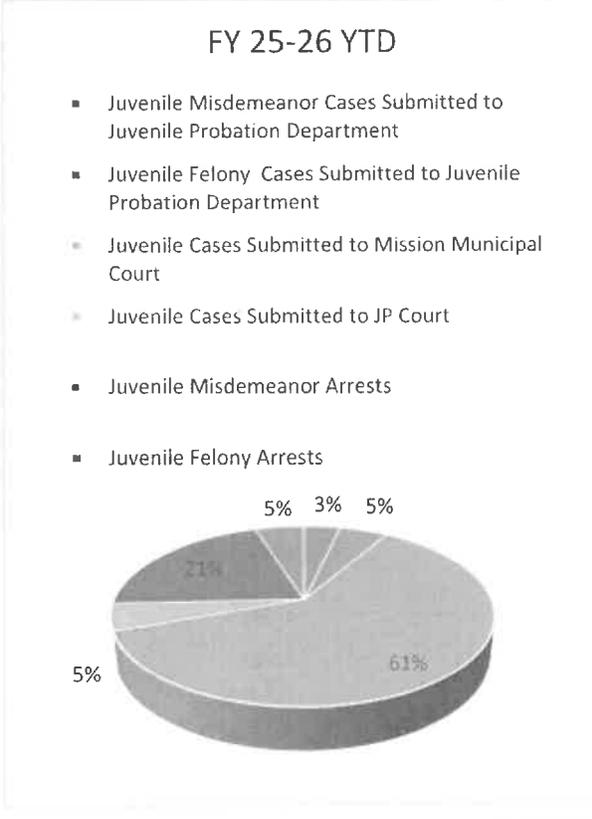
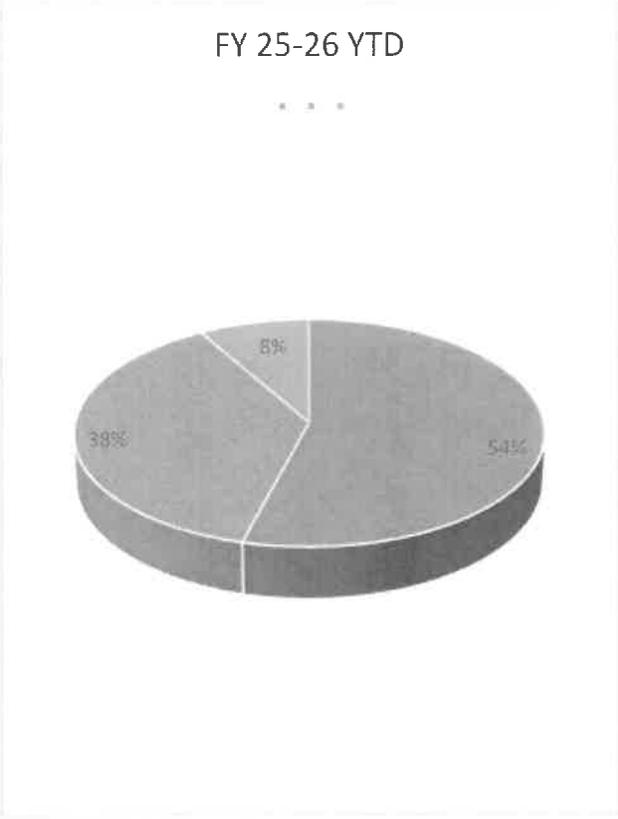
Juvenile Cases Submitted to Mission Municipal Court

Juvenile Cases Submitted to JP Court

Juvenile Misdemeanor Arrests

Juvenile Felony Arrests

Dec 25	FY 25-26 YTD
5	13
3	9
1	2
3	3
3	4
24	50
4	4
9	17
4	4





Mission Police Department

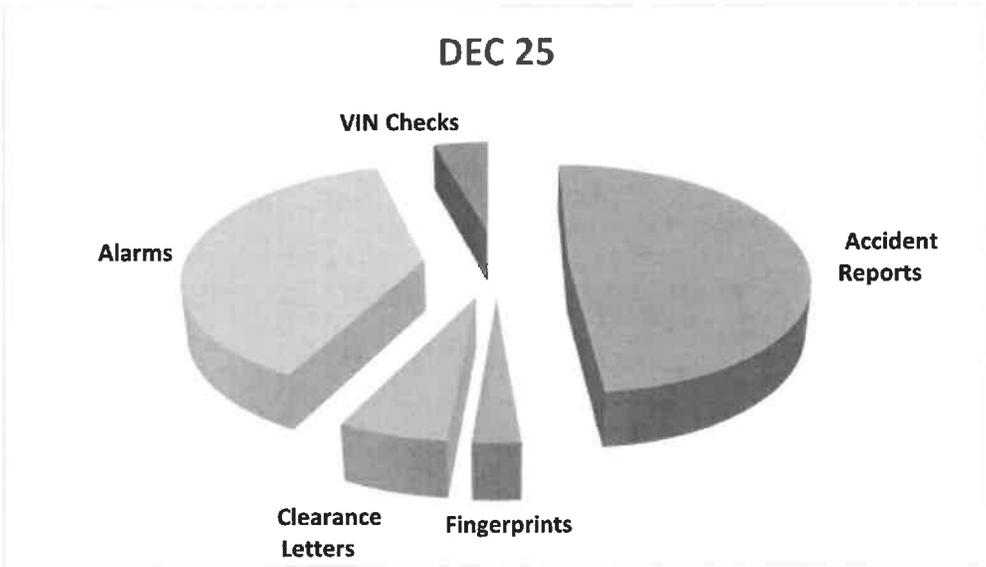
Monthly Report for December 2025



Records Division

The following entries from our records division are actual persons visiting the Mission Police Department facility to obtain copies of reports; getting fingerprinted; job applications; clearance letter for job applications; vehicle identification number clearance letters for people buying used motor vehicles; persons visiting our warrant officers, criminal investigations or administrative personnel for assistance in police related matters.

	Dec 25	FY 25-26 YTD
Accident Reports	71	304
Fingerprints	6	17
Clearance Letters	8	38
Alarms	221	239
VIN Checks	17	27
TOTAL	323	625





MEETING DATE: January 27, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being a 0.19-acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Eleazar X. Romero, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2025 – Application for rezoning submitted for processing.
- December 20, 2025 – 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 7, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 27, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) in order to sell the property to a buyer interested in building a 2,000 square foot office building for a law practice.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue.
- The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West.
- The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Due to the small and irregular-shaped property it is likely that variances to the parking and setbacks will be needed. The buyer has been advised not to purchase the land until a site plan has been approved by the department.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

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 BEING A 0.19-ACRE TRACT OF LAND OUT OF BLOCK 4, ERDAHL SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF U.S. EXPRESSWAY 83 AND HOLLAND AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-1 (OFFICE BUILDING DISTRICT)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of Wednesday, January 7, 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, January 27, 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 0.19-acre tract of land out of block 4, Erdahl Subdivision	R-1	C-1

READ, CONSIDERED, AND PASSED, this the 27th day of January, 2026.

Norie Gonzalez Garza, Mayor

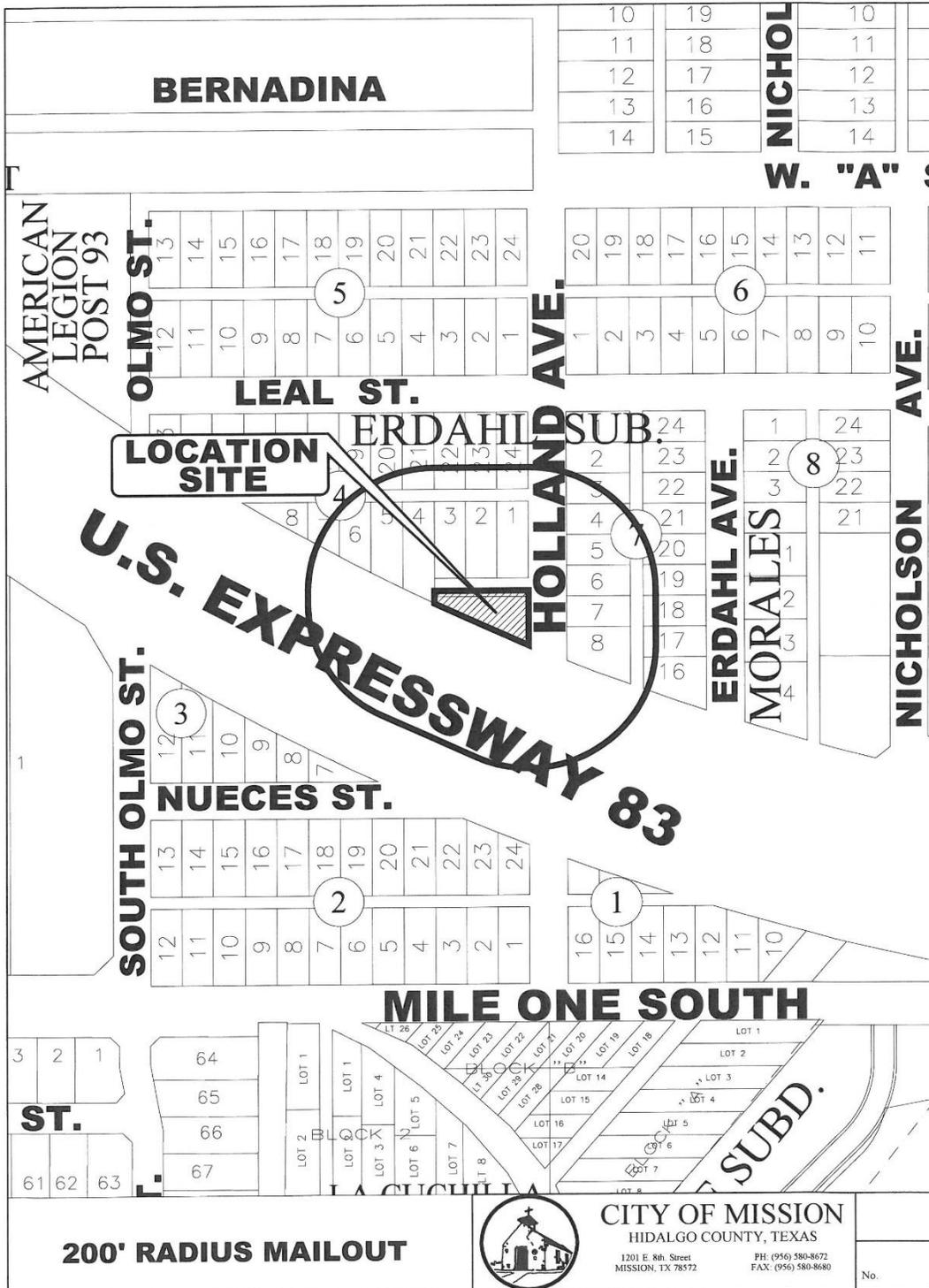
ATTEST:

Anna Carrillo, City Secretary

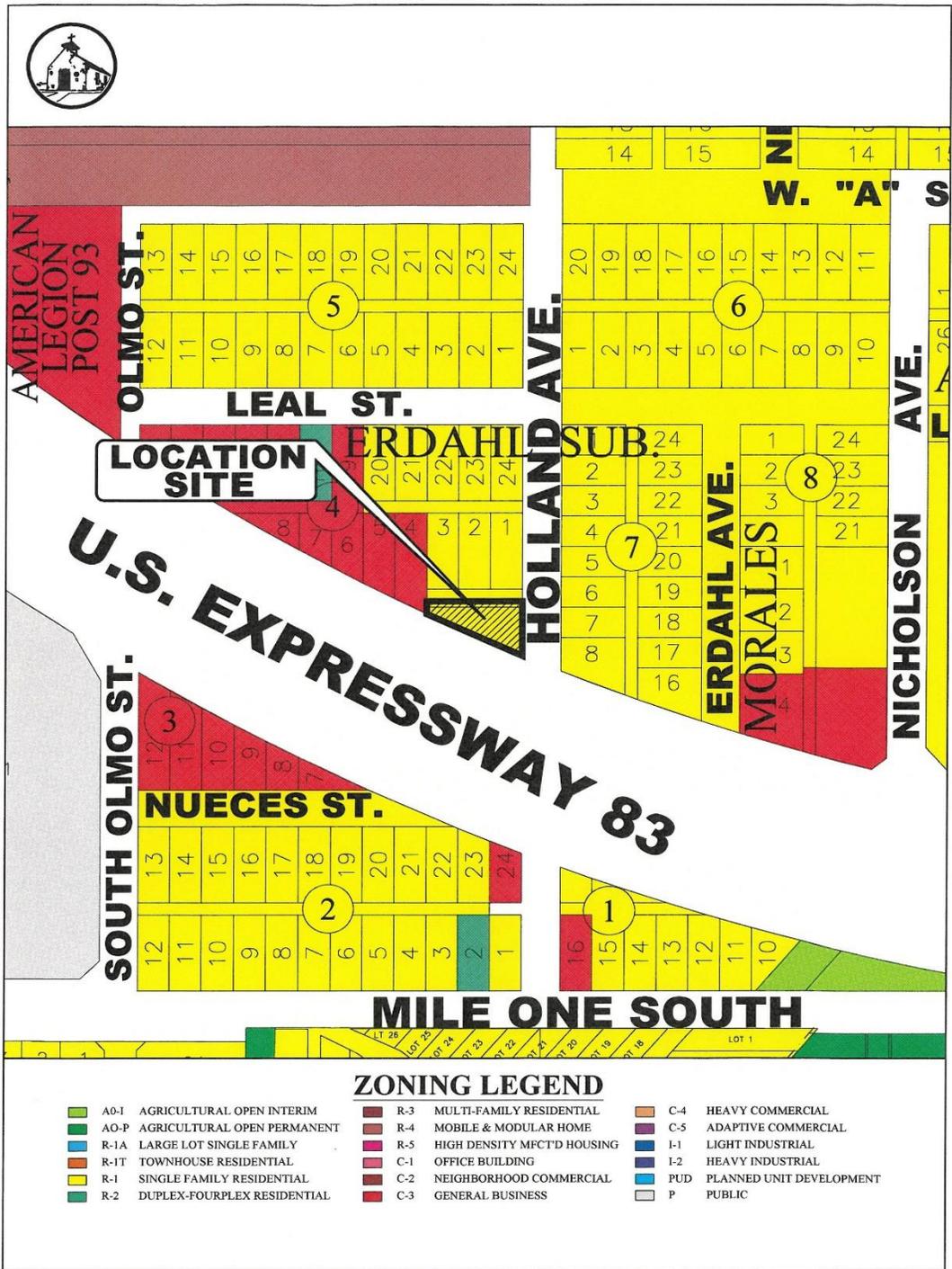
EXHIBIT "A"



LEGAL NOTICE MAP



ZONING MAP



AERIAL



PROPERTY LAYOUT FROM THE RECORDED SUBDIVISION

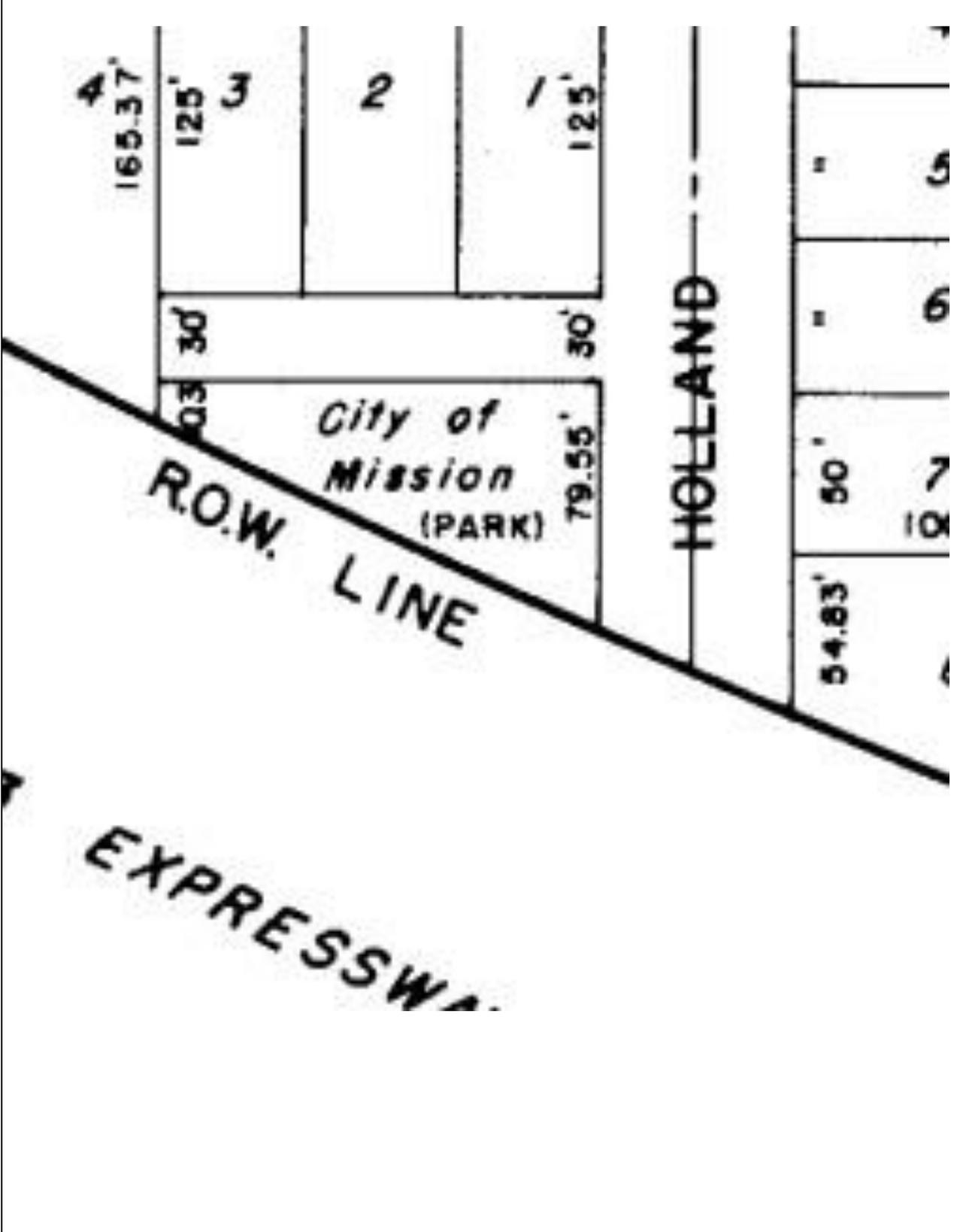
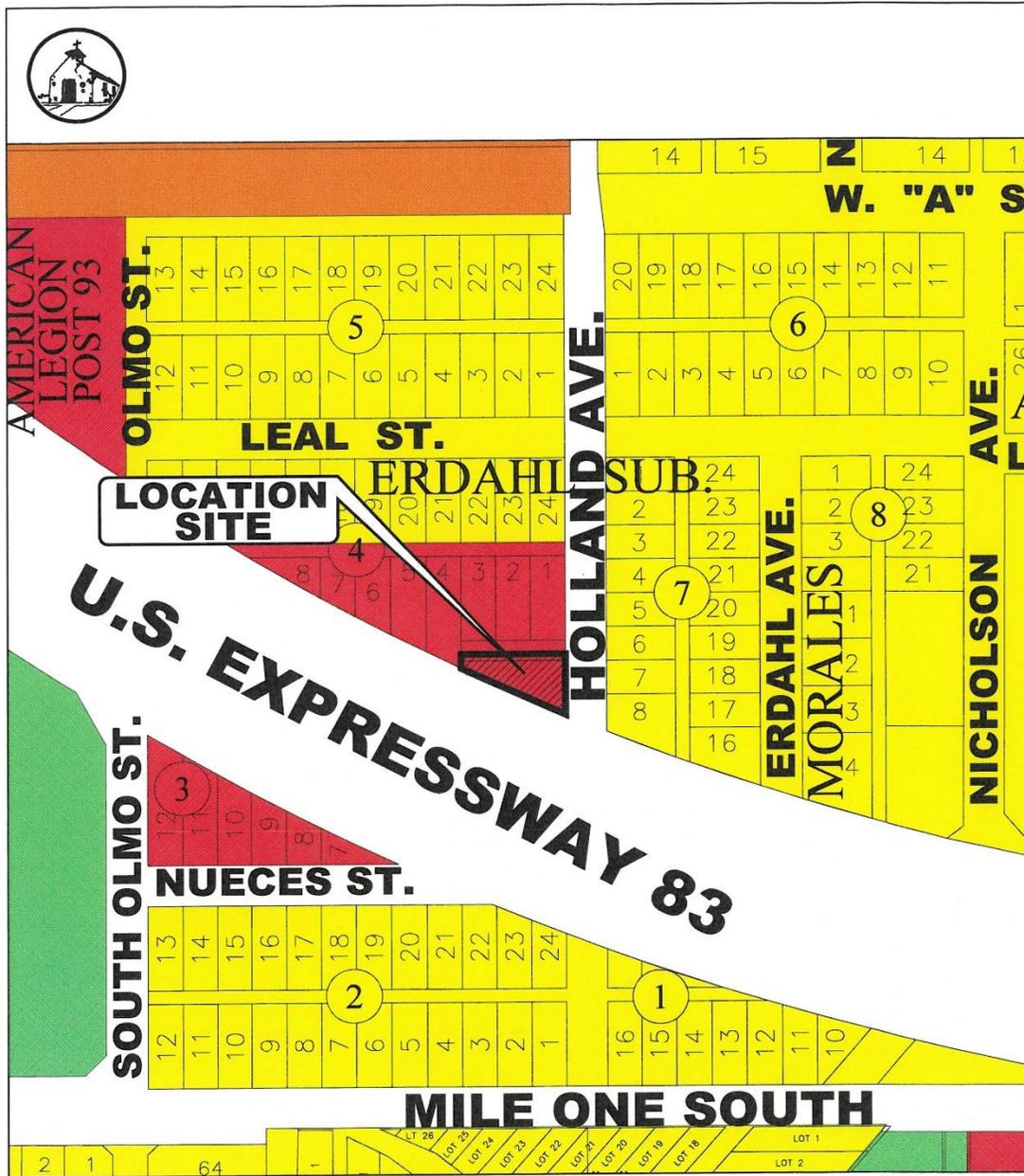


PHOTO OF THE PROPERTY FROM HOLLAND AVENUE



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|---|--|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

PERMITTED USES FOR THE C-1 DISTRICT**OFFICE BUILDING DISTRICT (“C-1”)****PERMITTED USES**

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
170931	E6600-00-004-0001-00	MARTINEZ MELQUIARES	310 S HOLLAND AVE	MISSION	TX	78572-5252
170943	E6600-00-004-0024-00	FLORES AIDA SANCHEZ	801 LEAL ST	MISSION	TX	78572-5228
170987	E6600-00-007-0007-00	SAENZ PEDRO	3609 HAWK CT	MCALLEN	TX	78504-5086
170986	E6600-00-007-0006-00	SAENZ PETE JR	3609 HAWK CT	MCALLEN	TX	78504-5086
170991	E6600-00-007-0019-00	CAMPBELL MICHELLE	320 ERDAHL AVE	MISSION	TX	78572-5214
170992	E6600-00-007-0020-00	FEDERICO JOSE & SUSANA L	316 ERDAHL AVE	MISSION	TX	78572-5214
170984	E6600-00-007-0004-00	QUINTERO ARMELIA	313 S HOLLAND AVE	MISSION	TX	78572-5253
170932	E6600-00-004-0003-00	CHAVEZ AURORA & MIGUEL A	103 S CANAL AVE	MISSION	TX	78572-5201
1076360	E6600-00-004-0000-00	ROMERO ELEAZAR XAVIER	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
527290	E6600-00-007-0008-00	SAENZ PEDRO JR & ANTONIO	3609 HAWK CT	MCALLEN	TX	78504-5086
170989	E6600-00-007-0017-00	MATAMOROS BASILISA	330 ERDAHL AVE	MISSION	TX	78572-5214
170933	E6600-00-004-0004-00	ROMERO ELEAZAR X & ESTER L	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
170941	E6600-00-004-0021-00	GARZA ESTELA	805 LEAL ST	MISSION	TX	78572-5228
170934	E6600-00-004-0005-00	ROMERO ELEAZAR X & ESTER L	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
170935	E6600-00-004-0007-00	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
170940	E6600-00-004-0020-00	CEPEDA JOEL & SIRA	809 LEAL ST	MISSION	TX	78572-5228
170939	E6600-00-004-0019-00	CANTU MARITZA LORENE	105 S JAY AVE	MISSION	TX	78572-7842
170942	E6600-00-004-0023-00	BORREGO DON CARLOS & ELVA A	803 LEAL ST	MISSION	TX	78572-5228
170985	E6600-00-007-0005-00	HERNANDEZ FELIPE & GLORIA	317 S HOLLAND AVE	MISSION	TX	78572-5253
170988	E6600-00-007-0016-00	CONTRERAS IGNACIA	332 ERDAHL AVE	MISSION	TX	78572-5214
170990	E6600-00-007-0018-00	HERNANDEZ DEBORAH ANN LOPEZ	328 ERDHAL ST	MISSION	TX	78572-5214
170983	E6600-00-007-0003-00	RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES	309 S HOLLAND	MISSION	TX	78572-5253
170982	E6600-00-007-0001-00	VARGAS HOMES LLC	400 N 38TH ST APT 1	MCALLEN	TX	78501-8241



MEETING DATE: January 27, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 19, Mayberry Manor Subdivision, in a (R-1) Single Family Residential District, located at 2804 Highland Park Drive. Applicant: Margarita Ramirez, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- January 07, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- January 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of Highland Park Drive approximately 125 feet South of Alameda Drive.
- Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant’s quarters must comply with regulations.
- The property has an area of 11,571 square feet. Code requires 12,000 minimum lot.
- The guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above and must be clearly secondary to the primary residence.
- A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities.
- All building setbacks are being met.
- The driveway is more than sufficient to accommodate any incoming vehicle.
- 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.
- 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 with the conditions below:

1. Life of use permit.
2. The unit shall not have a kitchen or separate utilities and electrical connections,
3. Transferability to other future owners, imposing the same conditions imposed on this applicant,
4. Not to be used for rental purposes, and waive the minimum lot size requirements.

Departmental Approval: N/A

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 CONSTRUCT A GUEST HOUSE IN A (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, 2804 HIGHLAND PARK DRIVE, BEING LOT 19, MAYBERRY MANOR SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 07, 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. on Monday, January 27, 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

2804 Highland Park Drive
Lot 19, Mayberry Manor Subdivision

Type

Construct a Guest House

Conditions of Approval

- Life of Use
- The unit shall not have a kitchen or separate utilities and electrical connections
- Transferability to other future owners, imposing the same conditions imposed on this applicant
- Not to be used for rental purposes, and waive the minimum lot size requirements.

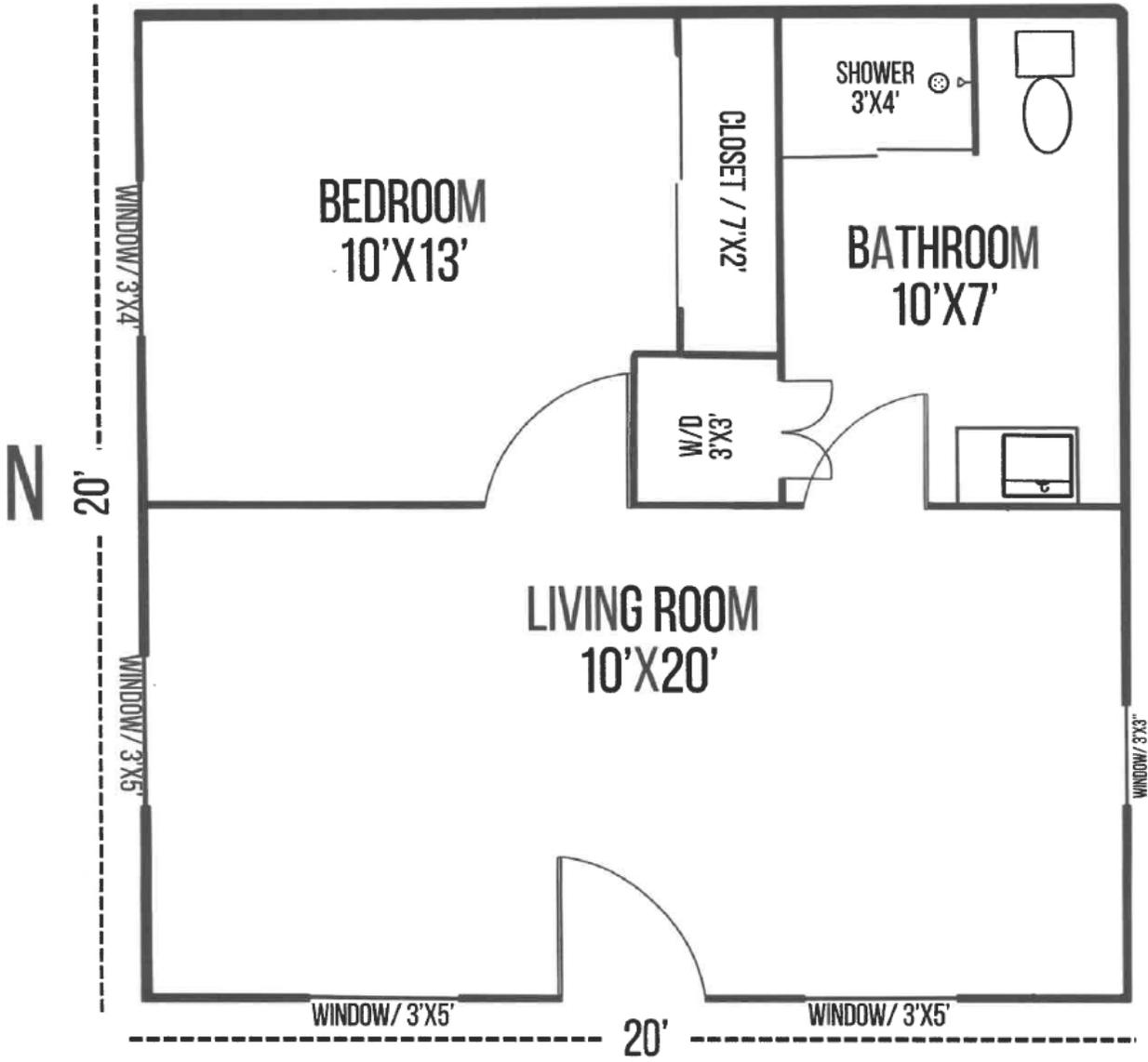
READ, CONSIDERED, AND PASSED, this the 27th day of January, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

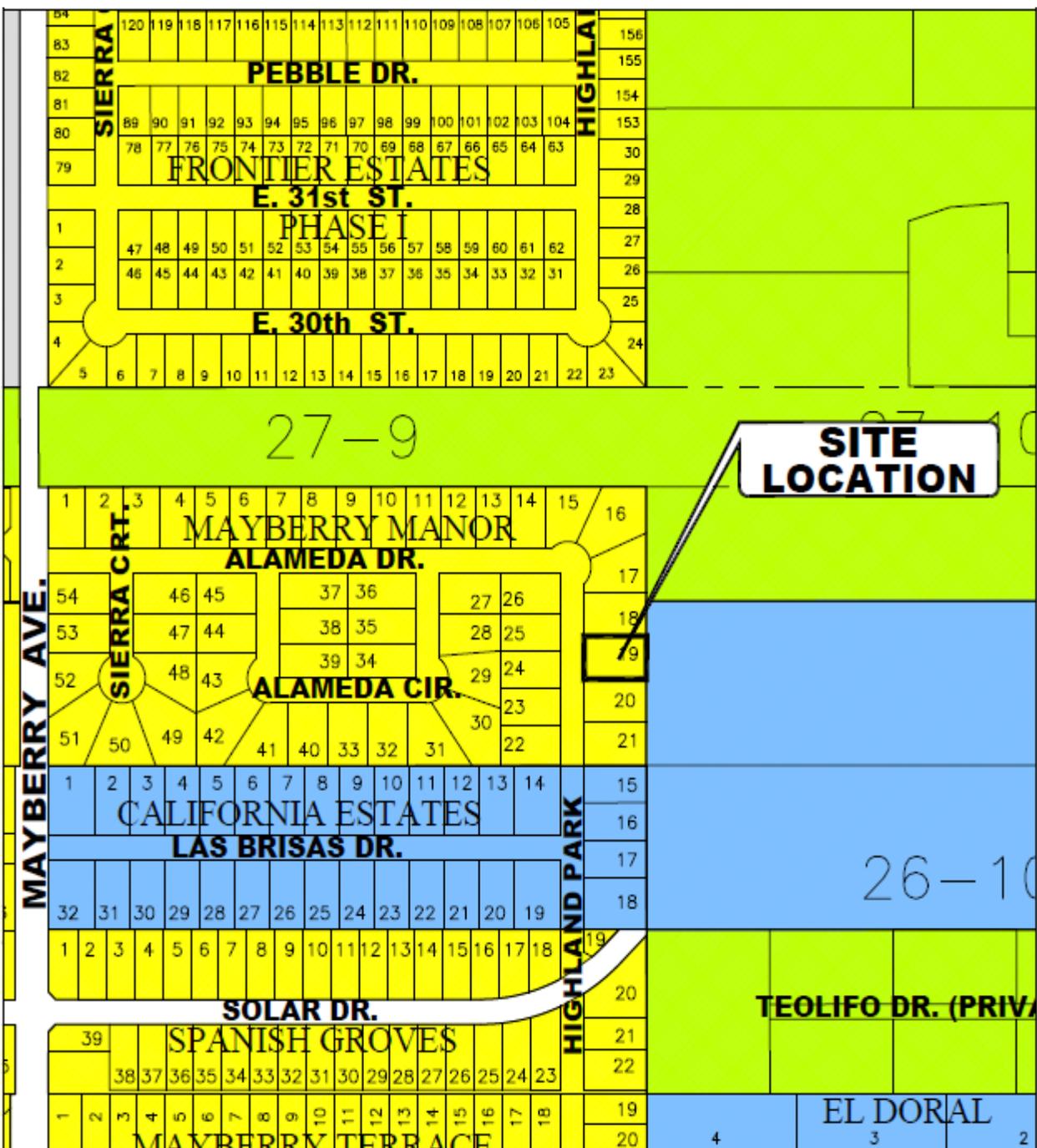
EXHIBIT "A"



ARIEL MAP



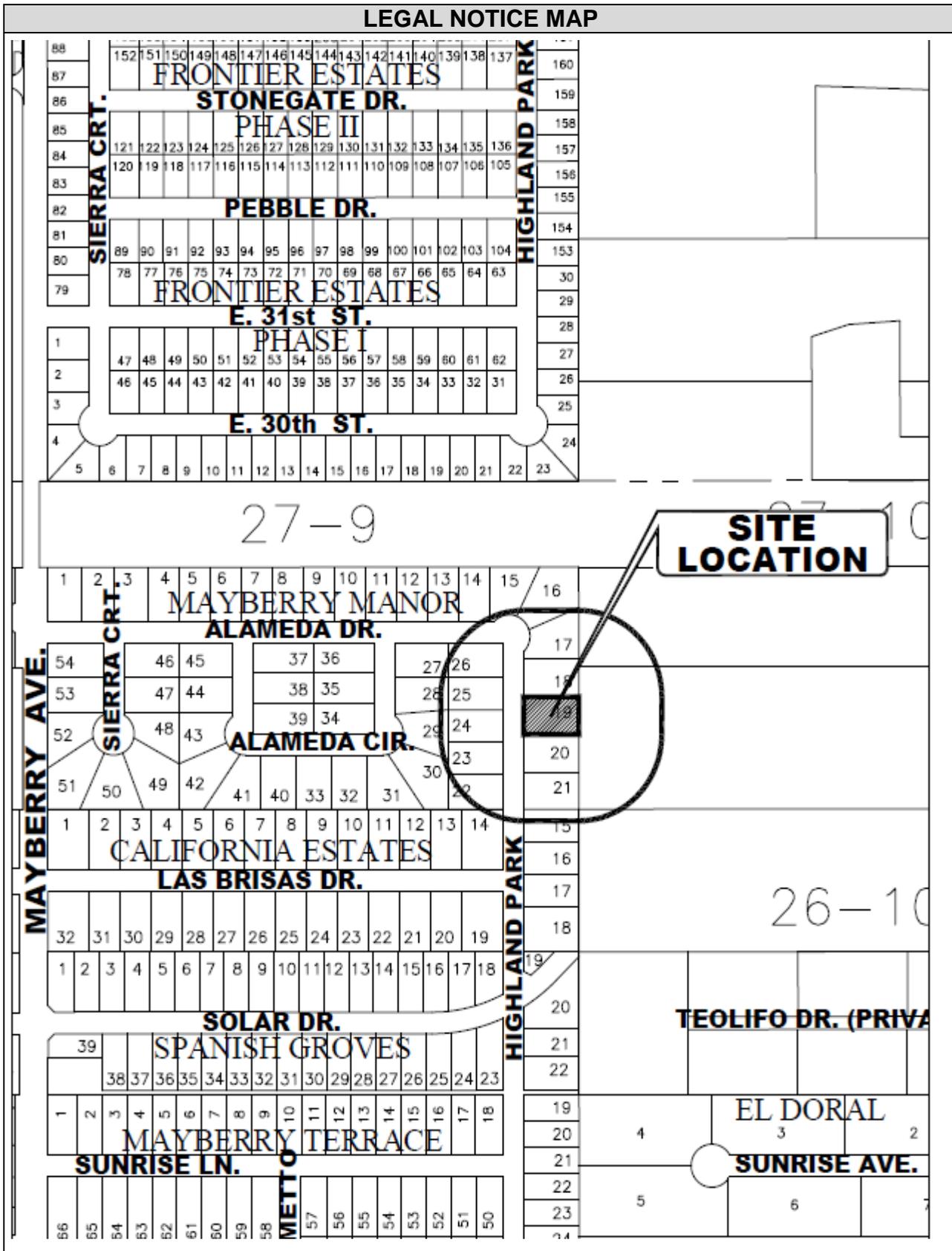
ZONING MAP

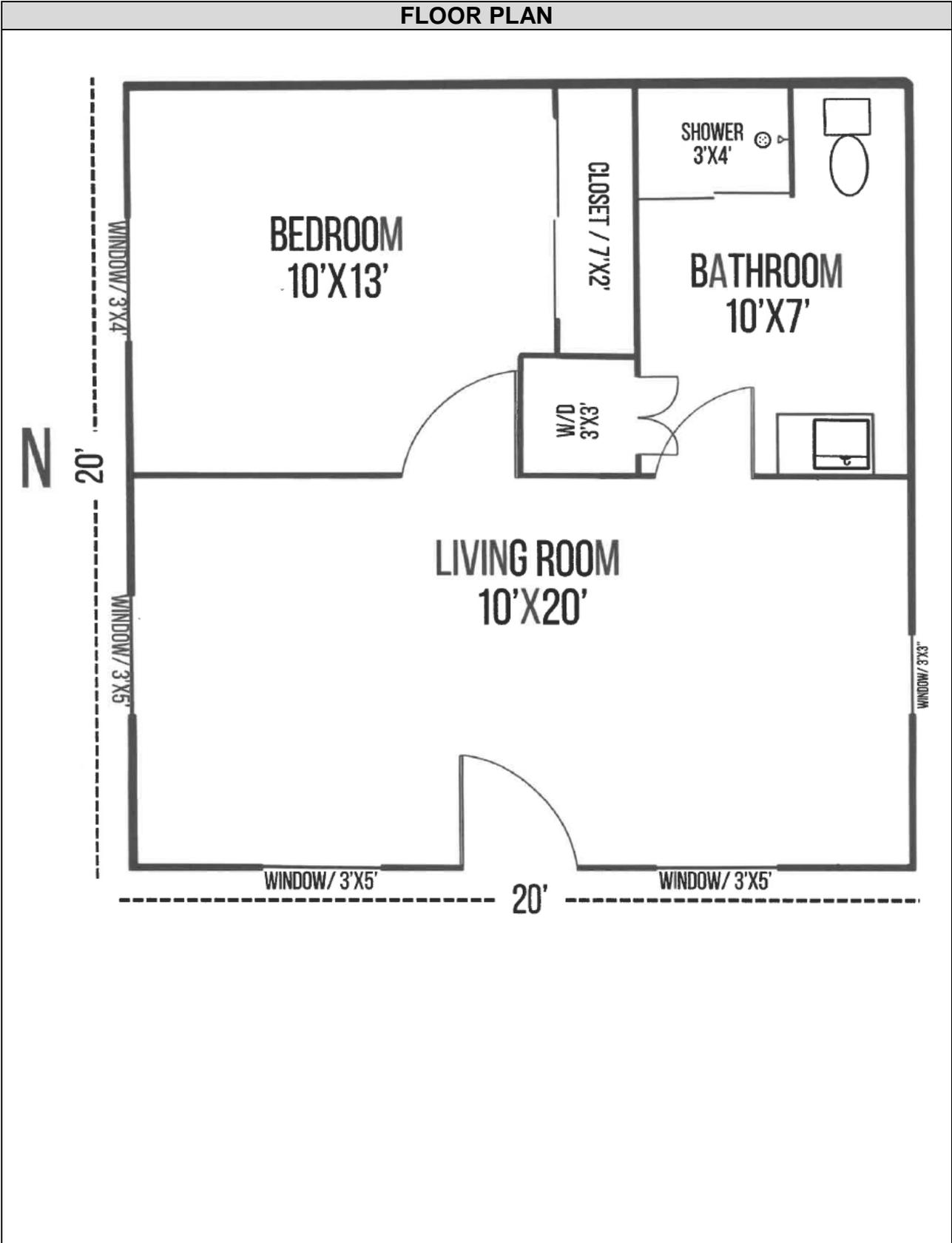


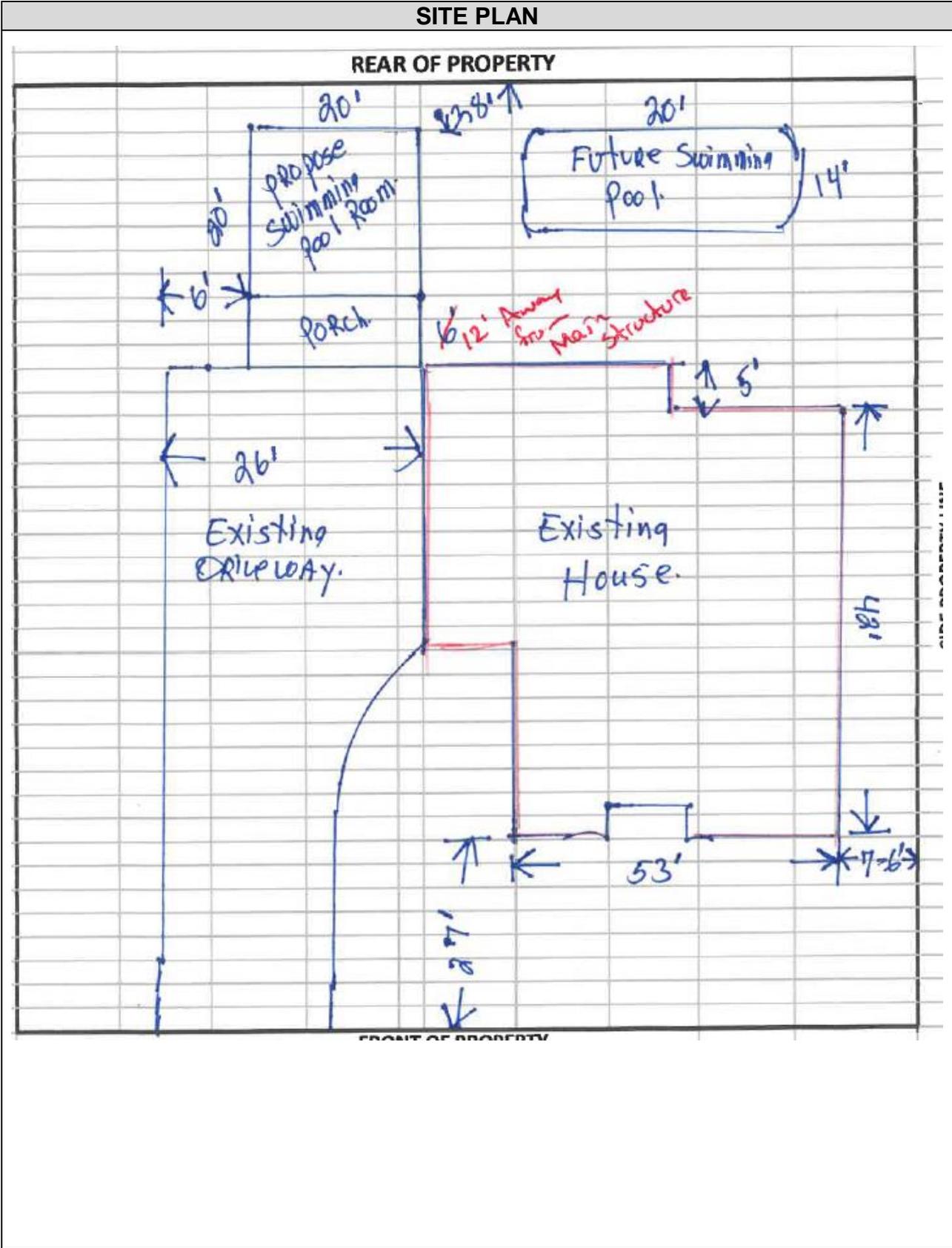
ZONING LEGEND

- | | | |
|----------------------------------|--------------------------------|------------------------------|
| AO-1 AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCTD 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 |

LEGAL NOTICE MAP







PICTURE



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
548258	M1880-00-000-0022-00	SAENZ BRIAN A	2801 HIGHLAND PARK AVE	MISSION TX		78574
548260	M1880-00-000-0024-00	VILLARREAL JESUS & MARIA O	2805 HIGHLAND PARK AVE	MISSION TX		78574-1875
548250	M1880-00-000-0014-00	SALINAS OSBALDO & SYLVIA	1005 ALAMEDA DR	MISSION TX		78574-1707
646876	C0360-00-000-0014-00	DAVILA SERGIO & OLIVIA	1007 LAS BRISAS	MISSION TX		78574
548257	M1880-00-000-0021-00	BELTRAN ABEL & ELIDA	2800 HIGHLAND PARK AVE	MISSION TX		78574-1875
548255	M1880-00-000-0019-00	RAMIREZ MARGARITA	2804 HIGHLAND PARK AVE	MISSION TX		78574-1875
646877	C0360-00-000-0015-00	LUNA JOE	2706 HIGHLAND PARK AVE	MISSION TX		78574-1700
548253	M1880-00-000-0017-00	GUERRERO JORGE ARTURO	2808 HIGHLAND PARK AVE	MISSION TX		78574-1875
548251	M1880-00-000-0015-00	SALINAS OSBALDO & SYLVIA	1005 ALAMEDA DR	MISSION TX		78574-1707
548252	M1880-00-000-0016-00	GONZALEZ ROSA MARIA	1009 ALAMEDA DR	MISSION TX		78574-1707
548263	M1880-00-000-0027-00	DAVILA CYNTHIA ANNA	2724 ALAMEDA CIR	MISSION TX		78574-1703
548264	M1880-00-000-0028-00	GARZA GERARDO & ERICA ANN	2722 ALAMEDA CIR	MISSION TX		78574-1703
548265	M1880-00-000-0029-00	PENA ROBERTO & EVELYN	2720 ALAMEDA CIR	MISSION TX		78574-1703
548266	M1880-00-000-0030-00	SMITH STEVEN E & ANA B	2718 ALAMEDA CIR	MISSION TX		78574-1703
548256	M1880-00-000-0020-00	GASCON LYNN	2802 HIGHLAND PARK AVE	MISSION TX		78574-1875
548254	M1880-00-000-0018-00	SANCHEZ JOSE GRACIANO JR & NORA CECILIA	304 E 30TH ST	MISSION TX		78574-2163
548259	M1880-00-000-0023-00	CORPUS LINDA	2803 HIGHLAND PARK AVE	MISSION TX		78574-1875
548261	M1880-00-000-0025-00	CLEMONS AARON R & EDNA L	2807 HIGHLAND PARK AVE	MISSION TX		78574-1875
548262	M1880-00-000-0026-00	PONCE JUAN & CYNTHIA	2809 HIGHLAND PARK AVE	MISSION TX		78574-1875
317069	W0100-00-026-0010-00	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION TX		78574-3553
317135	W0100-00-027-0010-06	POWELL GEORGE P & SYLVIA H	1508 S LONE STAR WAY STE 5	EDINBURG TX		78539-3603
317134	W0100-00-027-0010-05	PENA JAIME J & CATHERINE	6399 MORNING STAR DR APT 216	THE COLON TX		75056-7325



MEETING DATE: January 27, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Evera Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: HTV Enterprise, LLC, c/o Hector Tamez, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 11, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- December 26, 2025 – 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.
- January 7, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 27, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets.
- Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 3,627 sq.ft. suite and proposes to operate a bar and grill at this location.
- Staff notes that the City Council recently approved a CUP for the sale & on-site consumption of alcoholic beverages for Malquerida Bar & Grill on December 9, 2025. Since the CUP is not transferable to others, a new conditional use permit is required due to the change in ownership.
- The suite has 38 tables with 4 chairs each, 3 VIP areas for 6, a stage for the band, a bar, a kitchen, and an office upstairs.
- The applicant is proposing to have live music or bands on Thursday, Fridays & Saturdays and a full menu until 12:00 am.
- **Days/Hours of Operation:** Monday – Sunday from 12:00 p.m. to 2:00 a.m.
- **Staff:** 10 employees
- In reviewing the floor plan, staff noticed that the applicant is proposing a total of 170 seating spaces for this establishment, which requires 57 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (170 seats/3=56.6 parking spaces). However, the maximum capacity for this establishment is 120 people, which means the applicant would need to reduce the number of tables to comply with the Fire Department's requirement.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – EVERA BAR & GRILL IN A (PUD) PLANNED UNIT DEVELOPMENT DISTRICT, 4001 S. SHARY ROAD, SUITE 100, BEING ALL OF LOT 1, PLANTATION GROVE TECH-CENTER NO. 2 SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 07, 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. on Monday, January 27, 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
4001 S. Shary Road, Suite 100 Lot 1, Plantation Grove Tech-Center No. 2 Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Evera Bar & Grill	<ul style="list-style-type: none"> • Permit for 1 year to continue to assess this new business • Continued compliance with all City Codes (Building, Fire, Health, Sign Codes, etc.) • Waiver of the 300-separation requirement from the residential neighborhoods • Continued compliance with TABC requirements • CUP is not transferable to others • Must have security cameras inside and outside with a minimum 30-day retention • Must comply with noise ordinance • Hours of operation to be as follows: Monday – Sunday from 12:00 pm to 2:00 am • Must have a minimum of one licensed security officer from 8:00 pm to 2:00 am • Maximum occupancy is 120 people

READ, CONSIDERED, AND PASSED, this the 27th day of January, 2026.

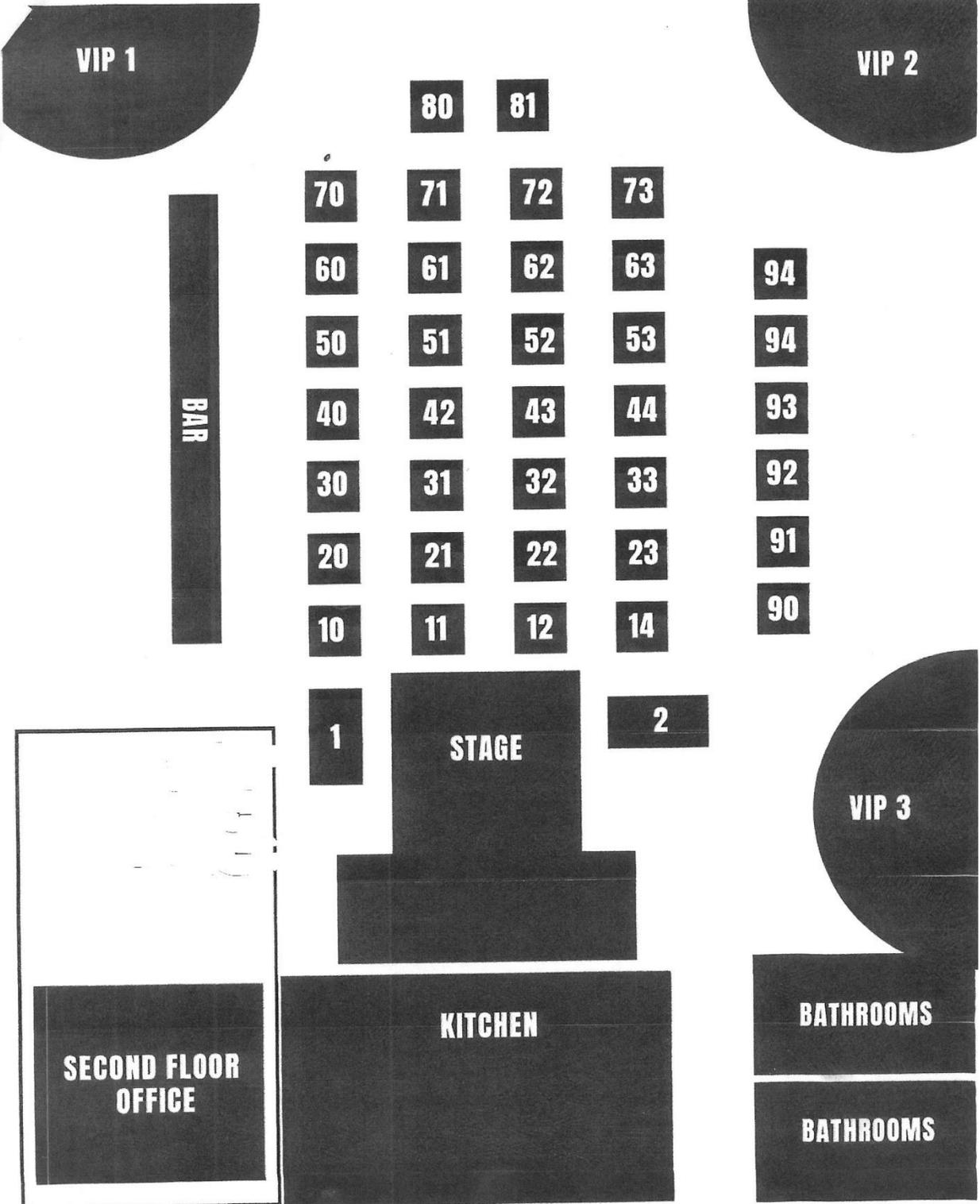
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"

Item 9.



VICINITY MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



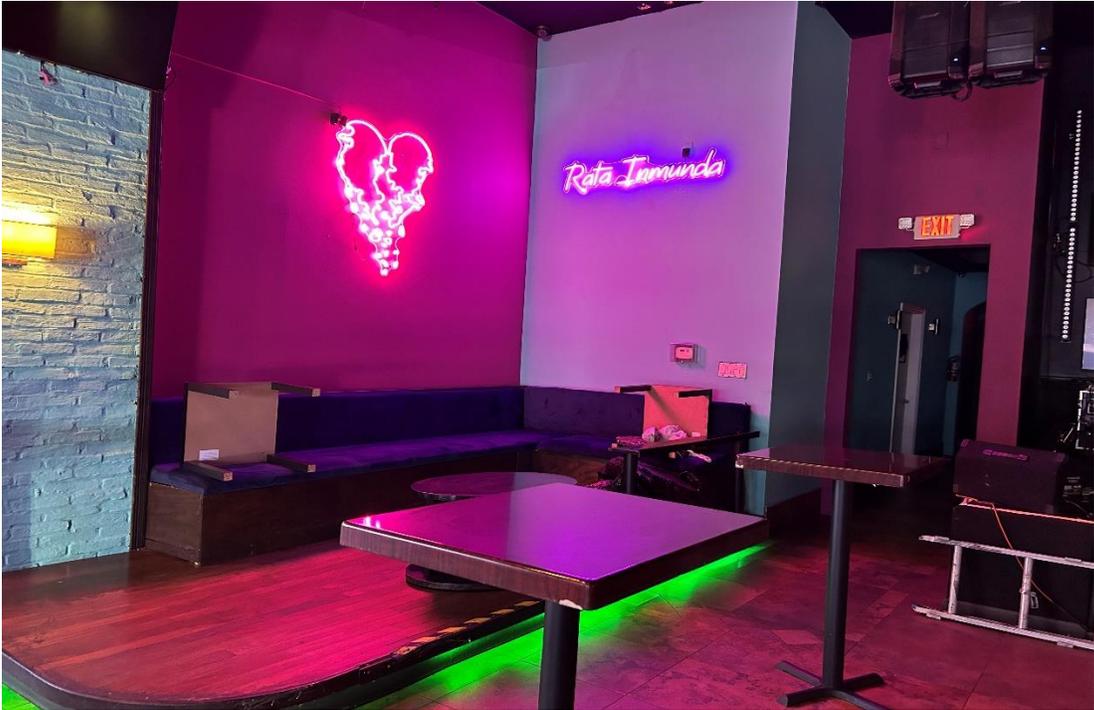
ATTACHMENTS



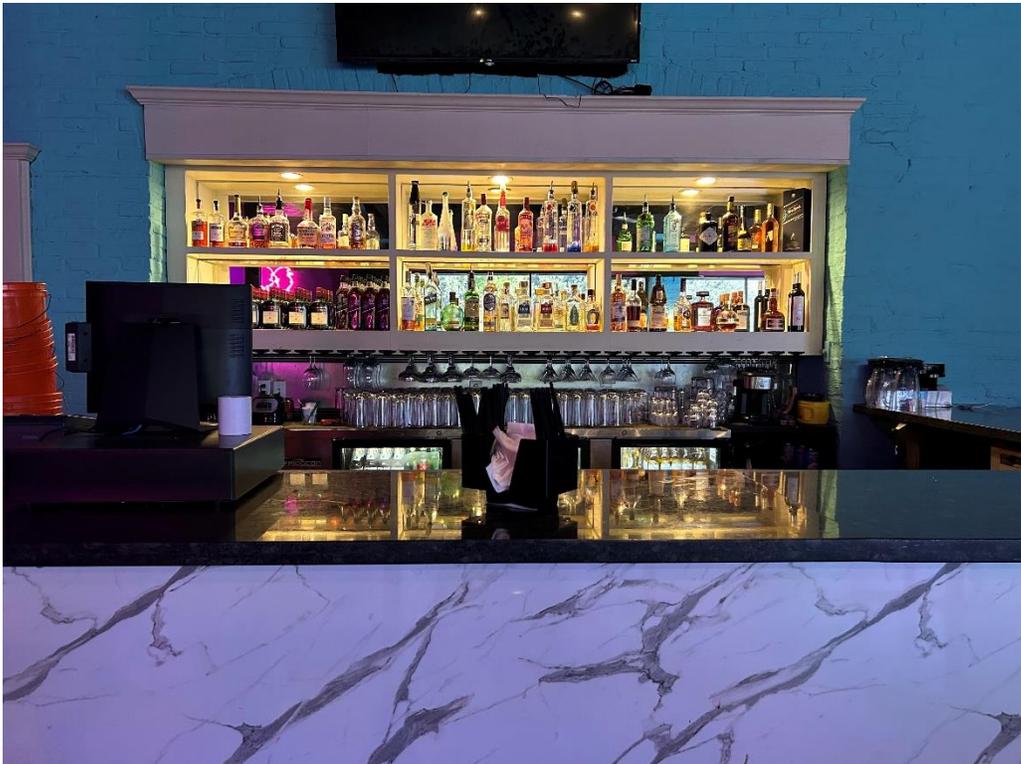
ATTACHMENTS



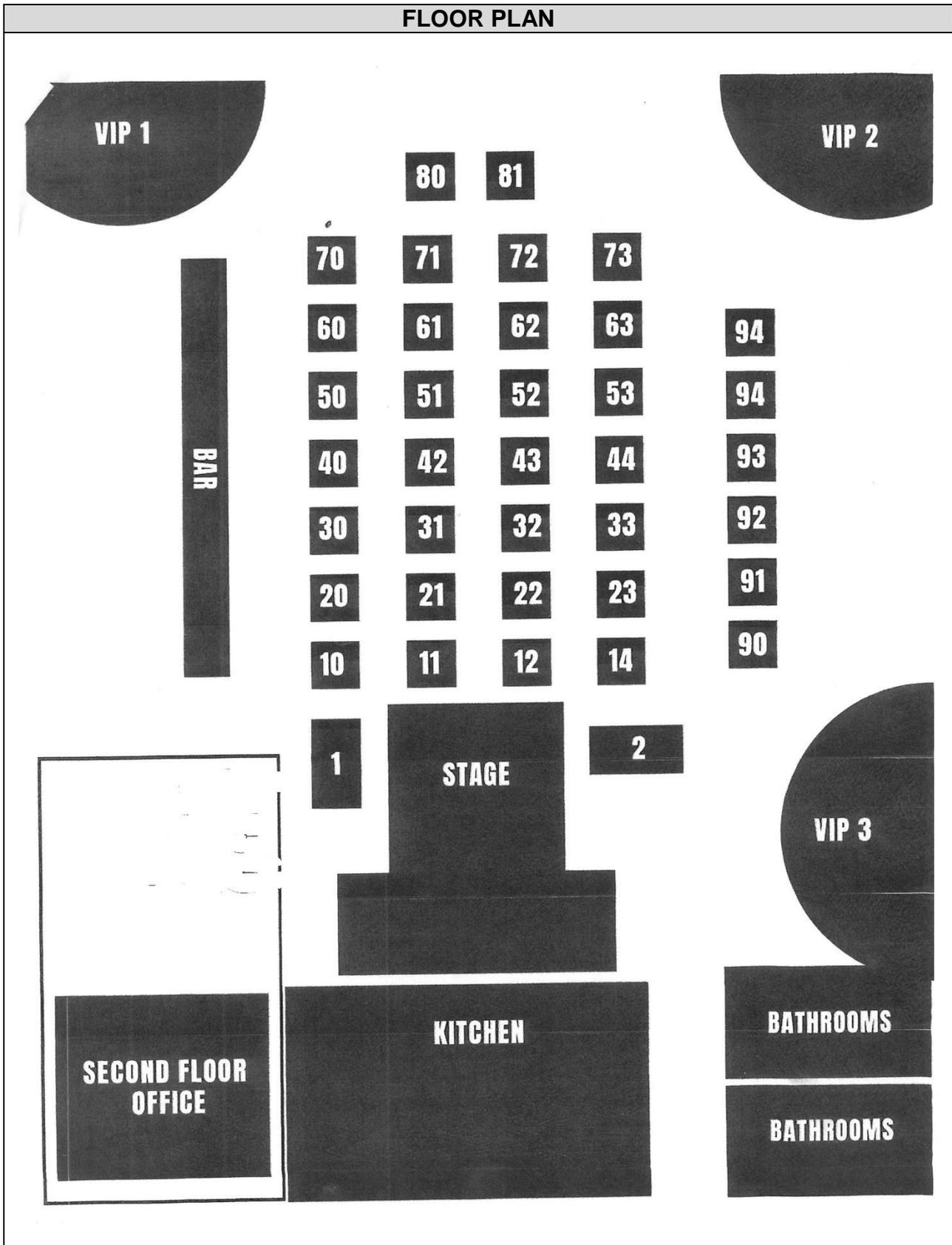
ATTACHMENTS



ATTACHMENTS



FLOOR PLAN



MENU

EVERA

vive la experiencia

MENU

Appetizers

Bruschetta	\$9.99
Ceviche Pescado	\$11.99
Panchos	\$12.99

Soups & Salads

House Salad	\$15.99
Caesar Salad	\$14.99
Basil Soup	\$10.99

Carnes

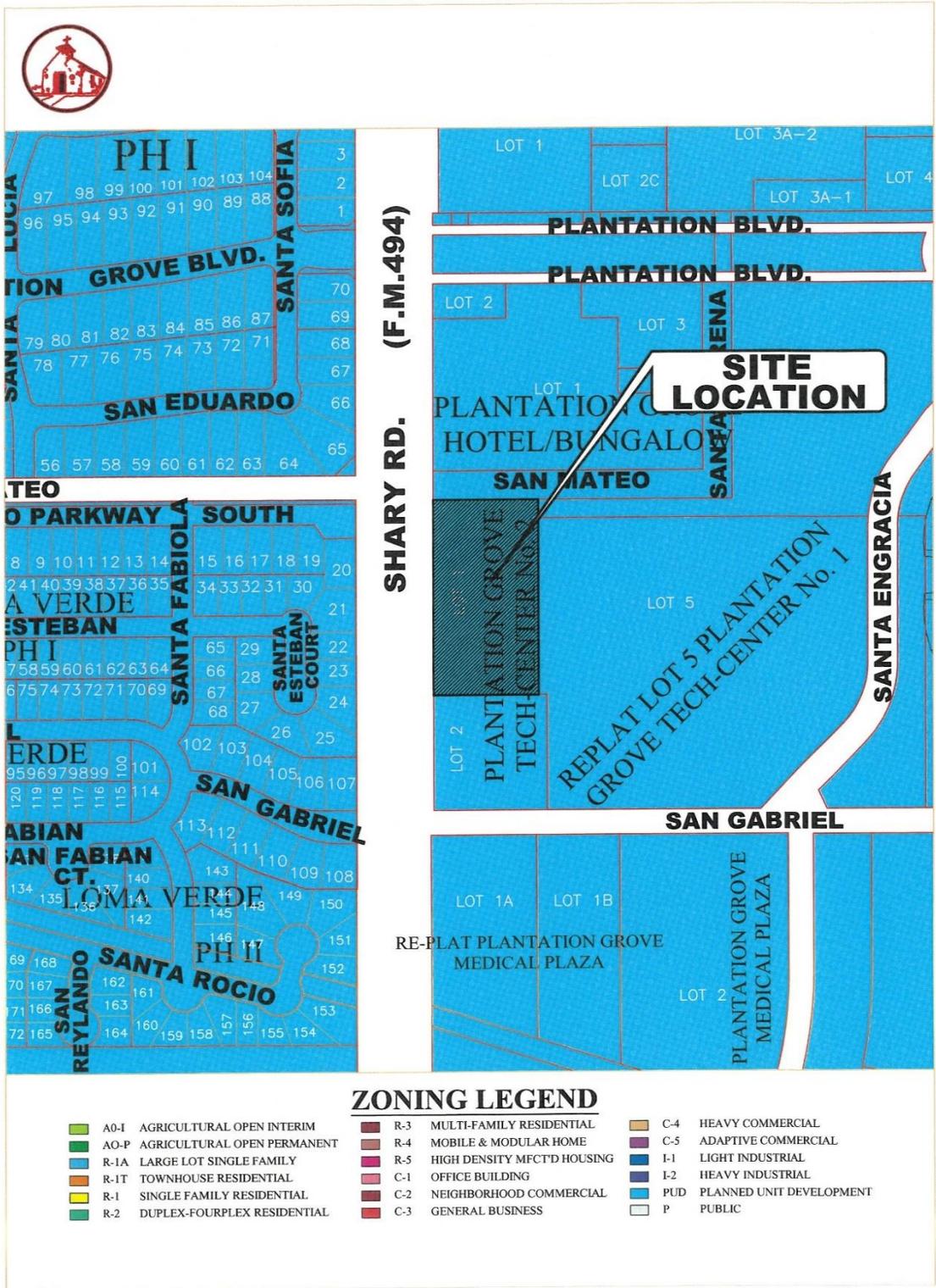
Chicharron RibEy	\$19.99
Ribeye Steak	\$24.99

Tacos

Nortenos	\$11.99
Al pastor	\$12.99
Malqueridos	\$13.99

HOURS • 5 a 12

ZONING MAP



TABC APPLICAT



TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Required Certifications

Join TABC in the fight against human trafficking L-CERT (7/2025)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
 Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Evera			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) HTV Enterprise LLC			
3. Type of Owner <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Other: _____			
4. Location Address 4001 S Shary Rd Ste 100			
City Mission	County Hidalgo	State TX	Zip Code 78572
5. Mailing Address 4001 S Shary Rd Ste 100			
City Mission	County Hidalgo	State TX	Zip Code 78572
6. Business Telephone Number pending	Alternate Telephone Number 956-638-2060	E-mail Address hector62@hotmail.com	
7. Application for:			
<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Reinstatement License/Permit Number	<input type="checkbox"/> Reinstatement and Change of Trade Name License/Permit Number
		<input type="checkbox"/> Change of Location License/Permit Number	<input type="checkbox"/> Change of Location and Trade Name License/Permit Number
8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> P Package Store Permit	
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> Q Wine Only Package Store	
<input type="checkbox"/> LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit:			
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input checked="" type="checkbox"/> MB Mixed Beverage	
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> WP Waterpark Permit	
<input type="checkbox"/> BP Brewpub License	<input checked="" type="checkbox"/> LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit:			
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> S Nonresident Seller's Permit	
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> SD Brewer's Self-Distribution License	
<input type="checkbox"/> BN Nonresident Brewer's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit	
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit	
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
<input checked="" type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Sporting Arena	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Restaurant			

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
631926	CANTU BUNGALOWS LLC	5221 N MCCOLL ROAD	MCALLEN	TX	78504-2202
631929	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
672733	LAS VEGAS LUCKY INVESTMENT LLC	2930 ALDERWOOD CT	FULLERTON	CA	92835-4330
689412	CASCADE REAL ESTATE OPERATING No 2 LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
689411	SOSA PROPERTIES LLC	1301 E ROBINSON AVE	SPRINGDALE	AR	72764-5916
716914	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: January 27, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Lola Food Truck in a (C-3) General Business District, being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, located at 1931 N. Conway Avenue, Patricia Rey, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 8, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 2025 – 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.
- January 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Southwest corner of W. 20th Street and N. Conway Avenue.
- The applicant proposes a renewal of the conditional use permit for the Mobile Food Unit. Her menu consists of Burgers and Tacos.
- This business has been in operation since July 11, 2025. The last Conditional Use Permit was approved by the City Council on February 24, 2025, for a one-year.
- The applicant has 3 picnic tables to allow their customers to sit and enjoy their food.
- Access to the site is provided off of Conway Avenue and W. 20th Street.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The proposed hours of operation are as follows: Thursday – Sunday from 5:00 pm to 10:00 pm,
- Staff: 1 employee
- Parking: There is a total of 37 parking spaces available that are shared amongst the three businesses that she owns.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.
- The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements.

STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with the following conditions:

1. Life of the use with the understanding that the permit can be revoked due to non-compliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
3. Hours of operation to be as follows: Thursday – Sunday from 5:00 pm to 10:00 pm
4. CUP is not transferable to others
5. Must comply with the noise ordinance

Departmental Approval: N/A

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 A MOBILE FOOD UNIT – LOLA FOOD TRUCK IN A (C-3) GENERAL BUSINESS DISTRICT, 1931 N. CONWAY AVENUE, BEING A RE-SUBDIVISION OF ALL OF LOT 2, RE-SUBDIVISION OF LOT 1, MISSION CENTER SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 07, 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. on Monday, January 27, 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

1931 N. Conway Avenue
Being a re-subdivision of
all of Lot 2, Re-
subdivision of Lot 1,
Mission Center
Subdivision

Type

Mobile Food Unit – Lola
Food Truck

Conditions of Approval

- Life of use with the understanding that the permit can be revoked due to non-compliance
- Continued compliance with all City Codes (Building, Fire, Health, Sign Codes, etc.)
- Hours of operation to be as follows: Thursday – Sunday from 5:00pm to 10:00pm
- CUP is not transferable to others
- Must comply with the noise ordinance

READ, CONSIDERED, AND PASSED, this the 27th day of January, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"

Item 10.



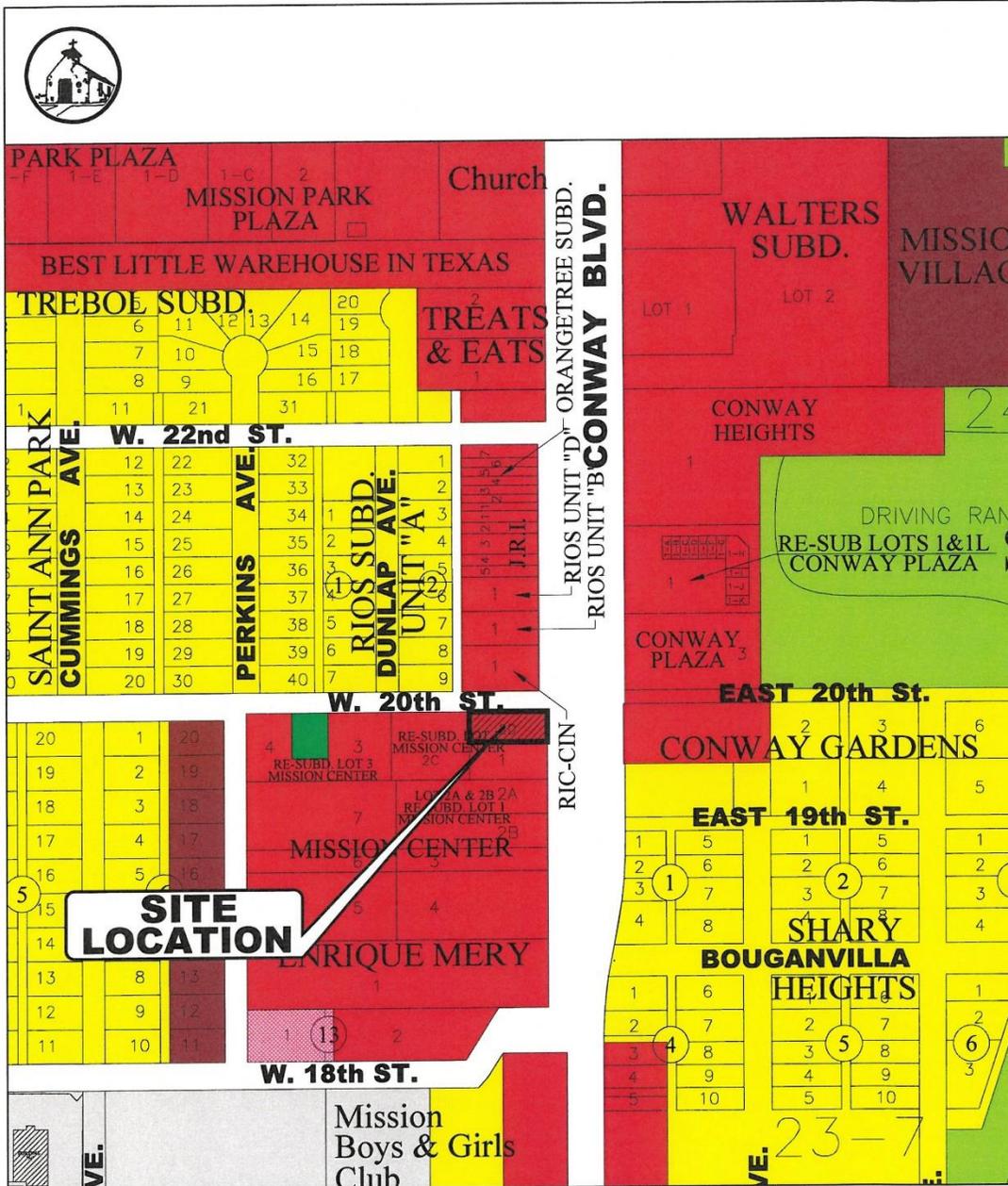
VICINITY MAP



ARIEL MAP



ZONING MAP



SITE LOCATION

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 MFCT'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

PICTURES



PICTURES



MENU

Specialty Tacos

(These are a fusion of flavors that bring a twist to classic tacos)

- **Taco Elote** – Grilled corn, mayo, cotija cheese, chili powder
- **Bacon-Wrapped Shrimp Taco** – Shrimp wrapped in crispy bacon, avocado, and spicy mayo

Burritos

- **Carne Asada Burrito** – A hearty burrito with carne asada, rice, beans, avocado, and salsa
- **Chicken Burrito** – Grilled chicken, cilantro-lime rice, black beans, guacamole
- **Shrimp Burrito** – Shrimp, avocado, lettuce, cucumber, spicy mayo
- **Breakfast Burrito** – Scrambled eggs, bacon or sausage, hash browns, cheese, and salsa

Quesadillas

- **Classic Cheese Quesadilla** – Flour tortilla with melted cheddar and mozzarella
- **Steak Quesadilla** – Grilled steak, cheese, and salsa
- **Chicken Quesadilla** – Grilled chicken, cheese, sour cream, and pico de gallo
- **Spinach & Mushroom Quesadilla** – Spinach, mushrooms, cheese, and chipotle sauce

Sides

- **Street Corn (Elote)** – Corn on the cob with mayo, cotija cheese, chili powder, and lime
- **Mexican Rice**
- **Refried Beans**
- **Chips & Guacamole**
- **Chips & Salsa** (Choice of mild, medium, or spicy salsa)
- **French Fries**

Drinks

- **Horchata** – Sweet rice milk drink with cinnamon
- **Agua Fresca** – Fruit water in flavors like pineapple, watermelon, and cucumber lime
- **Mexican Coke** – Bottled, made with cane sugar
- **Jarritos** – Mexican soda in a variety of fruit flavors
- **Bottled Water**
- **Sodas**

MENU**Sandwiches/ Burgers**

- Ham and Cheese-w/ trimmings
- Bacon Burgers- w/ trimmings
- Regular Burger- w/ trimmings
- Avocado Burger- w/ trimmings
- Mexican Hot Dogs- w/ trimmings
- Regular Hotdogs- w/ trimmings

Tacos

(Soft corn tortillas with your choice of filling, served with onions, cilantro, and your choice of salsa)

- **Carne Asada** – Grilled beef, seasoned to perfection
- **Pollo Asado** – Marinated grilled chicken
- **Al Pastor** – Pork marinated with pineapple and achiote
- **Barbacoa** – Slow-cooked beef with spices
- **Taco de Pescado** – Crispy fried fish fillet
- **Veggie Taco** – Grilled peppers, onions, zucchini, and portobello mushrooms
- **Bacon & Egg** – Scrambled eggs with crispy bacon

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
271136	R3250-00-002-0007-00	RIOS JOE A JR	2004 N DUNLAP AVE	MISSION	TX	78572-2839
271129	R3250-00-001-0006-00	SALINAS MANUEL JR	2001 N DUNLAP AVE	MISSION	TX	78572-2840
316864	W0100-00-023-0007-02	LILA-TESS INVESTMENTS LTD	2321 ORANGE ST	MISSION	TX	78574-2425
458630	M4935-00-000-0007-00	ACJ LLC	409 EAST RIDGE RD	PHARR	TX	78577-6003
316863	W0100-00-023-0007-01	GUERRA ALBERTO JR & BEATRIZ	1902 N CONWAY AVE	MISSION	TX	78572-2962
271137	R3250-00-002-0008-00	SARABIA FERNANDO JR	2000 N DUNLAP AVE	MISSION	TX	78572-2839
520493	R3250-0B-000-0001-00	GARCIA JULIO CESAR	25 CALLE ANACUA	BROWNSVILLE	TX	78520-7303
539586	R2435-00-000-0001-00	MISSION QUICK LUBE INC	2001 N CONWAY AVE	MISSION	TX	78572-2965
548154	C7980-00-000-0003-00	BANK OF SOUTH TEXAS	840 N CAGE BLVD	PHARR	TX	78577-3106
549025	M4935-00-000-002B-00	MY BLESSINGS LTD	3921 SARATOGA BLVD STE 103	CORPUS CHRISTI	TX	78415-5820
549024	M4935-00-000-002A-00	BIJO MANAGEMENT LLC ET AL	1508 IVY LN	EDINBURG	TX	78539-5333
627729	M4935-00-000-0003-05	DEL OLMO GUILLERMO PRIETO	1602 JONATHON DR	MISSION	TX	78572-8563
458636	M4935-00-000-0001-00	ARGENTO PROPERTIES LTD	805 W DAVIS RD	EDINBURG	TX	78541-6559
1067787	M4935-00-000-002C-00	FLORES RAUL	1714 E RABBIT RUN AVE	ALTON	TX	78573-3947
1067789	M4935-00-000-002D-00	ARGENTO PROPERTIES LTD	910 E HIDALGO AVE STE 1	RAYMONDVILLE	TX	78580-4095



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – January 13, 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 _____



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

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

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Vidal Roman, Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Teclo Garcia, MEDC CEO
Noemi Munguia, Human Resources Director
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Brad Bentsen, Parks & Recreation Director
Michael Fernuik, Golf Course Director
Jesse Mares, Facilities Supervisor
Rick Venecia, Boys & Girls Club
Judith E. Garcia, Deputy Media Relations Dir.
Candace Rodriguez, Comm. & Public Rel. Manager

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Joseph Ramientos led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

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

PRESENTATIONS

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

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

2. Presentation of Parks & Recreation TAAF Athletes – Bentsen

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

3. November 2025 Employee of the Month – Munguia

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

4. December 2025 Employee of the Month – Munguia

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

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

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

6. Recognition of Fire Department Personnel – Silva

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

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

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

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

8. Boys and Girls Club Quarterly Report – Venecia

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

9. Report from Mission Economic Development Corporation - Teclo Garcia

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

10. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

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

City Council – No Comments

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

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

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

the site. The lot of record had 7,500 square feet in area and measured 50 feet along Nicholson Avenue with a depth of 150 feet. The surrounding zoning was Single-family Residential (R-1) in all directions with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential (R-2). The surrounding land uses included single-family homes to the North and West and triplex multifamily development to the South and East. At the NE corner of 4th and Nicholson there was an 8-unit apartment complex. Comprehensive rezoning of this neighborhood took place back in 2006 that made the triplexes and the apartment complex a legal non-conforming use. The subject property had a single-family home. The Future Land Use Map showed the property designated for low density residential uses. The requested rezoning was not in line with the comprehensive plan. Notices were mailed to 24 surrounding property owners. Planning staff had not received any phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the rezoning request from Single-family Residential District (“R-1”) to Duplex-Fourplex Residential District (“R-2”), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna, Adoption of Ordinance #5753. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5753

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

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

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

mailed out (8) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

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

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

There were no comments.

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

ORDINANCE NO. 5754

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5755

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5756

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5756

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

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

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

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for three (3) years to continue to assess this business. Continued compliance with all City Codes (Building, Fire, Health, etc.). Waiver of the 300' separation requirement from the residential homes. Compliance with TABC requirements. CUP is not transferable to others. Hours of operation to be as followed: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m

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

There were no comments.

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

ORDINANCE NO. 5757

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

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

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

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

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

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

There were no comments.

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

ORDINANCE NO. 5758

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

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

ORDINANCE NO. 5759

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

ORDINANCE NO. 5760

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

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

ORDINANCE NO. 5761

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

CONSENT AGENDA

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

22. Approval of Minutes – Carrillo

Regular Meeting – December 9, 2025

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

Shary Golf Course Advisory Board – November 5, 2025

Zoning Board of Adjustments – September 24, 2025

Citizen’s Advisory Committee – October 29, 2025

Speer Memorial Library – September 16, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESOLUTION NO. 2024

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 5763

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

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

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

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

RESOLUTION NO. 2025

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

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

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

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

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

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

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

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

ORDINANCE NO. 5764

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

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

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

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

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

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

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

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

RESOLUTION NO. 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVALS AND AUTHORIZATIONS

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

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

RESOLUTION NO. 2027

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

RESOLUTION NO. 2028

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

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

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

Staff and Co-Interim City Managers recommended approval.

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

UNFINISHED BUSINESS

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

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

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

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

No action taken.

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

EXECUTIVE SESSION

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

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

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

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

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

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

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

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

No Action

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

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

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

No Action.

ADJOURNMENT

At 7:16 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: January 27, 2026

PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers

AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
 Mission Civil Service Commission – October 17, October 31, 2025
 Mission Economic Development Corporation – October 15, October 30 2025
 Mission Redevelopment Board – October 7, 2025
 Mission Tax Increment Reinvestment Zone – October 7, 2025
 Traffic Safety Committee – June 12, 2025
 Cimarron Public Improvement District – September 8, 2025
 Zoning Board of Adjustments – October 22, 2025
 Planning and Zoning Commission – October 1, October 15, December 3, 2025
 Shary Municipal Golf Course – December 10, 2025
 Speer Memorial Library – September 16, 2025

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 _____

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
October 17, 2025**

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

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

Call to Order

Mr. Polo Garza called the meeting to order at 8:30 a.m.

Roll Call

All present

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-September 26, 2025

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 Police Department LT's Promotional Examination Scores and the Creation of a New Eligibility List

Mr. Lerma advised the Commission that they had conducted the exam on October 9, 2025. They had nine (9) participants and six (6) passed. Mr. Lerma advised them that we had two (2) openings and once we approved the scores the promotion would be done immediately. After a brief discussion, Mr. Delgadillo made a motion to approve the scores and to create an eligibility list as presented. Mr. Pena seconded the motion. Motion was approved unanimously.

Discussion on Amending Ordinance #5741-Classified Positions for the Mission Fire Department for FY 2025-26-adding three (3) positions to the Classified Position of FF

Mr. Lerma advised the Commission that Chief Silva was proposing the addition of three (3) FF to assist with the overtime accumulation. He advised them that they would be presenting at the next scheduled City Council meeting for authorization. Mr. Lerma advised them that they would make the adjustments once it was approved. After a brief discussion, all present agreed that it was a good decision and hoped that it would help with the overtime costs.

Pending Business

Mr. Lerma advised them about the upcoming Veteran's Day events.

Adjourn

Meeting was adjourned at 8:45 a.m.

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
October 31, 2025**

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

Staff Present
Jesse Lerma Jr-CS Director
Leeroy Garcia-LT FD
Mike Silva-Fire Chief

Call to Order

Mr. Polo Garza called the meeting to order at 8:30 a.m.

Roll Call

All present

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-October 17, 2025

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 to Create a New Eligibility List for the Mission Fire Department

Mr. Lerma advised the Commission that we needed to create a new list because current list was exhausted. Mr. Lerma presented the following schedule for approval:

1. Post Notice-October 31, 2025
2. Deadline to Submit Applications-December 3, 2025
3. Date of Examination-December 11, 2025

After a brief discussion, Mr. Delgadillo made a motion to create a new eligibility list and to approve the schedule as presented. Mr. Pena seconded the motion. Motion was approved unanimously.

Pending Business

Mr. Lerma advised them about the upcoming Veteran's Day events.

Adjourn

Meeting was adjourned at 8:45 a.m.

**NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
OCTOBER 15, 2025 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Estella Saenz, Secretary
Julian Alvarez, Treasurer
Mayor Norie Gonzalez Garza
Carl Davis
Jose G. Vargas

ABSENT:

Deborah L. Cordova, Vice President

ALSO PRESENT:

Marissa Gerlach, Councilwoman
Gene Vaughn, JGKL LLP
Lee McCormick, President, CDA

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business Development
Brianna Casares, Director of Programs
Candace Rodriguez, Communication and Public Relations Manager
Andy Garcia, Interim. Co-City Manager
Manuel Rodriguez, Receptionist/Marketing Asst.

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation President Richard Hernandez called the meeting to order at 4:04 PM.

2. Invocation: Secretary Estella Saenz.**3. Pledge of Allegiance:** Jose G. Vargas.**4. Citizen's Participation:** None.**5. Approval of Minutes: Regular Meeting September 17, 2025**

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the regular meeting minutes of September 17, 2025. Motion was seconded by Carl Davis and approved 5-0.

6. Deliberation and possible action regarding Resolution No. 2025-14 resolution regarding request of Synthica San Antonio, 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.

Synthica Energy, LLC and its subsidiaries, including Synthica San Antonio, LLC, an energy transition platform backed by Goldman Sachs that develops, owns, and operates large-scale anaerobic

digestion (“AD”) facilities to convert pre-consumer organic waste into renewable natural gas (“RNG”). The San Antonio, Texas, facility is interested in pursuing tax-exempt bond financing through the MEDC.

Synthica intends to develop, construct, and operate a commercial anaerobic digestion facility in San Antonio, which will process a variety of organic wastes and produce energy primarily in the form of renewable natural gas (RNG). The San Antonio Facility is being designed to accept and process 250,000 wet tons per year of organic waste feedstocks, degrade the feedstock through two-phase anaerobic digestion to generate raw biogas, and upgrade the raw biogas into new RNG that can be injected into a nearby gas pipeline.

The Company expects to issue \$100 million of tax-exempt bonds in 2026 to fund construction costs. Assuming the tax-exempt bond allocation is awarded, the MEDC is projected to receive approximately \$155,000 at closing for serving as the bond issuer, along with an annual fee of \$25,000 until the bond matures.

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 Mission Economic Development Corporation or the City of Mission, Texas in connection with the financing. Potential “reputational risk” exists if the borrower defaults since the MEDC name is included on the bonds.

There being no corrections or additions, Carl Davis moved for approval of Resolution No. 2025-14. Motion was seconded by Jose G. Vargas and approved 5-0.

7. Discussion and possible action for acceptance of Unadjusted Financial Statement for September 2025.

Financial Officer Joe Salazar presented and recommended approval of the Unadjusted Financial Statement for September 2025.

There being no corrections or additions, Jose G. Vargas moved for approval. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Treasurer Julian Alvarez joined the meeting at 4:24 PM.

8. Deliberation and possible action for acceptance of MEDC Financial Statements & Independent Auditor’s Report for Fiscal Year ended September 30, 2024.

Chief Executive Officer Tecló J. Garcia recommended that no action be taken on this item, as the auditors are currently confirming all conduit debt transactions associated with Lee McCormick, President, CDA.

No action was taken.

9. Deliberation and possible action to accept a Quarterly Report of Investment for the General Fund for the Quarter ending September 30, 2025, and Interest Earned for Twelve Months ending September 30, 2025.

Financial Officer Joe Salazar presented this item by stating that most funds are in Tex Pool with no current CDs. This quarter’s beginning balance was \$3,702,232.36 with \$200,000 withdrawn and

\$39,716.14 interest earned. The current market value is \$3,541,948.50.

Carl Davis moved for approval of the Quarterly Report of Investment for the General Fund for the Quarter ending September 30, 2025, and Interest Earned for Twelve Months ending September 30, 2025. Motion was seconded by Secretary Estella Saenz and approved 6-0.

10. Discussion and possible action to authorize the CEO to solicit proposals from financial institutions for banking services for the Mission Economic Development Corporation.

Chief Executive Officer Tecló J. Garcia presented this item by saying that staff is requesting authorization to solicit banking proposals for MEDC's Operating accounts. Funding requests are currently being dispersed by the City of Mission. However, MEDC aims to manage its own disbursements moving forward with a banking institution. Once proposals are received, MEDC's Finance Committee will review the proposals and soon after making a recommendation to the Board of Directors on the selected banking institution.

There being no corrections or additions, Jose G. Vargas moved for approval to solicit proposals from financial institutions for banking services for the Mission Economic Development Corporation. Motion was seconded by Carl Davis and approved 6-0.

11. Discussion and possible action concerning an Advance Funding Agreement between the City of Mission and Mission Economic Development Corporation related to funding for the construction of infrastructure improvements on a 5+ acre tract owned by MEDC and located at 1407 East Expressway 83, Mission, Texas.

Chief Executive Officer Tecló J. Garcia presented this item by mentioning that staff is seeking approval for an Advanced Funding Agreement with the City of Mission. The agreement is for utility infrastructure improvements needed for the 5+ acre tract, owned by MEDC, located just east of the Olive Garden Restaurant. Mr. Garcia mentioned that once the improvements are completed, the property will be more marketable.

Upon approval, the estimated cost for the infrastructure improvements will be \$237,000, which will be paid up front to the City of Mission, noting that the procurement and construction management process will be handled by the City of Mission.

There being no corrections or additions, Treasurer Julian Alvarez moved for approval an Advance Funding Agreement between the City of Mission and Mission Economic Development Corporation related to funding for the construction of infrastructure improvements on a 5+ acre tract owned by MEDC and located at 1407 East Expressway 83, Mission, Texas. Motion was seconded by Jose G. Vargas and approved 6-0.

12. Discussion and possible action regarding Amendment to MEDC's FY 2026 Budget.

Chief Executive Officer Tecló J. Garcia presented this item by stating that this amendment involves the Advance Funding Agreement that was just approved for 5+ acre-tract infrastructure improvements that approved in item 11.

There being no corrections or additions, Jose G. Vargas moved for approval of an Amendment to MEDC's FY 2026 Budget. Motion was seconded by Carl Davis and approved 6-0.

At **4:40 PM** President Richard Hernandez announced that the MEDC Board would convene in closed session.

13. Closed Session Pursuant to V.T.C.A. Gov. 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):

- A. Project Javelina**
- B. Project Move**

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 Los Update**

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

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

At **5:10 PM** President Richard Hernandez announced that the MEDC Board would convene in open session.

Motions are as follows:

Regarding Projects:

Project Javelina: No action.

Project Move: Motioned to authorize MEDC staff to negotiate the terms of a Performance Agreement, as discussed in executive session. Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Jose G. Vargas and approved 6-0.

Regarding Real Property:

M.E.D.C. Land: No action.

Perkins Lots Update: No action.

14. CEO Report on Economic Activity

Chief Executive Officer Tecló J. Garcia presented this item by stating that Ruby Red Ventures Build Mission Fund is ongoing until 12:00 AM October 31, 2025. Mr. Garcia invited Programs Director Brianna Casares to report on the program. Ms. Casares shared that two informational sessions, one in English and one in Spanish, resulted in 12 participants. Mr. Garcia stated that this is the third time that this program has been active in his tenure as CEO. A total of 45 have been awarded between \$750,000 to \$800,000 so far within those three years. In addition, there have been check presentation

events involving the Boys & Girls Club, Bettcher Manufacturing, and Region One.

Mr. Garcia invited Director of Business Development Stephanie Mendiola to inform the Board about the GEAR UP Program. Last month, Sharyland Pioneer High School reached out to MEDC to coordinate a visit for 30 students in the GEAR UP program to visit CEED. Six entrepreneurs were invited to participate in a panel discussion during this visit, where students had the opportunity to listen to stories and ask them questions about their businesses.

Teclo spoke on his recent participation at the Texas-Mexico Border Transportation Masterplan Process conference last week. The border masterplan meetings initiated in 2019, and the masterplan began in 2020. TxDOT Texas-Mexico is involved in road and project alignment/priority for projects along the border. There were 75 people from five different cities and counties including Cameron County, Hidalgo County, Laredo, Del Rio, and El Paso in attendance. He mentioned that he has been invited to participate in the process of creating the masterplan document over the next year.

In addition, Mr. Garcia, Brianna Casares and Communications & Public Relations Manager Candace Rodriguez attended a conference in San Luis Potosi, where he participated in a panel discussion related to trade and tariffs. Approximately 3,500 participants attended the conference.

Teclo invited Chief Operating Officer Belen Guerreo to elaborate on the MEDC website that was launched in early October. Ms. Guerrero briefly showcased the different features of the website such as news, local attractions, online booking/membership information, and demographics/data.

15. President Comments

President Richard Hernandez thanked the MEDC staff for their work in recent projects. President Hernandez mentioned that he'd like for Vice President Deborah L. Cordova and the Animal Shelter Committee to spearhead a spay and neuter program for the City of Mission.

Treasurer Julian Alvarez left the meeting at 5:52 PM.

16. Adjournment

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 5-0. The meeting was adjourned at 5:55 PM.

Richard Hernandez, President

ATTEST

Estella Saenz, Secretary

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
OCTOBER 30, 2025 12:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Estella Saenz, Secretary
Julian Alvarez, Treasurer
Mayor Norie Gonzalez Garza
Jose G. Vargas

ABSENT:

Deborah Cordova, Vice President
Carl Davis

ALSO PRESENT:

Gene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero-Aguirre, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
J.P. Terrazas, Interim Co-City Manager
Andy Garcia, Interim Co-City Manager

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation President Richard Hernandez called the meeting to order at 12:03 PM.

2. Invocation: Jose G. Vargas.

3. Pledge of Allegiance: Mayor Norie Gonzalez Garza.

4. Citizen's Participation: None.

At **12:05 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

5. Closed Session Pursuant to V.T.C.A. Gov. 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: Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including but not limited to the following:

M.E.D.C. Land

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

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

Treasurer Julian Alvarez joined the meeting at 12:10 PM.

At **12:36 PM**, President Richard Hernandez announced that the MEDC Board was reconvening in open session. Motion is as follows:

Regarding M.E.D.C. Land: Jose G. Vargas moved to authorize CEO Tecló J. Garcia, to sell the Cimarron property to Smart Pecunia LLC for the purchase price that was discussed in closed session. The sale is subject to the following changes to the Real Estate Contract: 1) That the feasibility period is limited to one extension; and 2) That a typographical error on the Earnest Money Receipt is amended to read \$25,000. Motion was seconded by Secretary Estella Saenz and approved 4-0, with 1 abstention from Treasurer Julian Alvarez.

6. Adjournment

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 5-0. The meeting was adjourned at 12:37 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

**Mission Redevelopment Authority
Board of Directors Meeting
October 7, 2025**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, by teleconference and in person, October 7, 2025, at 12:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Andrew C. Riddle
Dennis Burleson

All the above were present, except Vice Chair Albert X. Chapa, Secretary Aissa I. Garza, and Director Efrain Reyna Jr. Participating in the Zoom teleconference was Armando Sandoval. Participating in person were J.P. Terrazas, Abel Bocanegra, Damien D. Tijerina, Ruben James de Jesus, Legal Counsel Gene Vaughan, Andy Garcia, Candace Rodriguez, Brianna Casares, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Tecló J. Garcia.

1. Call Meeting to Order at 12:07 PM.

Chairman Martin Garza opened the meeting with a welcome to all. He recognized and thanked Councilwoman Marissa Gerlach for joining the meeting.

2. Citizens' Participation: None.

3. Approval of minutes: August 26, 2025

There being no changes or corrections, upon a motion duly made by Director Riddle and seconded by Director Burleson, the Board unanimously approved the Board meeting minutes of August 26, 2025.

4. Acceptance of Project Reports.

Chairman Martin Garza recognized Abel Bocanegra with Killam Development, to provide a report on **El Milagro Phase I Project**. Mr. Bocanegra reported that the plat for this project was approved by Mission City Council on August 25, 2025. A final walkthrough was completed Posillico, and the related paperwork should be received soon. Cleanup of the area is ongoing. Another contractor is collaborating with AEP on the installation of electrical conduits. The subdivision is anticipated to be recorded next week, and the El Milagro Drainage District will manage all drainages in the area. Executive Director Tecló J. Garcia mentioned that a Ribbon Cutting of the El Milagro Phase I Subdivision is planned for December 10, 2025 and asked the Board to save the date. Co-Interim City Manager J.P. Terrazas mentioned that the City of Mission is awaiting approval or comments from Rio Valley Switching regarding railroad crossing connections. End of report.

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Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously accepted **Killam Development's El Milagro Phase I** report as presented.

Chairman Martin Garza recognized Damien Tijerina, P.E., with L&G Engineering, who reported on the **Inspiration Rd./Military Parkway Loop Phases II and III**. He explained that **Phase II** focuses on the design of Inspiration Rd. with the two phases now treated as separate projects. Mr. Tijerina noted that L&G received and addressed comments from TxDOT regarding the railroad package, which has been re-submitted for final review. The City of Mission has submitted a complete PS&E's to TxDOT and is awaiting final approval. TxDOT has approved the Advance Funding Agreement (AFA) for Inspiration Road, while the AFA for Military Parkway Loop is still under TxDOT's review.

Regarding **Phase III**, Mr. Tijerina mentioned a re-evaluation of an Environmental Assessment (EA), completed last week and the on-going ROW acquisition for Inspiration Road, which began in September 2024. The City of Mission is handling nine parcels up for eminent domain, with hearings expected to start in late October 2025. All parcels are anticipated to be acquired by January 2026. Afterward, utility coordinating will follow, with plans to bid the project in May 2026 and start construction in September 2026. ROW acquisition for Military Parkway is currently on hold, affecting 25 parcels. For Inspiration Road, approximately \$13.6 million has been allocated for construction, with L&G's estimate of \$12.7 million, aiming to remain under budget.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phase II and III** as presented.

Chairman Martin Garza recognized Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. In Romeo Barrera's absence, Mr. Terrazas mentioned receiving a letter from United Irrigation District (UID) regarding the property's ROW. The UID Board approved an appraised value of \$510,987.53 for the property, but Mr. Terrazas disagreed with the valuation. He met UID's General Manager Juan Martinez and plans to request that the UID Board honor the original appraised value of \$267,000. Mr. Terrazas will report on their decision at the next TIRZ Board meeting.

Upon a motion made by Director Burleson and seconded by Director Moreno, the Board unanimously accepted the Hoerner Street Project report as presented.

Chairman Martin Garza recognized Ruben James de Jesus, P.E. with Melden & Hunt Inc. (M&H) to present on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project aims to eliminate existing Lift Stations No. 13 and 14 within Tierra Dorada Subdivision and construct a new lift station to reroute sewer discharge into the existing sanitary sewer trunkline along Los Ebanos Road. Mr. de Jesus reported that RDH contractors installed the wet-well last week, and an additional 60 days of gravity line installation is needed to complete the de-watering of the pumps. Compacting work on the wet-well is ongoing, with further work on the lift station site, the slab. The project should be finished by January 2026.

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus provided an update on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project is connected to the Tierra Dorada Sanitary Sewer Improvements Project and includes the re-routing of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. He reported that the preliminary survey design for the project is underway. He noted that Work Authorization #28 has been established with the City of Mission, and there is an agenda item set for further discussion and Board consideration later in today's meeting. An Interlocal Agreement concerning passage rates has also been established between AGUA SUD and the City of Mission.

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously accepted the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)** report as presented.

Mr. de Jesus provided an update on the **Walsh Road Expansion Project**, which involves the design and surveying necessary to extend the road from Perez St. to Frontage Rd., covering approximately $\frac{3}{4}$ of a mile. He reported that the project plans are 90% complete. The proposed project will consist of a 60-ft ROW with a 36-ft back-to-back curb section and the appraisal process for the remaining ROW is ongoing. Mr. De Jesus mentioned that an offer letter and contract were presented to the landowner, who accepted them; however, the closing documents have not been finalized. He noted that he has had communication with United Irrigation District regarding the ROW parcel and an irrigation line that affects their property. Fortunately, this issue does not impact the project timeline, as clearance has been granted by UID. Currently, the project is on hold until the closing documents are finalized.

Upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Mr. de Jesus updated on the **Glasscock & Bryan Road Project Sanitary Sewer Improvements Project**. Contractor RDH is currently de-watering the site, which will take additional time. A dig test is scheduled for Thursday, Oct. 16, 2025 on the west side of Bryan Road. If the test is stable within three weeks, they will coordinate with the bore contractor for mobilization. Mr. Terrazas noted that the bore had previously collapsed due to quicksand, making the de-watering a key concern. To address this, the contractor plans to use yellow mine material instead of PVC pipe to prevent breakage during boring at the depth of 28-30 feet. The project is expected to be completed within 18 months.

Upon a motion made by Director Bureson and seconded by Director Moreno, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza called on Interim Co-City Manager J.P. Terrazas for an update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas reported that most interior demolition is complete, and wall installations are underway. Elevator pit construction will begin next week, with some asphalt and concrete work ongoing. The elevator is expected to arrive the second week of November, and the project, including in-house remodeling, should be finalized by the end of December. City staff will complete their work alongside the contractor, RDZ Group. Chairman Martin Garza requested a tour of the completed building for the Board.

Upon a motion duly made by Director Riddle and being seconded by Director Moreno, the Board accepted the TIRZ Building (1301 E. 8th Street) Improvements as presented.

At **4:35 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Moreno moved to convene. Motion was seconded by Director Riddle and approved unanimously.

5. Discussion, consideration, and possible action to approve an exemption from competitive bidding requirements for personal or professional services pursuant to Section 252.022(a)(4) of the Texas Local Government Code and to engage the law firm of Jones, Galligan, Key & Lozano LLP as interim legal counsel for the Mission Redevelopment Authority.

Executive Director Tecló J. Garcia mentioned that the Mission Redevelopment Authority currently lacks legal representation following the resignation of the law firm of Allen Boone Humphries Robinson LLP and that staff has not yet sought new legal services. He is requesting authorization to temporarily engage the firm of Jones Galligan Key & Lozano LLP (JGKL) from Weslaco, for a three-month period. Mr. Garcia noted that he is familiar with JGKL LLP as they also provide legal representation for the Mission Economic Development Corporation and that he is pleased with their services. Director Bureson added that he is

acquainted with the legal services offered by the firm and endorsed their selection for this interim role. Chairman Martin Garza stated that he was abstaining from discussing this item or participating in any discussions related to it.

Upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board approved the temporary engagement of the law firm Jones Galligan Key & Lozano LLP. Chairman Martin Garza abstained from the vote and requested that any Board member with questions direct them to Mr. Garcia, JGKL LLP, or Eugene Vaughan from the firm, who was present at the meeting.

6. Discussion, consideration, and possible action to approve an exemption from competitive bidding requirements for personal, professional, or planning services pursuant to Section 252.022(a)(4) of the Texas Local Government Code and to engage a consultant for the purpose making recommendations on the feasibility of creating an additional tax increment reinvestment zone.

Mr. Garcia mentioned that this was a similar item to the prior item. He said staff has worked very closely with Travis James, the consultant that prepared the TIRZ Project & Plan Update, and that we have been very satisfied with his work. He is recommending that we engage him to prepare a structure for the potential creation of a TIRZ #2. The Board and City Council will have final approval of the structure once it is completed. Mr. Garcia is requesting authority to engage Mr. James as consultant for the work without having to seek competitive bids to hire a consultant. Chairman Martin Garza mentioned that he was abstaining from participating in any discussions for this item and requested that the Board directly consult with Mr. Garcia. Director Burleson asked about the fees for this engagement. Mr. Garcia said that he will ask Mr. James to provide an agreement that he will present at the next meeting for Board approval. Chairman Martin Garza stated that he was abstaining from discussing this item or participating in any discussions related to it.

Upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board approved the engagement of Travis James to provide feasibility deliverables of the creating an additional tax increment reinvestment zone, subject to the acceptance of a proposal from him. Chairman Martin Garza abstained from voting on this item.

At **12:47 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously moved to convene.

7. Executive Session Pursuant Executive Session Pursuant to V.T.C.A. Gov't Code Section 551.071, Section 551.072, Section 551.074, and Section 551.087. Consultation with Attorney regarding:

- A. Deliberation regarding real property.**
- B. Deliberation regarding economic development negotiations or projects including, but not limited to the following: Report from Executive Director as to potential project(s).**

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

At **1:26 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be reconvening in open session. Director Riddle moved to convene. Motion was seconded by Director Moreno and approved unanimously.

No action was taken.

8. Discussion and possible action regarding a Sixth Amendment to the Agreement for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1.

Exec. Dir. Tecló J. Garcia introduced this item, noting that the sixth amendment is for administrative services provided by City of Mission employees Joe Salazar, Judy Vega, J.P., Terrazas, and himself as Executive Director. Mr. Garcia mentioned that he is proposing a 5% increase for each employee excluding himself. Mr. Garcia indicated that this increase has been budgeted, and all duties and expectations outlined in the agreement with the Board will remain unchanged. While he did not specify the exact amount of the increase, he mentioned that a chart with the details is available. The Sixth Amendment for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1 will be effective October 1, 2025 through March 31, 2026.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved a Sixth Amendment for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1 will be effective October 1, 2025 through March 31, 2026.

9. Discussion and possible action regarding a Reimbursement Agreement between Mission Redevelopment Authority and City of Mission related to the Inspiration Road Trunklines Lift Station #10 Project.

Interim Co. City Manager J.P. Terrazas introduced this item by saying that this project ties-in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves the re-routing of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. Mr. Terrazas noted that a reimbursement agreement had not been in place for design and construction management costs of the re-routing of the lift station, therefore, he was bringing it to the Board for approval in the amount of \$1,386,840. A Work Authorization (#28) with Melden & Hunt is in place with the City of Mission and an Interlocal Agreement with AGUA SUD for passage rates is also in place.

Upon a motion duly made by Director Burleson and seconded by Director Moreno, the Board approved a Reimbursement Agreement between Mission Redevelopment Authority and City of Mission related to the Inspiration Road Trunklines Lift Station #10 Project in an amount not to exceed \$1,386,840.

10. Discussion and possible action related to the approval of a Lease Agreement between Mission Redevelopment Authority and Mission Economic Development Corporation, for the use of the building facilities including meeting space, equipment, and office supplies.

Mr. Garcia presented this item by saying that this lease agreement between the Authority and MEDC is related to the use of the building facilities, meeting space, equipment and office supplies at CEED. Everything in the lease agreement remains unchanged except for one item that being the amount of the lease per year, to which he changes from \$6,500 per year to \$1.00 per year.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved a Lease Agreement between Mission Redevelopment Authority and Mission Economic Development Corporation, for the use of the building facilities including meeting space, equipment, and office supplies, in the amount of \$1.00 per year, effective October 1, 2025 through September 30, 2026.

11. Discussion and possible action regarding Amendment to the Authority's FY 2025 Budget to align with actual year-end revenues and expenditures.

Mr. Garcia mentioned that this was a housekeeping item that is necessary in order to align with actual year-end revenues and expenditures. The amendment is related to line items in the Capital Projects Fund, General Fund, and Debt Service Funds. These adjustments need to be made at the request of the Authority's auditors. He noted that there were no losses or pluses of concern, and it was just for alignment purposes.

Upon a motion duly made by Director Burleson and seconded by Director Moreno, the Board unanimously approved an Amendment to the Authority’s FY 2025 Budget to align with actual year-end revenues and expenditures.

12. Discussion and possible action regarding the acceptance of General Fund, Capital Fund, and Debt Service Fund Investment Reports for quarter ending September 30, 2025.

Exec. Dir. Garcia presented and recommended approval of the quarterly investment reports. He mentioned these investments were with TexPool. Regarding the General Fund, Mr. Garcia reported that the ending Market Value for this quarter was \$5,954,611.22, and Year-To-Date Interest Earned was \$186,744,91. On the Capital Fund, Mr. Garcia reported that the ending Market Value for the quarter was \$491,246.78, and Year-To-Date Interest Earned was \$41,893.82. On the Debt Service Fund, Mr. Garcia reported that the ending Market Value for the quarter was \$3,093,043.41, and Year-To Date Interest Earned was \$121,357.42. He noted that two of these funds were set to expire on Oct. 24, 2025.

Upon a motion duly made by Director Riddle and seconded by Director Burleson, the Board unanimously accepted the General Fund, Capital Fund, and Debt Service Fund Investment Reports for quarter ending September 30, 2025.

13. Acceptance of Adjusted Financial Reports for August 2025.

Mr. Garcia presented the Adjusted Financial Reports for August 2025. He noted that on Capital Projects Fund, there is almost an \$800,000 interest earned for the year. The reason for this is because he anticipated that the Killam Development’s El Milagro Project would be completed so he and Financial Officer Joe Salazar projected interest earned of \$50,000 conservatively.

As there were no corrections and additions to the reports, upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously accepted the Adjusted Financial Report for August 2025.

14. Approval of invoices for September 2025.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved all invoices for the month of September 2025 as presented.

15. Adjournment.

As there was no further business to discuss, upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 1:46 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: November 12, 2025

Date: November 12, 2025

Mission Tax Increment Reinvestment Zone
Board of Directors Special Meeting
October 7, 2025

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on October 7, 2025 at 801 N. Bryan Road, Mission Texas and at 1:45 PM, the roll was called of the duly appointed members of the Board, to-wit:

- Martin Garza, Chairman
- Albert X. Chapa, Vice Chairman
- Aissa I. Garza, Secretary
- Efrain Reyna Jr.
- Hector Moreno
- Andrew C. Riddle
- Dennis Burleson

All the above were present, except Vice Chair Albert X. Chapa and Secretary Aissa I. Garza. Participating in person were J.P. Terrazas, Councilwoman Marissa Gerlach, Candace Rodriguez, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call meeting to order and establish quorum.
2. Consent Agenda:
 - A. Approval of minutes: Meeting of August 26, 2025.
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the October 7, 2025 meeting.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of October 7, 2025.

3. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Director Burleson and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 1:46 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: November 12, 2025

Date: November 12, 2025

Minutes

TRAFFIC SAFETY COMMITTEE
Thursday, June 12, 2025, 12:00 Noon
Mission Police Department – Conference Room
1200 E. 8th Street
Mission, Texas 78572

MEMBERS PRESENT

Luis Dovalino
 Manuel Salinas
 Apolinar Solis
 Luis Moreno

MEMBERS ABSENT

Rodolfo Trevino
 Gilbert Salinas

STAFF PRESENT

Chief Cesar Torres
 Asst. Ted Rodriguez
 Off. Abraham Sanchez
 Maribel Castellanos
 Edgar Gonzalez

GUESTS PRESENT

Alejandra Martinez
 Ann Camarillo

I. Call To Order

With a quorum being present, Assistant Chief Ted Rodriguez called the Regular Meeting to order at 12:06 p.m.

II. Invocation

Mr. Apolinar Solis led the Invocation

III. Pledge of Allegiance

Assistant Chief Ted Rodriguez led the pledge of allegiance.

IV. Citizens' Participation

Assistant Chief Ted Rodriguez asked if there was any citizen's participation.

There was none.

V. New Business

VI. Selection of Chairman

Mr. Luis Dovalina, Mr. Manuel Salinas, Mr. Apolinar Solis and Mr. Luis Moreno were present to vote for a Chairman and a Vice Chairman. They were discussing that Mr. Rodolfo Treviño had volunteered and that they would recommend a co-chair in case Mr. Rodolfo Treviño couldn't make it to a meeting. There being no further discussion, Mr. Apolinar Solis entertained a motion to select Mr. Rodolfo Treviño and assigned Mr. Manuel Salinas as Co-Chairman. Mr. Luis Dovalina moved to approve of the motion as recommended and Mr. Luis Moreno seconded the motion. Upon a vote, the motion passed unanimously.

VII. Discussion and possible action on the placing of speed humps on Mission North Subdivision (3112 N. Cummings Ave, Mission, Texas 78572).

Ms. Alejandra Martinez begins by explaining that she is requesting the city to install speed humps due to people speeding in her neighborhood. She also stated that she has two girls that do not go outside to play because of how fast cars drive. She is afraid of kids playing outside and drivers might bump into a child instead of bumping a car. Mr. Luis Moreno asked the City Engineer if the street meets the minimum distance for the speed humps? The engineer replied that at this point the street is a dead end and even with speed humps installed, it will still be a problem because people will cut across and start driving on properties sidewalks. Mr. Manuel Salinas mentioned that it could be a start, especially now that kids are out of school. There being no further discussion, Mr. Luis Dovalina entertained a motion for the installation of

the speed humps on 3112 N. Cummings Ave, Mission, Texas 78572 and Mr. Luis Moreno seconded the motion. Upon a vote, the motion passed unanimously.

VIII. Discussion and possible action on the placing of a three way stop intersection at Colorado & Cimarron Drive.

Ms. Ann Camarillo is present on behalf of Mr. Larry Fair, President of the Cimarron HOA. Mr. Larry Fair is the applicant requesting a 3-way stop sign on Colorado and Cimarron Drive. She begins by expressing her concern about traffic on Cimarron Drive. She also stated that people go around the reflectors that are before Colorado Street. Cimarron HOA is seeking approval to extend them all the way across the street, she mentioned. Another concern that she expressed is the backing out of the driveway and parking by residents living on Cimarron Drive. Assistant Ted Rodriguez told the board that the HOA agrees to take over the expense of the 3 ways stop sign. Ms. Ann Camarillo stated that the HOA has been working on this for a while; to come up with the best option to keep them all in one piece and she thinks with a 3-way stop residents will feel safe and hopefully speeders will slow down. Mr. Moreno asked if this request has been presented in the past. Assistant Ted Rodriguez said yes, it was presented when Chief Dominguez was here on September 7, 2021. Mr. Luis Moreno mentioned that the request got denied back then. There being no further discussion, Mr. Apolinar Solis entertained a motion for the installation of a 3-way stop on Colorado & Cimarron Drive and Mr. Luis Moreno seconded the motion. Upon a vote, the motion passed unanimously.

IX. Old Business

Assistant Chief Ted Rodriguez asked if there was any old business.

There was none.

X. Approval of Minutes

Approval of Minutes for Wednesday, June 12, 2025.

Assistant Ted Rodriguez asked if there were any corrections to the minutes for March 5, 2025. Mr. Luis Moreno moved to approve the minutes as presented. Mr. Apolinar Solis seconded the motion. Upon a vote, the motion passed unanimously.

XI. Traffic Report

No Traffic Report

XII. Adjournment

At 12: 48 p.m., Mr. Manuel Salinas moved for adjournment, Mr. Luis Dovalina seconded the motion, and it was approved unanimously 4 -0.

Cesar Torres, Chief of Police

**CIMARRON PUBLIC IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 2025**

MINUTES

Call to Order and Roll Call

The Board of Directors of the Cimarron Public Improvement District (the “PID”) held a regular meeting open to the public in person, on September 8, 2025, at 12:00 PM, at 1201 E. 8th Street, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Richard Hernandez, President
Dolly Elizondo, Vice Pres./Secretary
Ann Camarillo, Treasurer
Joe Phillips
Mayor Norie Gonzalez Garza

All the above were present. Participating in the teleconference was PID’s legal counsel David Earl, Justin Hicks, and Tom Sage. Participating in person were Judy Vega, Gene Vaughn, Juan Pablo Terrazas and Anna Carrillo.

1. Call Meeting to Order and Establish Quorum.

With quorum present, President Richard Hernandez opened the meeting with a welcome to all at 12:01 PM.

2. Consideration of and possible action to acknowledge the resignation by Teclo J. Garcia from the position of Executive Director of the District.

Vice President / Secretary Dolly Elizondo moved to acknowledge and accept the resignation by Teclo J. Garcia. Motion was seconded by Mayor Norie Garza and approved 5-0.

3. Consideration of and possible action to appoint J. P. Terrazas as Executive Director of the District.

Mayor Garza moved to appoint Juan Pablo “JP” Terrazas as Executive Director. Motion was seconded by Vice President / Secretary Elizondo and approved 5-0.

4. Citizens’ Participation:

Chairman Hernandez call for citizen participation yielded no responses.

5. Approval of Minutes: July 7, 2025.

There being no corrections or additions, Joe Phillips moved for approval of the meeting minutes of July 7, 2025. Motion was seconded by Vice President / Secretary Elizondo and approved 5-0.

6. Update from City of Mission related to District’s Cimarron Rehabilitation and Improvement Project.

Executive Director Terrazas gave an update on the negotiations with United Irrigation District regarding the request for water to fill the lakes. The contractor will be providing an estimate for the water well, and tree trimming around the clubhouse is underway.

At 12:07 PM, President Richard Hernandez announced that the Cimarron Public District Board was convening in closed session. Vice President / Secretary Elizondo moved to convene. Motion was seconded by Treasurer Ann Camarillo and approved 5-0.

7. Executive session for the following purposes:

- a) **Discussion and deliberation of economic development matters (TEX. LOC. GOVT. CODE Sec. 551.087);**
- b) **Discussion and deliberation related to the purchase, exchange, lease, or value of real property, including the terms related to authority and method for conveyance under state law (Tex. Loc. Govt. Code Sec. 551.087); and**
- c) **Consultation with attorneys for legal advice on a matter in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 Tex. Loc. Govt. Code; with the consultation, discussion, and deliberation pursuant to 5.a, b, and c, to be on the following matters:**
- d) **Discussion and deliberation regarding economic development negotiations related to due diligence provisions for accessing and inspecting real property and facilities within the District by prospect(s) on pending offers/proposals;**
- e) **Consultation on legal issues and authority for conveying property within the District in furtherance of the District's Cimarron Economic Development Project;**
- f) **Discussion and deliberation of economic development applications and petitions submitted to the City to expand the existing boundaries of Reinvestment Zone Number One, City of Mission, Texas (the "TIRZ"), to include all or part of the area within the District boundaries;**
- g) **Consultation and discussion on the District's legal representation by Bond Counsel for the issuance of public financing;**
- h) **Discussion and deliberation regarding legal representation and work performed by the Law Firm of Peralez Franz LLP and other counsel, and invoices and expenses incurred therefor, in furtherance of the formation of the District (the "Additional Formation Expenses"); and**
- i) **Consultation and briefing with attorneys for the District and the EDC related to real property issues including the negotiation of terms for sale and or economic development activities related to such properties.**

At 1:45 PM, President Richard Hernandez announced that the Cimarron Public Improvement District Board would be reconvening in open session. Vice President/Secretary Elizondo moved to reconvene. Motion was seconded by Member Phillips and approved 5-0.

8. Discussion and possible action on matters discussed and deliberated in Executive Session, including but not limited to the following topics:

- a) **Policy for allowing access to property and facilities related prospects performing due diligence inspections for making or offers related to District Economic Development Projects;**

Vice President/Secretary Elizondo moved to table item 8 a. Motion was second by Treasurer Camarillo and approved 5-0.

- b) **Approval of and authorization to send executive summary and key points of potential agreement for acquisition, rehabilitation, operation and maintenance of the Cimarron Golf Course and Club facilities in furtherance of public purposes (collectively the “Key Points”) to potential purchasers, developers, and or operators of such facilities, and or ratification of the adoption and sending of such Key Points previously sent.**

Vice President/Secretary Elizondo moved to table item 8 b. Motion was second by Treasurer Camarillo and approved 5-0.

- c) **Resolution expressing support for, and requesting City Council and the TIRZ Board to favorably consider the expansion of the existing TIRZ boundaries to include the area within the District and amendment of the TIRZ Project Plan to include the use, improvement, and conveyance of certain property within the District for purposes of economic development within the TIRZ and the District;**

Vice President/Secretary Elizondo moved to table item 8 c. Motion was second by Treasurer Camarillo and approved 5-0.

- d) **Engagement by the District of additional or substitute Bond Counsel;**

Vice President/Secretary Elizondo moved to engage Tom Sage and Justin Hicks with the law firm of Hunton Andrews Kurth, LLP as bond counsel. Motion was second by Member Phillips and approved 5-0.

- e) **Approval of a request for reimbursement by the District of the Additional Formation Expenses subject to availability of unincumbered District Funds;**

Treasurer Camarillo moved to table item 8 e. Motion was second by Vice President/Secretary Elizondo and approved 5-0.

9. Discussion regarding items for future meeting agenda

None

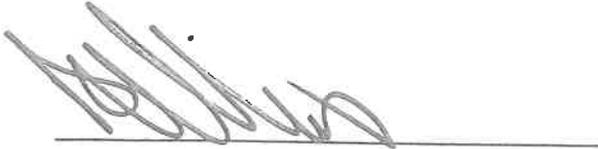
10. New Business

The next Cimarron Public Improvement District meeting is scheduled for Monday, October 13, 2025 at 3:00 PM

11. Adjournment.

As there was no further business to discuss, Vice President/Secretary Elizondo moved to adjourn the meeting. Motion was seconded by Treasurer Ann Camarillo and adjourned at 1:50 PM.

MINUTES OF THE CIMARRON PUBLIC IMPROVEMENT DISTRICT BOARD OF DIRECTORS' REGULAR MEETING HELD ON SEPTEMBER 8, 2025, WERE APPROVED ON THIS THE 17TH DAY OF DECEMBER 2025.



Dolly Elizondo, Vice President/Secretary

**ZONING BOARD OF ADJUSTMENTS
OCTOBER 22, 2025
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
Dolly Elizondo
William Ueckert Jr.

ZBA ABSENT**STAFF PRESENT**

Susie De Luna
Jessica Munoz
Elisa Zurita

GUESTS PRESENT

Ofelia Amador
Manuel Ruiz
Sandra Martinez
Diana Sanchez
Ricardo Rodriguez
Raul Orozco

CALL TO ORDER

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

CITIZENS PARTICIPATION

Chairman Flores 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 SEPTEMBER 24, 2025

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

ITEM # 5

TO ALLOW A 0-FOOT FRONT SETBACK INSTEAD OF THE REQUIRED 18-FEET FOR A CARPORT AT 1628 WEST "B" STREET, BEING LOT 8, THE PALMS AT MEADOW CREEK SUBDIVISION AS REQUESTED BY SANDRA MARTINEZ

Ms. De Luna stated the site is located along the north side of West B Street, approximately 231 feet East of Scenic Way. The applicant is requesting a variance to construct a carport within the 18-foot Garage/Carport setback. The Palms at Meadow Creek Subdivision was recorded on May 10, 2019. The subject property is a regular lot. The subject lot has a total area of 2,005.90 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 32 legal notices to surrounding property owners. 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) obtain a building permit fee. She stated the structure has not been constructed. They are proposing to build a carport before.

Mr. Salazar asked if staff isn't providing the board with the past variances that have been seen in the area.

Ms. De Luna stated there are no variances.

Mr. Garza asked how many lots are in the subdivision.

Ms. De Luna stated there are 69 lots in the subdivision.

Chairman Flores asked if there are no variances why is it being presented to the board?

Ms. De Luna stated there are currently no variances because they're asking for permission to be able to build.

Ms. Elizondo stated in the plat is very clear that no structures are to be allowed to build.

Ms. De Luna stated staff can't deny the applicant the due process. The applicant had the option to apply and it's up to the board to consider the possibility of granting a variance. She asked if the applicant was present.

Ms. Sandra Martinez stated that she lived in a townhouse neighborhood named The Palms in Meadow Creek that has no carports. She mentioned that their vehicles were exposed to hail and high temperatures. She added that there was no HOA in the subdivision and asked why they couldn't have carports. She mentioned that this was a necessity not a luxury for their vehicles. She added that she had obtained signatures from her neighbors in favor of having carports in this subdivision. Ms. Martinez asked the Board to consider her variance and if they felt the proposed carport was too big then she would adjust to any recommendation from the board. All she asked for was to have a carport for her vehicle.

Chairman Flores asked if anybody had any questions.

Ms. Salazar asked how much the applicant spent.

Ms. Martinez stated that she has not spent anything because the City has not approved her building permit.

Mr. Salazar asked if she had a garage.

Ms. Sandra Martinez replied, "No". She added that there were very few homes with a garage in that subdivision.

Chairman Flores asked if there was anyone in opposition to the request.

There was no further discussion. Chairman Flores 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.

Mr. Salazar asked if the subdivision was all built out.

Ms. De Luna replied, "partially".

Chairman Flores stated it is half or more than half.

Ms. De Luna stated that this subdivision had been dormant for a long time.

Chairman Flores asked if the setback was designed for safety reasons.

Ms. De Luna replied, "yes".

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

ITEM # 6

TO ALLOW A 7 FOOT FRONT SETBACK INSTEAD OF THE REQUIRED 10 FEET FOR A NEW DWELLING, AT 1804 VILLAGE SQUARE, BEING LOT 4, PALM VILLAGE SUBDIVISION UNIT NO. 1, AS REQUESTED BY RICARDO RODRIGUEZ

Ms. De Luna stated that the site is located at the northwest corner of Village Square Circle. The applicant is requesting a variance to construct a new dwelling (house) within the 10' front setback. The Palm Village Subdivision Unit No. 1 was recorded on October 3, 1977. The subject property is a regular lot. The subject lot has a total area of 1,292 square feet. The applicant submitted a letter from American Electric Power (A.E.P.) requesting a buffer between the electrical infrastructure and the proposed building. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 24 legal notices to surrounding property owners. Staff recommends approval. This request does qualify as an undue hardship.

Ms. Elizondo asked Ms. De Luna to repeat what she last said.

Ms. De Luna stated it does qualify for an undue hardship.

Ms. Elizondo asked based on.

Ms. De Luna stated the applicant submitted letters from AEP requesting them to have a buffer due to the proximity of the overhead power.

Chairman Flores asked if the applicant was present.

Mr. Ricardo Rodriguez stated that he was proposing to construct two homes one at 1803 Village Square and one at 1804 Village Square. He added that when they spotted the utility lines they discovered that there's a power line going through the bottom and one in the overhead. Since these lots are small he is proposing to do two-story homes, which would be too close to the existing power lines. He contacted AEP to check how close they could be, and they requested that they be at least three away.

Ms. Elizondo asked how they would do the buffer.

Mr. Ricardo Rodriguez stated he would move the homes back three feet so the roof could clear the power lines.

Ms. Elizondo stated that would force him into the setback.

Mr. Ricardo Rodriguez mentioned that it would due to the fact that those properties are very small.

Mr. Ueckert asked how many square feet are the proposed homes.

Mr. Rodriguez replied, "980 sq.ft."

Mr. Ueckert stated it takes most of the lot.

Mr. Rodriguez stated he is proposing to build two-story homes consisting of a living room, kitchen on the bottom floor and two bedrooms on the second floor.

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

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

ITEM # 7

TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FOOT SETBACK FOR AN EXISTING CARPORT, AT 1717 SALINAS STREET, BEING LOT 55, LAS MISIONES ESTATES PHASE II SUBDIVISION, AS REQUESTED BY DIANA V. SANCHEZ

Ms. De Luna stated that the site is located on the west side of W. 18th Street and Salinas Drive intersection. The applicant is requesting a variance to keep a 20' x 20' carport within the 20' front setback. The carport was constructed without obtaining a building permit. Las Misiones Estates Phase II Subdivision was recorded on January 28, 1999. The lot measures 60' in width by 113 in depth for a total area of 6,780 square feet. The lots to the north, south, east, and west are developed as Single-Family Residences. Staff notes that the Code Enforcement Department has an ongoing case in this property for construction without a permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 25 legal notices to surrounding property owners. No variances have been processed in this subdivision. There is a 5-foot utility easement along the front of the property. 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) Signed 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 thereafter, 2) obtaining a building permit, and 3) paying a double permit fee.

Ms. Elizondo asked staff if the applicant has an ongoing case.

Ms. De Luna replied, "yes, for construction without a permit". The Code Enforcement Department has a case in court and is pending the outcome of the variance.

Mr. Ueckert asked why it came to the board.

Ms. De Luna stated that the applicant wanted the Board to consider her request to keep the carport before going to court. If the variance is granted then she gets to keep the carport and if it gets denied then the carport would have to be removed.

Mr. Ueckert asked if the judge would deny it.

Ms. De Luna stated that the judge could only give them more time to resolve the issue or issue citations for non-compliance. The Zoning Board of Adjustments Board is the only authority that can grant variances.

Mr. Ueckert stated the judge takes ZBA action into consideration.

Ms. De Luna replied, "Yes".

Chairman Flores asked if the applicant was present.

Ms. Diana Veronica Sanchez stated her mother lives with her, she is 77 years old, and requested her to build or install a carport to protect her, to keep her safe and to provide a shade to keep her car from overheating. She mentioned it's for when her mother runs her errands and she goes to her doctor's appointments. She added her mother was having issues with that since she wasn't feeling very well, feeling a little bit dizzy. She stated she had already thought of installing the carport and she loves to water her plants but it's too hot for her. She added that they didn't know that a permit was needed. She had asked a neighbor almost in front of her if a permit was needed and was told no. She also spoke to the staff at Dart Monkey Metal Erectors and she asked them if a permit was needed, and they told me they that we did not. They told her that they have installed carports in every city in the Rio Grande Valley and have never needed a permit. She stated they didn't think that they needed a permit otherwise they would have complied with the requirements and most importantly it's not a luxury It's a necessity and it's for her mom.

Mr. Salazar asked if her neighbor is directly across from her house.

Ms. Sanchez stated he is located on Salinas and 18th, right in front of me on the corner of Salinas and 18th. She mentioned she had asked him personally and he had told her that he did not need a permit. She stated she had taken it for granted and wasn't trying to not comply with setbacks that are required by the City of Mission. She mentioned they didn't think that they needed a permit after talking to her neighbor and the builder of the carport.

Mr. Ueckert asked when it was built.

Ms. Sanchez stated in the beginning of August.

Ms. Elizondo asked if she talked to the contractor to let them know that they're wrong about the permit process and ask them to come back and correct the situation.

Ms. Sanchez stated she had not talked to them yet. She was waiting for the outcome of the meeting. She mentioned she does have their information as well as the name of the person who actually installed it. The employee is Salvador and the owner name is Gerardo Silva. They told her that they did not need a permit.

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

Ms. Elizondo asked if there was anything ever approved in that subdivision?

Ms. De Luna replied, "No".

Ms. Elizondo stated they would be setting precedents.

Ms. De Luna stated they would set precedents. Ms. De Luna added that she had checked with Code Enforcement to see if they had other cases in this subdivision but they only had this particular address.

Ms. Elizondo asked if it was the picture that was shown to the board?

Ms. De Luna replied, "yes". She added that these are older subdivisions which homes were built right on the front setback, leaving no room for a carport unless it was right at the property line.

Mr. Ueckert asked if the footprint of the structure itself is within their property if it's not inside any road right of way or anything.

Ms. De Luna stated it is at the zero lot line.

Mr. Ueckert stated it's right on their property line.

Mr. Salazar asked if there is a utility easement.

Ms. De Luna stated along the front of the property.

Mr. Salazar asked if it's the five foot.

Mr. Garza stated it was a water easement.

Ms. De Luna stated it didn't specify it could be electrical, water, and sewer.

Mr. Salazar but they don't know at this point.

Ms. De Luna replied, "no, unless we have them ask for utilities".

Chairman Flores asked if the city keeps a list of subs or contractors that are on a preferred approved vendor list.

Ms. De Luna stated that the purchasing has a list of vendors but it was not specifically for carports.

Mr. Garza asked if staff were going to visit with the person who installed her carport.

Ms. De Luna replied, "yes". She added that they would be informing him that permits are required for carports, and they are obviously giving out the wrong information.

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

ITEM # 8

TO ALLOW AN 8'5" REAR SETBACK INSTEAD OF THE REQUIRED 10' FOR AN EXISTING COVERED PATIO AND A 10' SIDE SETBACK INSTEAD OF THE REQUIRED 20' FOR A PROPOSED SWIMMING POOL, AT 2109 PASEO ENCANTADO STREET, BEING LOT 1, HARMONY ESTATES SUBDIVISION, AS REQUESTED BY ELIAS RODRIGUEZ, JR. & OFELIA AMADOR

Ms. De Luna stated that the site is located on the southeast corner of Inspiration Road and Paseo Encantado. The applicant is requesting a variance to keep a 41' x 24' covered patio within the 10' rear setback and to allow the construction of a swimming pool within the 20' side setback on Inspiration Road. The covered patio was constructed without obtaining a building permit. Harmony Estates Subdivision was recorded on August 30, 2001. The irregular lot has a total area of 9,452 square feet. The lots to the north, south, and east are developed as Single-Family Residences. 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. No variances have been processed in this subdivision. There is a 10-foot utility easement along the side and rear of the property. Staff recommends denial for the existing carport and proposed pool. This request does not qualify as an undue hardship. However, if ZBA is inclined to approve the variance for the carport then the applicant would need to comply with the following: 1) Signed 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 thereafter, 2) obtaining a building permit, and 3) paying a double permit fee.

Chairman Flores asked if the covered patio in the rear of the property is proposed or it is already built.

Ms. De Luna replied, "The structure has already been built". She mentioned they are proposing a pool.

Chairman Flores asked if the covered patio is within the easements.

Ms. De Luna replied, "yes, it's within the setback".

Chairman Flores asked if there were two setbacks, which were a 10' utility easement and a 20' setback.

Ms. De Luna replied, "yes". She added that the 20' is towards Inspiration Road. She mentioned that on corner lots they are usually allowed a 10' setback but since this is towards Inspiration Road, they require a higher setback.

Chairman Flores stated it seems like the edge of the pool would be right at the 10' setback, so it would be in compliance for the utility.

Ms. De Luna stated that it would be complying with the 10' utility easement but not with the 20' setback towards Inspiration Road.

Chairman Flores asked if the 10' utility easement was that main issue.

Ms. De Luna replied, "yes".

Mr. Ueckert asked why would the plat have a 20' setback from Inspiration Road.

Ms. De Luna stated that main roads required higher setbacks due to future widening and to have a higher separation. She added that for regular streets it's usually a 10' setback.

Mr. Ueckert asked how many travel lanes does Inspiration Road have currently.

Ms. De Luna stated that they currently had two lanes in the area but Inspiration Road was going to be widened in the near future.

Chairman Flores asked if that excess land belongs to the city.

Ms. De Luna stated it is the city's right-of-way.

Mr. Salazar asked if that was the proposed widening.

Ms. De Luna stated yes.

Chairman Flores asked if the applicant was present.

Ms. Ofelia stated they are first time home buyers they didn't know about permits, easements or setbacks. She mentioned they did try to get a permit for the pool. She stated they would like to have the pool for their family. She mentioned when they first looked into it and getting the pool they had found a company that stated that they didn't need a permit. She mentioned they had already done the fence and the porch. She stated she had found a contractor that said yes, they'll take care of the permits and she didn't have to worry about anything. She mentioned her contractor came to the City of Mission and spoke to the permits department asked what the easements were and were told it showed a 10' utility easement on the side and 10' on the rear of the property and 6' on the other side. She mentioned since they built the blueprints they had paid for the blueprints and all that based on the easements that were given to her contractor and when they had submitted the permit it had gotten denied because there was a 20' setback on the side because of the road. She stated it's five feet to work which is nothing for a pool. She stated 811 went to their house to put the flags nothing crosses anywhere along the path of the 20'. The pool was designed by the contractor based on what the city told them.

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

Ms. Elizondo stated it is an irregular lot. If you notice, she's number one. So there's no other lot next to her off Inspiration. The house couldn't be positioned in any other different way because of the corner clip. It is one entrance to the subdivision. There's no neighbor they'll ever exist and the road can only come in maybe 5' on those 20' or 7' at the most. She added that the utilities were cleared.

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

Ms. De Luna asked if they were approving both structures?

Ms. Elizondo stated this was only for the pool structure.

Chairman Flores stated the second structure is off by 1½' on the setback in the rear of the property.

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

Mr. Salazar asked if Inspiration was a city of state road?

Ms. De Luna stated it is a state road.

Mr. Salazar asked if they would have any say in this request.

Ms. De Luna replied, "yes".

Ms. Elizondo stated they would have to buy her what they take from her which at the most would be 7' out of the 20'.

Chairman Flores asked if every time the board approves a variance does the applicant have to sign a hold harmless agreement.

Ms. De Luna stated that it depends some don't require a hold harmless agreement. In this case she will be signing a hold harmless agreement for the actual structure on the rear right of the patio because the board is approving the pool as is.

ITEM # 9

TO ALLOW A 1'5" SIDE SETBACK INSTEAD OF THE REQUIRED 10' FOR AN EXISTING 19' X 25' HOUSE ADDITION (STORAGE SHEDS) AND A 3' SIDE SETBACK INSTEAD OF THE REQUIRED 6' AND A 1' REAR SETBACK INSTEAD OF THE REQUIRED 10' FOR A 30'X22' EXISTING OUTDOOR KITCHEN, AT 1901 AZALEA STREET, BEING LOT 132, TAURUS ESTATES NO. 9 SUBDIVISION, AS REQUESTED BY RAUL OROZCO

Ms. De Luna stated that the site is located along the southwest corner of Azalea Street and Crisantema Street. The applicant is requesting a variance to keep an already-constructed 19' x 25' house addition (storage sheds) within the 10' corner side setback; and a 30' x 22' outdoor kitchen within the 10' rear setback and the 6' side setback. The existing structures were constructed without building permits. The Taurus Estates No. 9 Subdivision Phase III was recorded on January 16, 2003. The subject property is a regularly shaped lot with a depth of 100.00 feet, a front width of 71.88 feet. The subject lot has an area of 7,188 square feet. There is no history of variances in this subdivision. Staff mailed out 27 legal notices to the surrounding property owners. The Planning staff has not received any objections to the request from the surrounding property owners. City officials from the Code Enforcement Division noticed the outdoor kitchen and the house addition (storage sheds) and gave the property owner notice of violation for the construction of the structures without a building permit. Staff recommends denial. The structures need to be modified or removed to comply with the required setbacks. However, if the 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 structures will remain perpetually "open and to its footprint" and if the structures are ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit and paying a double fee.

Ms. Elizondo mentioned that she is assuming the 19 x 25 has electrical and water because it looks like the roof is extended and it is not a separate structure or is it.

Ms. De Luna stated it's together, but there is no entrance from the home. She mentioned it used to be a storage shed but got converted.

Ms. Elizondo stated that this was a good example when the Board approves a storage shed and they converted into something else.

Ms. De Luna stated as you can see in some of the pictures, it is used as storage but it could be converted into something else. She added that the applicant does not have a business but she does work decorating for her friends.

Chairman Flores asked if the applicant was present.

Mr. Raul Orozco stated he built the structure for his family gatherings. He mentioned he started putting up a gutter so he wouldn't be throwing water onto his neighbor's property. He stated not a single drop falls onto her property when it rains. He mentioned the roof is made of sheet metal. He is on the corner and given the street he doesn't know if there is a chance of keeping the structure since there are limits to the city and they might consider doing something there which they have the right-of-way to do.

Ms. Elizondo stated he only spoke of the kitchen; he didn't speak about the storage room at all.

Chairman Flores stated there are two variances.

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

Mr. Garza asked if the storage room had been built for more than three years?

Ms. De Luna replied, "No, it was built in 2024".

Mr. Ueckert stated the first picture shows a double door. He asked if that is the addition of the shed to the house.

Ms. De Luna stated that they have two sheds and also added a restroom.

Mr. Ueckert stated it's all attached to the building and no permit was acquired to do any work.

Ms. Elizondo stated the applicant has two violations.

Ms. De Luna stated the sheds were converted into one and the outdoor kitchen.

Mr. Ueckert asked if there was no permit for the two sheds together, also part of that house. There was no permit obtained. So the contractor just didn't even contact the city about what he was doing.

Ms. De Luna asked the applicant if he did the work or hired someone else.

Mr. Raul Orozco stated he didn't do the work he had somebody else.

Ms. Elizondo asked if there was anything in the neighborhood that they had approved before.

Ms. De Luna replied, "no".

Ms. Elizondo stated he's right next to a street. No one will ever be built next to him for these structures because he has two driveways. He's got one in the front and one on the side and if that one's on the side she is assuming there is a street right next to him not a lot.

Mr. Salazar asked if the applicant would be able to insulate and make it another bedroom if he wants to at this point if there were to approve the variance.

Ms. De Luna replied, "yes".

Chairman Flores asked if it was over the utility easement on the right side.

Ms. De Luna replied, "yes".

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

OTHER BUSINESS

UNFINISHED BUSINESS

ADJOURNMENT

There being no further business, Chairman Flores entertained a motion. Ms. Elizondo moved to adjourn the meeting. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously at 5:17 p.m.



Heraclio Flores, Chairman
Zoning Board of Adjustments

**PLANNING AND ZONING COMMISSION
OCTOBER 1, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Connie Garza
Omar Guevara
Irene Thompson
Steven Alaniz
Raquenel Austin

P&Z ABSENT

Kevin Sanchez

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz

GUEST PRESENT

Lorene Bazan
Jose De La Garza
Victoria Bazan
Claudia Bajos
Elizabeth F. Glass
Nora Marroquin

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 17, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 17, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:32 p.m.

Item #2

**Conditional Use Permit: An Event Center – Le Jardin
Being Lot 1, J. Reyes Subdivision
3009 N. Conway Avenue, Suite 5
C-3
Nora Marroquin**

Mr. Cervantes stated the subject site is located along the West side of Conway Avenue approximately 970 feet South of Mile 2 Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a 1,500 square foot suite in a commercial plaza for an Event Center that will be named "Le Jardin". The applicant is proposing to host birthdays, baby showers, small weddings and quinceaneras. The proposed hours of operation are as follows: Every day from 9:00 a.m. to 1:00 a.m. Staff will be 3 employees. Parking: Due to the total of 77 chairs allowed by the maximum occupancy, a total of 26 parking spaces is required. There is a total of 70 parking spaces held in common for the plaza. The Planning Staff has 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 is compatible and complementary to adjacent properties. Staff recommends

approval for 1 year subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Every Day from 9:00 a.m. to 1:00 a.m.; 3) Must comply with the noise ordinance; 4) Must obtain a business license prior to occupancy; 5) Maximum occupancy is 80 people; 6) Must have security cameras inside and outside with a minimum 30-day retention; and 7) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

**Conditional Use Permit: An Event Center – Partytorium
Being Lot 1, Treme Subdivision
2210 E. Interstate Highway 2, Suites F & G
C-3
Elizabeth Fregoso-Glass**

Mr. Cervantes stated the subject site 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 requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Partytorium". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Every day from 9:00 a.m. to 9:00 p.m. Staff will be 1 employee. 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 has 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 is compatible and complementary to adjacent properties. Staff recommends approval for 1 year Subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are every day from 9:00 am to 9:00 pm; 3) Must comply with the noise ordinance; 4) Must obtain a business license prior to occupancy; 5) Maximum occupancy is 82 people; 6) Must have security cameras inside and outside with a minimum 30-day retention; and 7) CUP is not transferable to others

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

**Conditional Use Permit
Renewal:**

**To allow a Home Occupation
– We Care Family Daycare in a Single
Family Residential District
Being the West ½ of Lots 1 & 2,
Block 103, Mission Original Townsite Subdivision
311 W. Leo Najo Street, Apartments A, B, C,
R-1
Jose de la Garza**

Mr. Cervantes stated the subject is located at the Southeast corner of Cummings and Leo Najo Street. Per Code of Ordinance, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council. The applicant has been running the daycare at this location since October 2018. The applicant has a total of 25 children ranging from infants to 12 year old at different times. The last conditional use permit for this home occupation at this location was approved on October 10, 2022 for a period of 3 years. Staff notes that this would be the applicants 4 th renewal. Since the applicant does not reside at this location, he needs to comply with Section 1.56(1)(g) of the Zoning Code which states: The Planning and Zoning Commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the City Council who shall have, the ultimate authority on the matter. Subsections 1.56-1(a), (d), and/or (f), states that a minimum of 90 percent of the property owners within 200' mailout radius shall provide written support for the proposed home occupation since the applicant has a daycare center. The proposed days and hours of operation are Monday–Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm. Staff: 5 employees. Parking: Being a triplex, 6 parking spaces can be used for the daycare operation. Parking has not been an issue since most of the children are dropped off or picked up by the applicant. The applicant is the owner of the apartments. Since the applicant has obtained 90% of the signatures and has complied with all the requirements, staff does not object to renewing the conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure

that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 4 year re-evaluation to continue to assess this home occupation; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Must comply with DHS Certification; 4) CUP is not transferable to others; and 5) Hours of operation to be as follows: Monday – Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #5

**Conditional Use Permit
Renewal:**

**The Sale & On-Site Consumption of
Alcoholic Beverages – El Itacate Restaurant
Being Lot 2, Shary Town Plaza Subdivision
301 N. Shary Road, Suite 240
C-3
Las Pupusas Del Itacate, LLC
c/o Claudia Bajos**

Mr. Cervantes stated the subject site is located approximately 450' north of 1st Street along the west side of Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 4,004 square foot suite within a commercial plaza for a Mexican Restaurant. She has been in operation at this location since February of this year. She would like to continue to offer alcohol with her meals. Therefore, the need to renew her conditional use permit. Access to the site is via two 30' driveways off Shary Road. The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am. Staff: 15 employees in different shifts. Parking: In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats – 37.6 parking spaces). It is noted that the parking is held in common. There are 143 existing parking spaces available and are shared with the other businesses within the commercial plaza. Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff

has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. Staff asked PD for any reports of this location regarding alcohol. As of this date, no incidents have been reported. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #6

Ordinance Amendment: The adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses.

Mr. Cervantes stated due to other factors on November 25, 2019, a provision was removed from the list of possible conditional uses that would previously allow event centers and bed and breakfasts to be established in a property zoned Agricultural Open Interim. The language that was removed would allow as a conditional use other uses which, as determined by the Planning and Zoning Commission, are not contrary to the purpose established for the district. By the removal of that language from the code of ordinance, an event center or a bed and breakfast facility became not a possible conditional use under this zoning category. The proposed ordinance would allow those types of facilities with a conditional use permit after public hearings are held. Staff recommends the adoption of the ordinance. He mentioned there's been some interest in properties that are zoned agricultural to have like a small event center or a bed and breakfast. There are several properties that are acres that are zone agricultural that sometimes have an old house that lend themselves for an event center or a bed and breakfast facility. As a result, staff is proposing to amend the zoning ordinance to allow such a facility with a conditional use permit. He added if somebody would want to pursue that, they could

apply and staff will send a notice to the surrounding property owners and the council may grant it depending on how the public hearings go and the conditions that we may impose.

Ms. Thompson asked how are the Bed and Breakfast held by the City of Mission.

Mr. Cervantes stated they aren't allowed in the City of Mission.

Ms. Thompson asked Bed and breakfast not allowed.

Mr. Cervantes stated No.

Ms. Thompson mentioned Event centers are allowed.

Mr. Cervantes stated they were allowed in the past because there was some language in the ordinance that allowed establishments that this board will allow establishments like that, but that language was removed a few years ago. So as a result, if somebody wants to set up a new one, it's not allowed.

Mr. Guevara asked if applicants are requested a lot.

Mr. Cervantes stated staff has had some interest so we may get an application in the near future.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the ordinance amendment request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item #7

Single Lot Variance:

**A 0.3244 of one acre out of Lot 19,
Los Ebanos Village Subdivision
1500 Esperanza Avenue
R-1
Victoria M. Bazan**

Mr. Ramirez stated this property is located at the Northwest corner of N. Los Ebanos Road and Esperanza Avenue. The land measures 154.00 feet by 92.50 feet, being a .0.3244 acre tract of land out of Lot 19, Los Ebanos Village, per map records. Lot 19 got split into two separate tracts of land

by metes and bounds description on February 28, 2025. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has double frontage to N. Los Ebanos Road and Esperanza Ave, both being public streets, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

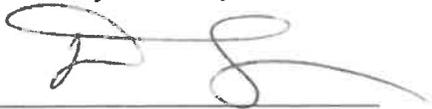
Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the Single Lot Variance request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#8
ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:39 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
OCTOBER 15, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Connie Garza
Irene Thompson
Steven Alaniz

P&Z ABSENT

Kevin Sanchez
Omar Guevara
Raquenel Austin

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz

GUEST PRESENT

Maria Ester Salinas
Antonia Del Barrio
Luis Valdez
Elizabeth Oviedo
Carlos A. Chapa
Luis Mendez
Lane Rangel
Pena Fernando

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR OCTOBER 1, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for October 1, 2025. Ms. Thompson moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:44 p.m.

Item #2

Rezoning:

**A 9.83 acres gross and 9.48 acre net tract
of land out of Lot 33, Bell Woods CO'S Subdivision "C"
This site is located along the West side Conway Avenue (SH 107)
approximately 265 feet North of Victory Street
AO-I to R-3
Luis Alaniz c/o Cabrera Brothers Trucking Co.**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3") for a multifamily residential development. The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet. The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and agricultural land to the west. The subject property is vacant. The Future Land Use Map shows the West two thirds of the property designated for low density

residential uses. The East one third of the property is designated General Commercial. Even though the requested rezoning of the West two thirds of the property is not in line with the comprehensive plan, staff feels that the area is in transition to multi-family residential uses. Notices were mailed to 6 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Luis Valdez resides at 3611 N. Conway Avenue, He stated there has been an issue with drainage in the area. He mentioned he had some photos of the flooding that travels from the north side of the property. He stated he would like the board to reconsider when proposing to rezone the property because there is a lot of flooding in the area.

Chairwoman Izaguirre asked where his property was located.

Mr. Valdez stated his property is North of IHOP where the cheer strike gym is located at. He mentioned there's a lot of runoff water when it rains from the north side.

Chairwoman Izaguirre asked even though the properties on the north side of the canal.

Mr. Valdez stated Yes, It goes into the drainage area, then it flows into my property. He mentioned he provided some photos for the board members. He mentioned this is what happened in March. He stated this is where their property would end. He added that probably on the south side you can see all that overflow into the highway and into my property and it's on the south side of the canal between both properties.

Chairwoman Izaguirre asked if the warehouse was already there when he purchases the property?

Mr. Valdez stated yes, the warehouse has been there for 25 years and that's before that IHOP was developed. He believes the IHOP was raised too high.

Mr. Valdez 'daughter stated IHOP made the flooding issue stimulated and if that multi-residential use is granted that's going to stimulate even more of the current flooding issue.

Chairwoman Izaguirre asked Mr. Cervantes if he had seen the photos of the flooding issue.

Mr. Cervantes stated No, but he has heard of flooding in the area. He mentioned to the board that right now they're discussing the land use only. He stated the drainage should not really be a factor in the rezoning process since a multifamily zoning makes sense for this type of property. He mentioned when the property is being developed they will have to comply with our drainage requirements which are more strict today than before.

Chairwoman Izaguirre stated it looks like that warehouse shouldn't have been built at that elevation.

Mr. Valdez stated that was before the annexation so that was not part of the City of Mission before.

Chairwoman Izaguirre stated it looks like it was an ongoing problem before you even purchased the property.

Mr. Valdez stated If the property on the south side, which is IHOP, hadn't been raised, all the water would have just drained down, but once that was put in place it created all those problems.

Chairwoman Izaguirre stated they will make sure that the planning department will take a look into the flooding.

Mr. Cervantes stated that staff can meet separately with Mr. Valdez and with the city staff to try to address the drainage concerns as much as possible. He stated staff could have a separate meeting with him and the city engineer to make sure if the zoning goes through, that the drainage is very carefully reviewed so that it will not cause any more problems.

Chairwoman Izaguirre asked if we have anybody else for item number two for or against this item?

Mr. Luis Mendez on behalf of the owner, we're the engineers for this development SAMES INC. He addressed the comment as mentioned by the planning department as well as meeting the requirement for drainage impact for the development. He mentioned they reached out to TxDOT and there's already funding for the expansion of that road and there are drainage improvements to 107 on that section meaning that there are going to be adding some storm inlets and piping and all that. He stated their runoff drainage runoff is going to be conveyed through a detention pond for the development and ultimately outfall into that storm system that TxDOT is about to do improvements on. He mentioned that design is already being approved and it's already currently out to bid for the contractors so they can start processing that future development.

Chairwoman Izaguirre asked if Mr. Mendez could please email the plans to our planning and engineering department.

Mr. Mendez stated No problem he believes there should be a third sheet showing drainage improvements or preliminary drainage improvements. He stated that the plans should be showing some inlets already. That TxDOT is anticipating that section. If not, I can forward it to the City of Mission as well, so they can address it with the surrounding owners to show that improvements for drainage infrastructure is coming on the way. So that's why our development is anticipating those connections as well.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if this is just for the zoning, obviously it still needs the development phase at that point and to ensure that the engineering adheres to proper drainage.

Mr. Cervantes stated yes, If the zoning goes through and the City Council approves it. He mentioned there is a subdivision that is in the works for Fourplex lots. He stated he will set up a meeting with the people that showed up and the subdivision engineers and the city engineer to try to address their concerns. He will schedule that meeting as soon as possible.

Ms. Garza stated that her main concern that she has is that the future land use for this property is commercial facing Conway. She asked if the developer gave any consideration to doing the part fronting Conway Commercial and then maybe the rest of it multifamily.

Mr. Cervantes stated he isn't sure if that has been considered by the applicant. He mentioned they have seen a preliminary subdivision for fourplex lots. He stated they're proposing at this time a subdivision for fourplex lots for multifamily. He mentioned to keep in mind that things can change in the future so the project may fall through and then another future owner may decide to build an one large apartment complex or a future owner could decide to make the front commercial and then pursue zoning the way it was.

Ms. Garza stated that would be my only concern in approving this item.

Mr. Mendez asked if her question was moving the front part to commercial.

Ms. Garza stated the future land use map indicates one third of the property to the east of facing Conway being commercial.

Mr. Mendez stated they had touched bases with the client before regarding having commercials in the front but as for the market analysis they did kind of all that corridor already, mostly what's out there is commercial. He mentioned the applicant's intent is bringing more residents to give that improvements to the commercial meaning to bring more people for commercial use. He stated he will be letting his client know of the possibility that if he is thinking of doing commercial in the front. He stated that so far, the applicant wants to have fourplexes for it and the detention pond. We're thinking of doing it right in front due to the existing conditions of the ground because that section elevates really high towards the back, which it's approximately 10 to 15ft. He added if they do the detention pond on the top it's going to create issues with engineering runoff with gravity. So that's why they are planning on the detention pond. So essentially, there's going to be a really small gap for commercial use in the pond.

Chairwoman Izaguirre stated It's not feasible because of the elevation of the terrain and because it's too narrow in the entrance and it's next to an elevated irrigation canal.

Mr. Mendez stated the right of way and plus the size of the pond that we need. He stated the size It's going to be 100 by the distance. So, it's going to be really small for a commercial. So that's why he kind of didn't consider that option.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:46 p.m.

Item #3

Conditional Use Permit:

**Manufacturing & Packing of Water and Ice-
Royal Water**

**Being all of Units "M", "N", "O", "P", and "Q",
Bryan Point Business Condominiums Subdivision
1352 E. 1st Street, Suite M**

**C-3
Royal Water LLC**

Mr. Cervantes stated the subject site is located along the South side of 1st Street approximately 200 feet East of Bryan Road. Per the Code of Ordinances an industrial use in a property zoned General Business District requires approval of a Conditional Use Permit by the City Council. This business has been in operation without a business license since August, 2025. The applicant uses city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water is sold from the suite. A meeting took place with the City Fire Marshall on October 6; 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite. The hours of operation are as follows: Monday thru Friday from 8:00 a.m. to 5 p.m. Staff: 3 employees. Parking: There are a total of 185 parking spaces in the commercial plaza that are shared among the businesses. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for one (1) year to continue to assess this business; 2) Compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP is not transferable to others; 4) Must comply with the noise ordinance; 5) Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m; and 6) No water to be sold from the suite.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:47 p.m.

Item #4

**Conditional Use Permit
Renewal:**

**A Drive-Thru Service Window
– Taqueria Oviedo
Being Lot 2, Aziz No. 2 Subdivision
608 W. Griffin Parkway,
C-3
Elizabeth Oviedo**

Mr. Cervantes stated the subject is located along the North side of Griffin Parkway, approximately 360 feet East of Holland Road. Per Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council. There is an existing 24' x 38' drive-thru service window and a 4' x 8' LED menu board. The taqueria has been in business since 2015 at the above location, serving authentic Rio Bravo Tacos and more. Access to the site will be provided off of West Griffin Parkway through an existing 26' driveways. The proposed days and hours of operation are Monday – Sunday from 11:00 am to 12:00 am. Staff: 8 employees. Parking: the parking is held in common for this commercial plaza and have a total of 60 parking spaces that are shared with other businesses. The last conditional use permit approved for this drive-thru service window for this location was on November 12, 2024 for a period of 1 year. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation are Monday – Sunday from 11:00 am to 12:00 am; and 4) CUP not be transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Ms. Elizabeth Oviedo the applicant does see any issues with her establishment or any complaints.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:47 p.m.

Ended: 6:14 p.m.

Item #5

Conditional Use Permit

Renewal:

**The Sale & On-Site Consumption of
Alcoholic Beverages – The Ice House, LLC
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
815 N. Francisco Avenue
C-3
Lane Rangel**

Mr. Cervantes stated 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. This business has been in operation since 1960 but during the renewal of the conditional use permit, the City Council placed a condition of no live music outdoors at any time. This was done during the April 14, 2025 meeting. The applicant has submitted a petition signed by 228 citizens in support of bringing back outdoor music at the venue. Four (4) of the petitioners are property owners within the 200- foot notification area (18.69%). For the last two years there have been three (3) abandoned vehicle, one loud noise, one incident, and one theft report. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:p.m. to 12:00 a.m. Staff: 3 employees. Parking: Due to the total of 164 proposed chairs, a total of 55 parking spaces are required. There is a total of 12 off-street parking spaces at the site. Since this property is located within the Mission's Central Business District, it is exempt from parking requirements for the existing structure. 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 Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff 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 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: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 10) Live music allowed outside.

Chairwoman Izaguirre asked why the petition had addresses from random places in the city and it's not the surrounding 200' radius.

Mr. Cervantes stated because most of the petitioners are patrons of this business that like the live music at the site and would like for that to come back.

Ms. Thompson asked if this is to get live music back.

Mr. Cervantes stated it is a consideration outside.

Chairwoman Izaguirre asked if this was for outside.

Mr. Cervantes stated yes for outside and is a reconsideration request based on the police reports that we now have and based on the petition of support that the applicant has provided staff.

Chairwoman Izaguirre asked in reference to the floor plan that was submitted. She asked why are we allowing handwritten floor plans that are not to scale unlike every other city that requires an actual to scale drawn plan.

Mr. Cervantes stated that can be something that staff can look into and start requiring from applicants.

Chairwoman Izaguirre stated it doesn't look professional for the city to even be accepting these types of drawings even the county requires them.

Mr. Cervantes stated Yes, since this is an ongoing business it's a little difficult to make him hire a professional.

Chairwoman Izaguirre stated the applicant has to do it once with all the insight of how it's actually going to be and make sure the fire marshal approves.

Mr. Cervantes stated staff has one application on hold because we're making the applicant give us a professional drawing. So that one has been on hold for three, four months for an event center, but this one because it's an existing business and we accepted the hand-drawn.

Chairwoman Izaguirre stated it's an existing business that we've had a lot of issues with.

Mr. Cervantes stated Yes, so in the future we can make sure not to allow this for the future.

Chairwoman Izaguirre asked why the staff can't request it now.

Mr. Cervantes stated they can request.

Chairwoman Izaguirre asked the board members from the drawing if they could tell how many people were going to be there. How many people are going to be standing, sitting, eating, drinking this is regardless of the music.

Mr. Cervantes stated yes, you could make the request after the public hearing, and table the item to make that request. That's certainly an option.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Lane Rangel stated he is the co-owner of the business. He stated as far as the drawing goes that all that was asked for is just a sketch at the time that I put in the application which can easily be done so that he could submit another one of those.

Chairwoman Izaguirre stated that all the cities require it.

Mr. Rangel stated at the point when I did apply that was what they required at that time. He mentioned all he is asking for is the outdoor music for the winter Texan season from 3 to 6 and then occasionally Friday and Saturday night we have live music. It's just part of the business that they are in. He mentioned the last city council meeting when we got denied. One of my partners was on the zoom call but was not identified at that point. He stated it did go behind closed doors for whatever reason and here we are back again. He mentioned there have been two complaints in the last two years.

Chairwoman Izaguirre asked how long ago that meeting was.

Mr. Cervantes stated it was in April of this year.

Ms. Maria Salinas resides at 709 Oblate and 715 Miller, stated she was also present for Mr. Pena Fernando and the two of the ladies from the neighborhood. She stated her and Pena family and friends stand united against the proposed renewal of outdoor music by the Ice House. They were already here once regarding the live music and the council agreed they were going to help them. They were going to be fair with the alcohol. She stated the neighborhood was tired of the noise and not only that they had not made all of these reports but our community has endured noise and drones for too long. A residential owner area could not be forced to endure and torture the noisy nights and overcrowding of vehicles that park anywhere they find. She mentioned the owners of the Ice House have no control over the people attending their bar and therefore should not be allowed to continue operating their business in such a residential area. We firmly believe that the location of the nuisance degrades the quality of life and our residents and it is not fair to have to bear such annoyance. It is essential for the well-being of our town residents to have a voice in the decision making from the Planning and Zoning Commission and the City Council. We are in a residential area across the street. She stated they can't even have a Thanksgiving meal because they're playing so loud the deprivation of sleep of our residents causes mental issues that are completely ignored. She mentioned the neighborhood plays loud noise during the week and we are forced to live with this emotional distress and there's no sidewalks and there's absolutely no traffic control and we're very concerned. She stated they are a residential area not an entertainment district. She mentioned they are the neighbors also have already called the police many times because they park their vehicles. She stated she was being sabotaged and she filed charges with the police department because they went and made a function and then they didn't even put a correct stamp.

Mr. Fernando Pena is the owner of the property north of the Ice House. He stated the problem that he has are the cars that are parking right on his property from the Ice House. He mentioned he had placed no parking sign on his property and they had taken them off. He stated that was his main concern that parking on his property and he stated it's kind of a little problem selling the property. The property is for sale as of now. He stated that's been our biggest problem with the Ice House. They keep parking there on his property. He stated the customers from the Ice House during the winter time when the tourists arrive they park on his property and even on the front of the property. He mentioned they park all over so they have a kind of a big problem with that.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked How many parking spaces do they need based on the capacity of the establishment.

Mr. Cervantes stated 55 parking spaces are required, but they only have 12 off street parking spaces at the site. Now this property is in the Central Business District. So, in the Central Business District, the businesses are not required to have to meet the parking requirements.

Chairwoman Izaguirre stated staff could make sure that they don't park in Mr. Pena's property.

Mr. Cervantes stated It could be an additional condition if that's what the board would like to add.

Chairwoman Izaguirre stated what she is seeing is that the request is for a renewal of a conditional use permit.

Mr. Cervantes stated it is a renewal but if you notice the last condition.

Chairwoman Izaguirre stated it's only one condition.

Mr. Cervantes stated it's the last condition # 10. The last condition is to be allowed to have live outdoor music.

Chairwoman Izaguirre stated that conditions 1 to 9 they're fine. The only difference is the number Ten.

Mr. Cervantes stated yes that correct, 1 to 9 is already in place when the council approved it in April. The issue is number ten.

Chairwoman Izaguirre asked if the City council approved this from 1 to 9.

Mr. Cervantes replied that's correct.

Mr. Alaniz asked if there was any way to start them with acoustic music.

Mr. Cervantes stated when the council approved it, they were allowed outside so they can have music with the speaker only.

Chairwoman Izaguirre asked if they could have a speaker.

Mr. Cervantes stated Yes, they are allowed to have speakers. He mentioned live music is prohibited.

Chairwoman Izaguirre asked since it's a conditional use permit because it's still music whether it's on the speaker or live. She asked if there is just a difference just from the sound level. She stated its still music they can still listen to.

Mr. Cervantes stated he believes it attracts people when they have bands playing.

Ms. Thompson asked What's the occupancy of that

Mr. Cervantes stated in your list of conditions is the occupancy and it varies.

Chairwoman Izaguirre asked if there's music going on right now.

Mr. Cervantes stated Yes.

Ms. Thompson asked where all these people park.

Mr. Cervantes stated most of them in the street or on another people's property.

Ms. Thompson asked 130 people. That's a lot of vehicles.

Ms. Garza stated 357 people and 464 people were standing.

Mr. Cervantes stated the fire department has given occupancy based on different occupancies based on how they are standing or are they sitting approved 464 people.

Chairwoman Izaguirre asked what planning approved.

Mr. Cervantes stated these occupancies are what we got from fire maximum.

Ms. Thompson asked if they're parking in front of these people's homes.

Chairwoman Izaguirre asked what had planning approved for parking.

Mr. Cervantes stated that the central business district is not required at all.

Ms. Thompson asked when this was brought before and the live music was disallowed. Was that the last renewal.

Mr. Cervantes stated Yes, the renewal was in April.

Ms. Thompson asked if there is a reason to think that the council would approve the live music this time around.

Mr. Cervantes stated in April when the applicant went before City Council part of the reason the Council voted is because they did not have any police reports. He stated the City Council mentioned that they wish to have the police reports for the last two years. He mentioned the applicant submitted a petition in support of some of the petitioners being within the notification area.

Ms. Thompson asked for the past year they've had this approval without live music.

Mr. Cervantes stated yes.

Ms. Thompson asked in April.

Mr. Cervantes stated yes, since April.

Chairwoman Izaguirre stated they are requesting live music for the winter season.

Ms. Garza asked when the approval expired.

Mr. Cervantes stated it was for one year. They're up for renewal but the winter season is coming.

Ms. Thompson stated so the last loud noise complaint was in March of 2025. She asked which was right before that restriction was placed to no live music. Is that correct?

Mr. Cervantes stated yes, we have police reports from the past two years. There was one loud noise complaint and it was in March of this year, which was before the April prohibition of live music outside.

Ms. Thompson asked if numerous complaints have been issued because of the loud noise. If that was the case, would it be reflected in this record.

Mr. Cervantes stated Yes, so we got the complete records from PD for the past two years. There was a vehicle abandoned and obviously if PD is called in they have to file. They can't just show up and say turn it down and not put anything on paper.

Ms. Thompson stated the bigger concern is parking. We've restricted use of certain things within the Central Business District, even though there isn't that parking requirement because of the density of development in that area and the lack of parking and the lack of nearby public areas that people could park in. Because how close is the nearest public parking area for this facility. She asked how close the nearest public was.

Mr. Cervantes stated there are none. He suggested maybe the owners could rent the person that spoke, maybe they could make an agreement to rent that property for parking. He stated the board can recommend additional conditions they can even though it's in the Central Business District and by ordinance is exempt from a conditional use permit but you can impose conditions.

Chairwoman Izaguirre stated that's what she was asking about the sound level to see if the board could add a condition if they were to approve the live music for the music to be at the exact same sound level that the music is as of right now.

Mr. Cervantes stated in the list of conditions that staff recommended they have to comply with the noise ordinance. He stated that even if live music is allowed in the next property it cannot exceed 65 decibels. He mentioned if the neighbor calls a compliant PD and has a machine to measure the noise level it cannot exceed the 65 decibels or a citation could be issued to the venue.

Ms. Garza stated its ongoing concern with that place has been the problem with the music and the noise among other things.

Ms. Thompson stated if its approved number ten live music is allowed outside they would still need to comply with the noise ordinance.

Mr. Cervantes stated that even though there's a band playing outside if the council approves it they still have to comply with the noise ordinance. He mentioned if they get very loud the neighbor to the west could call PD.

Ms. Thompson asked if this was approved except for number ten this was approved for that number ten for live music.

Mr. Cervantes stated No, since April they had music from a speaker outdoors they have not had any live music.

Mr. Alaniz stated he suggested the owners invest in this decibel reader and he moved for approval.

Chairwoman Izaguirre stated the board could reduce it to six months instead of a year if it helps they've had music.

Ms. Garza stated her biggest concern is the parking. They are going to have live music. They are going to attract more people. It's going to compound the problem with the parking.

Chairwoman Izaguirre stated people Uber.

Mr. Cervantes stated so it can be for six months and we can get additional police reports and have another public hearing. It could be like a test.

Ms. Thompson asked Mr. Rangel if he had any type of equipment.

Mr. Rangel stated yes.

Ms. Thompson asked if he could explain that information a little bit.

Mr. Rangel stated he has a decibel reader he got it right after the first complaint he would go across the street with the decibel reader and make sure to keep it under 61 decibels at the street

Ms. Thompson asked if that's how they've been operating since they've had speakers and no loud music.

Mr. Rangel stated yes, we haven't had any complaints since and as far as the parking goes they were grandfathered in on the street access when we first applied for that.

Mr. Alaniz motion approval for six months.

Ms. Thompson second that motion and would suggest also that in the next six months for staff to evaluate the parking situation.

Mr. Cervantes stated yes staff can go out there and take some photos.

Chairwoman Izaguirre stated Maybe they can restripe the parking lot.

Mr. Cervantes stated yes, maybe the applicant could work out something with the other property to rent the property for parking to address the parking.

Ms. Thompson stated in six months will re-evaluate.

Mr. Cervantes stated Yes, staff will go out there and take some photos of the parking situation.

There being no further discussion, Chairwoman Izaguirre entertained a motion to have a floor plan to scale. Mr. Alaniz moved to approve the conditional use permit request with the condition of having a decibel reader and approval for six months. Ms. Thompson seconded the motion with the conditional to have the parking re-evaluated within six months. Upon a vote, Ms. Garza nayed vote was 3 to 1 the motion passed unanimously.

Started: 6:14 p.m.

Ended: 6:15 p.m.

Item #6

Site Plan Approval:

Construction of a chain convenience

**store and gas station
The unrecorded Lot 1, Replat of a
portion of Lot 64, Caledonia, Unit no. 1
Murphy USA**

Mr. Cervantes stated the site is a 1-lot development having double frontage to N. La Homa Road and 3 Mile Road. Currently, zoning for the property is (C3) General Business District which is suitable for this type construction. The new development will include new internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements. Proposed are 16 parking spaces (1 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The site will include a main structure with a grand total of 2,824 square feet and a gas filling area with canopy for public use. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the site plan approval request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#7

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Alaniz seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:15 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
DECEMBER 3, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Omar Guevara
Steven Alaniz
Connie Garza

P&Z ABSENT

Raquenel Austin
Irene Thompson

STAFF PRESENT

Xavier Cervantes
Susana De Luna
Alex Hernandez
Jessica Munoz
Gabriel Ramirez

GUEST PRESENT

Elizabeth Gonzalez
Claudia Oviedo
Nallely Cerda-Davila
Anakaren Gracia
Horacio Davila

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 19, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for November 19, 2025. Mr. Sanchez moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval:

**Holland Estates Subdivision Phase III
A tract of land containing 15.125 acres out of
Lot 27-5, West Addition to Sharyland Subdivision
R-1T
Skyview Investments Properties, LLC
Melden & Hunt, Inc.**

Mr. Ramirez stated that the proposed Holland Estates Subdivision Phase III was a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. Mr. Ramirez mentioned that the engineering firm working on this project was Melden & Hunt.

The proposed subdivision consists of 60 townhome lots, with 2 designated as common lots. The internal streets will be public. Peace Avenue will connect to the existing street stub to Tabasco Subdivision. The City of Mission will provide water and Sewer services.

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the plat as per the staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Plat Approval:

**Laguna Heights Subdivision
Being a 27.07 acres tract of land, out of Lot
17-2, West Addition to Sharyland Subdivision
R-1
Victor Meza & Emigdio Salinas
M2 Engineering, PLLC**

Mr. Ramirez stated that the proposed Laguna Heights Subdivision (Private Subdivision), a 27.07-acre tract of land, out of Lot 17-2 West Addition to Sharyland Subdivision, he mentioned that the variance request was removed from the agenda item and asked the board to disregard the request. He mentioned that the developer was Mr. Victor Meza & Emigdio Salinas, and the Engineer M2 Engineering, PLLC.

The proposed subdivision consists of 140 single-family residential lots and 2 common areas. The subdivision will have frontage to Los Ebanos and S. Mile One Roads, both to be improved by the developer and widened. All internal street will be private and to be maintained by the HOA. Water and sanitary sewer will be serviced by the City of Mission

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Los Ebanos and S. Mile One Roads street widening improvements or escrows, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the plat as per the staff's recommendation. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #4

Rezoning:

**Lot 8, Block 71, Original Townsite
Of Mission Subdivision
R-1 to R-2
Casa Nueva, LLC c/o Esai & Brigida Reyna**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single Family Residential ("R-1") to Duplex-Fourplex Residential ("R-2"). He mentioned that the property was located at 405 N. Nicholson Avenue.

The surrounding zoning is single-family residential in all directions, with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential. The subject property has a single-family home. The surrounding land uses include single-family homes to the North and West and a triplex multifamily development to the South and East. At the NE. corner of 4th and Nicholson, there is an 8-unit apartment complex. There was a comprehensive rezoning of the neighborhood that took place in 2006, which made the triplexes and the apartment complexes a legal non-conforming use.

The future land use map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.

Staff recommends denial of the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor of or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the staff's recommendation was based on the future land use map?

Mr. Cervantes replied future land use plan and the comprehensive plan adopted in 2006.

Chairwoman Izaguirre stated that the property on the north side appeared to be a duplex.

Mr. Sanchez asked city staff whether any calls had been received in opposition.

Mr. Cervantes replied that no phone calls had been received in opposition.

Chairwoman Izaguirre stated that she was ok with the request since duplexes are present in all directions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #5

Conditional Use Permit:

**Drive-Thru Service Window –
Taqueria Oviedo 2
708 N. Inspiration Road, Ste. 3
C-3
Claudia Oviedo**

Mr. Cervantes stated the site is located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83.

The applicant is proposing a drive-thru service window to take care of the customers. Access to the site is provided off N. Inspiration Road with a 30' driveway. The proposed service window will be located approximately 40' from the first parking stall in front of the building, which provides stacking for approximately two vehicles. Currently, the applicant has an existing window on the north side of the building, which will be closed, and is proposing a new service window on the south side.

Staff recommends approval of the request, subject to compliance with the following conditions: 2 years with the understanding that the permit can be revoked due to noncompliance; Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; Hours of operation to be as follows: Monday – Sunday from 11:00 am to 12:00 am; and 5) The plaza owner will be required to seal off an existing drive-thru service window on the North side of the building before the issuance of a building permit for the requested window.

Chairwoman Izaguirre asked if there was any input in favor of or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if anyone had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:44 p.m.

Item #6

Conditional Use Permit:	To allow a Mobile Food Unit - Lu's Coffee Shop 1001 S. Bryan Road C-3 Nallely Cerda Davila
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Mr. Cervantes stated the property was located along the East side of S. Bryan Road, approximately 1,300 feet South of US Expressway 83. The applicant is leasing a green space from the owners of the Missionville Plaza.

The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is at 801 N. Bryan, which is 1.2 miles away.

Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for one year to re-evaluate this new operation; Must comply with all City codes (Building, Fire, Health, and Sign, etc.); Restrooms must be accessible to the employees and

patrons at all times; Acquisition of a business license is required before any coffee sales; Hours of operation are Every day from 7:00 a.m. to 6:00 p.m.; and the conditional use permit is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor of or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:45 p.m.

Item #7

Conditional Use Permit:

**For the Complimentary Offering of Alcoholic Beverages for Social and/or Cultural Events
921 E. 12th Street
R-2
Upper Valley Art League, c/o Robert Codina**

Mr. Cervantes stated that the property was located at the Northeast corner of Kika De La Garza and 12th Street. The Upper Valley Art League has an annual event where complimentary alcoholic beverages are offered during their event.

Since events have occurred with no incidents, and the Upper Valley Art League firmly attests that they are very watchful of how much the patrons are responsibly served, and intend to have continued vigilance at their social exhibit events, staff recommends approval of the request, subject to compliance with conditions: Life of use with the understanding that the permit can be revoked due to non-compliance; Continued compliance with all City Codes (Building, Fire, Health, etc.); CUP is not transferable to others; Hours of operation of the gallery to be as follows: Wednesday – Friday from 10:00 am to 6:00 pm, and Saturdays from 10:00 am to 2:00 pm: Exhibit events Saturday from 7:00 pm to 9:00 pm; and Must comply with noise ordinance.

Chairwoman Izaguirre asked if there was any input in favor of or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:47 p.m.

Item #8

**Conditional Use Permit Renewal: For an Event Center – Eliz Event Center
2407 Brock Street, Ste. C
Lot 9, Shary Shary Business Center Subdivision
C-3
Elizabeth Gonzalez**

Mr. Cervantes stated that the site is located 130 Feet East of Shary Road, along the South Side of Brock Street. This business has been in operation since May 12, 2025. The applicant proposes a renewal of the conditional use permit for the small Event Center.

Staff recommends approval of the request, subject to compliance with the following conditions: Approval for 2 years re-evaluation; Maximum occupancy is 80; Must comply with noise ordinance; Conditional Use Permit is not transferable to others; Continue to comply with all City Codes (Building, Fire, Health, etc.); and Must have security cameras.

Chairwoman Izaguirre asked if there was any input in favor of or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked How long has the business been in operation?

Mr. Cervantes replied the business has been in operation since May 12, 2025.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request for a period of two years. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:47 p.m.

Ended: 5:49 p.m.

Item #9

**Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Renewal: Beverages – El Ronco Servi Car
1728 W. Griffin Parkway
C-3
Ismael Reyes**

Mr. Cervantes stated the site is located at the northwest corner of Salinas Drive & West Griffin Parkway. The applicant proposes a renewal of the conditional use permit for the business.

Mr. Cervantes mentioned that 6 months ago, when the mobile food truck next door was presented, the surrounding neighbors had traffic concerns. He added that staff met with the owners from El Ronco Servi Car, and they made some adjustments soon after, addressing the traffic concerns.

Staff recommends approval of the request, subject to compliance with the following conditions: Permit for three years to continue to assess this business; Continued compliance with all City Codes (Building, Fire, Health, etc.); Waiver of the 300 feet separation requirement from the residential homes; Compliance with TABC requirements; CUP is not transferable to others; and Hours of operation to be as follows: Sunday – Thursday from 12:00 pm to 10:00 pm and Friday & Saturday from 12:00 pm to 11:00 pm.

Chairwoman Izaguirre asked if there was any input in favor of or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#10

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Alaniz seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:49 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

SHARY GOLF COURSE ADVISORY BOARD MINUTES
DECEMBER 10TH, 2025

- **Call to Order**
 - Mr. Isaac Martinez called the meeting to order.

- **Roll Call**
 - The following board members were present: Isaac Martinez, Ben Lau, Toby Garza, Thomas Lee, Nacho Pecina, Javier Barrera (late)
 - The following board members were absent: Joe Salinas
 - The following staff members and others were present: Michael Fernuik Golf Director, Andy Garcia, Co – Interim City Manager

- **Approval of Minutes**
 - The minutes from the November 5th, 2025 were approved as written. Motion made to accept Thomas Lee, seconded Ben Lau, approved unanimously.

- **Golf Director's Report**
 - Progress Report on Holes 19 to 27. The lighting adjustments were made with MUSCO and Zitro. During the adjustment phase it was discovered there was another dark area being the front tee on hole #8. The sales representative from MUSCO seems to think it should be a split cost. Andy Garcia mentioned we should look at the lumen brightness schematic that was presented earlier in the process. A more detailed review will follow. The neighbors located on the west side of the golf course met with MUSCO about some concerns. MUSCO addressed those concerns the same day during an in person meeting and there were no more issues raised. Certain greens are being covered with plastic creating a greenhouse effect to aid in growth. Bathroom facility is on schedule and proceeding nicely, with very few interruptions. A report was provided by Superintendent Gutierrez stating the tees, fairways and roughs are at about 80 percent grown in. Greens are at about 40 percent given its laser zoysia and is slower growing than the paspalum sprigs everywhere else. We have experienced some electrical shorts on holes 19 to 27 that have been resolved. Insecticide is being used to spot treat the ant mounds in preparation for opening. Mr. Martinez raised concerns about the dryness and over watering of certain fairways. Coach Lee mentioned how bad 14 fairway was when it use to be one of the best. It was stated that the cause of being too wet or too dry was electrical in nature. Mowing has slowed down on Holes 1 to 18; tees, fairways and rough are now being mowed twice a week, greens still are daily.
 - The food operation will be going out for RFPs in order to find a suitable vendor. The details of the scope of work and its details were discussed. Further discussion involved the night operation, menu concept, fee to be paid to the city, and the need to find the right vendor in order to provide in-service food along with a food truck option. The possibility of an established restaurant using this

location as a second location was mentioned. Everyone agrees that this location can present a great opportunity to the respective vendor. It was stated that any board members that know someone in the food truck space, to get on the list to receive the RFP.

- Pricing was discussed for the perimeter fencing for hole 19 to 27. Types of fencing involved were black panel, black vinyl coated chain link, basic chain link. The post and cable concept was further discussed because of the price option.

- **Public Participation**

- None

- **Unfinished Business**

- On Course Restrooms could have a possible issue with the water and sewer once construction is completed. Electric will be supplied from the newly installed light pole over by the new hole 6. There is a plan in place to remedy these water and sewer issues according to Mr. Garcia.

- **Chairman's Comments**

- Things are moving forward, there is just a lot to be done before we open holes 19 to 27. Re-stripe the parking lot, food availability is critical, clubhouse landscaping, etc.

- **Adjournment**

- Meeting was adjourned at 6:35 pm.

SPEER MEMORIAL LIBRARY BOARD

The Speer Memorial Library Board met for its regularly scheduled meeting on September 16th, 2025, at Speer Memorial Library.

A. Call to order

The Meeting was called to order by Cynthia Leon at 5:00 p.m.

Attendance was taken.

Present:

Cynthia Leon

Elizabeth Garza

Perri Ann Huntley

Lina Cruz

Mayra Rocha

Jeff Taylor

Rose Mary Gallagher

Absent:

Library Staff Present:

Yenni Espinoza, Library Director & Lulu Garcia, Library Supervisor

1. **Approval/Disapproval of Absences**

No absences needed to be approved, as all members of the Speer Memorial Library Board were present.

2. **Board Minutes**

Lina Cruz presented the board minutes. Mayra Rocha moved to approve the minutes as presented for the May 27th, 2025, Speer Memorial Library Board Meeting. Perry Ann Huntley seconded the motion, and the motion passed unanimously.

3. **Treasurer's Report**

Perry Ann Huntley stated that the current balances in both the Breyfogle and MacDonald accounts. She points out that the McDonald's account shows \$5,815.00; however, that will be reflected as \$0 once the Shush booths arrive in December. The McDonald's interest \$6600.45 With an ending balance after the Payment for one of the Shush Boths 615.45. The treasurer's report was filed for audit as presented.

B. Routine Business

4. HCLS

Yenni Espinoza, Library Director, reported that Insignia has been successful so far and that Edinburg is now also moving back to TLC. Yenni Espinoza let the board members know that even though McAllen and now Edinburg would no longer share the same system, patrons can still borrow books from those libraries through the interlibrary loan system, ShareIt, which also allows returns at any location. She also shares that Palmview Public Library will be joining the system, bringing the total to 14 libraries. She also shares plans to establish committees for specific aspects, such as cataloging and circulation, to ensure equal services are provided county-wide.

5. Librarian's Report

Yenni Espinoza presented the Board members with the monthly reports up to the day of the meeting, covering May through August. The library offered multi-generational programming for children, teens, and adults, with a strong focus on literacy, creativity, and hands-on engagement. Summer Reading Programs served as the core of the activities, with children participating in movies, arts and crafts, story time, cooking, Play-Doh days, and games; teens enjoying book clubs, art workshops, author meet-and-greets, themed events, and a final celebration that included a movie screening; and adults engaging in creative workshops, book club discussions, and a digital literacy class. These programs were further enhanced through partnerships with local organizations, including the Upper Valley Art League, the fire department, and local authors. Although attendance statistics and August highlights for children and teens were not publicly documented, the summer programs were generally successful in encouraging community participation, learning, and social engagement, with recognition and prizes given to participants. Speer Memorial Library continues to serve as a vibrant hub for educational and recreational programs for all ages. She also mentions that the summer reading program was very successful, especially considering the increased adult participation compared to previous years.

C. Any Discussion or Action on Board Items -

There was no discussion or action on board items at the time of the meeting.

D. Unfinished Business –

Yenni Espinoza states that during the last meeting, the board discussed the scholarship fund agreement and how it will be attached to the application to begin collecting funds. Elizabeth Garza moved to approve the scholarship fund agreement, Lina Cruz seconded, and the motion passed unanimously.

Cynthia asks for an update on the legislature of the two items that were to affect public libraries. Yenni Espinoza shares that only one was passed, which no longer protects librarians from potential civil suit, and that it will come into effect in 2026. The other one that passed would only affect the list of books that public schools can purchase for their collection.

E. New Business –

For New Business, Yenni Espinoza shares that the library has received the letter of certification as an accredited library for 2026 from the Texas State Library and Archives Commission. She shares that the library is meeting all expectations for this certificate, except for the number of higher-level staff members who hold a Master's in Library Science. She shares that the library will be able to pass this year due to being a member of HCLS; however, a new employee will be hired this year who also has an MLS, which will help the numbers. The library, however, meets state requirements in all other areas, including staff, hours, activities, attendance, and facilities.

9. Appointment of new board officers

Mrs. Cynthia appointed a committee to nominate new officers for the upcoming year. Voting will take place at the December meeting. Elizabeth Garza moved to appoint Mayra and herself to the committee. Perry Ann Huntley seconded the motion, and the motion passed unanimously.

F. Announcements or Remarks

President Cynthia Leon will step down from her position as president at the start of the new year.

10. Acceptance and use of Donation in Memory of Michael Abbot Manuel

Yenni Espinoza shares how the Manuel Family would like to donate in memory of a previous Library Board Member, Michael Abbas Manuel. She also shares that the donation will go towards books for book discussions.

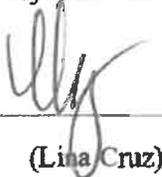
The next Speer Memorial Library Board meeting is tentatively scheduled for December 9, 2025.

At 5:00 p.m.

G. Adjournment

Elizabeth Garza made a motion to adjourn the meeting, and Jeff Taylor seconded the motion, which passed unanimously. Cynthia Leon adjourned the meeting at 5:58 p.m.

Library Board Secretary _____


(Lina Cruz)

Date

12/03/2025



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Request by Mission Consolidated Independent School District for the use of Parks and Recreation Facility for Early Voting and Election Day for the May 2, 2026 Board of Trustees Election - Carrillo

NATURE OF REQUEST:

Mission CISD requests the use of the Parks and Recreation Facility for Early Voting and Election Day for the May 2, 2026 Board of Trustees Elections.

Early Voting

- Monday – Saturday, April 20 – April 25, 2026 - 7:00 a.m. – 7:00 p.m.
- Sunday, April 26, 2026 - 10:00 a.m. – 4:00 p.m.
- Monday – Tuesday, April 27 – April 28, 2026 - 7:00 a.m. – 7:00 p.m.

Election Day

- Saturday, May 2, 2026 - 7:00 a.m. – 7:00 p.m.

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 *JPT*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Hiram Burguete,
Director of Payroll, Employee Benefits & Risk Management
956-323-5545 email: hburgu72@mcisd.org

December 11, 2025

City Of Mission
Attn: Mayor Norie Gonzalez Garza
1201 E. 8th St
Mission, TX 78572

Re: Request for Use of the Mission Parks and Recreation Center

Dear Mrs. Gonzalez Garza,

The Mission CISD kindly requests the use of the Mission Parks and Recreation Center for conducting the Board of Trustees Election scheduled for May 2, 2026, for Early Voting and Election Day on the dates below:

- Monday – Saturday, April 20th – 25th, 2026, from 7:00 am-7:00 pm
- Sunday, April 26th, 2026, from 10:00 am-4:00 pm
- Monday – Tuesday, April 27th – 28th, 2026 from 7:00 am-7:00 pm
- Saturday, May 2, 2026, from 7:00 am – 7:00 pm

The Hidalgo County Elections Department will be the entity conducting the election on behalf of the school district.

Please get in touch with Mr. Hiram Burguete, Director of Payroll, Employee Benefits & Risk Management, at 956-323-5545 if you have any questions.

Sincerely,

Dr. Cris Valdez, Superintendent of Schools
Mission Consolidated Independent School District



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Michael Fernuik, Golf Director
AGENDA ITEM: Authorization to purchase one (1) John Deere 2400 Precision Cut Triplex Mower from United Ag & Turf via Sourcewell Contract #112624-DAC in the amount of \$44,842.24 for the greens on the newly renovated 9 holes at Shary Golf Course - Fernuik

NATURE OF REQUEST:
 This was one of the items to be purchased prior to the opening of our 9 hole night golf operation. This new greens mower will be dedicated for the newly established greens for the 9 hole golf course. The city will be reimbursed 100% for the purchase price via the reimbursement agreement with the MEDC. A corresponding budget amendment will be introduced at midyear.

BUGETED: No **FUND:** Golf **ACCT. #:** 03-411-74940
BUDGET: \$ 225,000 **EST. COST:** \$44,842.24 **CURRENT BUDGET BALANCE:** \$ 67,300.00

BID AMOUNT: \$ N/A

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 _____

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 United Ag & Turf
 809 Steve Hawkins Pwky
 Marble Falls, TX 78654
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 United Ag & Turf
 809 Steve Hawkins Pwky
 Marble Falls, TX 78654
 830-693-6477
 marblefallsgolfjd@unitedagt.com

Quote Summary

Prepared For:
 MICHAEL FERNUIK
 CITY OF MISSION SHARY MUNICIPAL GOLF COURSE
 MICHAEL FERNUIK
 2201 N MAYBERRY ST
 MISSION, TX 78572
 Mobile: 956-874-4812
 MHFERNUIK@MISSIONTEXAS.US

Delivering Dealer:
United Ag & Turf
 Charlie Thames
 809 Steve Hawkins Pwky
 Marble Falls, TX 78654
 Phone: 830-693-6477
 charliethames@unitedagt.com

SourcewellAccount # 99270
 MAKE PAYMENTS TO: United Ag & Turf 7736 Central Park Dr. Waco, Tx. 76712

Quote Id: 33632526

Created On: 07 January 2026
Last Modified On: 07 January 2026
Expiration Date: 06 February 2026

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 2400 PrecisionCut Triplex Mower	\$ 58,924.00	\$ 44,842.24 X	1 =	\$ 44,842.24
Contract: Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)				
Price Effective Date: January 6, 2026				
Equipment Total				\$ 44,842.24

Trade In Total **\$ 0.00**

* Includes Fees and Non-contract items

Quote Summary	
Equipment Total	\$ 44,842.24
Trade In	
SubTotal	\$ 44,842.24
Total	\$ 44,842.24
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 44,842.24

Selling Equipment

Quote Id: 33632526

Customer Name: CITY OF MISSION SHARY MUNICIPAL GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR): United Ag & Turf 809 Steve Hawkins Pwky Marble Falls, TX 78654 US	ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER: United Ag & Turf 809 Steve Hawkins Pwky Marble Falls, TX 78654 830-693-6477 marblefallsgolfjd@unitedagt.com
--	--

JOHN DEERE 2400 PrecisionCut Triplex Mower

Contract:	Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)	Suggested List * \$ 58,924.00
Price Effective Date:	January 6, 2026	Selling Price * \$ 44,842.24

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1276TC	2400 PrecisionCut Triplex Mower	1	\$ 40,432.00	24.00	\$ 9,703.68	\$ 30,728.32	\$ 30,728.32
Standard Options - Per Unit							
001A	United States and Canada	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
183E	JDLink™ Modem	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other Countries (English / Spanish)	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1022	Smooth Tires and Wheels (20x10.00-10, 2 ply)	1	\$ 775.00	24.00	\$ 186.00	\$ 589.00	\$ 589.00
1190	Two-Wheel Drive (2WD)	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1203	Quick Adjust 5 (QA5) 11-blade Cutting Units	1	\$ 11,597.00	24.00	\$ 2,783.28	\$ 8,813.72	\$ 8,813.72
1300	50.8 mm (2-in.) Diameter Machined Grooved Solid Rollers with Solid Endcaps	1	\$ 815.00	24.00	\$ 195.60	\$ 619.40	\$ 619.40
1400	Cutting Unit ONLY Counterweights	1	\$ 309.00	24.00	\$ 74.16	\$ 234.84	\$ 234.84
1602	50.8 mm (2-in.) Diameter Wide Tube / Hollow Smooth Rollers	1	\$ 555.00	24.00	\$ 133.20	\$ 421.80	\$ 421.80
2009	Standard Seat	1	\$ 729.00	24.00	\$ 174.96	\$ 554.04	\$ 554.04
3200	Cutting Unit Attaching Yokes and Paddle Clip Style Molded One-Piece Grass Catchers	1	\$ 2,401.00	24.00	\$ 576.24	\$ 1,824.76	\$ 1,824.76
9766	LED Work Light Kit	1	\$ 747.00	24.00	\$ 179.28	\$ 567.72	\$ 567.72
9805	Cutting Unit Top Shield Extensions	1	\$ 140.00	24.00	\$ 33.60	\$ 106.40	\$ 106.40
9849	(3) 55.9 cm (22-in.) Rear Roller Scrapers (Solid) for QA5 Cutting Units with 50.8 mm (2-in.) Smooth Rear Rollers	1	\$ 174.00	24.00	\$ 41.76	\$ 132.24	\$ 132.24

Selling Equipment

Quote Id: 33632526
Customer Name: CITY OF MISSION SHARY MUNICIPAL GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 United Ag & Turf
 809 Steve Hawkins Pwky
 Marble Falls, TX 78654
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 United Ag & Turf
 809 Steve Hawkins Pwky
 Marble Falls, TX 78654
 830-693-6477
 marblefallsgolfjd@unitedagt.com

Standard Options Total		\$ 18,242.00		\$ 4,378.08	\$ 13,863.92	\$ 13,863.92
Dealer Attachments/Non-Contract/Open Market						
Delivery Delivery Fee	1	\$ 250.00	0.00	\$ 0.00	\$ 250.00	\$ 250.00
Dealer Attachments Total		\$ 250.00		\$ 0.00	\$ 250.00	\$ 250.00
Value Added Services Total		\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Total Selling Price		\$ 58,924.00		\$ 14,081.76	\$ 44,842.24	\$ 44,842.24



MASTER AGREEMENT #112624
CATEGORY: Grounds Maintenance Equipment and Related Attachments
SUPPLIER: Deere & Company

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 Deere & Company, 2000 John Deere Run, Cary, NC 27513 (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 January 31, 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 #112624 to Participating Entities. In Scope solutions include:
- a) Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal;
- b) Irrigation and aeration equipment, systems, parts, and installation; and
- c) Beach and waterfront maintenance equipment and accessories.
- 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:**
- i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer
AGENDA ITEM: Authorization to extend First One-Year renewal for RFB No. 25-068-11-07 Liquid Polymer for North & South Water Treatment Plants with Polydyne Inc.- Gonzalez

NATURE OF REQUEST:

Seeking authorization to exercise the First One-Year Renewal with Polydyne Inc. This is the first of two renewal options. The contract term is for one year with the option to renew for two addition one-year renewals. Recommendation is based solely on estimated quantities and orders will be placed on as needed basis. This agreement will extend Bid No. 25-068-11-07 from February 13, 2026 through February 12, 2027.

Liquid Polymer price remains the same \$0.69/lb.

BUGETED: Yes **FUND:** Utility – North Plant **ACCT. #:** 02-430-64220
BUDGET: \$1,000,000 **EST. COST:** \$60,000 **CURRENT BUDGET BALANCE:** \$82,187

BUGETED: Yes **FUND:** Utility – South Plant **ACCT. #:** 02-413-64220
BUDGET: \$800,000 **EST. COST:** \$60,000 **CURRENT BUDGET BALANCE:** \$119,005

STAFF RECOMMENDATION:

Approval

Departmental Approval: Purchasing, Finance

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *JPT, AG*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____



WATER SCIENCE

polydyneinc.com

Emailed to: rdelarosa@missiontexas.us

January 12, 2026

Raphael De La Rosa
 City of Mission
 1201 E. 8th Street
 Mission, TX 78572

Subject: Contract Renewal Offer - Bid No. 25-068-11-07 (RFB: Liquid Polymer for the Public Works Department North and South Water Treatment Plants)

Dear De La Rosa,

Polydyne Inc. appreciates the City of Mission's interest in renewing the current contract for an additional year. We are pleased to offer a renewal under the existing terms and pricing. The product and unit price will remain unchanged, as outlined below:

PRODUCT	UNIT PRICE	PACKAGE
CLARIFLOC C-4410	\$0.69/LB. DELIVERED	LTL BULK

The renewal Contract term will be effective February 13, 2026 through February 12, 2027.

All other terms and conditions will remain the same.

We thank you for your business and look forward to continuing our valued partnership. If you have any questions regarding this offer, please feel free to contact Marcus Ortiz, Technical Sales Representative at (281) 633-6086 or by email to mortiz@polydyneinc.com.

Sincerely,

Boyd Stanley
 Sr. Vice-President



25-068-11-07 / Liquid Polymer for the Public Works Department
BID NAME/NUMBER: North & South Water Treatment Plants

OPEN DATE: November 07, 2024 2:00 PM CST

BIDDER:		Liquid Polymer for the Public Works Department North & South Water Treatment Plants				
		Est. Qty	UOM	Unit Price	Total Extended Price	
Vendor Name:	Univar Solutions USA, LLC.	Bid Price	300,000	lbs.		No Bid
Street address:	8201 S. 212th					
City, State:	Kent, WA 98032-1994	Addendums?	None			
Phone:	(253) 872-5000			1st Renewal Option?		
Fax:				2nd Renewal Option?		
Contact:	Roise Holiday	Delivery Days				
Email:	roise.holidayhenry@univarsolutions.com					
Vendor Name:	Polydyne, Inc.	Bid Price	300,000	lbs.	\$0.6900	\$207,000.00
Street address:	One Chemical Plant Road					
City, State:	Riceboro, GA 31323	Addendums?	None			
Phone:	(800) 848-7659			1st Renewal Option?	8.00%	
Fax:	(512) 880-2078			2nd Renewal Option?	8.00%	
Contact:	Boyd Stanley, Sr. VP	Delivery Days		10-15 Days		
Email:	bids@polydyneinc.com					
Vendor Name:	Red Eye Chems	Bid Price	300,000	lbs.	\$0.5200	\$156,000.00
Street address:	409 W. Front St., Ste. 100-1					
City, State:	Hutto, TX 78634	Addendums?	None			
Phone:	(713) 865-6172			1st Renewal Option?	6.00%	
Fax:				2nd Renewal Option?	6.00%	
Contact:	Dustin Windham, Pres.	Delivery Days		6-7 Days		
Email:	dustin@redevechem.com					

Apparent Lowest Responsible and Responsive Bidder: Polydyne, Inc.

Note: *Univar Solutions found unresponsive, they failed to provide all required documents. Red Eye Chems withdrew their bid on Jan 24, 2025.*

25-068-11-07 / Liquid Polymer for the Public Works Department North & South Water

BID NAME/NUMBER: Treatment Plants



OPEN DATE: November 07, 2024 2:00 PM CST

Vendor Name:	Univar Solutions USA, LLC.	Polydyne, Inc.	Red Eye Chems	
Street address:	8201 S. 212th	One Chemical Plant Road	409 W. Front St., Ste. 100-112	
City, State:	Kent, WA 98032-1994	Riceboro, GA 31323	Hutto, TX 78634	
Phone:	(253) 872-5000	(800) 848-7659	(713) 865-6172	
Fax:		(512) 880-2078		
Contact:	Roise Holiday	Boyd Stanley, Sr. VP	Dustin Windham, Pres.	
Email:	roise.holidayhenry@univarsolution.com	bids@polydyneinc.com	dustin@redeyechem.com	

DESCRIPTION of FORMS:				
	Solicitation Signed	No	Yes	Yes
	Terms & Conditions Included	No	Yes	Yes
	Non-Collusive	No	Yes	Yes
	Pricing Schedule	No	Yes	Yes
	Addenda(s)	None	None	None
	Gen. Business Questionare	No	Yes	Yes
	References	No	Yes	Yes
	NSF/ANSI/CAN 60	No	Yes	Yes
	CIQ		Yes	
	Debarment			

NAFECO

Gabe Labonte
 179 Woodland Ave
 New Braunfels, TX 78130
 (830) 832-8388

Quote

Customer

Name Mission Fire Department Attn:DC Frank Chaires
 Address 415 W. Tom Landry
 City Mission State TX ZIP 78572
 Your PO#

Date 1/12/2026
 Order No.
 Rep 45 Gabe L.
 FOB Delivered

Qty	Description	Unit Price	TOTAL
9	Lion Apparel V-Force Armor AP Coat, Mission Spec	\$2,405.00	\$21,645.00
9	Lion Apparel V-Force Armor AP Pants, SR840X Suspenders Mission Spec.	\$1,655.00	\$14,895.00
9	#507528 Haix Fire Hunter Pro Leather Boots	\$389.00	\$3,501.00
1	Shipping	\$85.00	\$85.00
Per Buyboard Contract #698-23			

Payment Details

Cash
 Check
 Credit Card

Name _____
 CC # _____
 Expires _____

SubTotal	\$40,126.00
Shipping & Handling	
Taxes	\$0.00
TOTAL	\$40,126.00

If placing order, please use
 Purchase Order # _____

Thank You for the opportunity to serve you.

FIRE-POLICE-EMS Equipment



Vendor Contract Information Summary

Item 16.

Vendor North America Fire Equipment Co., Inc. dba NAFECO
Contact Jacqu Flory
Phone 256-353-7100
Phone Extension 144
Email jacque.flory@nafeco.com
Vendor Website www.nafeco.com
TIN 63-0725655
Address Line 1 PO Box 2928
Vendor City Decatur
Vendor Zip 35602
Vendor State AL
Vendor Country USA
Delivery Days 10
Freight Terms FOB Destination
Payment Terms NET 30 DAYS
Shipping Terms Freight prepaid by vendor and added to invoice
Ship Via Common Carrier
Designated Dealer No
EDGAR Received Yes
Service-disabled Veteran Owned No
Minority Owned No
Women Owned No
National No
No Foreign Terrorist Orgs Yes
No Israel Boycott Yes
MWBE No
ESCs All Texas Regions
States All States
Contract Name Public Safety and Firehouse Supplies and Equipment
Contract No. 698-23
Effective 04/01/2023
Expiration 03/31/2026
Accepts RFQs Yes
Return Policy See attached policy.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Peace Officer Mental Health Program to the Office of the Governor in the amount of \$410,000 with no match requirement - Elizalde

NATURE OF REQUEST:

The Mission Police Department is seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Peace Officer Mental Health Program and designates the Mayor as the Authorized Representative. The project will allow the department to hire guest speakers on the topic of mental health awareness and coping skills. The project will further support the departments acquisition of mental wellness office equipment & supplies. The total grant project request is \$410,000 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 _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Mental Health Project #5712101 under the FY27 Peace Officer Mental Health Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 Peace Officer Mental Health Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development
AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Body Worn Camera Program to the Office of the Governor in the amount of \$40,000 with a 25% match – Elizalde

NATURE OF REQUEST:

The Mission Police Department is seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Body Worn Camera Program and designates the Mayor as the Authorized Representative. The department seeks to purchase 22 body worn cameras with a total request of \$40,000.00 and requires a 25% match of \$10,000.

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 *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Department BWC Project #5343602 under the FY27 Body-Worn Camera Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 Body-Worn Camera Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Criminal Justice Project #5707501 under the FY27 Criminal Justice Grant Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 Criminal Justice Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026

.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 General Victim Assistance Grant Program to the Office of the Governor in the amount of \$50,000 with a 20% in-kind match contribution. – Elizalde

NATURE OF REQUEST:

The Mission Police Department is seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 General Victim Assistance Grant Program and designates the Mayor as the Authorized Representative. The department seeks to support the victim's assistant program through supporting victims with essential support for clothing, shelter, food, minor home repairs and services. The total project request is \$50,000 and requires a 20% match, which will be supported through in-kind contribution.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Police, Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Department Victims Assistance Project #4831103 under the FY27 General Victim Assistance Grant Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 General Victim Assistance Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Juvenile Justice & youth Diversion Grant Program to the Office of the Governor in the amount of \$200,000 with no match requirement - Elizalde

NATURE OF REQUEST:

The Mission Police Department is seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Juvenile Justice & youth Diversion Grant Program and designates the Mayor as the Authorized Representative. The project will support overtime costs pertaining to the department’s first offenders program, while providing diversion services to mental health and substance abuse individuals. The total grant project request is \$200,000 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 _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Youth Diversion Project #5759001 under the FY27 Juvenile Justice and Youth Development Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 Juvenile Justice and Youth Development Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 Project Safe Neighborhood Grant Program to the Office of the Governor (OOG) in the amount of \$650,000 with no match requirement - Elizalde

NATURE OF REQUEST:

The Mission PD is seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Project Safe Neighborhoods Grant Program and designates the Mayor as the Authorized Representative. The department seeks to purchase three (3) Skywatch towers, three (3) License Plate Reader Trailers, License Plate Reader Intersection Cameras and support over overtime costs with the amount requested of \$650,000. The grant 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 _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Department Project Safe Neighborhood #5712201 under the FY27 Project Safe Neighborhoods Grant Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 Project Safe Neighborhoods Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY27 State Crisis Intervention Grant Program to the Office of the Governor in the amount of \$200,000 with no match requirement - Elizalde

NATURE OF REQUEST:

The Mission Police Department is seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 State Crisis Intervention Grant Program and designates the Mayor as the Authorized Representative. The department seeks to acquire a client information tracking system for its mental health unit. The total grant project request is \$200,000 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 _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Police Crisis Intervention Project #5712501 under the FY27 State Crisis Intervention Grant Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 State Crisis Intervention Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Teclo J. Garcia, CEO, MEDC
AGENDA ITEM: Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation related to the Children's Advocacy Center - T. Garcia

NATURE OF REQUEST:

This project involves the reroofing of the Children's Advocacy Center located at 1116 N. Conway, Mission, Texas, in the amount of \$153,311.47. It includes the removal of the existing roofing system down to the deck (approximately 71 squares); installation of two layers of 2.2-inch polysocyanurate insulation with a 1/4 inch cover board; installation of a mechanically fastened 50-mil PVC roofing membrane; and installation of new coping, scuppers, and downspouts. All necessary MEP and HVAC-related work required to obtain the manufacturer's warranty. The project includes a two-year workmanship warranty and a 20-year manufacturer's warranty. Mission EDC's legal counsel, Eugene Vaughan with Jones Galligan Key & Lozano, LLP, created the reimbursement agreement. The Reimbursement Agreement was approved by the MEDC Board of Directors at their meeting of January 22, 2026. The City of Mission awarded the reroofing project to American Contracting USA at their city council meeting of January 13, 2026. A corresponding budget amendment will be introduced at midyear.

BUDGETED: No FUND: Capital Projects ACCT. #: 09-300-33182

BUDGET: \$ EST. COST: \$153,311.47 CURRENT BUDGET BALANCE: \$

BUDGETED: No FUND: Capital Projects ACCT. #: 09-417-74900

BUDGET: \$ EST. COST: \$153,311.47 CURRENT BUDGET BALANCE: \$

STAFF RECOMMENDATION:

EnterTextHere

Departmental Approval: Finance

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval JPT

RECORD OF VOTE: APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (this “Agreement”), effective as of _____, 2026, is made by and between MISSION ECONOMIC DEVELOPMENT CORPORATION, a Texas Economic Development Corporation and governed by Texas Local Government Code chapters 501, 502 and 505 and the Texas Non-Profit Corporation Act, (the “MEDC”) acting by and through its governing body, the Board of Directors (the “MEDC Board”), , and THE CITY OF MISSION, TEXAS (the “City”), a Texas home-rule city.

RECITALS

WHEREAS, on January 13, 2026, the City authorized the re-roofing of the Children’s Advocacy Center located at 1116 North Conway, Mission, Texas (the “Property”); and

WHEREAS, the Board of Directors of MEDC has determined that it is in the best interests of MEDC to reimburse the City for the cost of the new roof at the Property; and

WHEREAS, the MEDC as a Type B Corporation may provide funding for public improvements to recreational and community facilities pursuant to Chapter 505 of the Texas Local Government Code; and

WHEREAS, MEDC finds that such investment will improve the quality of life for the Mission community and residents.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits contained herein, the MEDC and the City contract and agree as follows:

ARTICLE 1 GENERAL TERMS

1.1 Definitions. The terms “Agreement,” “City,” “MEDC,” and “MEDC Board,” have the above meanings, and the following terms have the following meanings:

“Code” means the Texas Local Government Code, as amended.

“County” means Hidalgo County, Texas.

“City Advances” means any funds advanced by the City pursuant to Section 6.1 of this Agreement, expressly including, but not limited to, out-of-pocket expenses.

“Party” or “Parties” means one or more of the MEDC, and the City, the parties to this Agreement.

“Project” means the construction and installation of the new roof on the Property;

“Project Costs” means all costs relating to the planning, design, engineering, construction, and installation of the aforementioned roof.

“Property” has the meaning assigned in the Recitals.

“State” means the State of Texas.

1.2 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE 2 REPRESENTATIONS

2.1 Representations of the MEDC. The MEDC hereby represents to the City that:

(A) The MEDC is duly authorized, created and existing in good standing under the laws of the State of Texas and is duly qualified and authorized to carry out the governmental functions and operations contemplated by this Agreement.

(B) The MEDC has the power, authority, and legal right to enter into and perform this Agreement and the execution, delivery, and performance hereof (a) have been duly authorized, (b) to the best of the MEDC’s knowledge, will not violate any applicable judgment, order, law, or regulation, and (c) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the MEDC under any agreement or instrument to which the MEDC is a party or by which the MEDC or its assets may be bound or affected.

(C) The Project Costs are components of or are consistent with the Project, and the Project Costs are eligible for reimbursement in accordance with the Code

(D) This Agreement has been duly authorized, executed, and delivered by the MEDC and, constitutes a legal, valid, and binding obligation of the MEDC,

enforceable in accordance with its terms except to the extent that (a) the enforceability of such instrument may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights and (b) certain equitable remedies including specific performance may be unavailable.

(E) The execution, delivery, and performance of this Agreement by the MEDC do not require the consent or approval of any person which has not been obtained.

2.2 Representations of the City. The City hereby represents to the MEDC that:

(A) The City is duly authorized, created, and validly existing under the laws of the State of Texas.

(B) The City has the power, authority, and legal right to enter into and perform the obligations set forth in this Agreement, and the execution, delivery, and performance hereof (a) have been duly authorized, (b) will not, to the best of the City's knowledge, violate any judgment, order, law, or regulation applicable to the City or any provisions of the City's organizational documents, and (c) do not constitute a default under or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.

(C) The City will have sufficient capital to perform its obligations under this Agreement at the time it needs to have sufficient capital.

(D) This Agreement has been duly authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the City, enforceable in accordance with its terms except to the extent that (a) the enforceability of such instruments may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights and (b) certain equitable remedies including specific performance may be unavailable.

ARTICLE 3 THE PROJECT COSTS

3.1 Re-Roofing Proposal. The re-roofing of the Property shall be carried out by **AMERICAN CONTRACTING U.S.A., INC.** in accordance with the proposal attached hereto as **Exhibit "A"**. The Parties acknowledge that re-roofing of the Property will be

financed and designed, and will be acquired by the City and consistent with the terms of this Agreement.

3.2 Project Costs. The Project Costs eligible under this Agreement shall be the City's actual expense costs of the Public Improvements, not to exceed \$153,311.47, and shall not include interest.

ARTICLE 4 DUTIES AND RESPONSIBILITIES OF THE CITY

4.1 The City shall be responsible for the acquisition of the new roof for the Property and complying with all applicable competitive bidding laws. As applicable, the City will provide bid tabs and other information reasonably requested by the MEDC to document the scope of the roofing project, and the costs thereof. The City shall provide the MEDC with a summary of the Project Costs for which the City seeks reimbursement along with evidence that all amounts owing to contractors and suppliers have been paid in full (as evidenced by customary affidavits executed by such contractors). The City will document the expenditure of the Project Costs to the MEDC as soon as practicable following completion thereof.

4.2 Cooperation. The City agrees that it will cooperate with the MEDC and will provide all necessary information to the MEDC to expedite reimbursement from MEDC for the Project Costs.

ARTICLE 5 DUTIES AND RESPONSIBILITIES OF MEDC

5.1 Reimbursement by MEDC. The MEDC shall reimburse to the City the Project Costs, without interest, as described herein. The total, actual Project Costs for which the MEDC shall be responsible under the terms of this Agreement shall not exceed \$153,311.47.

ARTICLE 6 PROJECT COSTS FINANCING AND FUNDING

6.1 City Advances.

(A) The City will advance sufficient funds for all costs comprising the Project Costs, including all payments arising under any contracts entered into by the City pursuant to this Agreement, all costs incurred in connection with obtaining governmental approvals, certificates, or permits (including any building permit fees) required as a part of any contracts entered into in accordance with this

Agreement, all related legal fees and out-of-pocket expenses incurred in connection therewith.

(B) Upon the completion of the re-roofing of the Property, the MEDC shall reimburse the City pursuant to Section 6.1(A) of this Agreement, up to the maximum amount of the Project Costs, but in no case more than \$153,311.47.

ARTICLE 7 DEFAULT

7.1. Default.

(A) If the MEDC does not perform its obligations hereunder in compliance with this Agreement in all material respects, in addition to the other rights given the City under this Agreement, the City may enforce specific performance of this Agreement or seek actual damages incurred by the City for any such default if such default is not cured within 30 days after receipt by the MEDC of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

(B) In the event the City completes the re-roofing of the Property but does not otherwise perform its obligations hereunder in all material respects in substantial compliance with this Agreement, in addition to the other rights given to the MEDC under this Agreement, the MEDC may enforce specific performance or seek actual damages incurred for any such default if such default is not cured within thirty (30) days after receipt by the City of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

(C) Force majeure. If force majeure prevents either Party hereto from performing any of its obligations under this Agreement, in whole or part, then the obligations of such Party, to the extent affected by such force majeure, shall be suspended during the continuance of any inability, provided that such Party is exercising due diligence to resume performance at the earliest practical time. As soon as reasonably possible after occurrence of the force majeure relied upon, the Party whose contractual obligations are affected thereby shall give notice and full particulars of such force majeure to the other Party. The term "force majeure," as used herein, shall include, without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, direct orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts,

arrests, restraints of government and people, civil disturbances, explosions, and any other inabilities of either Party, whether similar to those enumerated or otherwise, which are not within the control of the Party claiming such inability, and which such Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be remedied with all reasonable dispatch, but shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the Party having the difficulty.

ARTICLE 8
GENERAL

8.1 Inspections. The City agrees to keep such operating records relating to the Project Costs as may be required by the MEDC, or by state and federal law or regulation for a period not to exceed four years after completion, unless otherwise required by law. The City shall allow the MEDC reasonable access to documents and records in the City’s possession, custody or control that the MEDC deems necessary to assist the MEDC in determining the City’s compliance with this Agreement.

8.2 Personal Liability of Public Officials. To the extent permitted by state law, no director, officer, employee or agent of the MEDC, and no officer, employee, or agent of the City, shall be personally responsible for any liability arising under or growing out of the Agreement.

8.3 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed (certified, return receipt requested), or sent by facsimile transmission confirmed by mailing written confirmation at substantially the same time as such facsimile transmission, or personally delivered to an officer of the receiving Party at the following addresses:

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

If to the MEDC: Chief Executive Officer
 Mission Economic Development Corporation
 801 N. Bryan Road
 Mission, Texas 78572

Each Party may change its address by supplying written notice to the other Party in accordance with this Section. Any communication addressed and mailed in accordance

with this Section shall be deemed to be given when so mailed, any notice sent by facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication delivered in person shall be deemed to be given when actually received by the MEDC or the City, as the case may be.

8.4 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the MEDC and the City. No course of dealing on the part of the City, nor any failure or delay by the City with respect to exercising any right, power or privilege of the City under this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section.

8.5 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

8.6 Successors and Assigns. All covenants and agreements made herein by or on behalf of the MEDC shall bind its successors and assigns and shall inure to the benefit of the City and its successors and assigns. The MEDC may assign its rights and obligations under this Agreement or any interest herein, with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8.7 Exhibits; Titles of Articles, Sections and Subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings in this Agreement are included only for the convenience of the Parties and shall not be construed to have any effect or meaning as to the agreement between the Parties. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

8.8 Construction. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the State of Texas, as such laws are now in effect.

8.9 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

8.10 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the date the City Advances have been repaid in full.

8.11 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably withheld or delayed.

8.12 Additional Actions. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions, and intent.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Reimbursement Agreement to be duly executed as of the ____ day of _____, 2026.

MISSION ECONOMIC DEVELOPMENT CORPORATION

By: _____
TECLO J. GARCIA, CEO

CITY OF MISSION, TEXAS

By: _____
NORIE GONZALEZ-GARZA, Mayor

Exhibit A The Re-roofing Proposal

UPDATED
PROPOSAL

Item 50.



1606 S. Reynolds • Rio Hondo, TX 78583
Tel: (956) 748-4030
Fax (956) 748-2891
Email: chris@americancontracting.org

PROPOSAL SUBMITTED TO City of Mission	PHONE 956-580-8650	DATE 12/16/2025
STREET 1201 E 8th St	JOB NAME Children's Advocacy Center	
CITY, STATE AND ZIP CODE Mission TX, 78572	JOB LOCATION 1116 N Conway	
ARCHITECT/CONSULTANT N/A	ATTENTION Jesse Mares	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Remove existing system down to deck (Total area equals 71 squares)

Install two layers of 2.2" polyiso, 1/4" cover board all mechanically fastened

Install 50 Mil PVC Membrane mechanically fastened

Install new coping, scuppers and downspouts

Includes all MEP and HVAC work needed to provide the manufacturers warranty

Includes a 2-year workmanship warranty

Includes a 20-year manufacturers warranty

Unit Price for metal deck replacement \$18sqft, Unit Price for Plywood deck replacement \$7

Choice Partners Contract Number: 25/035MR-03

Exclusions: Any item not mentioned above.

We Propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

One Hundred Fifty-Three Thousand Three Hundred Eleven & 47/100 Dollars (\$ 153,311.47)

Applicable Taxes Not Included

Payment to be made as follows:
Payment Upon Completion _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, Payment will be made as outlined above.

THIS PROPOSAL IS VALID FOR 30 DAYS.

Date of Acceptance _____

Authorized Signature _____

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American Contracting USA, Inc.

Contract Category:

Contract Number: 25/035MR-03

Contract Terms:

Initial Award Date: September 10, 2025

Current Expiration Date: September 9, 2026

Renewals Remaining: 3

CP Contract Manager:

Michael Robles

Michael@choicepartners.org

713-316-4254

Contract Partner: American Contracting USA, Inc.



Contract Partner Web Site:

<http://host.trustab.org/americancontractingusa>

Approved Market Area: TX

APPROVED PRODUCT OR SERVICE:

7 - Thermal and Moisture Control

MWBE/HUB Status: Certified

ABOUT THIS PARTNER:

American Contracting U.S.A., Inc. is a roofing contractor dedicated to quality work and friendly customer service. For all of your residential and commercial roofing needs, you can count on the professionals at American Contracting, U.S.A., Inc.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Yenni Espinoza, Library Director
AGENDA ITEM: Authorization to approve First One-year Renewal Option for Security Guard Services RFP 25-002-10-23 with MLG Protection Services - Espinoza

NATURE OF REQUEST:

The City of Mission entered into a contract with MLG Protection Services under RFP No. 25-002-10-23 for Security Guard Services. Term of the contract was for one (1) year with two (2) one-year renewal options. Security Guard Services are requested on an as needed basis. This request is to exercise the first one-year renewal under this contract.

This renewal period will extend the contract from January 30, 2026 thru January 29, 2027 at a 3% increase in price.

BUGETED: Yes **FUND:** General **ACCT. #:** 01-464-94810

BUDGET: \$30,615.00 **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$23,552.50

BUGETED: Yes **FUND:** Veterans **ACCT. #:** 35-410-94810

BUDGET: \$7,670.00 **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$5,412.00

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Purchasing, Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



2515-B E. Griffin Parkway
Mission, TX 78572
(956) 583-2004
mlgprotection@att.net

01/15/2026

City of Mission
Attention: Purchasing Director

As per our current contract (RFP # 25-002-10-23), MLG Protection Services will be extending our services to the City of Mission for a renewal period of one year to begin on January 30, 2026 and end on January 29th 2027 at a 3% increase. Our current rate with the City of Mission is \$13.50 an hour per non-commissioned security guard (unarmed), and with the 3% increase would be \$13.91. We have enjoyed working with the great City of Mission, and look forward to another successful year. If you have any questions please feel free to contact us.

Thank you!

Armando Garza
President/Owner

PROPOSAL NAME/NUMBER: 25-002-10-23 / Security Guard Services



OPEN DATE: October 23, 2024 2:00 PM CST

Vendor Name:	OPS Inc. Security Services	MLG Protection Services	CJC Security & Investigations, LLC.	Clandestin Group, Inc.	BLSS, LLC
Street address:	8200 Wednesbury Ln., Ste. 330A	2515-B E. Griffin Parkway	15939 E. Davis Rd.	24207 Palomino Sage Trail	609 Eastwood Lane
City, State:	Houston, TX 77074	Mission, TX 78502	Edinburg, TX 78542	Katy, TX 77493	Edinburg, TX 78542
Phone:	(818) 294-5098	(956) 583-2004	(956) 784-9903	(888) 315-5365	(956) 467-7670
Fax:	(818) 543-0082	(956) 583-2012			
Contact:	Joseph Farag	Armando Garza	Cameron Coleman	Edrick Villarreal	Aaron Ortiz
Email:	procurement@opsincmail.com	mlgprotection@att.net	cjc.guard.services@gmail.com	edrick@clandestingroup.com	info@BL-SS.com

ITEM No.	DESCRIPTION BASE TERM 1 YEAR	UOM	Estimated Qty	Unit Price	Total Extended Price Per Hour	Unit Price	Total Extended Price Per Hour	Unit Price	Total Extended Price Per Hour	Unit Price	Total Extended Price Per Hour	Unit Price	Total Extended Price Per Hour
1	Events / Building Security Services	Normal Hours	1	\$38.85	\$38.85	\$13.50	\$13.50	\$13.50	\$13.50	\$28.00	\$28.00	\$19.00	\$19.00
2	Events / Building Security Services	Nights/Weekends	1	\$38.85	\$38.85	\$13.50	\$13.50	\$13.50	\$13.50	\$28.00	\$28.00	\$19.00	\$19.00
3	Events / Building Security Services	Emergency	1	\$38.85	\$38.85	\$13.50	\$13.50	\$15.00	\$15.00	\$28.00	\$28.00	\$19.00	\$19.00
4	Unscheduled Events	Normal Hours	1	\$38.85	\$38.85	\$13.50	\$13.50	\$13.50	\$13.50	\$28.00	\$28.00	\$19.00	\$19.00
5	Unscheduled Events	Nights/Weekends	1	\$38.85	\$38.85	\$13.50	\$13.50	\$13.50	\$13.50	\$28.00	\$28.00	\$19.00	\$19.00
6	Unscheduled Events	Emergency	1	\$38.85	\$38.85	\$13.50	\$13.50	\$15.00	\$15.00	\$28.00	\$28.00	\$19.00	\$19.00
Addendums				None		None		None		None		None	
1st. Year renewal				0.00%		3.00%		3.00%		1.00%		3.00%	
2nd. Year renewal				2.00%		5.00%		3.00%		0.00%		5.00%	



OSAL NAME/NUMBER: 21-444-09-20 / Security Guard Services

OPEN DATE: September 20, 2021 2:00 PM CST

Vendor Name:	OPS Inc. Security Services	MLG Protection Services	CJC Security & Investigations,	Clandestin Group, Inc.	BLSS, LLC
Street address:	8200 Wednesbury Ln., Ste. 330A	2515-B E. Griffin Pkwy.	15939 E. Davis Rd.	24207 Palomino Sage Trail	609 Eastwood Lane
City, State:	Houston, TX 77074	Mission, TX 78572	Edinburg, TX 78542	Katy, TX 77493	Edinburg, TX 78542
Phone:	(818) 294-5098	(956) 583-2004	(956) 784-9903	(888) 315-5365	(956) 467-7670
Fax:	(818) 543-0082	(956) 583-2012			
Contact:	Joseph Farag	Armando Garza	Cameron Coleman	Edrick Villarreal	Aaron Ortiz
Email:	procurement@opsincmail.com	mlgprotection@att.net	cjc.guard.services@gmail.com	edrick@clandestingroup.com	info@BL-SS.com

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



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Brad Bentsen, Director Parks and Recreation
AGENDA ITEM: Authorization to Purchase Electrical Supplies and Lighting Fixtures from Lonestar Electric Supply to exceed the FY 2025-2026 \$25,000.00 threshold via The Interlocal Purchasing System (TIPS) Contract # 241001-3132 - Bentsen

NATURE OF REQUEST:

Parks and Recreation is requesting authorization to purchase Electrical Supplies and Lighting Fixtures from Lonestar Electric Supplies for FY 2025–2026. Purchases will be made utilizing The Interlocal Purchasing System Contract # 24101-3132, which ensures compliance with cooperative purchasing requirements and provides competitive pricing.

Annual purchases are estimated to exceed the \$25,000.00 threshold, requiring City Council approval.

BUGETED: Yes **FUND:** General **ACCT. #:** 01-461-64360
BUDGET: \$ _____ **EST. COST:** \$50,000.00 **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

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 _____



THE INTERLOCAL PURCHASING SYSTEM

"PURCHASING MADE PERSONAL"



[HOME](#) [CONTRACTS](#) [MEMBERSHIP](#) [VENDORS](#) [EDGAR & FEDERAL COMPLIANCE](#) [PARTNERSHIPS](#) [ABOUT US](#)

Assignment of Contract General Information:

The intent of the assignment of contract process is to permit the named Assignee, an authorized contractor of the Assignor, to perform work under The Interlocal Purchasing System (TIPS) contract held by the Assignor. The Assignor may assign contractual rights, under the named contract to one or more Assignees, at any time with the agreement of TIPS.

There are three parties to the assignment:

Assignor – TIPS vendor

Assignee – 3rd Party Contractor

TIPS

All three parties, prior to work performed by the Assignee for the TIPS member, must execute the "Limited Assignment of TIPS Construction Contract" document. Once this document is in place, the TIPS member may execute a purchase order or contract with the Assignee.

For more information contact:

DaShauna Williams

DaShauna.Williams@tipsconstruction.com

(903) 285-7652

TIPS MEMBER CUSTOMER - ASSIGNMENT OF CONTRACT ACKNOWLEDGMENT FORM

The Interlocal Purchasing System (“TIPS”), a department of Texas Region 8 Education Service Center, is a governmental entity and a national purchasing cooperative which seeks to provide a valuable solution to public entities by performing the public procurement solicitation processes and awarding contracts to qualified vendors (“Awarded TIPS Vendors”). Then, public entities and qualifying non-profits that properly join or utilize TIPS (“TIPS Members”) may elect to “piggyback” off TIPS’ procurements and agreements where the laws and policies of their jurisdiction allow.

TIPS laws and policies permit the assignment and delegation of some or all a party’s contractual rights or contractual performance to a third-party. For this reason, when a TIPS Member seeks to use a third-party contractor who is not an Awarded TIPS Vendor, TIPS permits Awarded TIPS Vendors (“Assignors”) to assign rights and obligations under their awarded TIPS Contract to a non-Awarded TIPS Vendor (“Assignees”) in specific, Member-driven circumstances. The Assignment is a tri-party agreement between TIPS, Assignor, and Assignee. The purpose of this process is to assist TIPS Member Customers when they need to utilize a non-TIPS contractor who has not yet had an opportunity to propose and become an Awarded TIPS Vendor. In this assignment process the publicly procured terms, conditions, and pricing of Assignor’s TIPS Contract shall apply to the Assignee just as they would the Awarded TIPS Vendor.

To ensure that the TIPS Member seeks this specific purchase method intentionally and knowingly, **TIPS requires TIPS Members to acknowledge and certify the following. TIPS Member hereby knowingly acknowledges:**

1. I understand Assignee, identified below, is *not* an Awarded TIPS Vendor. Assignee did not submit a proposal for TIPS evaluation and did not receive TIPS award.
2. I understand Assignee does not have a public TIPS Awarded Vendor profile on TIPS website (www.tips-usa.com).
3. Assignor *is* a TIPS Awarded Vendor and is considering permitting Assignee to make a TIPS Sale under the terms of their solicited, evaluated, and awarded TIPS Contract(s).
4. The TIPS Member shall have no contractual/purchasing relationship with Assignor. The TIPS Member shall have a contractual/purchasing relationship with Assignee only via PO, contract, or similar direct purchase document (Supplemental Agreement). Any specific purchase terms, documents, contracts, and liability shall be controlled by the Supplemental Agreement between TIPS Member and Assignee.
5. I understand that because the laws and policies applicable to my purchases vary by public entity type, purchase type, spend amount, fund type, jurisdiction, local policy, and local ordinance, TIPS cannot advise whether any cooperative or assignment purchase is viable. Whether to proceed with a TIPS Sale, via assignee, or otherwise, is always the exclusive determination of the TIPS Member, with the Assistance of counsel, if necessary.
6. I understand that by signing this document, I am not required to proceed with a TIPS purchase from Assignee but it allows TIPS to begin facilitating a potential TIPS purchase from Assignee.

This form is required for each separate TIPS purchase from an Assignee, even if you have previously purchased from the same Assignee. **This form is NOT the Assignment of Contract, and you may not proceed with an Assignee purchase until you receive confirmation from TIPS that the TIPS Assignment of Contract is finalized.**

Potential Assignee Entity to be Considered: Lonestar Electric Supply

Potential Assignee Project Description: Replacement of burnt out lights at the Bentsen Palm Community Park

Estimated Potential Assignee Project Value: 20,500

TIPS Member Entity: _____

TIPS Member Printed Name and Title of Authorized Signatory: _____

TIPS Member Signature: _____ Date: _____



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Teclo Garcia, Executive Director, MRA
AGENDA ITEM: Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Bryan Road Reconstruction and Drainage Improvements Projects – T. Garcia

NATURE OF REQUEST:

This project involves Reconstruction and Drainage improvements related to Bryan Road. The City of Mission awarded the contract to Venser Contractors LLC at their City Council meeting of July 28, 2025, and the Mission Redevelopment Authority approved a reimbursement agreement between the City of Mission and the Authority in the amount not to exceed \$6.5M at their meeting of January 21, 2026. The Authority’s legal counsel, Eugene Vaughan with Jones Galligan Key & Lozano, LLP, created the reimbursement agreement. The public improvements and the necessary procurement process will be done and overseen by the City of Mission. A corresponding budget amendment will be introduced at midyear.

BUDGETED: No FUND: 2025 CO ACCT. #: 77-300-33182

BUDGET: \$ EST. COST: \$6,500,000 CURRENT BUDGET BALANCE: \$

BUDGETED: No FUND: 2025 CO ACCT. #: 77-415-74910

BUDGET: \$ EST. COST: \$6,500,000 CURRENT BUDGET BALANCE: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval JP7

RECORD OF VOTE: APPROVED:
DISAPPROVED:
TABLED:

AYES

NAYS

DISSENTING

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (the “Agreement”), effective as of _____, 2026, is made by and among **MISSION REDEVELOPMENT AUTHORITY, a local government corporation created under the provisions of the Texas Transportation Corporation Act, Chapter 431 of the Texas Transportation Code, and authorized and approved by the City of Mission, Texas, pursuant to Resolution No. 1021 adopted on November 26, 2001** (the “Authority”), **acting by and through its governing body, the Board of Directors** (the “Authority Board”), **REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, a tax increment reinvestment zone created by the City of Mission, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended** (the “TIRZ”), **acting by and through its governing body, the Board of Directors** (the “TIRZ Board”), and **THE CITY OF MISSION, TEXAS, a Texas home-rule city** (the “City”).

RECITALS

WHEREAS, by Ordinance No. 2683, the City Council of the City (the “City Council”) created the TIRZ and appointed the TIRZ Board; and

WHEREAS, the TIRZ Board adopted a Project Plan and Reinvestment Zone Financing Plan (the “Project and Financing Plan”), which Project and Financing Plan was submitted to the City Council for approval; and

WHEREAS, pursuant to Ordinance No. 2758, the City Council approved the Project and Financing Plan; and

WHEREAS, the City authorized the creation of the Authority to aid, assist with, and act on behalf of the City in the performance of the City’s governmental and proprietary functions with respect to the common good and general welfare of the City and its neighboring areas; and

WHEREAS, the City, the TIRZ, and the Authority entered into that certain agreement dated August 12, 2003, which was approved by the City pursuant to Ordinance No. 2768 (the “Mission Agreement”), pursuant to which the City and the TIRZ contracted with the Authority to administer the TIRZ and granted the Authority the power to engage in activities related to the acquisition and development of land, to construct and improve infrastructure in the City, to enter into development agreements with developers of land, to construct and improve infrastructure in the City, and to issue, sell, or deliver bonds, notes, or other obligations in accordance with the terms of the Mission Agreement; and

WHEREAS, the Texas Tax Code provides that the TIRZ may enter into agreements as the TIRZ Board considers it necessary or convenient to implement the Project and Financing Plan and to achieve its purposes; and

WHEREAS, the Authority Board and the TIRZ Board have determined that it is in the best interests of the TIRZ to contract with the City, in its capacity as a developer, to provide for the efficient and effective implementation of certain aspects of the Project and Financing Plan; and

WHEREAS, the City has determined that it will carry out and fund the Bryan Road Project, which is located partially within the TIRZ and also adjacent to the TIRZ, more particularly described in this Agreement, for the benefit of the TIRZ; and

WHEREAS, the Authority intends, at the earliest feasible date, to exercise its authority under the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the “Act”), and in accordance with applicable Texas and in accordance with the Mission Agreement, to issue bonds or notes, the proceeds of which will be used to reimburse the City for costs advanced on behalf of the Authority and the TIRZ pursuant to this Agreement.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits contained herein, the Authority, the TIRZ, and the City hereby agree as follows:

ARTICLE 1 **GENERAL TERMS**

1.01 Definitions. The terms “Act”, “Agreement”, “Authority”, “Authority Board”, “City”, “City Council”, “TIRZ”, “TIRZ Board”, “Project and Financing Plan”, and “Mission Agreement” have the meanings assigned in the Recitals, and the following terms have the following meanings:

“Available Tax Increment” shall mean the funds in the Tax Increment Revenue Fund.

“City Tax Increment” means the Available Tax Increment generated from the TIRZ that is not now otherwise committed to the reimbursement of a developer (other than the City).

“County” means Hidalgo County, Texas.

“City Advances” means any funds advanced by the City pursuant to Section 6.01 of this Agreement, expressly including, but not limited to, out-of-pocket expenses.

“Party” or “Parties” means one or more of the Authority, the TIRZ, and the City, the parties to this Agreement.

“Project Costs” means all costs relating to the planning, design, engineering, construction, and installation of the Public Improvements.

“Public Improvements” means, collectively, the projects described in Section 3.01 below.

“State” means the State of Texas.

“Tax Increment Revenue Fund” means the special fund established by the Authority and funded with payments made by the City and any other participating Taxing Units, pursuant to the Mission Agreement (which payments are attributable to increased ad valorem property taxes paid on the property within the boundaries of the TIRZ over the base year of 2001).

“Taxing Unit” means, individually and collectively, the City, the County, and any other taxing units that participate in the TIRZ.

1.02 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE 2 **REPRESENTATIONS**

2.01 Representations of the Authority. The Authority hereby represents to the City that:

A. The Authority is duly-authorized, created and exists in good standing under the laws of the State and is duly-qualified and authorized to carry out the governmental functions and operations contemplated by this Agreement.

B. The Authority has the power, authority, and legal right to enter into and perform this Agreement and the execution, delivery, and performance hereof (1) have been duly authorized; (2) to the best of the Authority's knowledge, will not violate any applicable judgment, order, law, or regulation; and (3) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the Authority under any agreement or instrument to which the Authority is a party or by which the Authority or its assets may be bound or affected.

C. The Public Improvements and the Project Costs are components of, or are consistent with, the Project and Financing Pla, and the Project Costs are eligible for reimbursement in accordance with the Act.

D. This Agreement has been duly-authorized, executed, and delivered by the Authority and constitutes a legal, valid, and binding obligation of the Authority, enforceable in accordance with its terms, except to the extent that (1) the enforceability of such instrument may be limited by bankruptcy, reorganization insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights; and (2) certain equitable remedies, including specific performance may be unavailable.

E. The execution, delivery, and performance of this Agreement by the Authority do not require the consent or approval of any person that has not been obtained.

F. The Authority has an exemption from the payment of sales and use taxes pursuant to the statute under which the Authority was created.

G. The Mission Agreement remains in full force and effect and has not been amended or supplemented since the date of its adoption and, to the best of the Authority's knowledge, no amendment of or supplement to Ordinance No. 2768 is contemplated by the Authority or the City.

2.02 Representations of the City. The City hereby represents to the Authority that:

A. The City is duly-authorized, created, and validly existing under the laws of the State.

B. The City has the power, authority, and legal right to enter into and perform the obligations set forth in this Agreement, and the execution, delivery, and performance

hereof (1) have been duly-authorized; (2) will not, to the best of the City's knowledge, violate any judgment, order law, or regulation applicable to the City or any provision of the City's organizational documents; and (3) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.

C. The City will have sufficient capital to perform its obligations under this Agreement at the time it needs to have sufficient capital.

D. This Agreement has been duly-authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the City, enforceable in accordance with its terms, except to the extent that (1) the enforceability of such instruments may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights; and (2) certain equitable remedies, including specific performance, may be unavailable.

ARTICLE 3 THE PUBLIC IMPROVEMENTS

3.01 Public Improvements. The Public Improvements consist of the Bryan Road Reconstruction and Drainage Improvements Project, more particularly described on **Exhibit "A"**. The Parties acknowledge that the Public Improvements will be financed and designed, and all necessary right-of-way will be acquired by the City and consistent with the terms of this Agreement.

3.02 Project Costs. The Project Costs eligible for reimbursement under this Agreement shall be the City's actual design, engineering, construction management, material testing, and utility improvements that are eligible for financing by the Authority under the Project and Financing Plan shall not exceed \$6,500,000.00 and shall not include interest.

ARTICLE 4 DUTIES AND RESPONSIBILITIES OF THE CITY

4.01 Design, Engineering and Right-of-Way Acquisition. The City shall cause the design of the Public Improvements and acquire all necessary rights-of-way, securing all necessary permits and approvals therefor, and comply with all applicable competitive bidding laws. As applicable, the City will provide bid tabs and other information reasonably requested by the Authority to document the scope of the Public Improvements, and the costs thereof. Once the City has completed design of the Public Improvements, the City shall provide the Authority with a final cost summary of all costs associated with such Public Improvements, certificates of completion, and evidence that all amounts owing to contractors and subcontractors have been paid in full, as evidenced by customary affidavits executed by such contractors. The City will document the extent of the Public Improvements to the Authority as soon as practicable following completion thereof.

4.02 Cooperation. The City agrees that it will cooperate with the Authority and will provide all necessary information to the Authority and its consultants in order to assist the Authority in complying with the Mission Agreement, including, without limitation, the completion of a reimbursement audit and construction audit required therein.

4.03 Sales Taxes. The Authority has an exemption from the payment of sales and use taxes pursuant to the statute under which the Authority was created. The Parties shall use reasonable efforts to ensure that the Public Improvements shall have the benefit of such exemption, and the Authority shall provide the City with such certificates or other documents within its control as the City may require to qualify for such exemption under applicable laws.

ARTICLE 5

DUTIES AND RESPONSIBILITIES OF THE AUTHORITY

5.01 Authority Contributions. The Authority shall reimburse to the City the Project Costs, without interest, in the amount of the actual eligible costs of the Public Improvements. The total, actual Project Costs for which the Authority shall be responsible under the terms of this Agreement shall not exceed \$6,205,710.00. The Project Costs shall be financed and funded in accordance with Article 6 of this Agreement. In the event that any portion of the Public Improvements is determined by the Texas Attorney General or other authority with jurisdiction to be ineligible under the Act, the Project Costs shall be reduced by the cost of such ineligible Public Improvements. If the Authority has already reimbursed the City for such ineligible Public Improvements, the Parties agree that (1) the amount paid by the Authority for such ineligible Public Improvements shall be offset against future reimbursements to the City by the Authority; or (2) in the event there are not future reimbursements to be made by the Authority, the City shall reimburse the Authority for such ineligible reimbursement within 30 days following receipt of an invoice from the Authority.

5.02 Project Costs. The Authority shall reimburse the Project Costs in accordance with this Agreement.

ARTICLE 6

PUBLIC IMPROVEMENTS FINANCING AND FUNDING

6.01 City Advances.

A. The City will advance sufficient funds for all costs comprising the Project Costs, including, without limitation, all costs of design and engineering that arose or will arise in connection with the Public Improvements, including all payments arising under any contracts entered into by the City pursuant to this Agreement, all costs incurred in connection with obtaining governmental approvals, certificates, or permits (including any building permit fees) required as a part of any contracts entered into in accordance with this Agreement, all related legal fees and out-of-pocket expenses incurred in connection therewith.

B. Following the completion of the Public Improvements (or as various stages of the Public Improvements are completed), the Authority shall begin reimbursing the City for the City Advances and shall continue such reimbursement until the eligible Project Costs are paid in full, on the earliest date that funds are available from the City Tax Increment.

C. The Authority's obligation to reimburse the City for Project Costs is limited to the City Tax Increment generated by the TIRZ. The City Tax Increment shall be accounted for separately by the Authority and shall be used solely for the reimbursement of the City, subject to the terms of this Agreement. The rights of the City in and to the City Tax Increment granted herein are subject only to (1) the rights of any holders of bonds,

notes, or other obligations that have been heretofore or are hereafter issued by the City or any other participating Taxing Unit that are payable from and secured by a general levy of ad valorem taxes throughout the taxing jurisdiction of the City or any other participating Taxing Unit; (2) the rights of any holders of bonds and notes, including refunding bonds and notes, that are hereafter issued or incurred by the Authority and which are secured by a pledge of the Tax Increment Revenue Fund the proceeds of which are used to pay or to refund bonds or notes issued to pay Project Costs, including City Advances; and (3) the rights of any holders of notes that are hereafter issued or incurred by the Authority which are secured by a pledge of all or a part of the Tax Increment Revenue Fund, the proceeds of which are used solely to fund the annual operating and administration budget of the Authority Board and the City Council.

Subject to the availability of City Tax Increment generated by the TIRZ and further by the terms hereof, the obligation of the Authority to reimburse the City Advances as set forth herein from the City Tax Increment shall be absolute and unconditional until such time as the City Advances incurred pursuant to this Agreement have been fully repaid or provision for payment thereon to the City shall have been made in accordance with the terms of this Agreement. The City Advances constitute a special obligation of the Authority payable solely from the City Tax Increment as and to the extent provided credit or taxing powers of the Authority, the City, or the County, or any other Taxing Unit and is not payable except as provided herein. The City, its successor and assigns, shall not have the right to demand payment thereof out of any funds of the Authority other than the City Tax Increment.

D. The Authority shall provide to the City, upon written request of the City, and on the earliest date such information is available after the date of such request, certified copies of all statements of revenue and the source of such revenue of the TIRZ and of the Authority, the intended use of which is to verify the availability of funds for payment of the Project Costs or City Advances, if applicable, under this Section, and the extent of the City Tax Increment.

E. The Authority shall use its best efforts to cause each Taxing Unit to collect all ad valorem taxes due on property located within the TIRZ and shall use its best efforts to cause such Taxing Units to deposit all tax increments due with the City for transfer to the Tax Increment Revenue Fund pursuant to the Mission Agreement.

ARTICLE 7

DEFAULT

7.01 Default.

A. If the Authority does not perform its obligations hereunder in compliance with the terms hereof in all material respects, in addition to the other rights given the City under this Agreement, the City may enforce specific performance of this Agreement or seek actual damages incurred by the City for any such default if such default is not cured within 30 days after receipt by the Authority of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

B. In the event the City completes the Public Improvements but does not otherwise perform its obligations hereunder in all material respects in substantial

1201 East 8th Street
Mission, Texas 78572

If to the Authority: Executive Director
Mission Redevelopment Authority
801 North Bryan Road
Mission, Texas 78572

Each Party may change its address by supplying written notice to the other Party in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, and any notice sent by facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication delivered in person shall be deemed to be given when actually received by the Authority or the City, as the case may be.

8.04 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Authority and the City. No course of dealing on the part of the City or the Authority, nor any failure or delay by the City or Authority with respect to exercising any right, power, or privilege of the City or the Authority under this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section 8.04.

8.05 Invalidity. In the event that any of the provisions of this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

8.06 Successors and Assigns. All covenants and agreements made herein by or on behalf of the Authority shall bind its successors and assigns and shall inure to benefit of the Parties' successor and assigns. The Authority may assign its rights and obligations under this Agreement or any interest herein, with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8.07 Exhibits; Titles of Articles, Sections and Subsections. The exhibits attached hereto are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings in this Agreement are included only for the convenience of the Parties and shall not be construed to have any effect or meaning as to the agreement between the Parties. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

8.08 Construction. This Agreement is a contract made under, and shall be construed in accordance with and governed by, the laws of the United States of America and the State of Texas, as such laws are now in effect.

8.09 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

8.10 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the date the eligible City Advances have been reimbursed in full, but in no event later than the expiration of the TIRZ. If the Authority is dissolved prior to the expiration of the TIRZ, the Mission Agreement requires the City to make satisfactory arrangements to provide for the payment of the Authority's obligations to the City hereunder.

8.11 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably withheld or delayed.

8.12 Additional Actions. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions, and intent.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties hereto have caused this Reimbursement Agreement to be duly-executed as of the ____ day of _____, 2026.

AUTHORITY:

MISSION REDEVELOPMENT AUTHORITY

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

TIRZ:

REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

CITY:

CITY OF MISSION, TEXAS

By: _____
NORIE GONZALEZ GARZA, Mayor

ATTEST:

ANNA CARRILLO, City Secretary

Exhibit "A"
The Public Improvements

**[Copy of the Contract for Bryan Road Reconstruction
and Drainage Improvements follows.]**

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Health Support Project #5352702 under the FY27 Peace Officer Mental Health Program be operated for the 2026-2027 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY27 Peace Officer Mental Health Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 27th day of January 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary

**AGREEMENT REGARDING SANITARY SEWER SERVICE FOR THE PROPOSED
SRT SUBDIVISION**

PARTIES

This Agreement is made by and between City of Mission, a municipal corporation (the “City”), and Ricardo & Lilia Benitez (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 SRT.

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 right, title, and interest in and to the sanitary sewer line system.

The Subdivider has paid to the City of Mission the sum of \$2,400.00 sewer recovery fee, 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.

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 January 27, 2026.

SIGNATURES

CITY OF _____

Name: _____

Title: _____

Date: _____

SUBDIVIDER

Name: _____

Title: _____

Date: _____

Name: _____

Title: _____

Date: _____

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890



February 12, 2025

Michael Silva, Fire Chief
 Mission Fire Department
 415 West Tom Landry Street
 Mission, TX 78572

Proposal For: Two (2) Pierce Stock Enforcer 161" Pumpers

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to Mission Fire Department. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB Mission Fire Department and training on operation and use of the apparatus.

Description	Amount
Bid 1137a: One (1) Pierce Stock Enforcer 161" Pumper	
(Unit Price - \$1,083,576.24)	
Delivery within 6-12 months of order date	
QUOTE # - SMEG-0009128-2	
Vehicle Price	\$1,083,576.24
Multi Truck Discount	(\$10,015.24)
Customer Loyalty Discount	(\$6,737.00)
Bid 1137a: UNIT TOTAL	\$1,066,824.00
Bid 1137b: One (1) Pierce Stock Enforcer 161" Pumper	
(Unit Price - \$1,076,376.24)	
Delivery within 5-6 months of order date	
QUOTE # - SMEG-0009094-2	
Vehicle Price	\$1,076,376.24
Multi Truck Discount	(\$10,015.24)
Customer Loyalty Discount	(\$6,737.00)
Bid 1137b: UNIT TOTAL	\$1,059,624.00
SUB TOTAL	\$2,126,448.00
BuyBoard 746-24 (FIRE)	\$1,500.00
TOTAL	\$2,127,948.00

Price guaranteed until 3/31/2025

Additional: This proposal is valid for Pierce Manufacturing Bids 1137a and 1137b. Stock apparatus sales are subject to availability upon receipt of the signed proposal letter and / or purchase order, whichever comes first. Multiple Truck Discount requires purchase of two (2) or more apparatus in one (1) order. This bid includes one (1) final inspection visit to the Pierce Manufacturing facility in Bradenton, Florida for three (3) Mission Fire Department personnel. Additionally, this bid includes four (4) days of apparatus training provided by Siddons-Martin Emergency Group at Mission, Texas.

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Chris Navarrete

I, Miki R. Perez the authorized representative of Mission Fire Department, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Miki R. Perez 2/21/25
Signature & Date



Vendor Contract Information Summary

Item 30.

Vendor Siddons Martin Emergency Group, LLC
Contact Jeffrey Doran
Phone 281-543-7031
Email jdoran@siddons-martin.com
Vendor Website www.siddons-martin.com
TIN 27-4333590
Address Line 1 1362 East Richey
Vendor City Houston
Vendor Zip 77073
Vendor State TX
Vendor Country USA
Delivery Days 10
Freight Terms FOB Destination
Payment Terms net due upon delivery
Shipping Terms Freight prepaid by vendor and added to invoice
Ship Via Other
Designated Dealer No
EDGAR Received Yes
Service-disabled Veteran Owned No
Minority Owned No
Women Owned No
National No
No Foreign Terrorist Orgs Yes
No Israel Boycott Yes
MWBE No
ESCs All Texas Regions
States All States
Contract Name Fire Service Apparatus Vehicles
Contract No. 746-24
Effective 10/01/2024
Expiration 09/30/2027
Accepts RFQs Yes
Service Fee Note Vehicle purchase orders are subject to a \$1500 service fee
Return Policy Parts may be returned unused, and the vehicle may not be returned



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Michael Silva, Fire Chief
AGENDA ITEM: Authorization to Purchase Equipment to Fully Equip Our New Engine 4 and Engine 5 from Siddons-Martin Emergency Group via Buy Board Contract #698-23 for a total cost of \$179,523.82 - Silva

NATURE OF REQUEST:

The Mission Fire Department is seeking authorization to purchase equipment to fully equip our new Engine 4 and Engine 5 from Siddons-Martin Emergency Group via Buy Board Contract #698-23 for a total cost of \$179,523.82.

These engines require specialized firefighting and emergency response equipment to safely and effectively respond to emergencies and maintain department operational standards. This purchase will allow the department to enhance emergency response capabilities and continue providing reliable fire protection and life safety services to the community.

BUGETED: Yes **FUND:** Fire Replacement **ACCT. #:** 31-431-74950
BUDGET: \$874,000 **EST. COST:** \$179,523.82 **CURRENT BUDGET BALANCE:** \$655,736

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 _____



Siddons-Martin Emergency Group
 1506 I-35W
 Denton, TX, 76201
 USA
 Phone:

ESTIMATE

DO NOT PAY

Customer Info:

MISSION FD
 415 W. Tom Landry St.
 Mission, TX, 78572
 USA

Document Info:

Quote #: 700-0037438
 Taken By: Christopher Navarrete
 Expiration Date: 01/30/2026

Item #	Description	Quantity / Unit	Unit Price	Amount
151707	ELK-STREAM STRAIGHTENER 2.5"FNH x 2.5"MNH ELK O LITE 282-A 3476001	2.00 / EA	226.88	453.75
151648	ELK-XD SHUTOFF 1 3/8" WATERWAY 2.5"FNH x 1.5"MNH NO GRIP 0069XD02	2.00 / EA	595.00	1,190.00
151844	ELK-XD SMOOTH BORE SHORT BARREL 1.5"FNH INLET 15/16" DISCHARGE 187 XD BLACK 66756007	2.00 / EA	178.75	357.50
151595	ELK-XD SHUTOFF 1 3/8" WATERWAY 1.5" INLET 1.5" OUTLET NO PISTOL GRIP BLACK 0033XD02	6.00 / EA	453.75	2,722.50
151762	ELK-HIGH RANGE 1.5 FNH 1 3/8 IN WATERWAY 210 GPM AT 50 PSI BLACK 04XD020F0106000505A 0	2.00 / EA	1,103.13	2,206.25
151731	ELK-CHIEF XD TIP 1 3/8 IN WATERWAY 150 GPM AT 50 PSI 1.5 IN INLET SPINNING TEETH BLACK 04XD010F-0101050A	6.00 / EA	509.38	3,056.25
010516	ELK-CHIEF XD TIP 1.5" FNH INLET 250 GPM @ 50 PSI 1 3/8" WATERWAY SPINNING TEETH BLACK 04XD025F-0501050A	4.00 / EA	768.75	3,075.00



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151797	ELK-RAPID ATTACK MONITOR 2.5"FNH RAM XD ELK O LITE 8296 8296201	2.00 / EA	3,076.25	6,152.50
151799	ELK-RAM XD 8296-MB MOUNTING BRACKET 8296801	2.00 / EA	227.50	455.00
247851	ELK-3895 RAPID ATTACK ADJUSTABLE 2.5" NOZZLE FOR RAM XD 3895001	2.00 / EA	1,090.63	2,181.25
243257	ELK-TRIPLE STACK TIPS ST-197-A 2.5"FNH 1" 1 1/4" 1 1/2" BORE 638001	2.00 / EA	433.75	867.50
151708	ELK-MINI STREAM SHAPER 2.5"FNH x 2.5"MNH ELK O LITE 282-A MINI 3476201	2.00 / EA	235.63	471.25
246986	ELK-HOSE CLAMP 1.5" – 3" HOSE M#285 724001	2.00 / EA	840.00	1,680.00
151842	ELK-XD SMOOTH BORE SHORT BARREL 1.5"FNH INLET 7/8" DISCHARGE 187 XD BLACK 66755007	6.00 / EA	178.75	1,072.50
151631	ELK-XD PLAYPIPE 1 3/8" WATERWAY 2.5"FNH INLET 1.5"MNH OUTLET BLACK 0034XD02	4.00 / EA	1,211.25	4,845.00
151692	ELK-TRIPLE STACK 1.5"FNH ST-190-XD 1- 1/4 1-1/8 1 2551007	4.00 / EA	478.13	1,912.50



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151639	ELK-TRIPLE STACK TIPS ST-191-A 2.5"FNH 1 1/2" 1 3/4" & 2" BORE 623001	2.00 / EA	683.75	1,367.50
361830	ELK-S 454 S HYDRANT ADJUSTABLE W STORZ AND ROCKER LUG 01508001	2.00 / EA	150.00	300.00
246978	ELK-WAT-R-WALL 2.5"FNH HANDLINE NOZZLE 100GPM ROUGH CHROME 222 682004	2.00 / EA	1,288.75	2,577.50
151681	ELK-TRIPLE WRENCH HOLDER w/BACKET 470 KIT 01519000	4.00 / EA	272.50	1,090.00
364195	TFT-X 86 GATE VALVE 205 IN FEMALE SWIVEL INLET X 205 IN MALE 00381004	2.00 / EA	652.50	1,305.00
005505	FHU-6# FLATHEAD AXE FIBERGLASS HANDLE FA-6	2.00 / EA	66.25	132.50
005506	FHU-6# PICKHEAD AXE FIBERGLASS HANDLE FAP-6	2.00 / EA	75.00	150.00
154715	FHU-6' NY ROOF HOOK STEEL RH-6	2.00 / EA	131.25	262.50
171018	FHU-8' NATIONAL HOOK SOLID WHITE ASH NH-8	2.00 / EA	103.75	207.50
154674	FHU-8' NATIONAL HOOK FIBERGLASS w/ASH CORE NHF-8	2.00 / EA	118.75	237.50



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154702	FHU-30" PRO BAR FORCIBLE ENTRY HALLIGAN TYPE BAR PB-30	2.00 / EA	261.25	522.50
154608	FHU-40" DRYWALL HOOK w/DHANDLE DWHS-40 W/D	2.00 / EA	136.25	272.50
361861	FHU-NEW YORKER PIKE POLE 40 IN W/D NY-40 W/D	2.00 / EA	112.50	225.00
154723	FHU-8# SLEDGEHAMMER YELLOW SHF-8	2.00 / EA	50.00	100.00
154651	FHU-K-TOOL LEATHER POUCH TWO LOCK TOOLS KEYS SHOVE KNIFE & INSTRUCTIONS ON THROUGH THE LOCK METHODS KTKIT	2.00 / EA	180.00	360.00
182583	SLI-E SPOT FIREBOX STANDARD SYSTEM 120V/100V AC/12V DC w/SHOULDER STRAP & MOUNTING RACK ORANGE 45861	8.00 / EA	240.60	1,924.80
292173	MAK-40V MAX XGT BRUSHLESS CORDLESS 18" CHAINSAW KIT w/ (2) 5.0 AH BATTERIES GCU04T	2.00 / EA	893.75	1,787.50
292843	MAK-40V XGT 9" CIRCULAR SAW KIT- CHARGER w/2 5Ah BATTERIES GEC03T	2.00 / EA	1,022.50	2,045.00
168259	MAK-40V MAK XGT 4PC COMBO KIT GPH01Z	2.00 / EA	843.70	1,687.40



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	GDT01Z GRJ01 ML001G (1) 40 MAX 2.5AH BATTERY (1) 4.0A.H BATTERY CHARGER & TOOL BAG GT401M1D1				
186558	TFT-ADAPTER 5" STORZ x 4.5" NHF RIGID TO RIGID FEMALE ROCKER LUG	2.00 / EA	343.75	687.50	
	AA1ST-NR				
186685	TFT-JUMBO BIV 5" STORZ RIGID x 6"FEMALE SWIVEL SHORT HANDLE NO CAP	4.00 / EA	2,261.25	9,045.00	
	AX1ST-NX				
187001	TFT-EDUCTOR 125 GPM 1.5"FEMALE x 1.5"MALE w/36" HOSE .25% .5% 1% 3% 6%	2.00 / EA	826.88	1,653.75	
	UE-125-NF				
187004	TFT-EDUCTOR 250GPM 2.5"NHF x 2.5"NHM w/8' HOSE .5% 1% 3% 6%	2.00 / EA	1,517.50	3,035.00	
	UE-250-NJ				
243425	TFT-PRO/PAK 1.0" INLET	2.00 / EA	1,105.00	2,210.00	
	UM12				
186678	TFT-VALVE 2.5" FEMALE x 2.5" MALE	2.00 / EA	490.63	981.25	
	AVSNJ-NJ				



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186672	TFT-HYDRANT ASST SO VALVE 4.5" NHF HANDLE/FS B-5" STORZ C1-5"STORZ C2-5" STORZ	2.00 / EA	2,922.50	5,845.00
	ARS5R2T2T2T			
186675	TFT-SIAMESE 2.5" FEMALE x 5" STORZ DBL SWIVEL ROCKERLUG TO STORZ SWIVEL	2.00 / EA	646.25	1,292.50
	AS9NJ-ST			
186698	TFT-GATED Y 2.5" NHF x 2.5" NHM DUAL GATED MALE OUTLETS	6.00 / EA	1,352.50	8,115.00
	AY5NJ-NJ			
186545	TFT-ADAPTER 5" STORZ x 2.5" NHF RIGID TO SWIVEL FEMALE ROCKER LUG	2.00 / EA	339.38	678.75
	AA12ST-NJ			
186589	TFT-ADAPTER 2.5" NHF x 1.5" NHM RIGID FEMALE ROCKER LUG TO RIGID MALE (ORDERED IN QTY OF 2)	2.00 / EA	59.38	118.75
	AA5NJ-NF			
186528	TFT-HAND HELD HOSE ROLLER	2.00 / EA	255.63	511.25
	A3820			
186532	TFT-3 WRENCH BRACKET SET SPANNERS & TFT	6.00 / EA	307.50	1,845.00



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HYDRANT				
A3850				
300041	3 WRENCH BRACKET SET	4.00 / EA	243.13	972.50
A3845				
186616	TFT-ADAPTER 2.5" NHF x 2.5" NHF SWIVEL ROCKER LUG TO SWIVEL ROCKER LUG AA7NJ-NJ	4.00 / EA	95.00	380.00
186609	TFT-ADAPTER 2.5" NHM x 2.5" NHM RIGID MALE TO RIGID MALE	4.00 / EA	53.13	212.50
AA6NJ-NJ				
186526	TFT-SPANNER WRENCHES & BRACKET 4 WRENCHES FIT 1" THRU 6" STORZ	4.00 / EA	163.75	655.00
A3810				
171625	NUP-Nupla Bolt Cutter, 36" 69704	2.00 / EA	236.57	473.15
181606	DRUM & PAIL WRENCH OPEN 50 GAL DRUMS & 5 GAL PAILS w/MOUNT 4578-YF	2.00 / EA	14.99	29.98
191518	BIG EASY GLO DELUXE KIT LOCK OUT WIT-32955DLX	2.00 / EA	99.20	198.40
191530	FOX-GLASS MASTER KIT COMPLETE GMM-2	2.00 / EA	179.20	358.40
355958	Connection Adapter – 2.5" (65 mm) NHF Rigid	2.00 / EA	98.13	196.25



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	Rocker x 1" (25 mm) NHM Rigid Thread AA5NJ-ND			
355958	3-WAY VALVED MANIFOLD AL32T0	2.00 / EA	2,225.00	4,450.00
136103	AJAX Rescue Tools 811- RK Heavy Duty Rescue Kit 811-RKM	2.00 / EA	2,384.38	4,768.75
185159	SVI-DOOR BAR DOOR BAR	2.00 / EA	343.20	686.40
185144	SVI-20" x 20 Duct, Belted Cuff & Carry Bag 20X20BC1	2.00 / EA	1,278.42	2,556.84
300041	20" Electric PPV, 1.5 Hp, Variable Speed 720EVS	2.00 / EA	3,935.25	7,870.50
300041	16" Smoke Ejector, 1/3 Hp, Electric Motor P164S	2.00 / EA	1,361.25	2,722.50
165064	KEY-5"STZ x 100' PRO FLOW LDH RUBBER COVERED YELLOW SUPPLY HOSE RC50-450-100-Y-STZ	20.00 / EA	1,038.49	20,769.80
164968	KEY-3"NH x 50' BIG 10 DOUBLE JACKET FIRE HOSE RUBBER LINED YELLOW w/ALUMINUM COUPLINGS DP30-800-50-Y-ARN	40.00 / EA	360.36	14,414.50
308243	KEY-2.25"NH x 50' TRU ID DOUBLE JACKET BLUE HOSE RUBBER LINED w/ALUMINUM COUPLINGS	16.00 / EA	356.54	5,704.60



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DP22-TRU-50-B-ARN				
159320	LDH Hose Clamp, HASBRA, 5" HAS-HB228-5	2.00 / EA	965.13	1,930.25
165072	KEY-5"STZ x 25' PRO FLOW LDH RUBBER COVERED YELLOW SUPPLY HOSE RC50-450-25-Y-STZ	2.00 / EA	463.75	927.50
111744	ELK-MODEL SM-1250E D ELK X STREAM 2.5 IN FNH NOZZLE 350-1250 GPM @ 75 PSI 66446001	2.00 / EA	750.00	1,500.00
186557	TFT-ADAPTER 5" STORZ x 4" NHF RIGID TO RIGID FEMALE ROCKER LUG	2.00 / EA	377.50	755.00
AA1ST-NP				
186586	TFT-ADAPTER 1.5" NHF x 1" NHM RIGID FEMALE ROCKER LUG TO RIGID MALE	4.00 / EA	63.75	255.00
AA5NF-ND				
292736	BKS-AMEREX 10LB CO2 FIRE EXTINGUISHER w/WALL HANGER 10B:C AX330	2.00 / EA	314.56	629.11
140241	BKS-AMEREX 20LB ABC FIRE EXTINGUISHER w/WALL HANGER 10A:120B:C AX411	2.00 / EA	205.57	411.14
004790	BKS-AMEREX 2.5 GAL WATER FIRE EXTINGUISHER w/WALL HANGER AX240	2.00 / EA	185.95	371.90



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364167	5 IN PRO FLOW 15 FT YELLOW 5 IN STORZ X 4.5 IN NH F RC50-450Y-15-5STZ X	2.00 / EA	689.65	1,379.30
160358	HPC-12 X 14 SALVAGE COVER 10 OZ VINYL RED HTV-12X14-10-R	4.00 / EA	127.88	511.50
173169	PAC-STORZ LOK 5" MOUNT 1040-5	4.00 / EA	52.23	208.92
006305	PAC-2.5" ADAPTER LOK (FOR DOUBLE MALE & DOUBLE FEMALE MOUNTS) 1042-2	20.00 / EA	51.32	1,026.40
006304	PAC-1.5" ADAPTER LOK (FOR DOUBLE MALE & DOUBLE FEMALE MOUNTS) 1042-1	10.00 / EA	45.99	459.90
300041	EU2200 Generator, LED- TL6- 15,000 Lumens TEU-22.LEDTL6	2.00 / EA	3,378.70	6,757.40
300041	36R Double Male Rocker, 4.5"x 4.5" 36R4545	2.00 / EA	111.28	222.56
300041	36R Double Male Rocker, 5"x5" 36R55	2.00 / EA	124.88	249.76
186586	TFT-ADAPTER 1.5" NHF x 1" NHM RIGID FEMALE ROCKER LUG TO RIGID MALE AA5NF-ND	4.00 / EA	66.30	265.20
164821	KEY-1.75" NH x 50' COMBAT READY DOUBLE JACKET ATTACK HOSE	18.00 / EA	348.37	6,270.71



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ORANGE w/ALUMINUM
COUPLINGS
DP17-1000-50-O-ARN

300056	FREIGHT Estimate Only FREIGHT	1.00 / EA	2,700.00	2,700.00
300212	BUYBOARD #698-23 BUYBOARD	1.00 / EA	0.00	0.00

Total of All Services

Labor total	\$0.00	Shop supplies	\$0.00
Parts total	\$176,823.82	Sublet total	\$0.00
Freight total	\$2,700.00	Core charges	\$0.00
		Sales tax	\$0.00

Total: \$179,523.82

Vendor Siddons Martin Emergency Group, LLC
Contact Jeffrey Doran
Phone 281-543-7031
Email jdoran@siddons-martin.com
Vendor Website www.siddons-martin.com
TIN 27-4333590
Address Line 1 1362 East Richey
Vendor City Houston
Vendor Zip 77073
Vendor State TX
Vendor Country USA
Delivery Days 10
Freight Terms FOB Destination
Payment Terms net due upon delivery
Shipping Terms Freight prepaid by vendor and added to invoice
Ship Via Common Carrier
Designated Dealer No
EDGAR Received Yes
Service-disabled Veteran Owned No
Minority Owned No
Women Owned No
National No
No Foreign Terrorist Orgs Yes
No Israel Boycott Yes
MWBE No
ESCs All Texas Regions
States All States
Contract Name Public Safety and Firehouse Supplies and Equipment
Contract No. 698-23
Effective 04/01/2023
Expiration 03/31/2026
Accepts RFQs Yes
Return Policy Returns may incur restocking fees



February 14, 2026

City of Mission, TX.

We are pleased to offer the following preliminary overview of the financing terms:

Lender: Government Capital Corporation
 Issuer: City of Mission, TX.
 Financing structure: Tax Exempt Financing Agreement
 Project Description: New Fire Truck

Truck Cost: \$2,127,948.00

Term: 10 Years
 Annual Payments: \$269,111.56
 Interest Rate Indication: 4.947%
 Annual Payments Due: September 1, 2026 and annually thereafter.

Nominal Annual Rate: 4.947 %

	Date	Payment	Interest	Principal
Loan	02/13/2026			
1	09/01/2026	269,111.56	58,483.10	210,628.46
2	09/01/2027	269,111.56	94,849.80	174,261.76
3	09/01/2028	269,111.56	86,229.07	182,882.49
4	09/01/2029	269,111.56	77,181.87	191,929.69
5	09/01/2030	269,111.56	67,687.11	201,424.45
6	09/01/2031	269,111.56	57,722.64	211,388.92
7	09/01/2032	269,111.56	47,265.23	221,846.33
8	09/01/2033	269,111.56	36,290.49	232,821.07
9	09/01/2034	269,111.56	24,772.84	244,338.72
10	09/01/2035	269,111.56	12,685.45	256,426.11
Grand Totals		2,691,115.60	563,167.60	2,127,948.00

The above proposal is subject to audit analysis, assumes bank qualification and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our team is prepared to move forward or provide other terms for consideration as needed.

Thank you for the opportunity.

Sincerely,

Landon Newton
 Government Capital Corporation
 345 Miron Dr
 Southlake, Texas 76092
 (817) 722-0213 Direct

The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation ("GCC"), in which GCC: (i) is acting solely for its own financial and other interests that may differ from yours; (ii) is not acting as your municipal advisor or financial advisor, and has no fiduciary duty to you with respect to this transaction; and (iii) is not recommending that you take an action with respect to this transaction.

RESOLUTION

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING A **"FIRE TRUCK AND OTHER RELATED EQUIPMENT"**.

WHEREAS City of Mission (the "Issuer") desires to enter into that certain Finance Contract, by and between Issuer and Government Capital Corporation, for the purpose of financing a **"Fire Truck and Other Related Equipment"**. The Issuer desires to designate this Finance Contract as a "qualified tax-exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

NOW THEREFORE, BE IT RESOLVED BY City OF MISSION:

Section 1. That the Issuer enters into a Finance Contract with Government Capital Corporation for the purpose of financing a **"Fire Truck and Other Related Equipment"**.

Section 2. That the Finance Contract by and between the City of Mission and Government Capital Corporation is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the City of Mission will designate the Mayor or the Mayor's designee, as an authorized signer of the Finance Contract by and between the City of Mission and Government Capital Corporation as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. The Issuer will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member _____, seconded by Board Member _____ by a vote of _____ Ayes to _____ Nays and is effective this _____, 2026.

Issuer: City of Mission

Witness Signature

Mayor

City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Roel Mendiola, Sanitation Director
AGENDA ITEM: Approval of Ordinance # _____ adopting a Regional Tire Ordinance - Carrillo

NATURE OF REQUEST:

The purpose of this ordinance is to identify the economic costs and benefits of diverting scrap tires from landfills within the Region and to provide consistent regulation of scrap tire management to protect public health, reduce environmental hazards, and promote responsible recycling in the LRGV region.

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 *SP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE # _____

ADOPTION OF A REGIONAL TIRE ORDINANCE

THE ADOPTION OF A REGIONAL TIRE ORDINANCE AIMS TO SAFEGUARD PUBLIC HEALTH, SAFETY, AND THE ENVIRONMENT BY REGULATING THE PROPER STORAGE, TRANSPORTATION, AND DISPOSAL OF SCRAP TIRES. THE PURPOSE OF THE ORDINANCE IS TO IDENTIFY THE ECONOMIC COSTS AND BENEFITS OF DIVERTING SCRAP TIRES FROM LANDFILLS WITHIN THE REGION AND TO PROVIDE CONSISTENT REGULATION OF SCRAP TIRE MANAGEMENT TO PROTECT PUBLIC HEALTH, REDUCE ENVIRONMENTAL HAZARDS, AND PROMOTE RESPONSIBLE RECYCLING IN THE LRGV REGION. BY DOING THIS ORDINANCE AS A REGION WE WOULD BE COMPLYING WITH THE 2022-2042 REGIONAL SOLID WASTE MANAGEMENT PLAN AND THE RECOMMENDATION STIPULATED IN THE 2022 SCRAP TIRE MANAGEMENT & AVAILABLE ALTERNATIVES IN TEXAS. THE ORDINANCE ESTABLISHES ENSURING THAT ALL BUSINESSES AND INDIVIDUALS INVOLVED IN TIRE HANDLING ADHERE TO SUSTAINABLE PRACTICES, THEREBY REDUCING ENVIRONMENTAL HAZARDS AND PROMOTING COMMUNITY WELL-BEING. THE RESOLUTION CALLS FOR COUNTIES AND CITIES TO COLLABORATE IN ENCOURAGING ENFORCING THESE REGULATIONS EFFECTIVELY.

WHEREAS, the proper management of scrap tires is crucial for protecting public health, safety, and the environment; and

WHEREAS, the accumulation of scrap tires can lead to environmental hazards such as mosquito breeding grounds, fire risks, and illegal dumping; and

WHEREAS, counties and cities within the region are committed to promoting sustainable practices and reducing the impact of scrap tires on the environment; and

WHEREAS, the collaboration within municipalities is essential for the effectiveness of this tire ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mission, Texas, that:

Adoption. The City of Mission hereby adopts the Regional Tire Ordinance on the attached "Exhibit A" as a regulatory measure to promote the proper storage, transportation, and disposal of scrap tires within the City's jurisdiction.

Implementation. The City Council directs the appropriate City departments to implement and enforce the provisions of the Regional Tire Ordinance in an effective and efficient manner.

Public Awareness. The City shall undertake reasonable efforts to inform residents and businesses of the requirements and benefits of the Regional Tire Ordinance.

Collaboration. The City Council encourages cooperation and coordination with neighboring municipalities and relevant agencies to share resources, information, and best practices to ensure the successful administration of the ordinance.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its passage and approval.

CONSIDERED AND APPROVED on this the 27th day of January, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



“Exhibit A”

Regional Model Scrap Tire Ordinance

PURPOSE OR INTENT: The purpose of this ordinance is to identify the economic costs and benefits of diverting scrap tires from landfills within the Region and to provide consistent regulation of scrap tire management to protect public health, reduce environmental hazards, and promote responsible recycling in the LRGV region.

DEFINITIONS

In this article:

- (1) **CITY** means the **City of Mission**, Texas,
- (2) **DIRECTOR** means the director of the department designated by the city or county to enforce and administer this article and includes the director’s authorized representatives.
- (3) **LRGVDC REGIONAL ALTERNATIVES:** Engage with scrap tire transporters who have end users; Engage with scrap tire processors and end users; Pursue Land Reclamation Projects Using Tires efforts; Consider adopting a model ordinance throughout the Region and supporting statewide scrap tire management legislation; Stay abreast of changes in the scrap tire industry
- (3) **MANIFEST** means a tracking mechanism to monitor the transfer of tires from the point of generation to their end-use or final destination, such as a tire storage site, scrap tire facility, permitted landfill, or land reclamation project using tires. The manifest is a five-part form whose format and content is prescribed by the Texas Commission on Environmental Quality.
- (4) **MOBILE TIRE REPAIR BUSINESS** means a business that repairs tires at any temporary location, including but not limited to a roadway, alley, parking lot, or residence. The term does not include a business that only changes or replaces tires but does not make any repairs to a tire.
- (5) **MOBILE TIRE REPAIR UNIT** means any vehicle used in a mobile tire repair business.
- (6) **SCRAP TIRE** means a whole tire or any portion of a tire that:
 - (A) can no longer be used for its original intended purpose; or
 - (B) is being held, transported, or processed for disposal or recycling.
- (7) **SCRAP TIRE GENERATOR** means a fleet operator, an automotive dismantler, or a retailer, wholesaler, manufacturer, recapper, or retreader of new or used tires.
- (8) **SCRAP TIRE TRANSPORTER** means any business or person who transports more than six scrap tires at any one time or is loading or unloading scrap tires from or to any location within the **City of Mission**.
- (9) **TCEQ-TEXAS ADMINISTRATIVE CODE SECTION 328.56** state Generator Requirements, concerning the management and storage of used or scrap tires, including





registration, transportation, and documentation obligations for generators. Available at Texas Administrative Code - Section 328.56. [Home - Rules & Meetings](#)

(10) TIRE BUSINESS means any business or establishment where used tires are collected, repaired, processed, recycled, scrapped, sold, bought, or stored, including but not limited to a mobile tire repair business and a salvage yard.

(11) TIRE RECYCLING FACILITY means a state-registered facility that processes, recycles, or conducts energy recovery with scrap tires.

(12) VEHICLE means any motorized vehicle and any non-motorized trailer that is or may be attached to a motorized vehicle. If a trailer is attached to a motorized vehicle, both the trailer and the motorized vehicle will be considered as one vehicle.

TIRE BUSINESS LICENSE AND MOBILE TIRE REPAIR UNIT PERMIT REQUIRED; APPLICATION; TRANSFERABILITY

To obtain a tire business license, a person must submit an application on a form provided for that purpose to the director. The director or assigned staff shall keep an updated tire business listing within their jurisdiction, including mobile tire businesses, that will be reviewed annually for any business changes or updates.

The applicant must be the person who will own, control, or operate the tire business. The application must be signed and verified by the applicant and contain all the following information:

- (1) The name, residential mailing address, county of residence, email address, and telephone and facsimile number of each owner and operator of the tire business.
- (2) The physical address, email address, and telephone number of the tire business.
- (3) The approximate number of tires that will be stored on site at the tire business.
- (4) If applicable, the zoning district or districts where the business is located.
- (5) The tax identification number or taxpayer identification number of each owner and operator listed in the license application.
- (6) The number and description of vehicles the applicant proposes to use as mobile tire repair units, including the year, make, model, color, vehicle identification number, and state license registration number for each vehicle, and proof that each vehicle is in compliance with state requirements for vehicle registration, vehicle inspection, and vehicle financial responsibility.
- (7) The registration or license number of any Texas Commission on Environmental Quality registration or license, if applicable.





(8) Each permitted business shall report annually to the city/county, detailing the quantity of scrap tires generated, transported, disposed of, or recycled. Reports must specify the end-use facilities for disposal and recycling.

(9) If the **City of Mission** chooses: All tire businesses located within the **City of Mission** limits and its extraterritorial jurisdiction (ETJ) that engage in the resale of tires, or the generation of waste tires must obtain an annual permit issued by the **City of Mission** public works department. The annual permit fee shall be set by the **City of Mission**, of which **City of Mission** choice % will be allocated to support centralized processing partnerships or recycling incentives.

(10) **Mobile-only businesses that operate without a fixed address.** Mobile-only operators without a permanent address within the **City of Mission** must register their business at the local public works department and provide a physical address for inspection and recordkeeping.

ISSUANCE, DENIAL, AND DISPLAY OF A LICENSE PERMIT, OR TIRE DISPOSAL RECORDS

(a) The director shall issue a tire business license to the applicant, unless the director determines that the applicant:

- (1) failed to completely fill out an application;
- (2) provided false information on an application;
- (3) failed to pay a license or permit fee required under this article;
- (4) has had a tire business license revoked within the preceding 12 months; or
- (5) has failed to complete the required training.

(b) Upon issuance of a license to an applicant, the director shall issue a permit to each vehicle to be operated by the applicant as a mobile tire repair unit.

(c) If the director determines that an applicant should be denied a tire business license, the director shall notify the applicant in writing that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right of appeal. The director shall provide the notice within 10 business days of making the determination.

(d) A license or permit issued under this section must be displayed in a manner and location approved by the director. A license and permit must be presented upon request to the director or to a peace officer for examination.

(e) An applicant shall keep a state-approved manifest of all tires received and transported out of its facility. An annual inventory summary or audit, certified by an authorized representative of the business must be made available upon the request of the director, police department,





city marshal, city attorney, or the city’s attorney’s designee. An applicant shall maintain manifest records for three years at the physical address designated on their license. Digital records are permitted if securely stored and accessible to the director upon request.

(f) A tire business, mobile tire repair unit, or scrap tire transporter commits an offense if it allows any tire to be transported upon any public street other than by an approved and registered permit holder. Each tire business shall maintain daily records of the numbers of tires generated at each premise under their control.

(g) Tire businesses must dispose of or recycle scrap tires at licensed recycling facilities or participate in Land Reclamation Projects Using Tires (LRPUT) when feasible. Disposal in unauthorized locations, including illegal dumping, is strictly prohibited

(h) Priority for Recycling and LRPUT Projects: Tire businesses are required to prioritize the disposal of scrap tires at certified recycling or LRPUT facilities over landfills. The city/county may provide financial incentives for businesses that divert scrap tires to these facilities.

REVOCAION OF A LICENSE

(a) The director shall revoke a tire business license if the licensee:

- (1) refuses to allow any agent of the city/county entry into and inspection of the tire business or a mobile tire repair unit;
- (2) is convicted twice within a 24-month period of any city ordinance or state or federal law regulating solid waste, litter, dumping, pollution, standing water, insect or rodent infestation, junk or salvage yards, junk motor vehicles, tires, or similar health, sanitation, or environmental concerns;
- (3) violates any provision of this article or of this code;
- (4) does not complete the required training

(b) Any person whose license or permit has been revoked shall return the license or permit to the director, along with any identification stickers or decals issued to the licensee within 10 business days of revocation.

REQUIRED TRAINING

(a) The licensee and each of the licensee’s authorized agents at each tire business location and mobile tire repair unit shall complete a two-hour training course delivered by the director prior to initial registration and annually thereafter prior to renewal.





(b) The licensee shall notify the director within 15 days of the separation of any authorized agent or the termination of the agency relationship.

(c) All new authorized agents shall complete the required training within 30 days of the establishment of the agency relationship. If the training is not completed within 30 days, the tire business license is subject to revocation pursuant to the requirements in this ordinance.

(d) Expand the training curriculum to include environmental impact awareness. Topics can include mosquito abatement, fire risk reduction, and the environmental impact of tire stockpiling and best practices in tire recycling and reuse.

(e) Training materials will be available in Spanish and other relevant languages based on community needs

SCRAP TIRE GENERATOR STORAGE METHODS

(a) Tires stored by a tire business must be stored under a roofed structure.

(b) All used tires and scrap tires must be stored in a manner which prevents exposure to natural elements.

(c) Tires must be stored to prevent the collection of water, debris, dirt, rubbish, and other materials.

(d) Used tires and scrap tire pieces stored outside must be screened from public view.

(e) Tires must be secured to prevent unauthorized removal from the structure.

(f) Tires must be stored in compliance with the **City of Mission** Fire Code.

(g) Scrap tire generators shall implement regular prevention methods to eliminate mosquito breeding and rodent habitation.

(h) Tires stored in violation of this section will be deemed a public nuisance subject to abatement at the expense of the premises owner.

(i) Tires must be stored at each facility in accordance with all local, state, and federal laws and regulations.

(j) Scrap tire generators storing more than 500 scrap tires on the ground or more than 2,000 scrap tires in enclosed and lockable containers at a facility must obtain a scrap tire storage registration pursuant to 30 Texas Administrative Code Section 328.56.

(k) Tire businesses must ensure that scrap tires are stored in a manner that prevents water accumulation and breeding of mosquitoes. Tires must be transported in covered vehicles to prevent spillage and ensure safe handling.





(j) **Transportation Partnerships:** To reduce costs and encourage recycling, tire businesses are encouraged to utilize city/county approved partnerships for regional tire processing and transport. Incentives may be available for businesses that support the city’s designated recycling or LRPOT facilities.

(l) Tire businesses must comply with all Specify mosquito abatement techniques and rodent control measures for tire storage facilities, such as mandatory larvicide treatments or regular inspections by the health department.

TIRE IDENTIFICATION

Scrap tires must be marked with the assigned license number of the tire business within one business day of receipt of the tire.

Digital identification methods may be approved by the director, provided they meet traceability requirements.

The license number must be placed on each tire using a permanent marking system and:

- (1) be at least one inch in height;
- (2) be of contrasting color; and
- (3) be located on at least one side of the tire.

TRANSPORTING SCRAP TIRES

- (a) A person commits an offense if he transports scrap tires in a vehicle within the city without:
 - (1) displaying a valid scrap tire transporter decal in a visible and conspicuous location on the rear of the vehicle;
 - (2) being listed as a transporter or authorized driver for the vehicle in the application for the vehicle’s scrap tire transporter decal that is on file with the director;
 - (3) maintaining for inspection at any time a current manifest as required by Section 361.112 of the Texas Health and Safety Code, as amended;
 - (4) the appropriate tire identification markings; or
 - (5) displaying the licensee’s name, phone number, and city/county registration license number on both sides of each vehicle owned and operated by the licensee and used in the transporting of scrap tires. The lettering must be permanently affixed to the vehicle, be of a contrasting color, and be at least two inches in height. For purposes of this subsection, magnetic lettering is not considered permanently affixed.





(6) Specify the type of manifest system (e.g., digital manifests approved by the **City of Mission** to streamline enforcement. Include guidelines for cross-border scrap tire transportation to address unique challenges posed by the proximity to Mexico.

(7) Cross-Border Transport Addition: Scrap tire transporters operating near international borders must comply with cross-border transport protocols, including coordination with CBP and Mexican Environmental Authorities if tires are transported internationally.

PENALTY

(a) An offense under this article is punishable by a fine of not less than \$500 or more than \$2,000.

- (1) Each day that any violation continues constitutes a separate offense.
- (2) Each tire transported in violation of this article constitutes a separate offense.

That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

Effective Date

This ordinance shall take effect upon adoption and shall be reviewed after one year for enforcement effectiveness and regional alignment.

PASSED AND APPROVED by the City Council of the City of Mission on this the 27th day of January, 2026.

(Signature of Authorized Official)

(Notary Signature)

Norie Gonzalez Garza

(Type or Printed Name)

Mayor

(Commission Expires)





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 27, 2026
PRESENTED BY: Noemi Munguia, Human Resources Director
AGENDA ITEM: Ordinance #_____ Amending Personnel Policy Manual Policy 500.02 Holidays and 500.06 Vacation - Munguia

NATURE OF REQUEST:

In reviewing the City’s Personnel Policy Manual, staff is proposing a revision to the Holidays and Vacation policy. The proposed changes are as follows:

- Policy 500.02 Holidays: Add ½ day for Day Before Thanksgiving
- Policy 500.06 Vacation: Re-add the advance use of leave.

The proposed ordinance would amend and restate the PPM effective January 27, 2026. Staff reviewed said revisions and concur with the recommendation to approve said policy revisions. Staff recommend approval of the proposed revisions for Policy 500.02 Holidays and Policy 500.06 Vacation.

BUGETED: _____ **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Executive and Finance

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
AMENDING ORDINANCE NO. 5670 TO AMEND AND RESTATE THE PERSONNEL
POLICY MANUAL FOR EMPLOYEES OF THE CITY OF MISSION, TEXAS;
PROVIDING FOR A PUBLICATION CLAUSE AND AN EFFECTIVE DATE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
THAT:**

1. Ordinance No. 5670 of the City of Mission, Texas, is hereby amended to provide that the Personnel Policy Manual for the City of Mission, Texas, shall read as provided in the Exhibit attached hereto and made a part hereof for all purposes.
2. The caption of this ordinance shall be published in the City's official newspaper according to law.
3. This ordinance shall be effective on January 27, 2026.
4. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public and that the advance public notice of the time, place and purpose of said meeting was given as required by law.

READ, CONSIDERED AND APPROVED ON JANUARY 27, 2026.

Norie Gonzalez-Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

Policy: Holidays	Policy No. 500.02 Effective
Chapter: 500.00 Benefits and Services	Date: 01/27/2026

STATEMENT OF PURPOSE:

The City of Mission provides **thirteen (13)** paid holidays to eligible City employees.

The following official holidays will be observed:

- New Year’s Day (January 1st)
- President’s Day
- Good Friday
- Memorial Day
- Independence Day
- Labor Day (July 4th)
- Veteran’s Day (September 11th for Civil Service)
- Day Before Thanksgiving 4 Hours**
- Thanksgiving Day
- Day After Thanksgiving (December 24th)
- Christmas Eve (December 25th)
- Christmas Day

Optional Holiday One day within calendar year

PROCEDURES:**A. HOLIDAY COMPENSATION**

1. For *regular full-time employees* a holiday is a period of four (4) or eight (8) hours, paid at the employee's regular rate of pay, except in the case of 24-hour Fire Department shift employees where the holiday is twelve (12) work hours.
2. *Regular part-time employees* will receive pay for holidays on a pro-rata basis based on a percentage of their normal authorized weekly hours.

B. SCHEDULING OF HOLIDAY (Weekend/Christmas)

1. Holidays that fall on a Saturday will be observed on the preceding Friday and those that fall on a Sunday will be observed on the following Monday.
2. Special Provisions for Christmas Eve/Christmas Day - When either or both of these adjacent holidays fall on a Saturday or Sunday they will be observed as follows: if Christmas Day falls on a Monday, the following Tuesday will also be a holiday; if Christmas Day falls on a Saturday, then the following Monday will be observed as a holiday; and if Christmas Day falls on a Sunday, then the Christmas Eve holiday will be observed on Friday and the Christmas Day will be observed on a Monday.

C. EMPLOYEES REQUIRED TO WORK ON AN OFFICIAL CITY HOLIDAY

1. Non-exempt employees who work on Thanksgiving Day and/or Christmas Day shall be compensated at 1 ½ times their regular rate for hours worked on that or those days.
2. Employees who are scheduled to work on an official City holiday (excluding Thanksgiving and/or Christmas Day) will take holiday leave at a later date, but no later than the current fiscal year.
3. Non-exempt employees called in on an emergency basis to work a holiday for which they are not scheduled to work will be paid for all hours worked on the holiday at regular rate of pay (excluding Thanksgiving and/or Christmas Day), in addition to being paid for the holiday.

D. INELIGIBILITY FOR HOLIDAY PAY

1. Employees on unpaid leave, or utilizing sick leave sharing hours, are not eligible for holiday pay.
2. Non-exempt employees, including Civil Service, who are absent without authorized leave on the day preceding and/or following a holiday may not receive the compensation for the holiday. A Department Director may request a doctor's excuse from an employee for any sick leave utilized.
3. Temporary/Seasonal employees do not qualify for holiday pay.
4. An employee on Workers' Compensation leave, who is not on salary continuation, will not receive holiday pay.

E. EMPLOYEES SCHEDULED "OFF DUTY" ON A HOLIDAY

When a holiday and an employee's regularly scheduled day off occur on the same day, the employee will be given holiday leave at a later date when mutually convenient for the department and the employee.

F. HOLIDAY OCCURRING DURING VACATION LEAVE

A holiday that falls while an employee is on vacation leave will be paid as a holiday in lieu of vacation leave they would have received at the time of the holiday.

G. OPTIONAL HOLIDAY

Employees may only use **ONE** Optional Holiday per calendar year at the discretion of the Department Director who is responsible for continued departmental operations.

Policy: Vacation

Policy No. 500.06

Chapter: 500.00 Benefits and Services

Effective Date: 01/27/2026

STATEMENT OF PURPOSE:

Vacation leave is an earned benefit intended to provide regular full-time employees with paid time away from the work environment to pursue activities that will promote the well-being of the individual.

PROCEDURES:

A. ACCRUALS

1. Regular full-time employees begin to accrue vacation hours upon date of hire and are eligible to use ~~accrued~~ leave upon successful completion of Initial Employment Period (minimum of 180 days).
2. Employees with 0-5 years of service will accrue vacation biweekly at the rate of 3.08 hours, not to exceed eighty (80) hours per fiscal year. Employees with 6+ years of service will accrue vacation biweekly at the rate of 4.62 hours, not to exceed one-hundred twenty (120) hours per fiscal year. Refer to Leave Accrual table (Appendix E).
3. Vacation accrual of Civil Service employees shall be in accordance with the provisions of the Texas Local Government Code Chapter 143, Local Civil Service Rules and departmental policies.
4. **Vacation leave accrued prior to 10/01/2012, will be available to the employee and may be used as per this policy.**

B. USE AND SCHEDULING OF VACATION

1. Effective October 1 of each fiscal year, or after the completion of the Initial Employment Period (minimum of 180 days), employees will be eligible to take ~~accrued leave.~~ **Advance use of leave is no longer available up to their maximum annual accrual amount.**
2. Non-civil service employees, with less than six (6) years of service, are required to take up to five (5) work days or forty (40) hours of vacation, per fiscal year. Employees shall forfeit up to five (5) work days of accrued vacation leave if not utilized by September 30 of each fiscal year. Non-civil service employees, with six (6) years of service or more, are required to take up to ten (10) work days or eighty (80) hours of vacation, per fiscal year. Employees shall forfeit up to ten (10) work days of accrued vacation leave if not utilized by September 30 of each fiscal year.
3. Civil Service employees are required to take up to ten (10) work days of vacation per fiscal year. For police personnel, this equals to eighty (80) hours of vacation. For fire personnel, this equals to eighty (80) hours or one-hundred twenty (120) hours of vacation, depending on assignment. Civil Service employees shall forfeit up to eighty (80) or one-hundred twenty (120) hours respectively, of accrued vacation leave if not utilized by September 30 of each fiscal year.
4. All employees will be eligible to carry over a total of five (5) work days or forty (40) hours of vacation leave per fiscal year, for a maximum carry over amount of twenty-five (25) days. These banked hours are not eligible for pay-out at separation of employment and will be forfeited. All accrued hours must be exhausted prior to using new banked hours.

5. Vacation leave may be used to attend to personal business, extension of sick leave when sick leave is exhausted, inability to attend work because of inclement weather, or for other purposes. During the month of September, vacation hours eligible during the current fiscal year may be used in place of sick leave if the employee is on family and medical leave.
6. Employees may request vacation in hourly increments.
7. Unless otherwise approved by the Department Director, an employee must submit a request at least five (5) working days in advance.
8. Vacation is to be scheduled at times that are convenient to the department and with consideration of the employee's preference.
9. The Department Director or designee shall be responsible for scheduling vacation to allow for adequate staffing to meet the departmental work load. This scheduling may specify periods during which some or all employees may not take vacation leave. All vacation requests are subject to prior approval of the Department Director. The maximum continuous vacation that can be authorized is three (3) calendar weeks, unless otherwise approved by the City Manager.
10. **Employees who utilize vacation hours in excess of their accrued balance and who terminate prior to September 30, will be required to reimburse the City for hours taken but not accrued, as allowed per FLSA.**

C. COMPENSATION FOR VACATION LEAVE

1. Vacation is paid at the employee's base rate at the time of vacation. It does not include overtime or any special forms of compensation. Vacation time is paid only for hours the employee would ordinarily have worked.
2. Official City observed holidays occurring while an employee is on approved paid leave are considered paid holidays and do not affect vacation leave balances. Refer to *Holidays* policy.
3. Paid vacation leave is not considered hours worked for purposes of performing overtime calculations. Refer to *Overtime/Compensatory Time* policy.
4. To ensure proper payment of vacation pay, employees must ensure their vacation leave request is approved before leaving for vacation.
5. If an employee is called to work while on an approved day of vacation leave, the actual hours worked will not be charged to the employee's vacation leave balance.

CI. VACATION LEAVE DISBURSEMENT AT SEPARATION FROM EMPLOYMENT

1. Upon separation from employment (resignation, dismissal, retirement, or death) an employee **hired on or after 10/01/2012**, shall be paid for accrued vacation as per the following provisions:
 - i. An employee must have completed a minimum of one (1) year service with the City to be entitled to this payout provision upon separation.
 - ii. An employee shall be paid in a lump sum for accrued vacation, not to exceed one-hundred twenty (120) hours. Banked hours are not eligible for payout.
2. Upon separation from employment (resignation, dismissal, retirement, or death) an employee **hired prior to 10/01/2012**, shall be paid for accrued vacation as per the following provisions:

- i. An employee must have completed a minimum of one (1) year service with the City to be entitled to this payout provision upon separation.
- ii. An employee with one (1) through twenty-nine (29) years of service with the City shall be paid in a lump sum for accrued vacation, not to exceed two hundred and fifty (250) hours. ~~New banked hours are not eligible for payout.~~
- iii. Upon retirement, an employee with a minimum of thirty (30) years of employment with the City shall be paid in a lump sum for the entirety of accrued vacation.
- iv. New banked hours are not eligible for payout.
- v. Please refer to Leave Disbursement table (Appendix F).



“Appendix E”

Sick & Vacation Leave Accruals

Employee Group	Hours per Work Week	Sick Leave Hours		Vacation Leave Hours	
		Bi-Weekly Accrual	Annual Accrual	Bi-Weekly Accrual	Annual Accrual
Non-Civil Service					
<i>Regular Full-time (0-5 yrs of service)</i>	40	3.69	96	3.08	80
<i>Regular Full-time (6+ yrs of service)</i>	120	3.69	96	4.62	120
Civil Service					
<i>Police Full-time</i>	40	4.62	120	4.62	120
<i>Fire Full-time</i>	106*	6.93	180	6.93	180

Regular full-time employees begin to accrue vacation hours upon date of hire. Vacation Leave and Sick Leave are accrued 26 pay periods in the calendar year. Maximum vacation balance allowed to accrue per fiscal year:

- 80 hours for non-civil service employees with 0 - 5 years of service
- 120 hours for police civil service employees and employees with 6+ years of service
- 180 hours for fire civil service employees, depending on assignment

A maximum of five (5) days of Vacation Leave will be allowed to roll over per fiscal year with a maximum of twenty-five (25) days. New banked hours are not eligible for payout.

*As per Section 207(k) of the FLSA



“Appendix F”

Sick & Vacation Leave Disbursement

Employee Group	Years of Service	Sick Leave Hours Maximum Payout	Vacation Leave Hours Maximum Payout
Non-Civil Service			
<i>Regular Full-time (hired prior to 10/01/2012)</i>	1 -14 years	0	250*
	15 - 24 years	½ of balance not to exceed 720	
	25 - 29 years	720	
	30+ years	100%	
<i>Regular Full-time (hired on or after 10/01/2012)</i>	1 - 14 years	0 hours	120*
	15 - 24 years	½ of balance not to exceed 720	
	25 - 29 years	720	
	30+ years	100%	
Civil Service			
<i>Police and Fire Full-time (hired prior to 10/01/2012)</i>	1 - 29 years	90 days	250*
	30+ years	100%	100%*
<i>Police and Fire Full-time (hired on or after 10/01/2012)</i>	1 - 29 years	90 days	120*
	30+ years	100%	

Note: Leave Disbursement dependent on actual hours accrued at time of separation.

*New banked hours are not eligible for payout and are not included in the payout amounts listed above.