



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, February 10, 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 - Black History Month - Carrillo
- [2.](#) Proclamation - 100th Anniversary National Junior Catholic Daughters of Americas - Carrillo
- [3.](#) Proclamation - American Heart Month - Venecia
4. Recognition of Sharyland Pioneer Cheer Team UIL Spirit 5A Division II State Championship - Hernandez
5. Recognition of Speer Memorial Library Writing and Illustration Contest Winner - Espinoza
6. Report from Mission Economic Development Corporation - Tecló Garcia
- [7.](#) Racial Profiling and Analysis Report for 2025 - Torres
- [8.](#) Departmental Reports – Terrazas / A. Garcia
9. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

- [10.](#) Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), being a 9.83-acre tract out of Lot 33, Bell Woods CO's Subdivision "C", located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera, Adoption of Ordinance # _____ – Cervantes

11. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #_____ – Cervantes
12. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr., Adoption of Ordinance #_____ – Cervantes
13. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20th Street. Applicant: Guillermo Guerrero, Adoption of Ordinance #_____ – Cervantes
14. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #_____ – Cervantes
15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance #_____ – Cervantes

PLANNING & ZONING RECOMMENDATIONS

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

16. Approval of Minutes – Carrillo
Regular Meeting – January 27, 2026
17. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Mission Economic Development Authority – October 15, October 30, 2025
Mission Tax Increment Reinvestment Zone – November 12, 2025
Mission Redevelopment Authority – November 12, 2025
Mission Economic Development Corporation – December 10, 2025
Traffic Safety Meeting – December 11, 2025
Parks & Recreation Board – October 14, 2025

Building Board of Adjustments – March 25, June 24, August 26, October 6, 2025

Civil Service Commission – December 19, 2025

18. Authorization to Solicit Proposals for Foundation Evaluation and Repair at Speer Memorial Library- Gonzalez
19. Authorization to Solicit for Bids for Liquid Aluminum Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez
20. Authorization to Solicit for Bids for Liquid Ammonium Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez
21. Authorization to Extend Second & Final One-Year renewal option for Electrical Repair & Maintenance Services, RFB 24-246-02-12, with Hill-Tex Electric (Regular Services) and J&E Lift Station (Emergency Repairs Only) - Gonzalez
22. Approval of Memorandum of Understanding between Speer Memorial Library and La Joya ISD ACE Program - Espinoza
23. Approval of Resolution # _____ authorizing the submittal of grant application for the FY27 Border Zone Fire Department Grant to the Texas Office of the Governor in the amount of \$250,000 with no match requirement - Elizalde
24. Approval of Resolution # _____ authorizing the Fire Department’s submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of \$2,000,000 with no match requirement - Elizalde
25. Approval of Resolution No. _____ authorizing the submittal of a grant application for the FY26-27 Regional Solid Waste Grant Program to the LRGVDC in the amount of \$30,000 with a 10% cash match - Elizalde
26. Approval of Resolution No. _____ authorizing the submittal of a grant application to the Texas Department of State Health Services for the Texas Spay and Neuter Program in the amount of \$499,998 with no match requirement - Elizalde
27. Approval of Resolution # _____ authorizing the Police Department’s submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of \$3,000,000 with no match requirement - Torres
28. Authorization to purchase five (5) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman Units pertaining to the Parks & Recreation Department from D&M Leasing Company under Lease of City Fleet Vehicles RFP 19-139-02-22 in the total amount of \$26,957.60 - Mares
29. Authorization to Award RFQ 26-004-11-05 Land Surveying Services to Melden & Hunt, Inc. – Cervantes
30. Approval to Waive 100% Rental Fees at All Inclusive Lions Park for Mission Lions Club for 100 Year Anniversary Celebration - Bentsen
31. Authorization to Accept the Donation of 6’ Timber Posts and Brick Pavers from Pulice Construction - Bentsen
32. Authorization to solicit proposals for professional services for bond counsel - Roman
33. Approval to Transition of Commercial Charge Services from Citi Bank to U.S. Bank (Texas SmartBuy Contract No. 946-M2) – Roman

APPROVALS AND AUTHORIZATIONS

- [34.](#) Authorization to enter into an Agreement between the City of Mission and RIMAGA LLC, Ricardo Marroquin Director, regarding sewer service for the proposed Conway Village Subdivision, being a 19.118 acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Avenue (SH 107) and Mile 4 Road – Cervantes
- [35.](#) First Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia
- [36.](#) Authorization to accept voluntary surrender of 1004 Reynosa St., Mission, TX 78572, for CDBG program and Mechanic's Lien non-compliance, including assumption of \$14,252.89 in outstanding taxes and authorizing the execution of related transfer of deed documents - Elizalde

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. 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
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) related to 1401 E. 24th Street, Mission, Texas

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 04th day of February, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **10th day of February, 2026** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **04th day of February, 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, during National Black History Month, we celebrate the vast contributions of Blacks to our Nation's history and identity; and

WHEREAS, each year, February is designated Black History Month to remember and reflect on the tribulations faced by the Black community while learning from the vibrant culture and history and celebrating its many invaluable contributions; and

WHEREAS, shining a light on Black history today is as important to understanding ourselves and growing stronger as a Nation as it has ever been. That is why it is essential that we take time to celebrate the immeasurable contributions of Black Americans, honor the legacies and achievements of generations past, reckon with centuries of injustice, and confront those injustices that still fester today; and

WHEREAS, the 2026 national theme for the observance is the 2026 national theme for the observance is "African Americans and Labor," highlighting the significant contributions of African Americans to the workforce throughout history. and

WHEREAS, the City of Mission is deeply committed to equity and inclusion and as such, honors the contributions made by our Black community and wishes not only to acknowledge them but to commemorate and celebrate the contributions made by local residents; and

WHEREAS, our community is better because of their contribution, resilience, and fortitude who contributed in music, sports, academic, business and economics and the overall progress and wellbeing of Mission's growth and development; and

NOW, THEREFORE, BE IT RESOLVED we the City Council of the City of Mission proclaim the Month of February 2026 as:

Black History Month

and encourage all residents to honor and join in the celebration of Black American history, contributions, and culture.

PROCLAIMED on this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, on February 22, 1926, a religious, faith-based program was created for Catholic girls to practice the Catholic faith and live a life of service and charitable works; and

WHEREAS, membership in the Junior Catholic Daughters of the Americas program is composed of Catholic girls from 6 years of age to 18 years of age; and

WHEREAS, the Junior Catholic of the Americas motto is “Be Useful” and its standard is to “Love God, Serve Others and Live Nobly; and

WHEREAS, the activities of the Junior Catholic Daughters provide leadership skills for a lifelong journey in leading others to do God’s work with their hands; therefore, be it; and

WHEREAS, each Junior Catholic Daughter member will pursue meaningful deeds to fulfill the Junior Catholic Daughter program; and

NOW THEREFORE, we the City Council of the City of Mission proclaim Sunday, February 22, 2026, be observed as the:

One Hundredth Anniversary of the National Junior Catholic Daughters of the Americas Day

PROCLAIMED on this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, one person dies every 33 seconds from heart disease, according to the American Heart Association, making it the leading cause of death and disability for men and women in the United States; and

WHEREAS, someone has a heart attack every 40 seconds in the U.S., with about 1 in 5 heart attacks silent, meaning the damage is done, but the person is unaware of it; and

WHEREAS, the American Heart Association estimates that more than 6 in 10 U.S. adults (61%) will have some type of cardiovascular disease by 2050; and

WHEREAS, more than half of the people in the U.S. (51%) do not know that heart disease is the leading cause of death in the country, according to a recent Harris Poll survey conducted on behalf of the American Heart Association; and

WHEREAS, South Texas Health System Heart – one of the first freestanding cardiology and cardiovascular hospitals built in the U.S. – has provided comprehensive quality, compassionate inpatient and outpatient cardiovascular care for the South Texas region for 30 years; and

WHEREAS, STHS Heart has helped raise awareness for heart disease in the City of McAllen, the Rio Grande Valley and beyond through its extensive educational and recreational events, including dedicated Let’s Talk Your Health webinars, no-cost heart disease-related educational sessions for recently diagnosed patients and their families and its annual Heroes with Heart 5K run/walk, with all proceeds donated to local charities helping in the fight against heart disease; and

NOW, THEREFORE, we the City Council of the City of Mission, do hereby proclaim the month of February 2026, as:

American Heart Month

in the City of Mission, and encourage all citizens to recognize American Heart Month and join South Texas Health System Heart’s Heroes with Heart initiative on Saturday, February 28, to confront, fight and most importantly, change the future of this deadly disease.

PROCLAIMED this 10th day of February 2026.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman

Racial Profiling Report | Full

Item 7.

Agency Name: MISSION POLICE DEPT.
Reporting Date: 01/20/2026
TCOLE Agency Number: 215211

Chief Administrator: TEODORO RODRIGUEZ JR

Agency Contact Information:
Phone: (956) 584-5000
Email: chiefctorres@missiontexas.us

Mailing Address:
1200 E 8TH ST, MISSION, TX, 785725811

This Agency filed a full report

MISSION POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the MISSION POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the MISSION POLICE DEPT. if the individual believes that a peace officer employed by the MISSION POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the MISSION POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the MISSION POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The MISSION POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: David Meza
Lieutenant

Date: 01/20/2026

Item 7.

Total stops: 15329

Street address or approximate location of the stop

City street	13372
US highway	639
County road	103
State highway	1155
Private property or other	60

Was race or ethnicity known prior to stop?

Yes	80
No	15249

Race / Ethnicity

Alaska Native / American Indian	2
Asian / Pacific Islander	25
Black	75
White	11738
Hispanic / Latino	3489

Gender

Female	5756
Alaska Native / American Indian	1
Asian / Pacific Islander	12
Black	13
White	1239
Hispanic / Latino	4491
Male	9573
Alaska Native / American Indian	1
Asian / Pacific Islander	13
Black	62
White	2249
Hispanic / Latino	7248

Reason for stop?

Violation of law	885
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	5
White	193

Hispanic / Latino	686
Preexisting knowledge	212
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	28
Hispanic / Latino	184
Moving traffic violation	12310
Alaska Native / American Indian	2
Asian / Pacific Islander	21
Black	66
White	2824
Hispanic / Latino	9397
Vehicle traffic violation	1922
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	4
White	443
Hispanic / Latino	1472
Was a search conducted?	
Yes	159
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	73
Hispanic / Latino	86
No	15170
Alaska Native / American Indian	2
Asian / Pacific Islander	25
Black	75
White	3415
Hispanic / Latino	11653
Reason for Search?	
Consent	94
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	44

Hispanic / Latino	50		
Contraband	1		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	1		
Probable	57		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	24		
Hispanic / Latino	33		
Inventory	5		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	3		
Hispanic / Latino	2		
Incident to arrest	2		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	2		
Hispanic / Latino	0		
Was Contraband discovered?			
Yes	38	Did the finding result in arrest?	
		(total should equal previous column)	
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	0	Yes 0	No 0
White	13	Yes 7	No 6
Hispanic / Latino	25	Yes 8	No 17
No	121		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	60		
Hispanic / Latino	61		

Description of contraband	
Drugs	27
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	11
Hispanic / Latino	16
Weapons	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	1
Currency	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Alcohol	4
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	4
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	4
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	8048
Alaska Native / American Indian	1
Asian / Pacific Islander	19
Black	45
White	2086
Hispanic / Latino	5896
Citation	7184
Alaska Native / American Indian	1
Asian / Pacific Islander	6
Black	29
White	1361
Hispanic / Latino	5787
Written warning and arrest	42
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	23
Hispanic / Latino	19
Citation and arrest	55
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	18
Hispanic / Latino	36
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	31
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	12
Hispanic / Latino	19
Violation of Traffic Law	19
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	5
Hispanic / Latino	13
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	47
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	24
Hispanic / Latino	23

Was physical force resulting in bodily injury used during stop?

Yes	13
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	3
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	8
No	15316
Alaska Native / American Indian	2
Asian / Pacific Islander	25
Black	75
White	3486
Hispanic / Latino	11728

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	<input type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

MISSION POLICE DEPT.

01. Total Traffic Stops:	15329	
02. Location of Stop:		
a. City Street	13372	87.23%
b. US Highway	639	4.17%
c. County Road	103	0.67%
d. State Highway	1155	7.53%
e. Private Property or Other	60	0.39%
03. Was Race known prior to Stop:		
a. NO	15249	99.48%
b. YES	80	0.52%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	2	0.01%
b. Asian/ Pacific Islander	25	0.16%
c. Black	75	0.49%
d. White	11738	76.57%
e. Hispanic/ Latino	3489	22.76%
05. Gender:		
a. Female	5756	37.55%
i. Alaska/ Native American/ Indian	1	0.01%
ii. Asian/ Pacific Islander	12	0.08%
iii. Black	13	0.08%
iv. White	1239	8.08%
v. Hispanic/ Latino	4491	29.30%
b. Male	9573	62.45%
i. Alaska/ Native American/ Indian	1	0.01%
ii. Asian/ Pacific Islander	13	0.08%
iii. Black	62	0.40%
iv. White	2249	14.67%
v. Hispanic/ Latino	7248	47.28%
06. Reason for Stop:		
a. Violation of Law	885	5.77%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	0.11%

Racial Profiling Analysis Report

iii. Black	5	0.56%
iv. White	193	21.81%
v. Hispanic/ Latino	686	77.51%
b. Pre-Existing Knowledge	212	1.38%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	28	13.21%
v. Hispanic/ Latino	184	86.79%
c. Moving Traffic Violation	12310	80.31%
i. Alaska/ Native American/ Indian	2	0.02%
ii. Asian/ Pacific Islander	21	0.17%
iii. Black	66	0.54%
iv. White	2824	22.94%
v. Hispanic/ Latino	9397	76.34%
d. Vehicle Traffic Violation	1922	12.54%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	3	0.16%
iii. Black	4	0.21%
iv. White	443	23.05%
v. Hispanic/ Latino	1472	76.59%
07. Was a Search Conducted:		
a. NO	15170	98.96%
i. Alaska/ Native American/ Indian	2	0.01%
ii. Asian/ Pacific Islander	25	0.16%
iii. Black	75	0.49%
iv. White	3415	22.51%
v. Hispanic/ Latino	11653	76.82%
b. YES	159	1.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	73	45.91%
v. Hispanic/ Latino	86	54.09%
08. Reason for Search:		
a. Consent	94	0.61%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	44	46.81%
v. Hispanic/ Latino	50	53.19%
b. Contraband in Plain View	1	0.01%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
c. Probable Cause	57	0.37%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	24	42.11%
v. Hispanic/ Latino	33	57.89%
d. Inventory	5	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	60.00%
v. Hispanic/ Latino	2	40.00%
e. Incident to Arrest	2	0.01%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%

09. Was Contraband Discovered:

YES	38	0.25%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	0	0.00%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iv. White	13	34.21%
Finding resulted in arrest - YES	7	
Finding resulted in arrest - NO	6	
v. Hispanic/ Latino	25	65.79%
Finding resulted in arrest - YES	8	
Finding resulted in arrest - NO	17	
b. NO	121	0.79%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	60	49.59%
v. Hispanic/ Latino	61	50.41%
10. Description of Contraband:		
a. Drugs	27	0.18%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	11	40.74%
v. Hispanic/ Latino	16	59.26%
b. Currency	1	0.01%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
c. Weapons	2	0.01%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	50.00%
v. Hispanic/ Latino	1	50.00%
d. Alcohol	4	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%

Racial Profiling Analysis Report

v. Hispanic/ Latino	4	100.00%
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	5	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	20.00%
v. Hispanic/ Latino	4	80.00%
11. Result of Stop:		
a. Verbal Warning	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Written Warning	8048	52.50%
i. Alaska/ Native American/ Indian	1	0.01%
ii. Asian/ Pacific Islander	19	0.24%
iii. Black	45	0.56%
iv. White	2086	25.92%
v. Hispanic/ Latino	5896	73.26%
c. Citation	7184	46.87%
i. Alaska/ Native American/ Indian	1	0.01%
ii. Asian/ Pacific Islander	6	0.08%
iii. Black	29	0.40%
iv. White	1361	18.94%
v. Hispanic/ Latino	5787	80.55%
d. Written Warning and Arrest	42	0.27%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	23	54.76%
v. Hispanic/ Latino	19	45.24%

Racial Profiling Analysis Report

e. Citation and Arrest	55	0.36%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	1.82%
iv. White	18	32.73%
v. Hispanic/ Latino	36	65.45%
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
12. Arrest Based On:		
a. Violation of Penal Code	31	0.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	12	38.71%
v. Hispanic/ Latino	19	61.29%
b. Violation of Traffic Law	19	0.12%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	5.26%
iv. White	5	26.32%
v. Hispanic/ Latino	13	68.42%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	47	0.31%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	24	51.06%
v. Hispanic/ Latino	23	48.94%

Racial Profiling Analysis Report

13. Was Physical Force Used:

a. NO	15316	99.92%
i. Alaska/ Native American/ Indian	2	0.01%
ii. Asian/ Pacific Islander	25	0.16%
iii. Black	75	0.49%
iv. White	3486	22.76%
v. Hispanic/ Latino	11728	76.57%
b. YES	13	0.08%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	15.38%
v. Hispanic/ Latino	3	23.08%
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	0.00%
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	0.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	8	61.54%

14. Total Number of Racial Profiling Complaints Received: 0

REPORT DATE COMPILED 01/20/2026

Texas Racial Profiling SB1187 Dashboard Mission, TX PD

January 1, 2025 - December 31, 2025

Type of Stop: All
Stop Result: All
Officer: All
Officer Troop or Unit:
Officer Agency: All

01 Total Traffic Stops

15,329

02 Location of Stop

CITY STREET	0.01%	1
COUNTY ROAD	87.23%	13,372
PRIVATE PROPERTY OR OTHER RESIDENCE	0.67%	103
STATE HIGHWAY	0.38%	58
US HIGHWAY	0.01%	1
	7.53%	1,155
	4.17%	639
Grand Total	100.00%	15,329

03 Was Race Known Prior to Stop

NO	99.48%	15,249
YES	0.52%	80
Grand Total	100.00%	15,329

04 Race or Ethnicity

ALASKA NATIVE/AMERICAN INDIAN	0.01%	1
ASIAN/PACIFIC ISLANDER	0.01%	2
BLACK	0.16%	25
HISPANIC/LATINO	0.49%	75
WHITE	76.57%	11,738
Grand Total	22.75%	3,488
	100.00%	15,329

05 Gender

	Total	100.00%	1
	Total	100.00%	1
FEMALE	ALASKA NATIVE/AMERICAN INDIAN	0.02%	1
	ASIAN/PACIFIC ISLANDER	0.21%	12
	BLACK	0.23%	13
	HISPANIC/LATINO	78.02%	4,491
	WHITE	21.53%	1,239
	Total	100.00%	5,756
MALE	ALASKA NATIVE/AMERICAN INDIAN	0.01%	1
	ASIAN/PACIFIC ISLANDER	0.14%	13
	BLACK	0.65%	62
	HISPANIC/LATINO	75.71%	7,247
	WHITE	23.50%	2,249
	Total	100.00%	9,572
Grand Total		100.00%	15,329

06 Reason for Stop

	HISPANIC/LATINO		50.00%	1
	Total		100.00%	2
MOVING TRAFFIC VIOLATION	ALASKA NATIVE/AMERICAN INDIAN		0.02%	2
	ASIAN/PACIFIC ISLANDER		0.17%	21
	BLACK		0.54%	66
	HISPANIC/LATINO		76.33%	9,395
	WHITE		22.94%	2,824
	Total		100.00%	12,308
PRE EXISTING KNOWLEDGE	HISPANIC/LATINO		86.79%	184
	WHITE		13.21%	28
	Total		100.00%	212
VEHICLE TRAFFIC VIOLATION	ASIAN/PACIFIC ISLANDER		0.16%	3
	BLACK		0.21%	4
	HISPANIC/LATINO		76.59%	1,472
	WHITE		23.05%	443
	Total		100.00%	1,922
VIOLATION OF LAW	ASIAN/PACIFIC ISLANDER		0.11%	1
	BLACK		0.56%	5
	HISPANIC/LATINO		77.51%	686
	WHITE		21.81%	193
	Total		100.00%	885
Grand Total			100.00%	15,329

07 Was a Search Conducted

NO				
	ALASKA NATIVE/AMERICAN INDIAN	0.01%	1	
	ASIAN/PACIFIC ISLANDER	0.01%	2	
	BLACK	0.16%	25	
	HISPANIC/LATINO	0.49%	75	
	WHITE	76.81%	11,652	
	WHITE	22.51%	3,415	
	Total	100.00%	15,170	
YES	HISPANIC/LATINO	54.09%	86	
	WHITE	45.91%	73	
	Total	100.00%	159	
Grand Total		100.00%	15,329	

08 Reason for Search

CONSENT	HISPANIC/LATINO	53.19%	50
	WHITE	46.81%	44
	Total	100.00%	94
CONTRABAND IN PLAIN VIEW	HISPANIC/LATINO	100.00%	1
	Total	100.00%	1
INCIDENT TO ARREST	WHITE	100.00%	2
	Total	100.00%	2
INVENTORY	HISPANIC/LATINO	40.00%	2
	WHITE	60.00%	3
	Total	100.00%	5
PROBABLE CAUSE	HISPANIC/LATINO	57.89%	33
	WHITE	42.11%	24
	Total	100.00%	57
Grand Total		100.00%	159

09 Was Contraband Discovered

NO		HISPANIC/LATINO		Total	
	HISPANIC/LATINO		Total	50.41%	61
	WHITE		Total	49.59%	60
	Total		Total	49.59%	60
	Total		Total	100.00%	121
YES		HISPANIC/LATINO		Total	
	HISPANIC/LATINO		Finding Resulted in Arrest - Yes	21.05%	8
			Finding Resulted in Arrest - No	44.74%	17
	Total		Total	65.79%	25
	WHITE		Finding Resulted in Arrest - Yes	18.42%	7
			Finding Resulted in Arrest - No	15.79%	6
	Total		Total	34.21%	13
	Total		Total	100.00%	38
	Grand Total		Total	100.00%	159

10 Description of Contraband

ALCOHOL	HISPANIC/LATINO	100.00%	4
	Total	100.00%	4
CURRENCY	HISPANIC/LATINO	100.00%	1
	Total	100.00%	1
DRUGS	HISPANIC/LATINO	59.26%	16
	WHITE	40.74%	11
	Total	100.00%	27
	HISPANIC/LATINO	100.00%	3
NONE	Total	100.00%	3
	HISPANIC/LATINO	100.00%	3
OTHER	HISPANIC/LATINO	75.00%	6
	WHITE	25.00%	2
	Total	100.00%	8
WEAPONS	HISPANIC/LATINO	50.00%	1
	WHITE	50.00%	1
	Total	100.00%	2
Grand Total		100.00%	45

11 Result of Stop

CITATION	ALASKA NATIVE/AMERICAN INDIAN	0.01%	1
	ASIAN/PACIFIC ISLANDER	0.08%	6
	BLACK	0.40%	29
	HISPANIC/LATINO	80.55%	5,787
	WHITE	18.94%	1,361
	Total	100.00%	7,184
CITATION AND ARREST	BLACK	1.82%	1
	HISPANIC/LATINO	65.45%	36
	WHITE	32.73%	18
	Total	100.00%	55
FIELD INTERVIEW	HISPANIC/LATINO	100.00%	1
	Total	100.00%	1
WRITTEN WARNING	ALASKA NATIVE/AMERICAN INDIAN	0.01%	1
	ASIAN/PACIFIC ISLANDER	0.01%	1
	BLACK	0.24%	19
	BLACK	0.56%	45
	HISPANIC/LATINO	73.26%	5,895
	WHITE	25.92%	2,086
	Total	100.00%	8,047
	WRITTEN WARNING AND ARREST	HISPANIC/LATINO	45.24%
WHITE		54.76%	23
Total		100.00%	42
Grand Total		100.00%	15,329

12 Arrest Based On

OUTSTANDING WARRANT	HISPANIC/LATINO	48.94%	23
	WHITE	51.06%	24
	Total	100.00%	47
VIOLATION OF PENAL CODE	HISPANIC/LATINO	61.29%	19
	WHITE	38.71%	12
	Total	100.00%	31
VIOLATION OF TRAFFIC LAW	BLACK	5.26%	1
	HISPANIC/LATINO	68.42%	13
	WHITE	26.32%	5
	Total	100.00%	19
Grand Total		100.00%	97

13 Was Physical Force Used

	HISPANIC/LATINO	50.00%	1
	Total	100.00%	2
NO USE OF FORCE	ALASKA NATIVE/AMERICAN INDIAN	0.01%	2
	ASIAN/PACIFIC ISLANDER	0.16%	25
	BLACK	0.49%	75
	HISPANIC/LATINO	76.57%	11,726
	WHITE	22.76%	3,486
	Total	100.00%	15,314
USE OF FORCE - BODILY INJURY TO BOTH	HISPANIC/LATINO	100.00%	8
	Total	100.00%	8
USE OF FORCE - NO BODILY INJURY	HISPANIC/LATINO	60.00%	3
	WHITE	40.00%	2
	Total	100.00%	5
Grand Total		100.00%	15,329



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:
311 – January 2026
Civil Service – January 2026
Information Technology – January 2026
Veteran’s Cemetery – January 2026
City Secretary – January 2026

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

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

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

_____ AYES
_____ NAYS
_____ DISSENTING _____

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
THROUGH: ANDY GARCIA, CO-CITY MANAGER
FROM: JESSE LERMA, 311 COORDINATOR/CIVIL SERVICE DIRECTOR
SUBJECT: 311 REPORT, JANUARY 2026
DATE: JANUARY 26, 2026



We have a total of 1266 submissions for December 13, 2025 thru January 26, 2026 with a total of 24,745 since we began. The system is fully functional and very user friendly. We are able to customize the system to meet the needs of our daily operations. Our staff have bought into the system and are working on improvements every day. We are able to find problematic areas using the system and it allows us to attend to the needs of those areas in a timely manner. We try to contact as many residents as possible and are getting feedback from them to improve the system.

1. We continue with our weekly distribution of flyers for our Bryan Rd project.
2. Met with residents pertaining to VEXUS right of way work in the Mission Manor Subdivision
3. Meeting with residents along the Bryan Rd project.

Our media department has been pushing the 311-program encouraging our citizens to utilize the program.

Thank you!

Topic Counts of Opened Requests
For Date Period From 12/13/2025 Through 01/25/2026

Item 8.

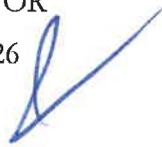
Topic	Count
Animal Control	
Animal Control	978
Bee Complaint	7
Total - Animal Control	985
Code Enforcement	
Accumulation of Items	10
Commercial Parking Lot Maintenance	3
Demolition For Unsafe Buildings	0
Double Occupancy/Hooked RV	0
Health & Sanitation (Nuisance)	35
Home Occupation (Business in a Residential)	6
Illegal Dumping	9
Illegal Signs (Right of Ways, Bandit, Telephone and Garage)	5
IPMC Violations (Property Maintenance)	13
Junked Vehicle on private property	8
No Garage Sales Permit	2
Non Residential Parking/Semi-Truck	2
Parking on Lawn - Grass	11
Sight Obstruction/Sidewalks/Right of Way/Driveway	8
Storage of Vehicles/Boats/Trailers	4
Unsafe/Unsecured Building	5
Weedy Lot	25
Total - Code Enforcement	146
Health	
Food Complaint	0
Food Truck Complaint	0
Grease Trap Complaint	0
Mosquitoes	3
Total - Health	3
Obstructions -Tree/Branches	
MOWING	6
Total - Obstructions -Tree/Branches	6
Parks & Rec	
Graffiti	1
Parks	6
Restrooms	0
Right of way (mowing)	2
Trails	0
Total - Parks & Rec	9
Planning	
Commercial Landscaping	0
Construction Concerns	3
No Business License	0
No Conditional Use Permit	0
P&Z Zoning Violations/Subdivision	1
Total - Planning	4
Police Department	
Illegal Parking	9
Junk/Abandon Vehicle on street	12
Total - Police Department	21
Public Works	
Flooded area/Roadway and streets	1
Foul smell	3
Lift Station	0
Low Water Pressure	5
Mowing (Drainage & Alleys)	2
Obstruction Tree Signs/Tree Trimming	5
Pot Holes	15
Sandbag (Elderly And Disabled)	0
Sewer Concerns	4
Side Walk	2
Street Light	20
Streets/Signs	4
Tires	2
Traffic Signals	
Water Leaks	

Item 8.

Total - Public Works	
Sanitation	
Brush	8
Bulky Items	4
Garbage	3
Obstruction/ Brush	2
Trash	7
Total - Sanitation	24
All Topics	
Total All Topics	1266

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
THROUGH: ANDY GARCIA, CO-CITY MANAGER
FROM: JESSE LERMA, CIVIL SERVICE DIRECTOR
SUBJECT: CIVIL SERVICE REPORT, JANUARY 2026
DATE: JANUARY 26, 2026 2026



1. Mission Fire Department conducted the physical agility exams and continues with background checks to fill their existing six (6) openings.
2. Mission Police Department exhausted their eligibility list, and we started the process to conduct an entry level examination on February 18, 2026.
3. Mission Police Department has seven (7) openings and we are accepting applications until February 9, 2026.

THANKS



Information Technology

Departmental Report January 2026

Information Technology Department Overview

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

Equip new and existing units with new Technology

Equip units with in new in car video system, and tablet. Pending 5 new units still in production and 6 existing units.

Work Orders

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

Technology Equipment and Application Inventory

Confirm all technology inventory city wide. About 90% Complete

Data Integrity

Review accounts on all systems. About 90% complete

Cyber Security Incident Response

Detection & analysis- Complete

Containment-Complete

Eradication & recovery-Complete

Post-incident activity- In Progress

IT Policies and Procedures

In progress.

Strengthen Security Posture

In progress.

External Pen Testing

Complete.

Backup Internet at City Hall and PD

City Hall Complete. PD in procurement process.

High Availability Firewall at City Hall and PD

Both in procurement process



RIO GRANDE VALLEY STATE VETERANS CEMETERY

MONTHLY REPORT



RGV State Veterans Cemetery

2520 South Inspiration Road • Mission, Texas 78572

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

Interments January

January - 2026	Double Depth	Standard	Columbarium	In Ground	Scatter Garden	Memorial Garden	Total
Veterans	5	12	6	6			29
Spouses	3	2	1	1			7
Family Members				1			1
Total	8	14	7	8	0	0	37
Percentage of Total	21.62%	37.84%	18.92%	21.62%	0.00%	0.00%	100.00%

Rio Grande Valley State Veterans Cemetery - Plot Availability and Utilization Report

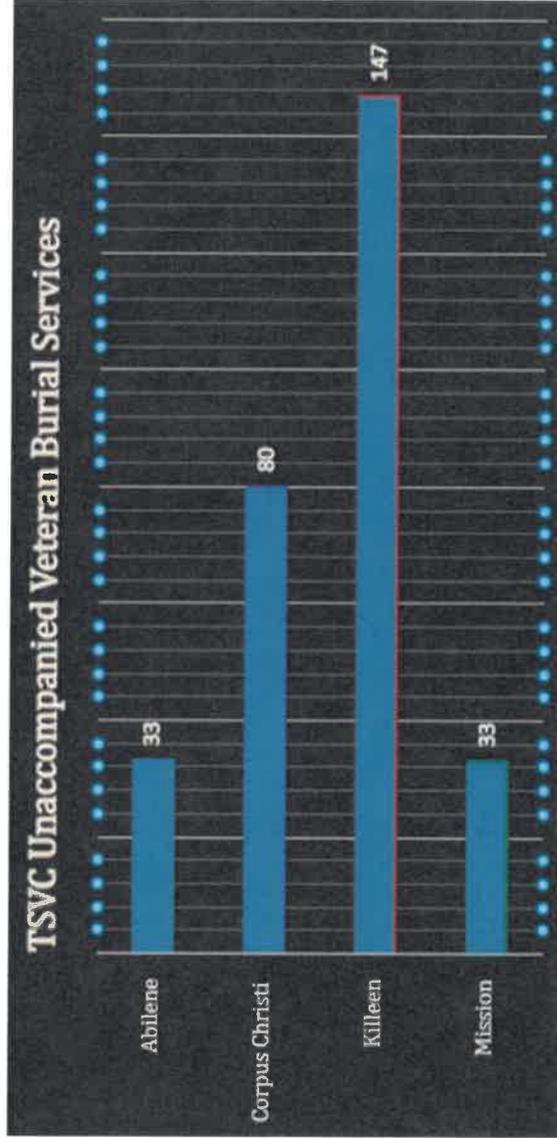
	Total Plots	Plots Utilized	Plots Available	% Utilized	% Available
Estimate of Total Plots Planned for RGVSVIC	25,090	4,411	20,679	17.58%	82.42%
RGVSVIC - Total Plots in Developed Areas	9,255	4,411	4,844	47.66%	52.34%
RGVSVIC - Availability of Casketed Burial Option in Developed Areas	Total Plots	Plots Utilized	Plots Available	% Utilized	% Available
	4,430	2,519	1,911	56.86%	43.14%
RGVSVIC - Availability of Cremation Burial Option in Developed Areas	Total Plots	Plots Utilized	Plots Available	% Utilized	% Available
	3,825	1,852	1,973	48.42%	51.58%
RGVSVIC - Availability of Memorial Plot Option in Developed Areas	Total Plots	Plots Utilized	Plots Available	% Utilized	% Available
	1,000	40	960	4.00%	96.00%



RGV State Veterans Cemetery

2520 South Inspiration Road • Mission, Texas 78572

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



Current interments as of January 2026 -5304



RGV State Veterans Cemetery

2520 South Inspiration Road • Mission, Texas 78572

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



Events and Ceremonies Information:
Memorial Day Event May 25, 2026, TBD

Upcoming Events:
Memorial Day Event May 25, 2026, TBD



RGV State Veterans Cemetery

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



Completed Projects:

- Irrigation Audit for January 2026 completed
- 2020 File Migration Completed- pending VLB direction
- 2021 File Migration Completed- pending VLB direction
- Water Conservation Action Plan –On-going 4/2024
- Electronic Reporting on IPADs- for all staff (7)
- Working on Section 31-Realignment & Resetting
- CSR in training for 180 days-

Ongoing Projects Pending- VLB OAR- Funded:

- Power washing areas with mold with the cemetery
- Maintenance Tech II in training for 180 days-Training Plan
- Winterization Plan Pending approval City of Mission
- Working on Section 35-Realignment & Resetting
- Removal of 30% non-usable equipment 11/24/2023
- Prepping for NCA inspection 2/2026**
- Roof construction to commence –10/6/2025**

Ongoing Projects Pending:

- Monthly Irrigation Audit-replace broken lines/equipment
- 100% Pre-registration eligibility review-on going project
- Headstone setting vehicle – revamp 4/2024 in use
- Staff cross-training -2026
- Clearing/Mowing of 43.17 acres on the NW side-48% done
- Digital reporting option (for staff)- currently using this method
- 2023 File Migration pending completion 1/2026
- Water Conservation Action Plan –On-going 1/2026
- Irrigation Audit for September 2025 on-going
- Maintenance Plan for 2026 on-going
- Electronic Reporting on IPADs- PM Reporting for equipment
- Current interments 5304 as of January 28, 2026**

VLB Funded (In-Progress)

- Re-alignment on 44 Flat Marker/ Headstone
- 100% Eligibility Review-Headstone 80% Completed
- Construction on Roof/Gates/Service Seals till 3/2026**

VLB Funded (Pending)

Addition of New Space Force Military Branch of Service Seal and Flag in Assembly Area

Casket Transport Vehicle Hearse (Flat)

Automatic Gate

Water Station – on Cemetery Grounds

VLB Funded (Approved)

- Bobcat Tool Cat UW56 -2
- New Privacy Fence Slats Completed
- Electrical Services for Garrison Flag and offices 8/24-Completed
- 2025-2026 Budget Approved
- Administration Building Roofing Replacement Insurance approved
- Administration Building Roofing Replacement 11/2025 on-going
- Installation of Automatic and Remotely Controlled Entry Gate 11/2025

VLB Funded (Received)

- Administration Building Roofing Replacement 11/2025 on-going
- Installation of Automatic and Remotely Controlled Entry Gate 11/2025

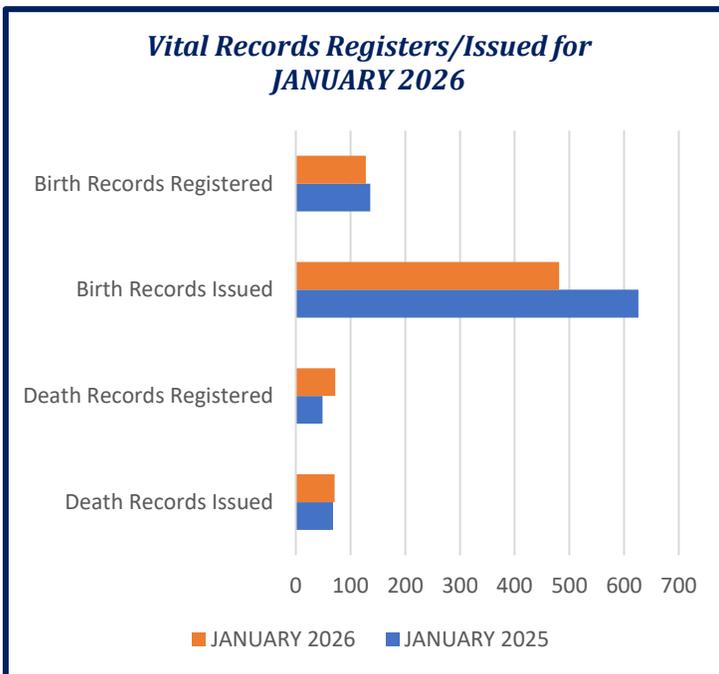
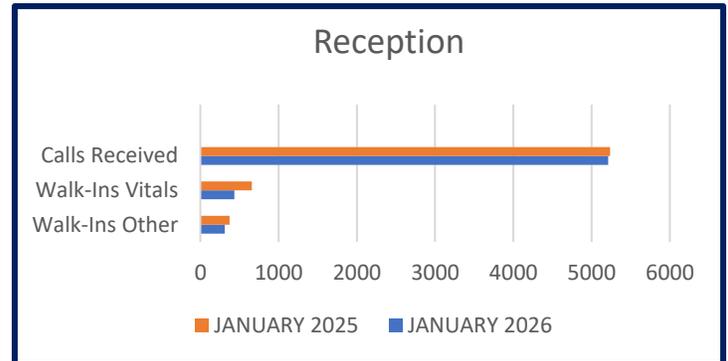
VA Grant Applications Pending:

- Public Water Fountains Installed Throughout Grounds
- Remotely Controlled Public Digital Display Board for Schedules and Events

CITY SECRETARY MONTHLY REPORT – JANUARY 2026



<i>Reception</i>		
JANUARY	2026	2025
Calls Received	5,211	5,237
Walk-Ins-Vitals	433	660
Walk-Ins Other Departments	313	373



<i>Vital Statistics</i>				
	JAN 2026	YTD 2026	JAN 2025	YTD 2025
Birth Records Registered	128	533	136	641
Birth Records Issued	481	1,575	626	1837
Death Records Registered	72	211	49	156
Death Records Issued	71	257	68	259
Funds Received	\$11,906	\$38,766	\$13,500	\$46,480

<i>Cemetery</i>					
2025-2026	Laurel Hill	San Jose	Catholic	Baby Space	YTD 25/26
Burials	1	0	3	0	18
Sold Spaces	0	0	0	0	0
2024-2023	Laurel Hill	San Jose	Catholic	Baby Space	YTD 24/25
Burials	1	0	1	0	16
Sold Spaces	0	0	0	0	0



CITY OF
MISSION

**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 9.83-acre tract out of Lot 33, Bell Woods CO’s Subdivision “C”, located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 10, 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 Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”) for a proposed 62-lot townhome 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 the Bellwood Manor (4-plex lots) subdivision is under construction 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 for general commercial uses. Even though the requested rezoning of the property is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses.
- Notices were mailed to 10 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

Departmental Approval: N/A
Advisory Board Recommendation: Approval
City Manager's Recommendation: Approval <i>JP7</i>

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 9.83-ACRE TRACT OUT OF LOT 33, BELL WOODS CO’S SUBDIVISION “C”, LOCATED ALONG THE WEST SIDE OF CONWAY AVENUE, APPROXIMATELY 265 FEET NORTH OF VICTORY STREET, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1T (TOWNHOUSE RESIDENTIAL DISTRICT)

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

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, February 10, 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 9.83-acre tract out of Lot 33, Bell Woods CO’s Subdivision “C”	AO-I	R-1T

READ, CONSIDERED, AND PASSED, this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

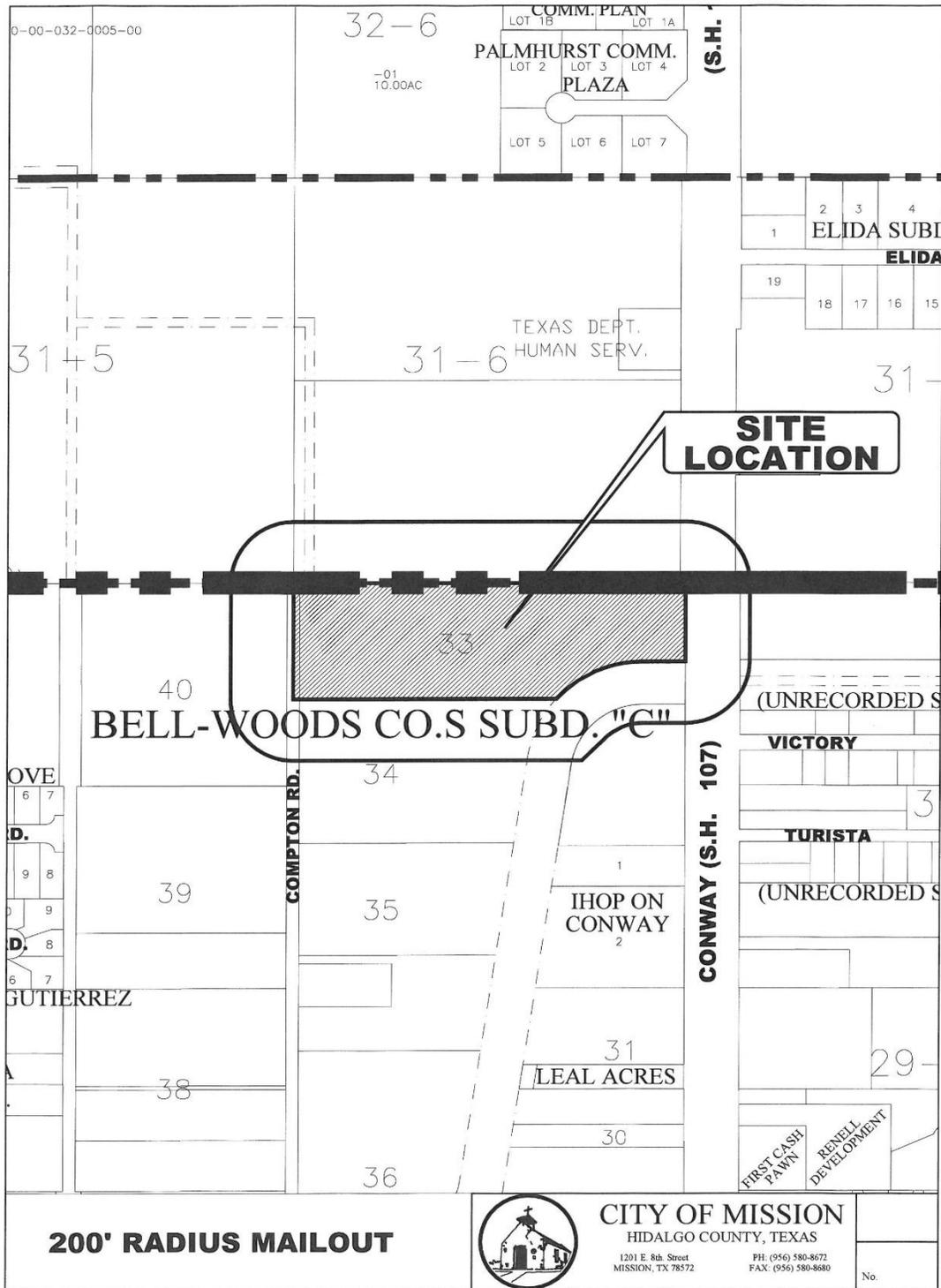
Anna Carrillo, City Secretary

EXHIBIT "A"

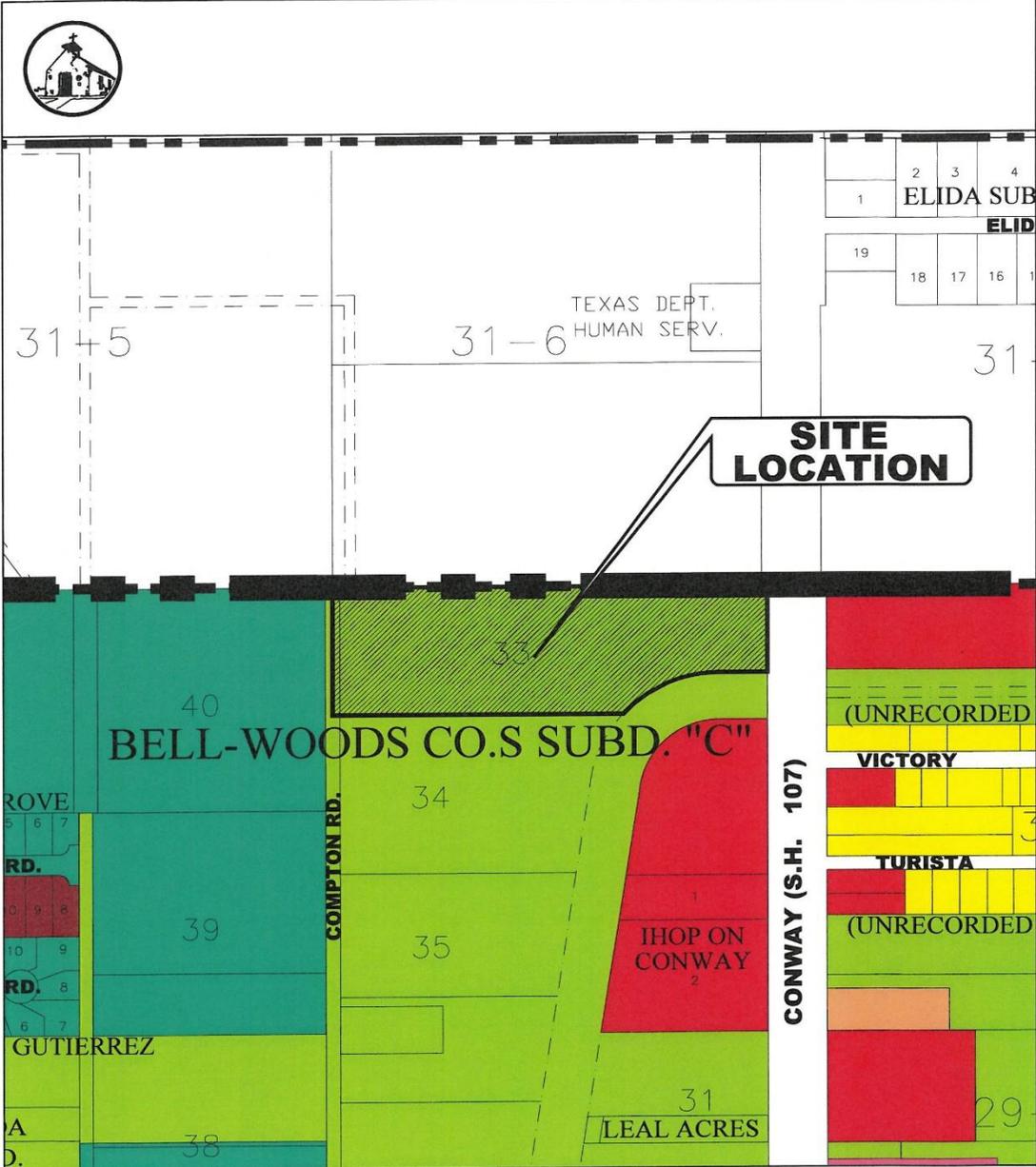


Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I 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 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 |

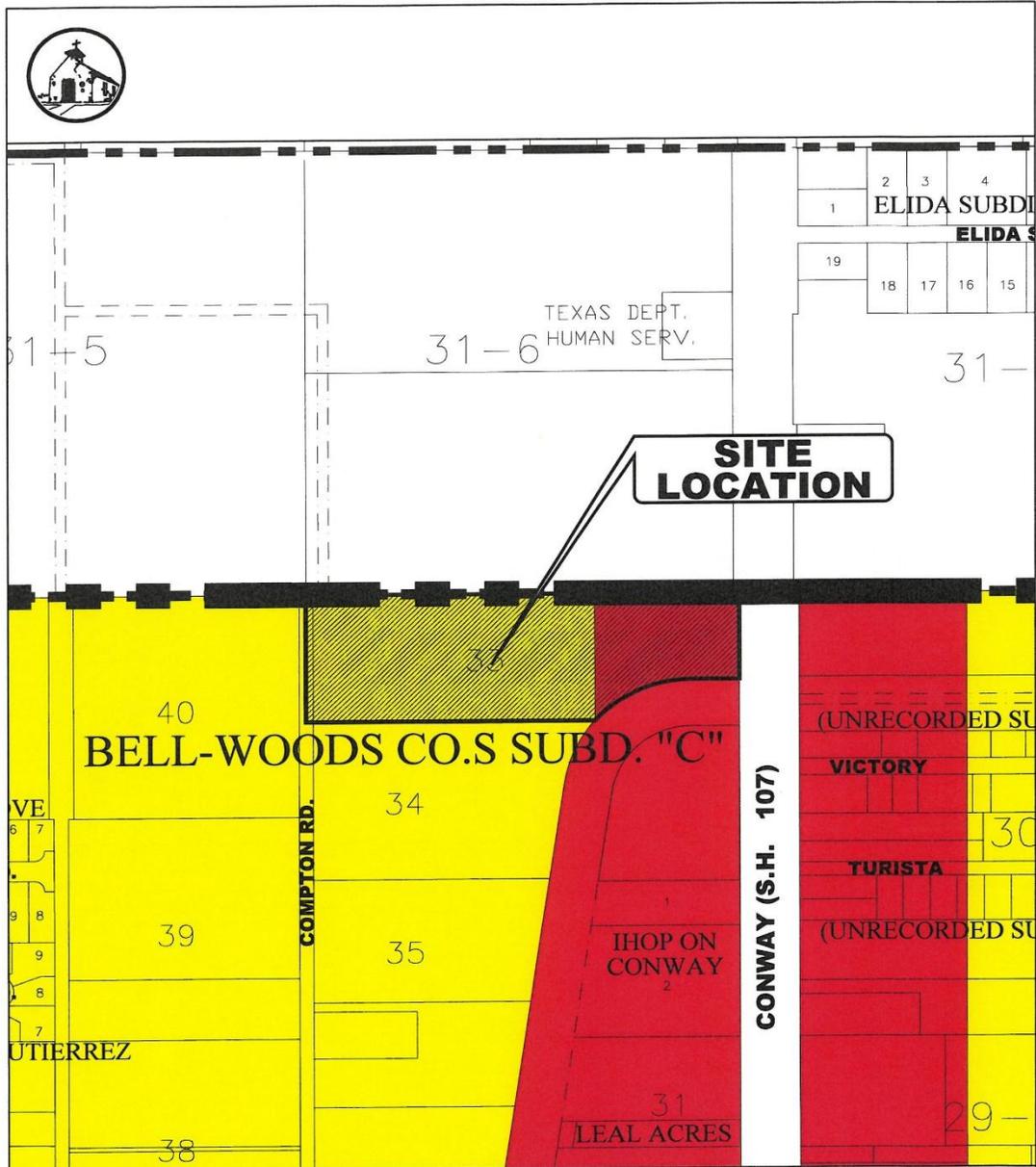
AERIAL



PHOTO OF THE SUBJECT PROPERTY



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 |

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317491	POLONSKI JOE & MARIA	504 KERRIA AVE	MCALLEN	TX	78501-1785
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
317489	MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4311
123506	VALDEZ PROPERTIES LLC	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
317481	ROCHA GERARDO E & MIRTA M	3808 N TROSPER	MISSION	TX	78573-1331
317485	GFF TEXAS HOLDINGS LLC	12505 MEMORIAL DR STE 330	HOUSTON	TX	77024-6051
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 10, 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 Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family development.
- The tract of land has 0.316 acres in area and measures 51 feet along W. 18th Street and has a depth of 270 feet.
- The surrounding zones are Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South.
- The surrounding land uses are single-family homes in all directions.
- There is an unpaved alley along the East side of the property.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

Departmental Approval: N/A
Advisory Board Recommendation: Approval
City Manager’s Recommendation: Approval <i>JP7</i>

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 0.316-ACRE TRACT OUT OF LOT 93, MISSION ACRES SUBDIVISION, LOCATED ALONG THE SOUTH SIDE W. 18TH STREET, APPROXIMATELY 190 FEET WEST OF N. LOS EBANOS ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

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

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, February 10, 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 0.316-acre tract out of Lot 93, Mission Acres Subdivision	AO-I	R-1

READ, CONSIDERED, AND PASSED, this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

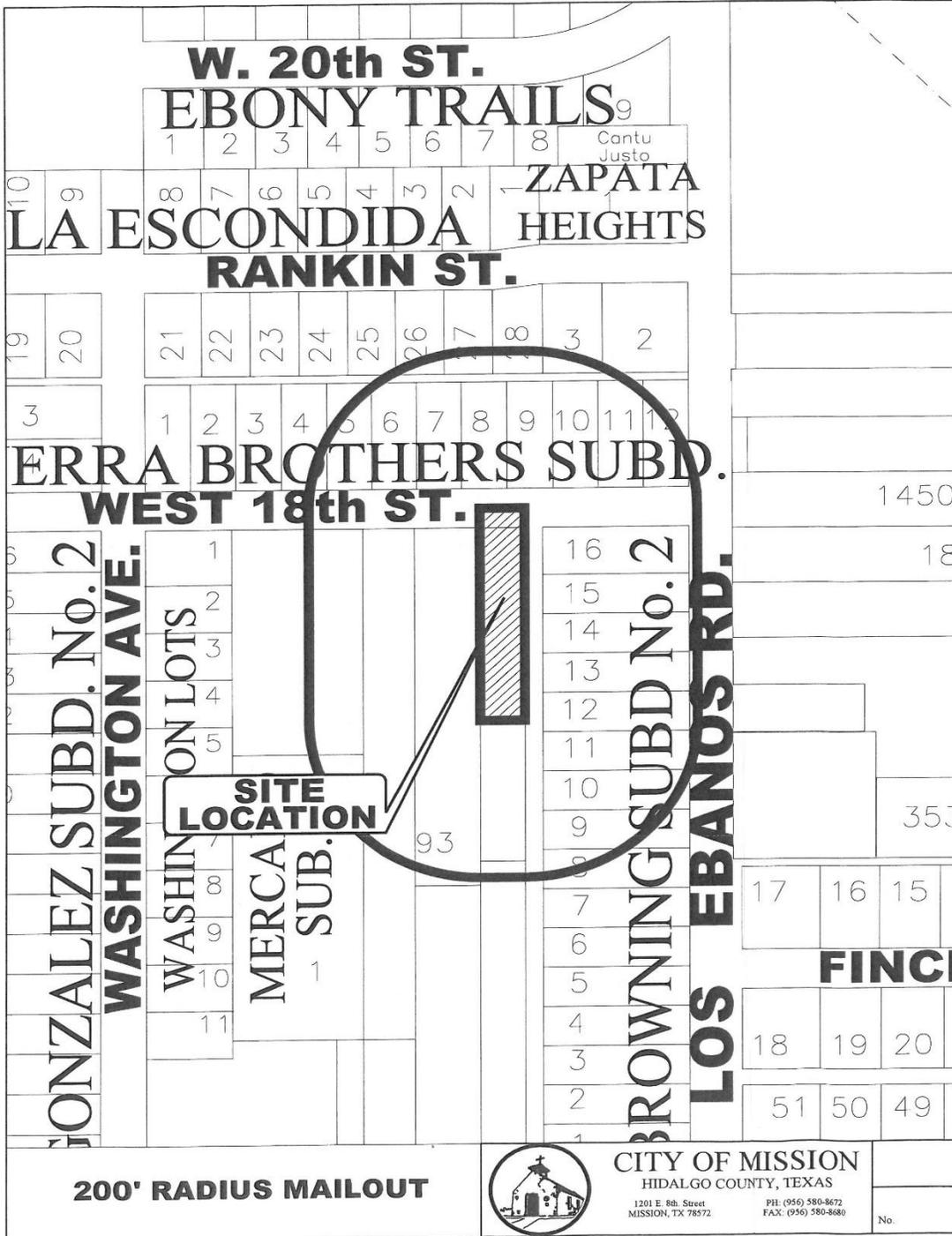
ATTEST:

Anna Carrillo, City Secretary

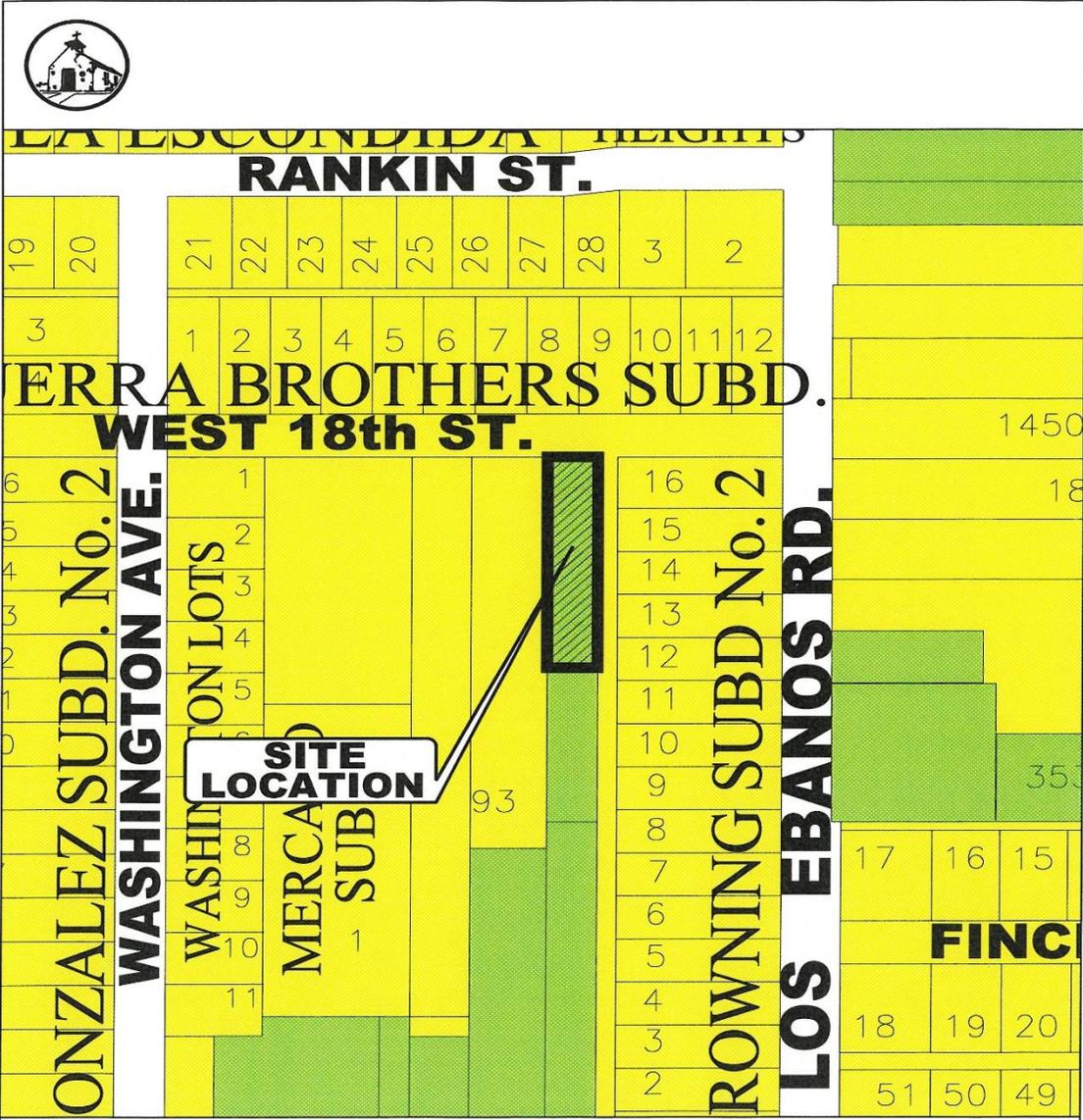
EXHIBIT "A"



LEGAL NOTICE MAP



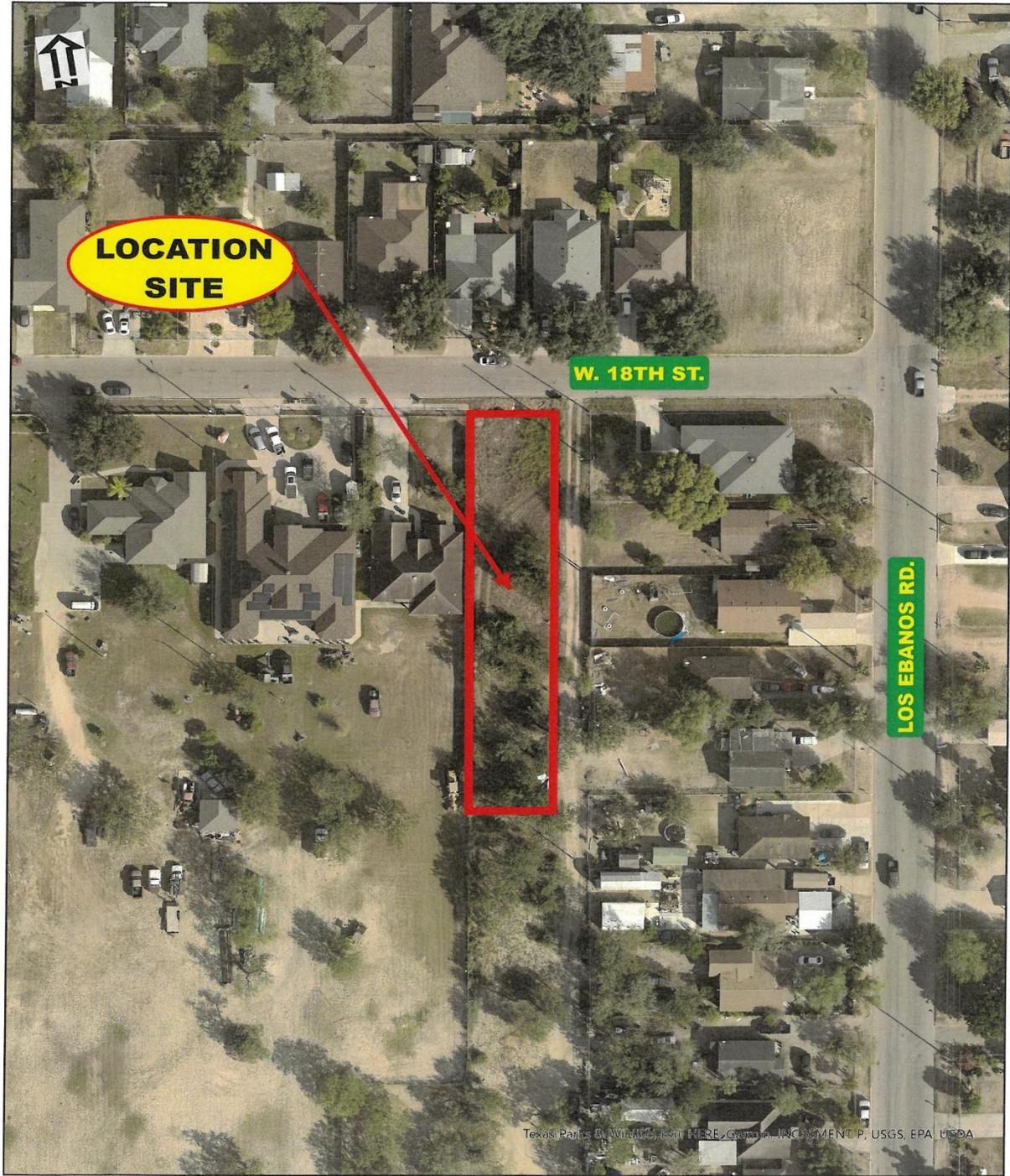
ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A0-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY 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 |

AERIAL



PROPERTY SURVEY

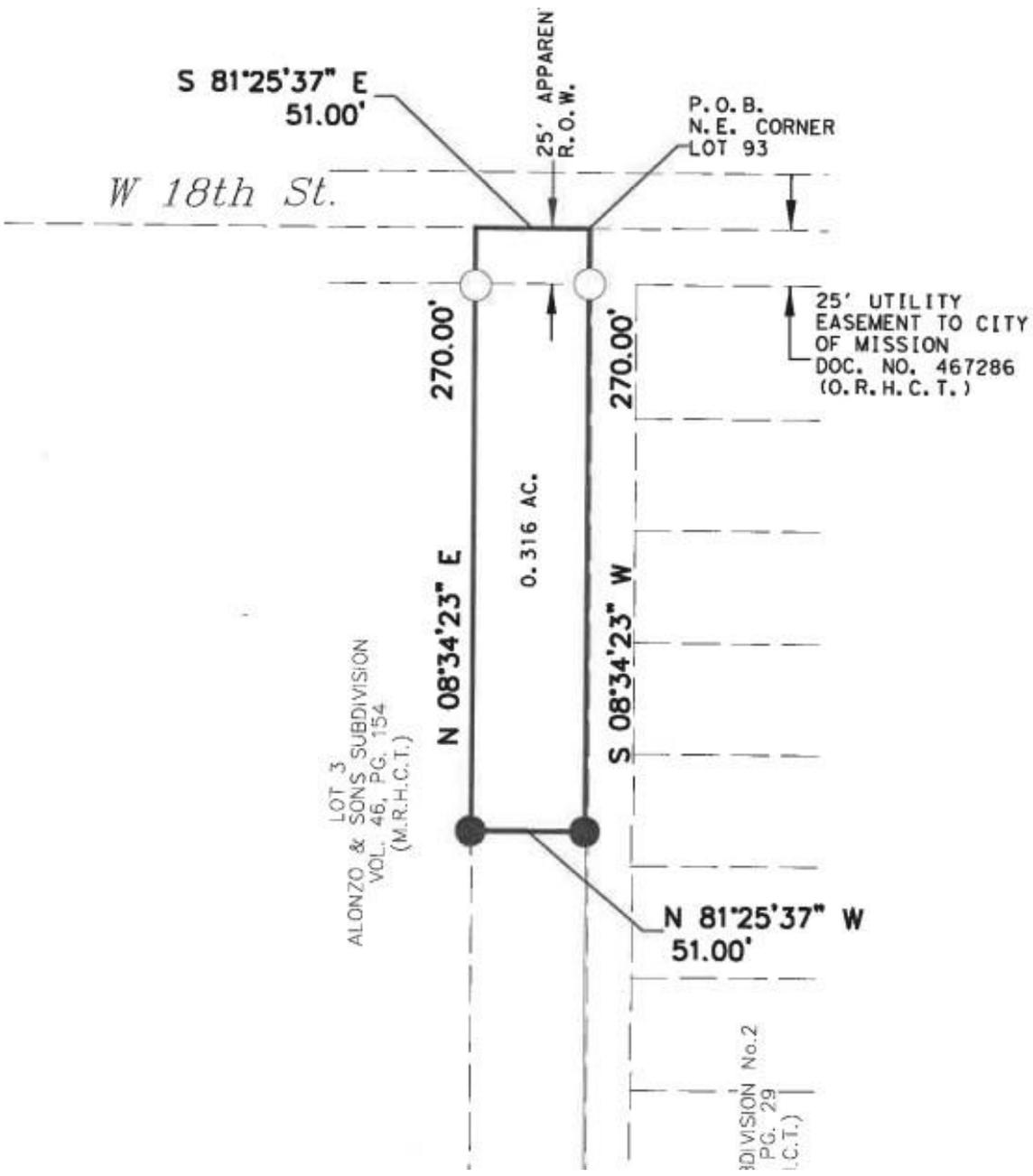
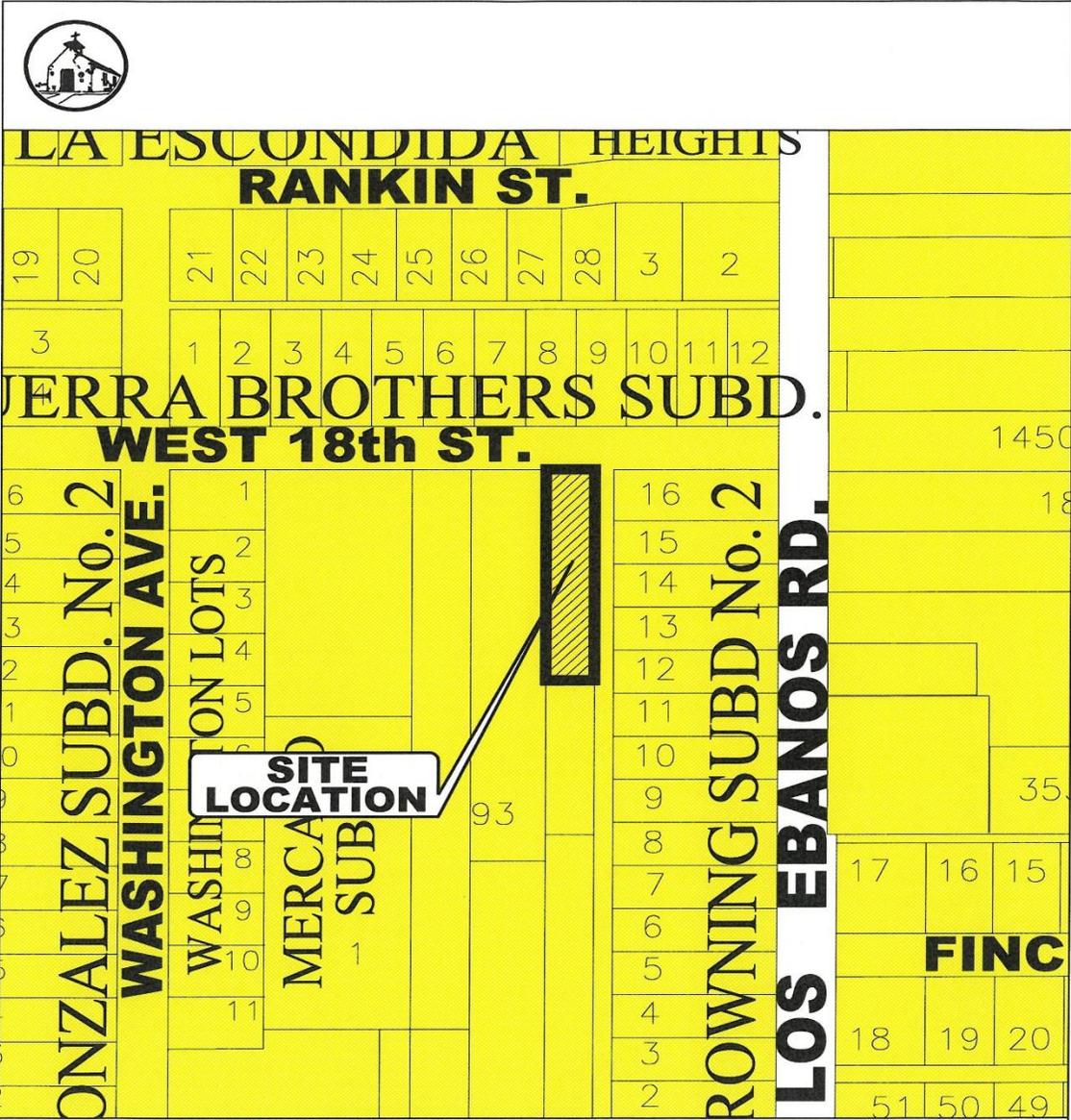


PHOTO OF THE SUBJECT PROPERTY



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 |

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
576719	ZAPATA RAMIRO & MARIA ELIA R	1517 N LOS EBANOS RD	MISSION	TX	78572-2529
127792	HERNANDEZ MARIA DELIA	1123 N LOS EBANOS RD	MISSION	TX	78572-2521
127796	RIVAS ERICK F & BRENDA L RAMIREZ	1131 N LOS EBANOS RD	MISSION	TX	78572-2521
127798	GARZA GILBERTO & BLANCA	805 W 15TH ST	MISSION	TX	78572-3529
127790	RIVAS JOSE T	2522 W RABBIT RUN AVE	ALTON	TX	78573-7506
127791	ORTIZ HORTENCIA	1121 N LOS EBANOS RD	MISSION	TX	78572-2521
127793	VIVIAN CESAR & GRACIELA	1125 N LOS EBANOS RD	MISSION	TX	78572-2521
127794	GARCIA NERI ISMELDA	920 HIDALGO ST	MISSION	TX	78572-4904
127795	HERNANDEZ JANET & ARIEL M RUIZ	1129 N LOS EBANOS RD	MISSION	TX	78572-2521
184209	MALDONADO BRENDA N GARCIA	1517 W 18TH ST	MISSION	TX	78572-2591
184214	RAMIREZ ROMEO & FRANCISCA REVOCABLE LIVING TRUST	508 SANTA ANNA ST	WESLACO	TX	78596-4318
184213	OCHOA MARIA OLGA	1134 ADAMS ST	MISSION	TX	78572-7504
184212	GARCIA LISA MONICA	1511 W 18TH ST	MISSION	TX	78572-2591
184211	GOMEZ OLGA ET AL	4104 MAGDALENA ST	MISSION	TX	78573
184210	CAVAZOS ROSALINDA & JUAN DE DIOS TREVINO	1515 W 18TH ST	MISSION	TX	78572-2591
574450	QUINTANILLA ANTONIO & GLORIA	1511 RANKIN ST	MISSION	TX	78572-2500
574451	SITAL FRANK & DIANA	1509 RANKIN ST	MISSION	TX	78572-2500
685436	ALONZO OCTAVIO	1510 W 18TH ST	MISSION	TX	78572-2590
238014	RUIZ PILAR & MARIA D	1509 BLAKE ST	MISSION	TX	78572-3409
550708	HERNANDEZ SYLVIA	720 W PALMA VISTA DR STE 1	PALMVIEW	TX	78572-2157
127797	QUINTANILLA ELIA	1133 N LOS EBANOS RD	MISSION	TX	78572-2521
184217	TREVINO LUIS GERARDO	415 N NICHOLSON AVE	MISSION	TX	78572
184216	TREVINO LUIS GERARDO	415 N NICHOLSON AVE	MISSION	TX	78572
184215	GARZA EDGAR & GUADALUPE	1505 W 18TH ST	MISSION	TX	78572-2591
685437	ALONZO JAVIER JR	1512 W 18TH ST	MISSION	TX	78572-2590



CITY OF
MISSION

**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr., Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 23, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 08, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- January 21, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 10, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 1,056 feet East of S. Stewart Road along the South side of Oak Alley 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 10,399.75 square feet. The code requires a 12,000-square-foot minimum lot.
- The pool 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 pool 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 (20) 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.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A POOL HOUSE IN A (R-1A) LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT, 1708 OAK ALLEY DRIVE, BEING LOT 13, OAK ALLEY AT CIMARRON SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 21, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the 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, February 10, 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
1708 Oak Alley Drive Being Lot 13, Oak Alley at Cimarron Subdivision	Construct a Pool House	<ul style="list-style-type: none"> • Life of use permit. • The unit may 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 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

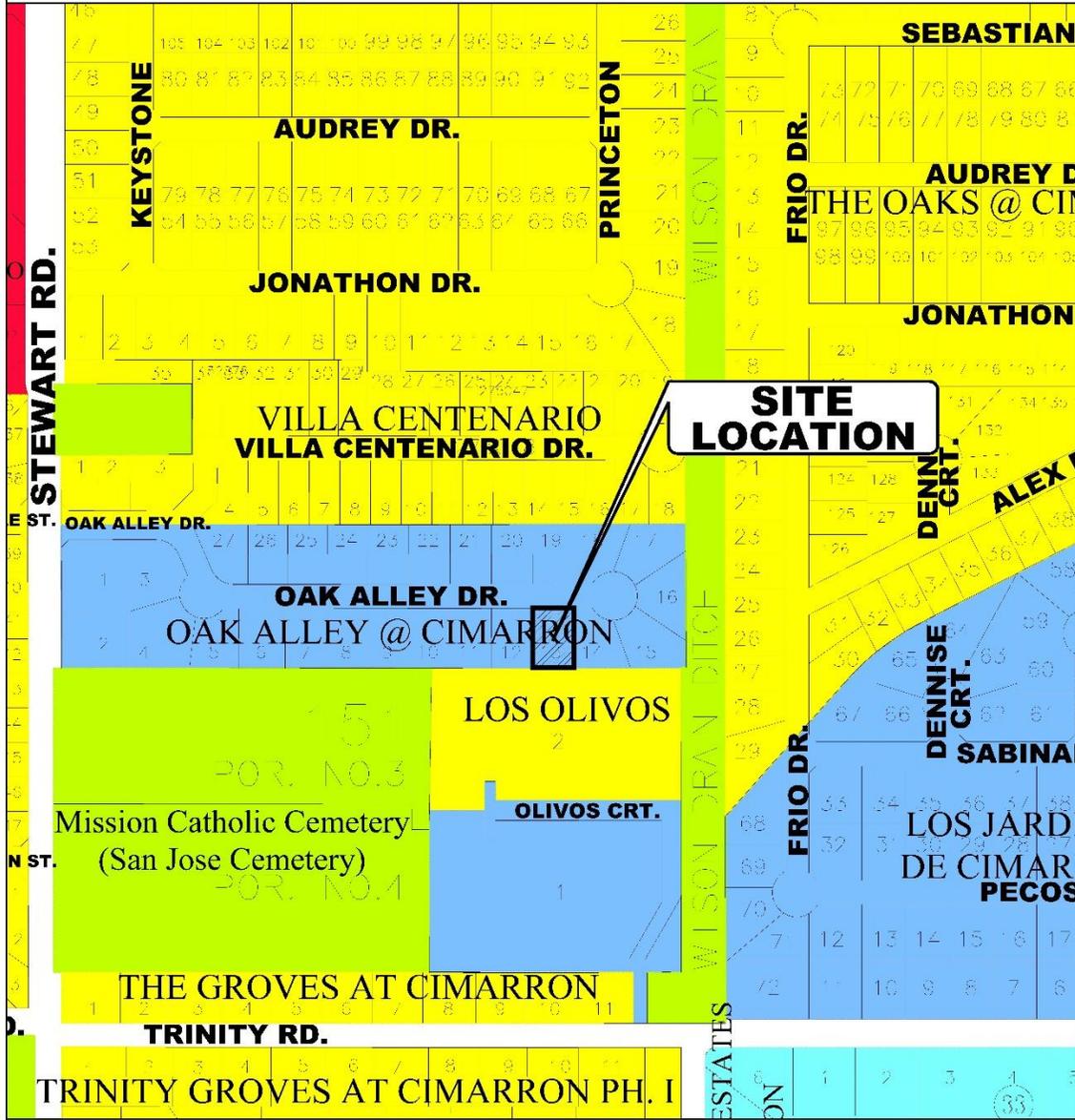
Anna Carrillo, City Secretary

ARIEL MAP



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

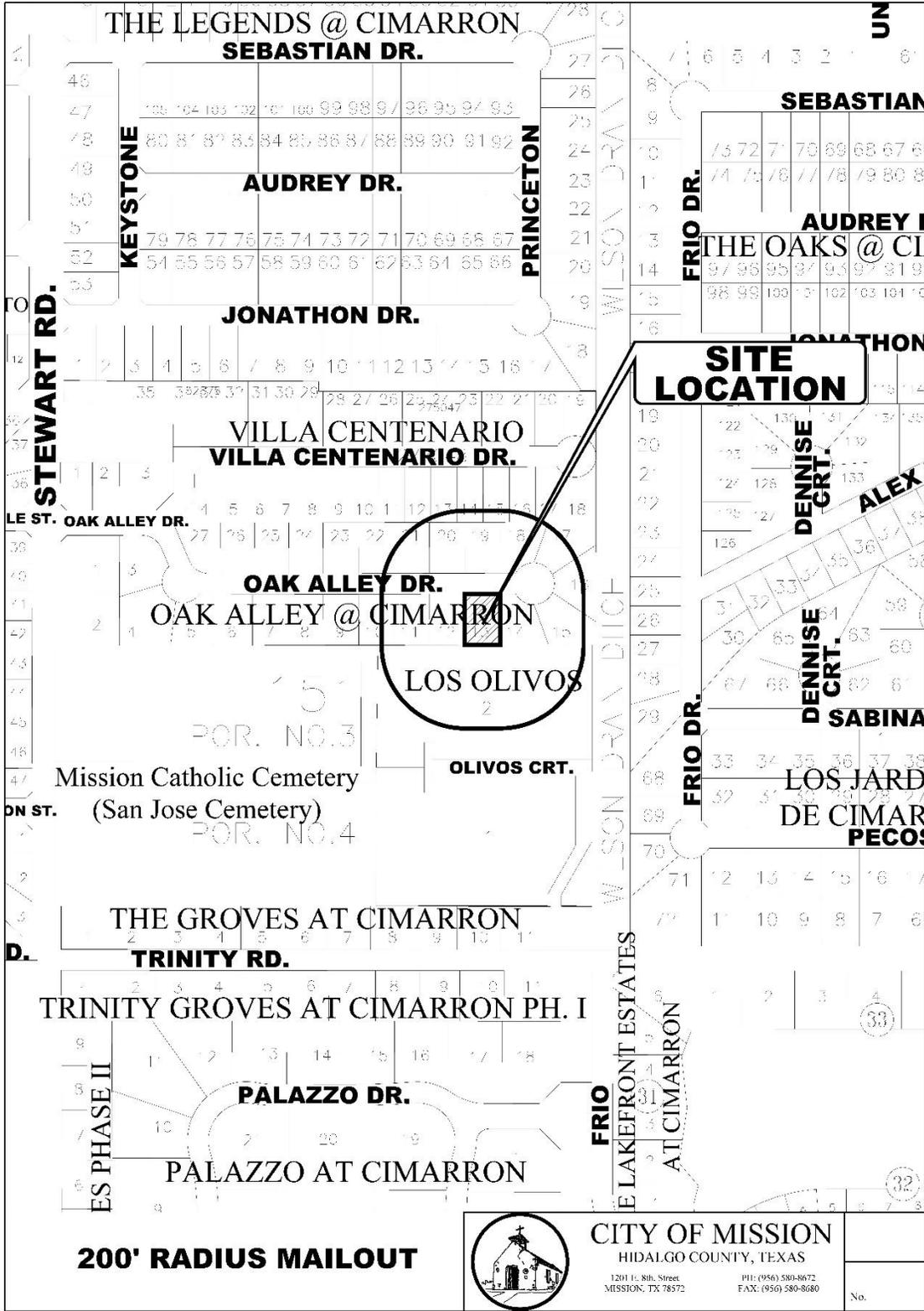
ZONING MAP



ZONING LEGEND

- | | | |
|---|--|--|
| ■ A0-I AGRICULTURAL OPEN INTERIM | ■ R-3 MULTI-FAMILY RESIDENTIAL | ■ C-4 HEAVY COMMERCIAL |
| ■ A0-P AGRICULTURAL OPEN PERMANENT | ■ R-4 MOBILE & MODULAR HOME | ■ C-5 ADAPTIVE COMMERCIAL |
| ■ R-1A LARGE LOT SINGLE FAMILY | ■ R-5 HIGH DENSITY 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 |

LEGAL NOTICE MAP



FRONT VIEW

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

ROOFING FINISH AND SLOPE TO MATCH EXISTING
PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION

WEST ELEVATION
Scale: 1/4" = 1'-0"

4

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

ROOFING FINISH AND SLOPE TO MATCH EXISTING
PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
ELECTRICAL PANEL (LOCATION TO BE VERIFIED)
CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION

NORTH ELEVATION
Scale: 1/4" = 1'-0"

2

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

ROOFING FINISH AND SLOPE TO MATCH EXISTING
PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION

EAST ELEVATION
Scale: 1/4" = 1'-0"

3

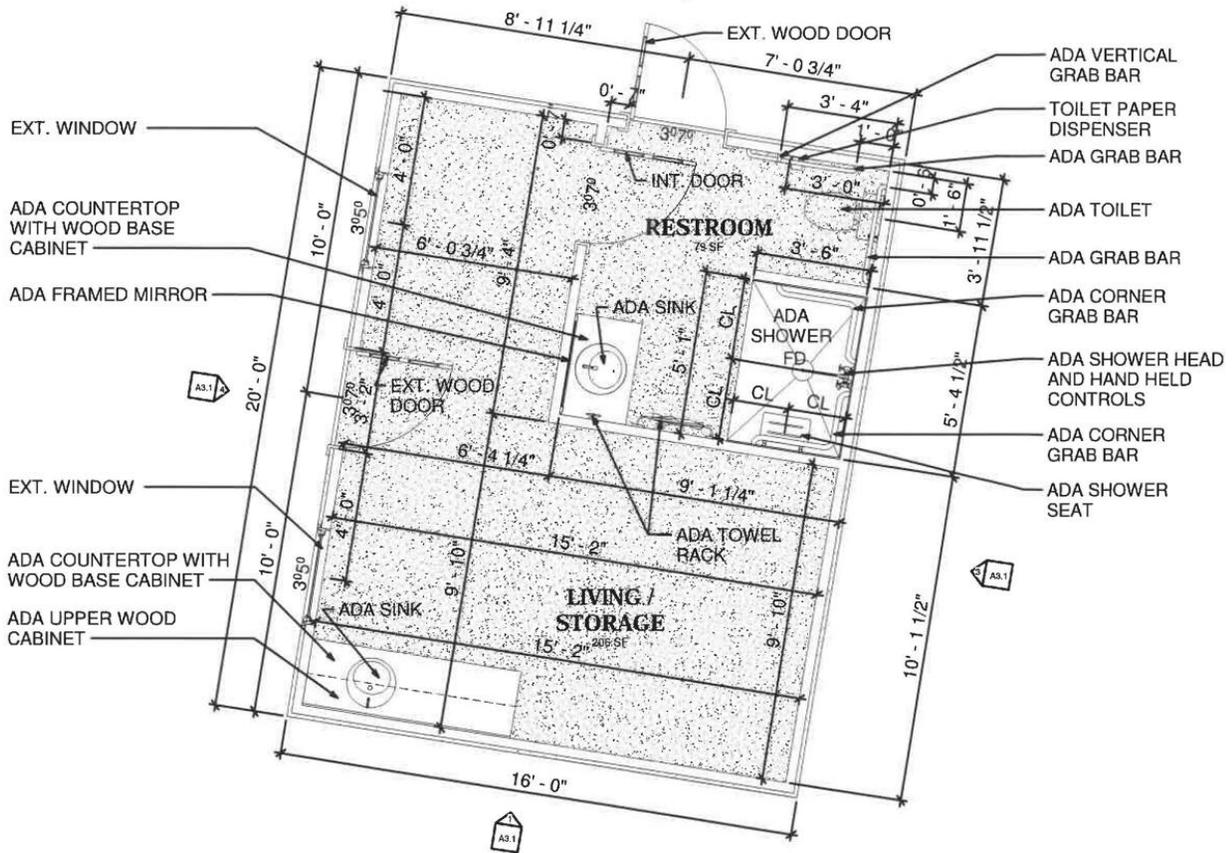
CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

ROOFING FINISH AND SLOPE TO MATCH EXISTING
PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION

SOUTH ELEVATION
Scale: 1/4" = 1'-0"

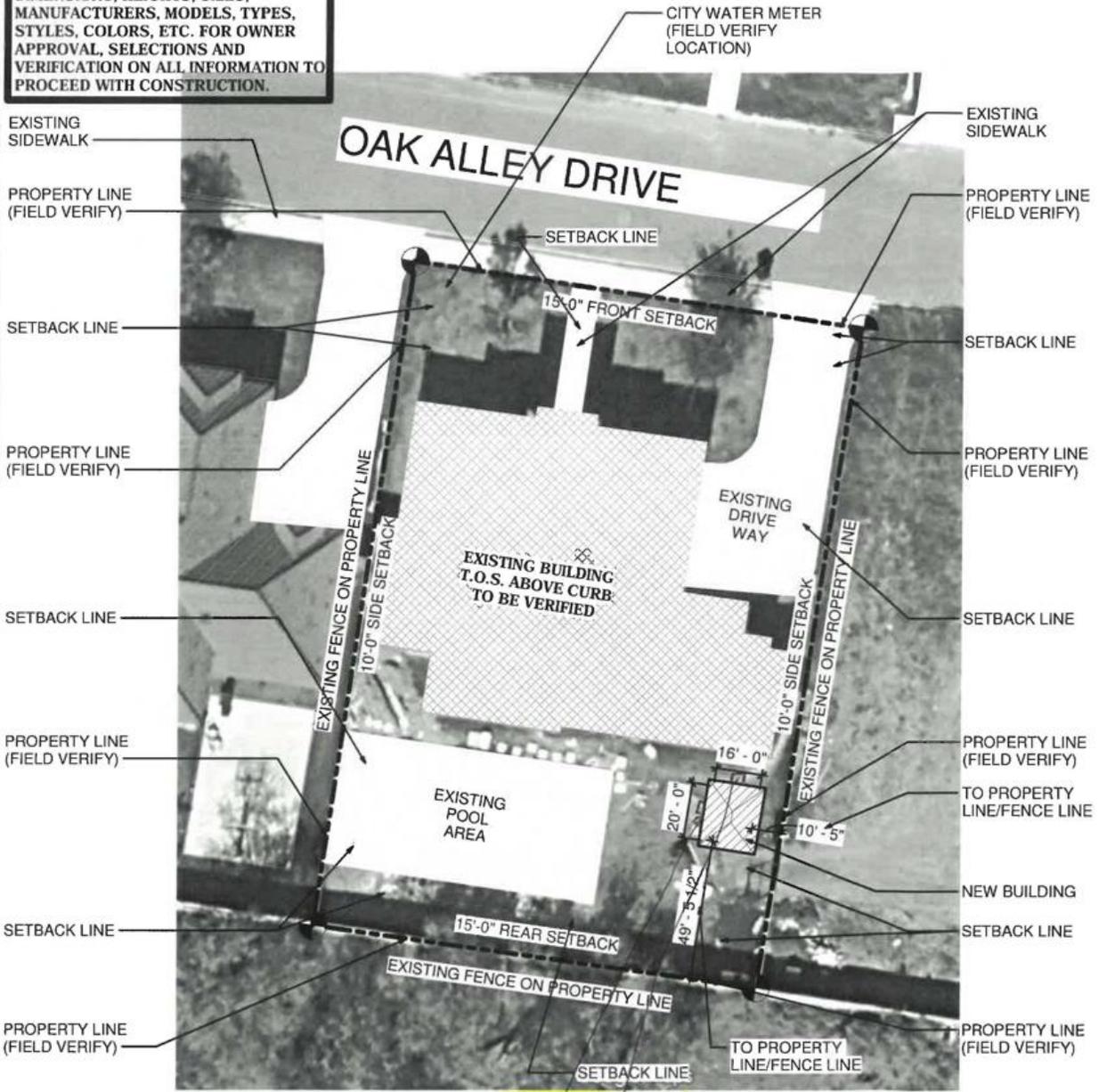
1

FLOOR PLAN



SITE PLAN

DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.



3/4 concrete slup

OVERALL SITE PLAN

Scale: 1" = 20'-0"



PICTURE



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState
1184530	00540-00-000-0010-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX
1184531	00540-00-000-0011-00	RAMIREZ LILIANA PATRICIA CORRIPIO	CHAIREL NO 514 DEPTO 4B COL LAS FLORES	MEXICO	NULL
1184533	00540-00-000-0013-00	BAZAN HORACIO JR & VANESSA N MARTINEZ	1708 OAK ALLEY DR	MISSION	TX
1184534	00540-00-000-0014-00	MARQUEZ GUILLERMO D & AIDE O	1710 OAK ALLEY DR	MISSION	TX
1184535	00540-00-000-0015-00	FAZ EMILIA & JOSEPH JR	1712 OAK ALLEY DR	MISSION	TX
1184536	00540-00-000-0016-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX
1184537	00540-00-000-0017-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX
1184538	00540-00-000-0018-00	RUGAMA FRANCISCO CESAR II & AMANDA JANETTE	1711 OAK ALLEY DRIVE	MISSION	TX
1184539	00540-00-000-0019-00	STRUCTURE TEAM LLC	1708 S MIDDLETON ST	EDINBURG	TX
1184540	00540-00-000-0020-00	BOLADO EDUARDO & EMILIA G SANCHEZ DE BOLADO	1707 OAK ALLEY DR	MISSION	TX
1184541	00540-00-000-0021-00	RODRIGUEZ EFRAIN & ANDREA ELZABETH PEREZ	4224 N MCCOLL RD APT 4302	MCALLEN	TX
1184542	00540-00-000-0022-00	SYGMA HOMES LLC	315 N SHARY RD STE 1017	MISSION	TX
275051	S0700-00-000-0003-00	SAN JOSE CEMETERY	900 DOHERTY AVE	MISSION	TX
1184532					
1308380	V3505-00-000-0017-00	LOPEZ FERNANDO XAVIER	1714 JONATHAN DR	MISSION	TX
1308379	V3505-00-000-0016-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX
1308378	V3505-00-000-0015-00	CORTEZ ERNESTO RAMIREZ	4710 S JACKSON RD	EDINBURG	TX
1308377	V3505-00-000-0014-00	RODRIGUEZ DARIO	1618 VILLA CENTENARIO ST	MISSION	TX
1308376	V3505-00-000-0013-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX
1308375	V3505-00-000-0012-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX
1565014	L6320-00-000-0002-00	GARCIA FRANCISCO & MARIANA	2214 S 49TH LN	MCALLEN	TX



CITY OF
MISSION

**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 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 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20th Street. Applicant: Guillermo Guerrero, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 19, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 08, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- January 21, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 10, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Cul-De-Sac of E. 20th Street and Cardinal Street.
- 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 14,493 square feet. The code requires a 12,000-square-foot 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.
- A variance to the Glasscock Road setbacks was approved by the Zoning Board of Adjustments on 09-24-2025.
- 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 (26) 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.

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, 2004 E. 20th STREET, BEING LOT 36, SHARY UNIT VII SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 21, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the 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, February 10, 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
2004 E. 20 th Street Being Lot 36, Shary Unit VII Subdivision	Construct a Guest House	<ul style="list-style-type: none"> • Life of use permit. • The unit may 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.

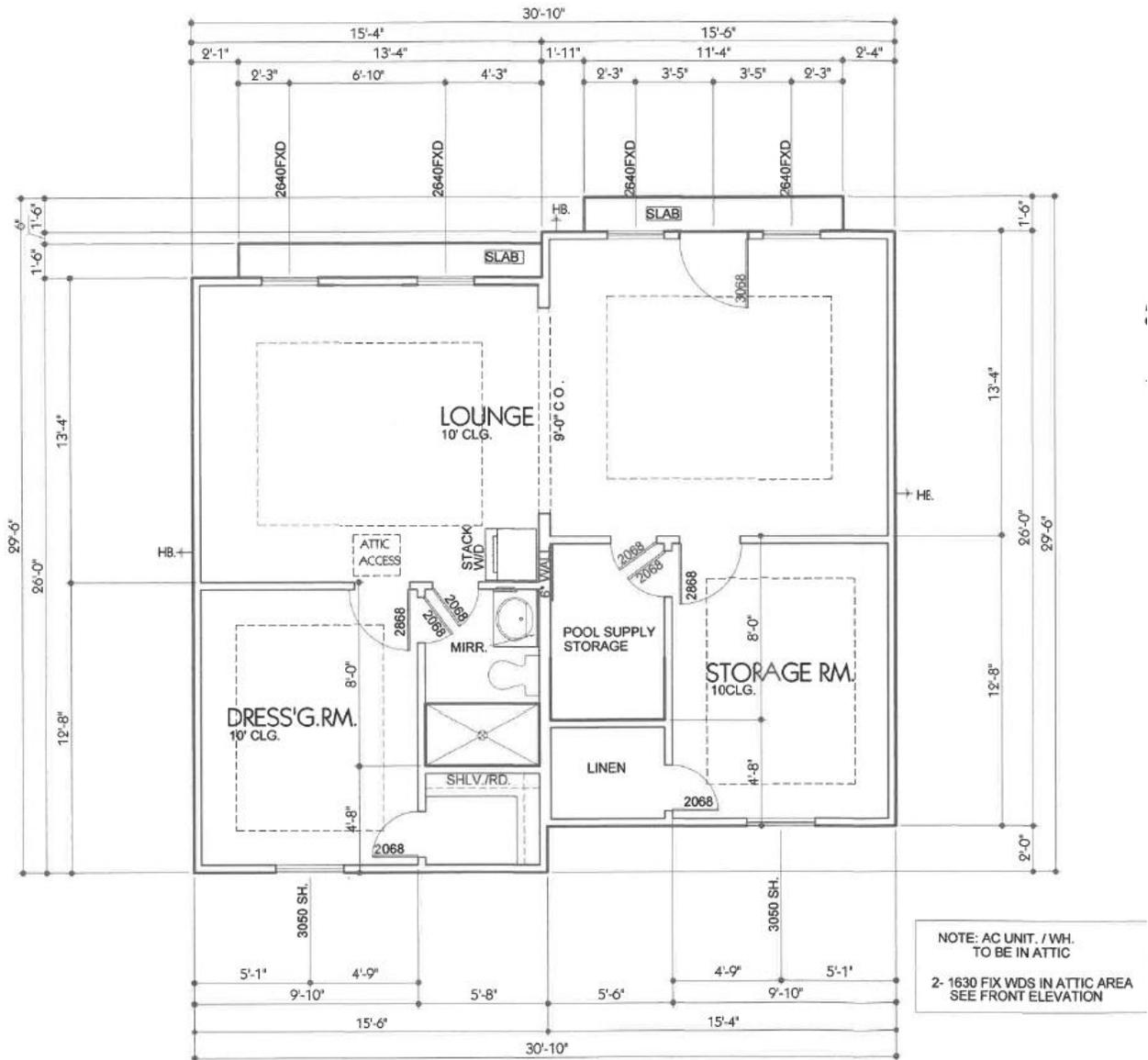
READ, CONSIDERED, AND PASSED, this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"

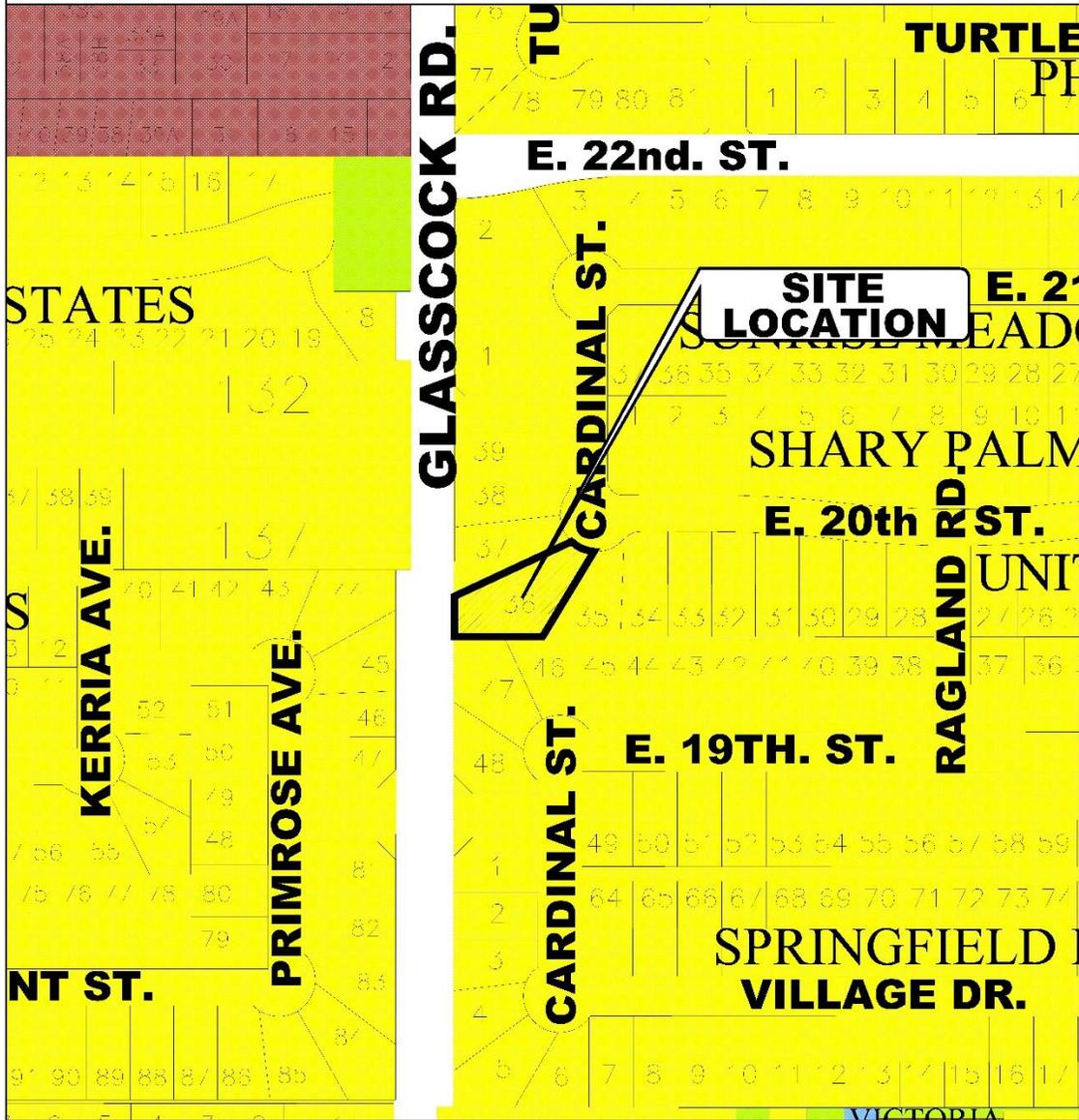


FLOOR PLAN LAYOUT
BUILDING AREA = 800.0FT

ARIEL MAP



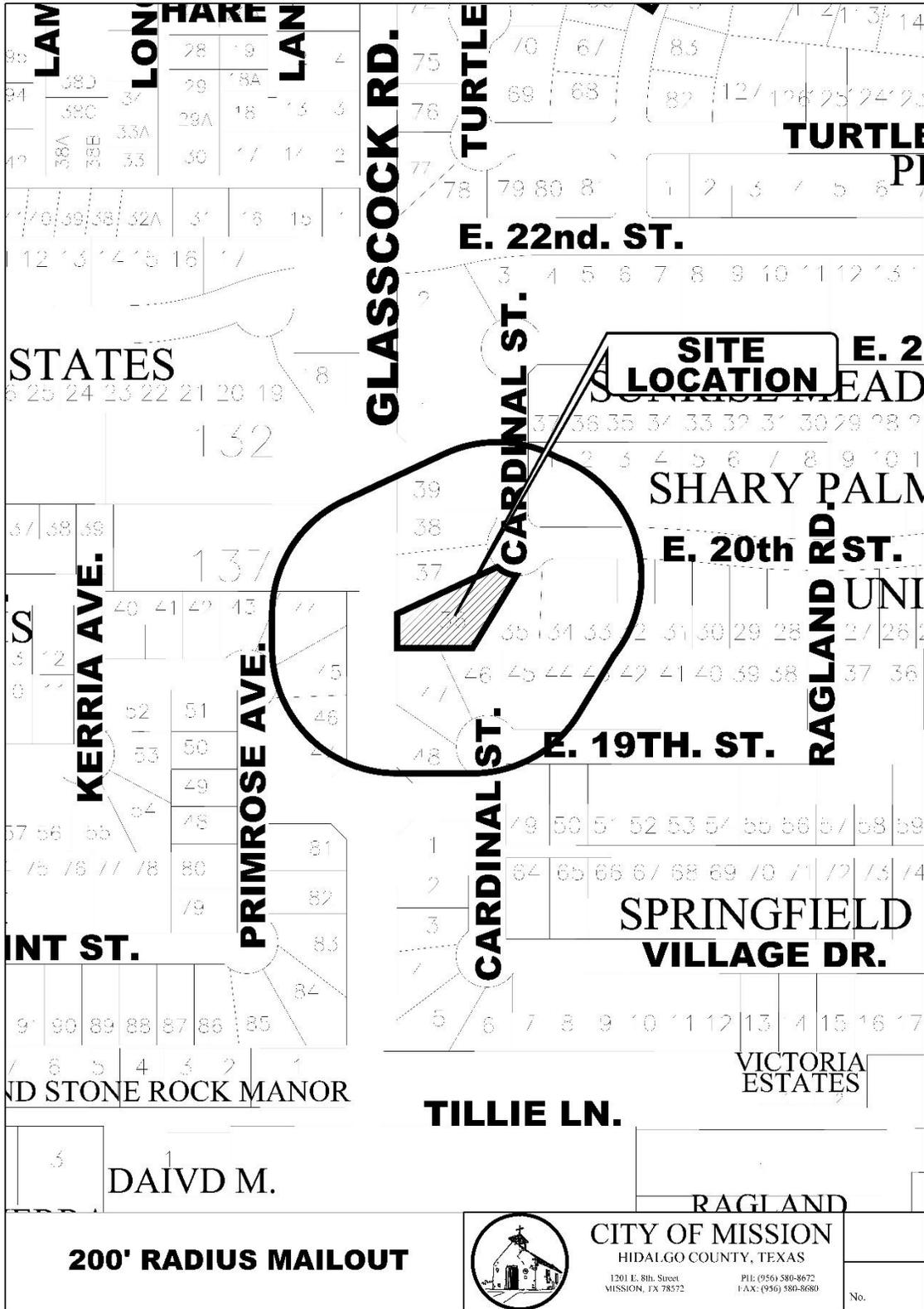
ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|--------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A0-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY 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

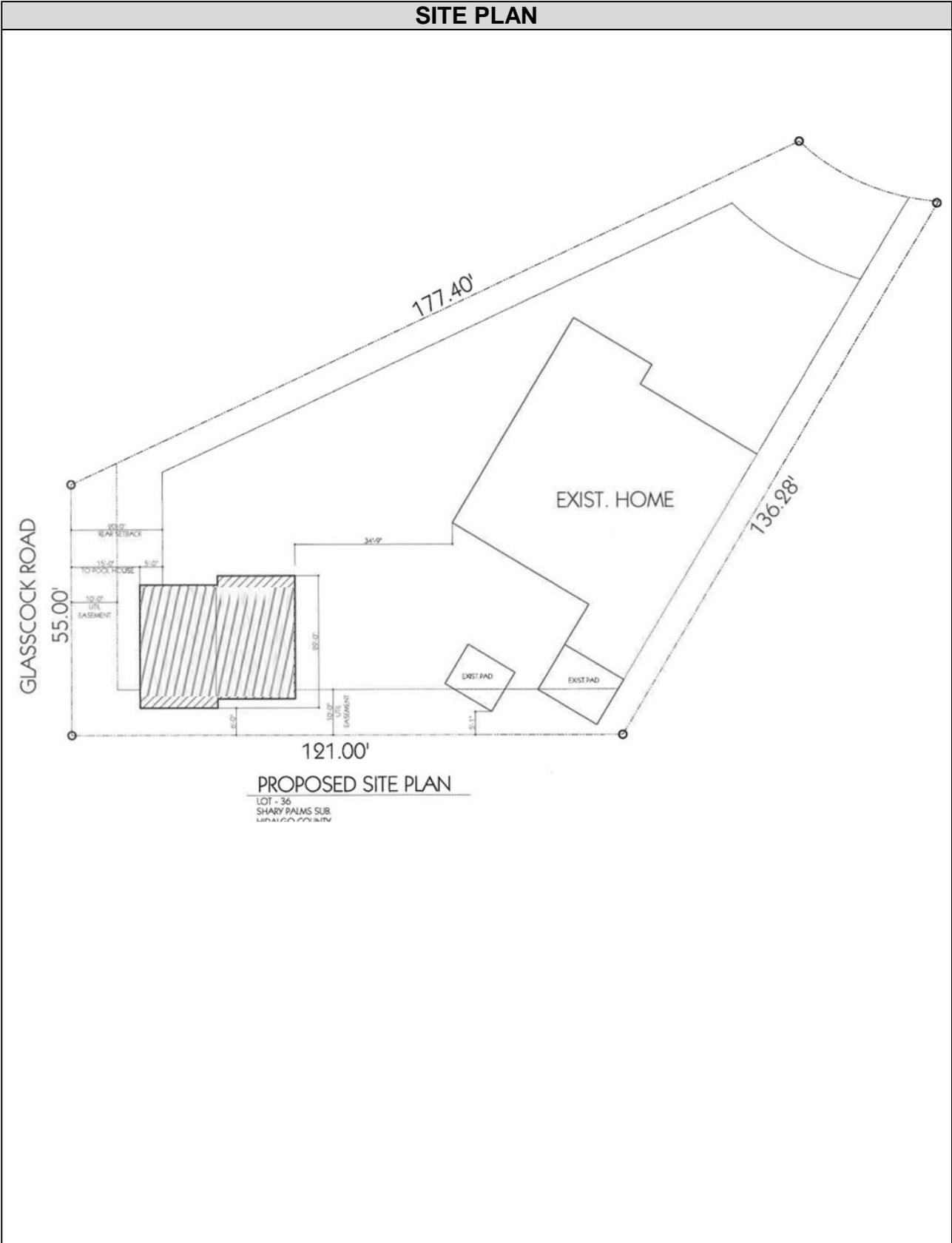


200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 P/E: (956) 580-8672
 F/A/X: (956) 580-8680

No.



PICTURE



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
582152	S2973-07-000-0002-00	DREUMONT GLADYS CARLA	2009 E 20TH ST	MISSION	TX	78572-3224
582153	S2973-07-000-0003-00	LEVECK MATTHEW	2011 E 20TH ST	MISSION	TX	78572-3224
582151	S2973-07-000-0001-00	AYALA MINERVA	2007 E 20TH ST	MISSION	TX	78572-3224
582188	S2973-07-000-0038-00	ESPARZA FERNANDA	2001 CARDINAL ST	MISSION	TX	78572-3459
556895	S5451-04-000-0049-00	GALLOSO LILLIE MARIE	2006 E 19TH	MISSION	TX	78572-3285
582189	S2973-07-000-0039-00	GUZMAN JUAN F	2003 CARDINAL ST	MISSION	TX	78572-3459
556889	S5451-04-000-0043-00	BERRONES VICTOR A & SYLVIA A	2011 E 19TH ST	MISSION	TX	78572-3286
556890	S5451-04-000-0044-00	WESTON ROBERT H & CRISTA A	2009 E 19TH ST	MISSION	TX	78572-3286
582187	S2973-07-000-0037-00	PEREZ EVANGELINA SALDANA	2002 EAST 20TH STREET	MISSION	TX	78572-3201
563559	S2973-05-000-0044-00	VERA MARIA G DE HURTADO	1823 LAUREN LN	MISSION	TX	78572-3158
563561	S2973-05-000-0046-00	VILLANUEVA ERICK A ALONSO	1704 PRIMROSE AVE	MISSION	TX	78572-3149
563560	S2973-05-000-0045-00	CHAVEZ FIDEL JR & IRMA	1706 PRIMROSE AVE	MISSION	TX	78572
563558	S2973-05-000-0043-00	HICKS THOMAS A & LORI M	3045 LADOGA AVE	LONG BEACH	CA	90808-4017
563562	S2973-05-000-0047-00	RODRIGUEZ CASEY JEREMIAH	13919 N 34TH LN	MCALLEN	TX	78504-6717
283535	S3000-00-000-0137-00	BON GEORGE & SUE	1811 N GLASSCOCK RD	MISSION	TX	78572-3128
556894	S5451-04-000-0048-00	MARTINEZ JENNY G & LAZARO	PO BOX 720189	MCALLEN	TX	78504-0189
556893	S5451-04-000-0047-00	GALVAN CLAUDIO ALEJANDRO	1903 CARDINAL ST	MISSION	TX	78572-3472
556892	S5451-04-000-0046-00	VARELA ALEJANDRO	2005 E 19TH ST	MISSION	TX	78572-3286
556891	S5451-04-000-0045-00	SALINAS FERNANDO & BRIANA RODRIGUEZ	2007 E. 19TH ST.	MISSION	TX	78572
556888	S5451-04-000-0042-00	PENA SERGIO & BEATRIZ GONZALEZ	2013 E 19TH ST	MISSION	TX	78572-3286
582184	S2973-07-000-0034-00	MALDONADO JESUS E LEAL	2008 E 20TH ST	MISSION	TX	78572-3201
582183	S2973-07-000-0033-00	MAYORGA GUADALUPE A LEAL & SILVIA TREVINO E	2010 E 20TH ST	MISSION	TX	78572-3201
582185	S2973-07-000-0035-00	MARTINEZ MOISES & PAULA	2006 E 20TH ST	MISSION	TX	78572-3201
582186	S2973-07-000-0036-00	GUERRERO GUILLERMO & REBECCA	2004 E 20TH ST	MISSION	TX	78572-3201
582182	S2973-07-000-0032-00	GARZA JESUS J J R & CRISELDA C	2012 E 20TH ST	MISSION	TX	78572-3201
283532	S3000-00-000-0132-00	BORREGO ELIBORIO JR & MARIA MAGDALENA	1815 N GLASSCOCK RD	MISSION	TX	78572-3128



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 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 – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 31, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- January 08, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 565 feet North of 1st Street along the West side of North Shary Road
- Access to the site is off North Shary Road via a 34-foot driveway.
- Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window.
- The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.
- **Staff:** 10 employees
- **Sale of Alcohol:** 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 (16) legal notices to surrounding property owners.

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 – CHICK-PO ON THE GRILL IN A (C-3) GENERAL BUSINESS DISTRICT, 301 N. SHARY ROAD, SUITE 200, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 21, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the 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, February 10, 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
301 N. Shary Road, Suite 200 Lot 2, Shary Town Plaza Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill	<ul style="list-style-type: none"> • Permit for two (2) years to continue to assess this operation • Must comply with all City Codes (Building, Fire, Health, Sign, etc.) • Must comply 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 – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m. • Wet zone property • Maximum occupancy is 57 people.

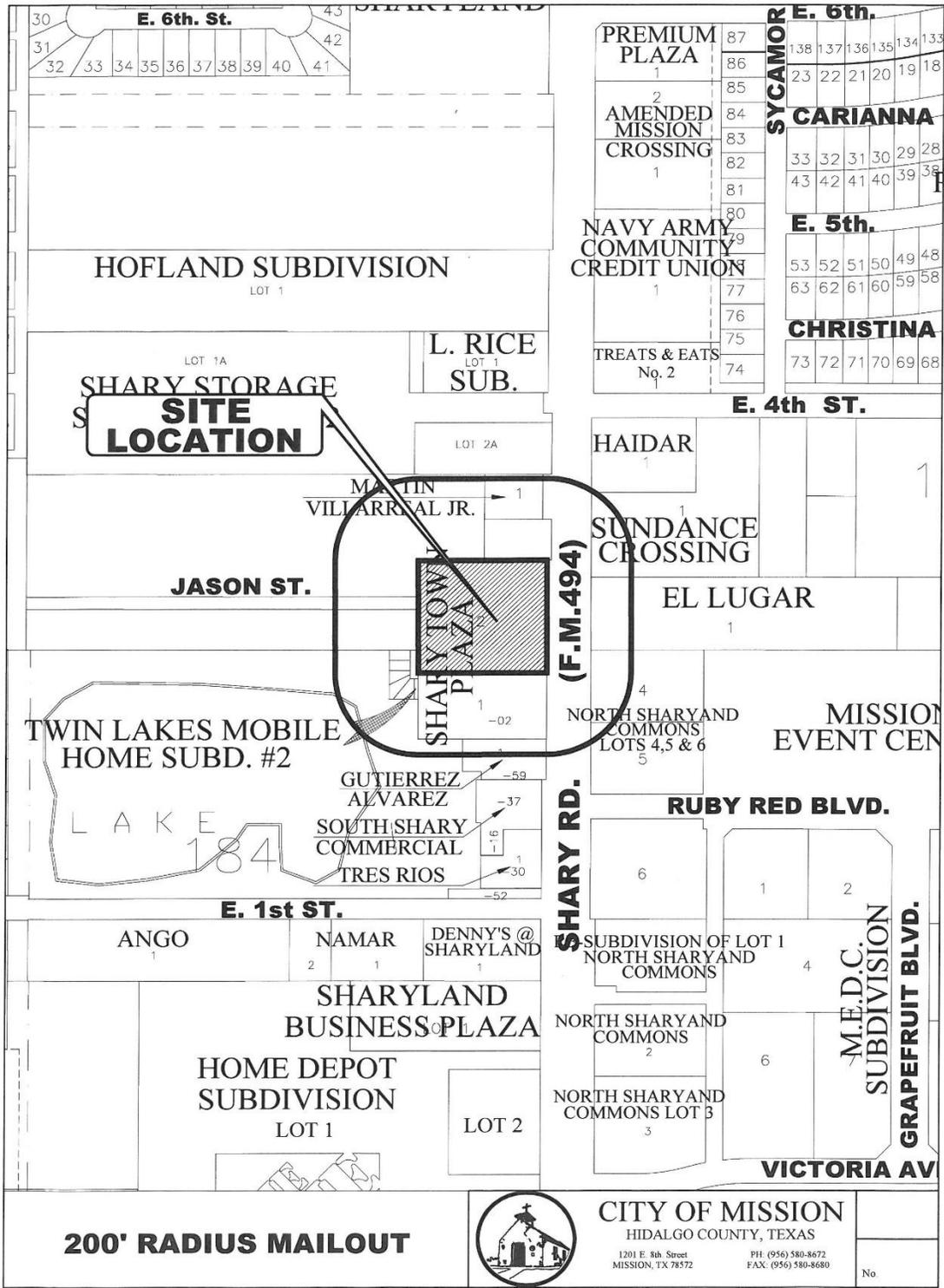
READ, CONSIDERED, AND PASSED, this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

VICINITY MAP



200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

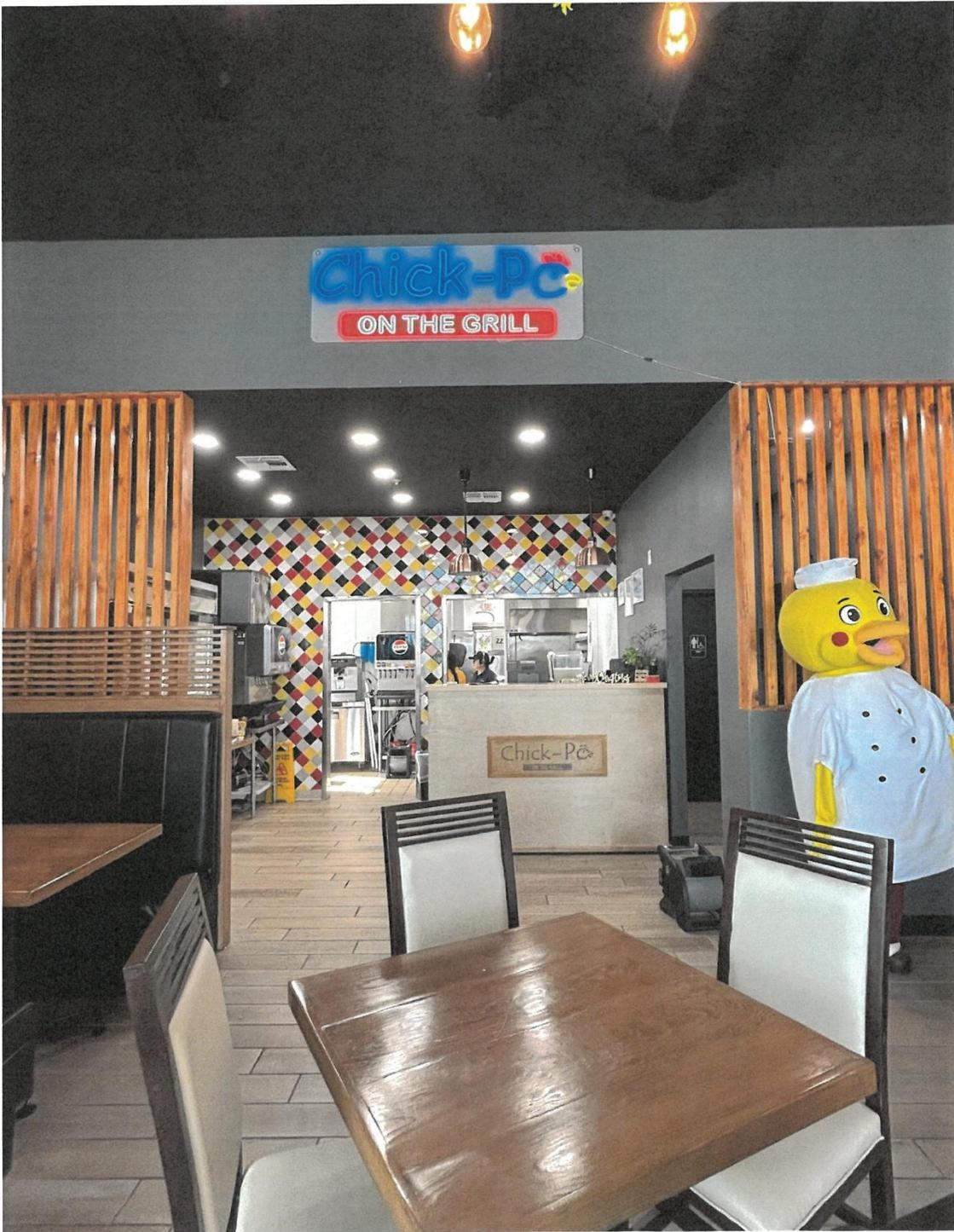
ARIEL MAP



PHOTO



PHOTO



PHOTO



PHOTO



MENU

Burgers and Sandwiches



Fried Chicken Burger - \$10.89 A crispy fried chicken breast topped with fresh lettuce, tomato, pickles, melted cheese, and grilled bacon, served with a side of fries or wedges.

Cheese Chick-Po Burger - \$10.89. Grilled chicken breast layered with crisp lettuce and melted cheese, served with a side of fries or wedges.



Grilled Chicken Burger - \$11.69. A juicy grilled chicken breast layered with fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.

Grilled Chicken Chipotle Sandwich - \$12.49. A grilled chicken breast topped with creamy chipotle sauce, fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.



Sirloin Beef Burger - \$10.89. A savory sirloin beef patty layered with fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.

Grilled Chicken

Family Grilled Chicken - \$27.60. A whole chicken marinated in our special seasoning and grilled to perfection, available in classic or barbecue flavor. Served with four half corncobs, grilled onion, and warm tortillas.

Individual Grilled Chicken - \$10.90. Individual chicken, fire-grilled and seasoned with our signature blend. Served with corn on the cob, grilled onion, fresh lemons, and warm tortillas.



Wings



Rancho-Style Chicken Wings - \$12.79. Four of our special jumbo wings, grilled rincherito-style and served with half a corncob, and warm tortillas.



Chicken Wings - \$12.95. Five crispy jumbo wings, grilled to perfection, tossed in your choice of Buffalo or Lemon Pepper sauce, served with golden wedge fries and cool ranch dipping sauce.

Chicken Strips

Grilled Chicken Tenders - \$11.79. Four juicy grilled chicken tenders, seasoned regular or barbecue, served with a side of fries or wedges and ranch sauce.

Breaded Chicken Tenders - \$11.29. Four crispy breaded chicken tenders served with fries or wedges and ranch sauce.

Lemon Pepper Chicken Tenders - \$11.79. Four juicy chicken tenders seasoned with lemon pepper, served with fries or wedges and ranch sauce.



Savory Plates



Creamy Chicken Breast - \$18.39. A tender chicken breast seasoned and topped with a rich poblano cream sauce. Served with a piece of bread.

Serrano Chicken Tostadas - \$12.49. Four crispy tortillas topped with seasoned shredded chicken, melted cheese, and a touch of grated serrano chili. Served with your choice of green or red sauce.

Chicken Flautas - \$10.99. Shredded chicken rolled in five crispy tortillas, with lettuce, tomato, sour cream, and green sauce on the side.

Chicken Quesadillas - \$8.99. Four golden tortillas filled with seasoned shredded chicken and melted cheese, served with lettuce, tomato, and your choice of green or red sauce.

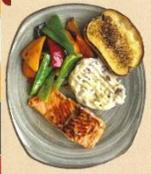
Chicken Fajitas - \$12.89. Tender chicken fajitas, served sizzling with grilled onion, half a corncob, fresh lemons, and warm tortillas.



Beyond Chicken

Sirloin on the Grill - \$23.90. An 8 oz sirloin steak seasoned and grilled to perfection, served with grilled onion, a charred chili, your choice of bread or tortillas, and a baked potato on the side.

Chick-Po Style Salmon - \$23.70. An 8 oz salmon fillet seasoned and grilled, served with fresh lettuce, cherry tomatoes, bell onion, and mashed potatoes side. Comes with your choice of bread or tortillas.



Salads



Chick-Po Light Salad - \$14.49. Grilled chicken fajitas served over a fresh mix of lettuce, cherry tomatoes, red onion, and bell peppers, topped with crunchy croutons and a side of ranch dressing.

La Deliciosa Salad - \$22.15. Hearty salad loaded with flavor - tender grilled chicken fajitas served over crisp lettuce, cherry tomatoes, and red onion, topped with creamy avocado and smoky turkey bacon. Finished with croutons and a side of ranch dressing.

Caesar Salad - \$12.25. Fresh lettuce, crunchy croutons, dressing, and parmesan cheese.



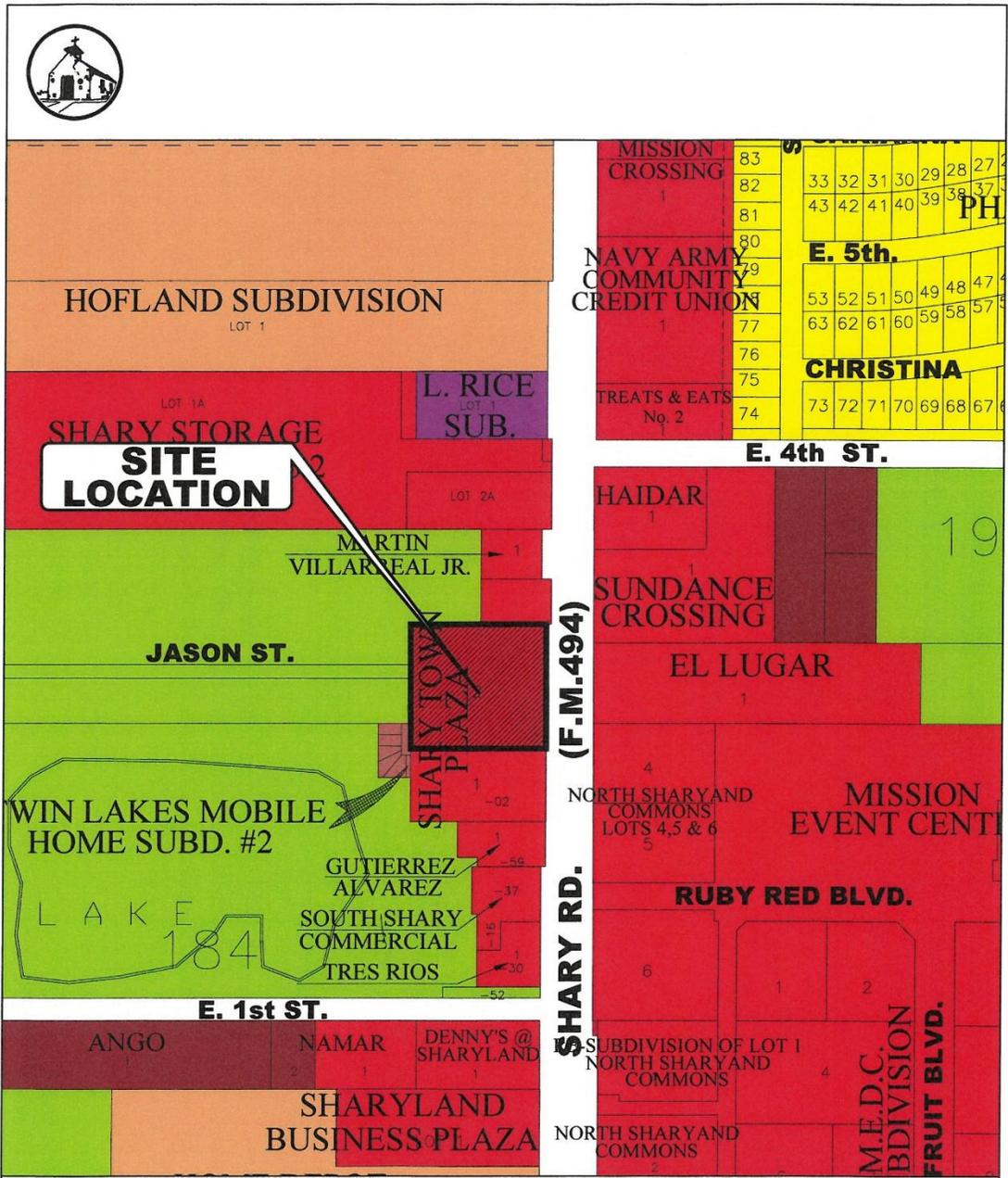
Wraps

Chicken Paper Wrap - \$10.89. Tender chicken fajitas wrapped in a soft 12-inch flour tortilla with crisp lettuce, tomato, bell pepper, and red onion for a fresh and flavorful bite.

Chick-Po Light Wrap - \$10.89. Grilled chicken fajitas wrapped in a wholesome 12-inch whole wheat tortilla with crisp lettuce, cherry tomatoes, bell pepper, and red onion for a lighter, fresh option.



ZONING MAP



SITE LOCATION

ZONING LEGEND

- | | | |
|---|--|---|
| A0-I 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 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 |

TABC APPLICATION



Document reference ID : 562270

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 562270

Applicant Name: Chick-po on the grill

License Type applied for: Retail Dealer's On-Premise License (BE)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 992512860

Member Managed or Manager Managed: Member Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 805499875

Date Filed: 4/9/2024

Filing State: TX

Primary Business Entity Contact Information

Legal First Name: REYNALDO

Legal Middle Name: BUENO

Email Address: reynaldobueno@chickpo.com

Phone Number: 956-313-7467

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
729298	H0652-00-000-0001-00	Haidar Properties Ltd	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281055	S2950-00-000-0194-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
280961	S2950-00-000-0184-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	S2950-00-000-0184-17	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
716978	G9955-00-000-0001-00	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
514708	T9100-02-000-0001-00	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179904	S2950-00-000-0184-43	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	N6761-00-001-0005-00	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1569217	S2965-00-000-0001-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403



MEETING DATE: February 10, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 19, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- January 08, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 200 feet South of 4th Street along the East side of Shary Road.
- 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 requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business has been in operation since June 2020 and added alcoholic beverages to its menu in January 2024
- The applicant is also requesting extended hours of operation and to be allowed to play live music.
- The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year.
- Access to the site is via two 25-foot driveways off of North Shary Road along the north and South sides of the property.
- **Parking:** There is a total of 76 seating spaces, which require 25 parking spaces. There is a total of 80 parking spaces held in common, which are shared with other businesses.
- **Days/Hours of Operation:** Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday – Saturday from 7:00 a.m. to 2:00 a.m.
- **Staff:** 5 employees
- **Sale of Alcohol:** 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.

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 – LAS CALLES DE MEXICO TAQUERIA IN A (C-3) GENERAL BUSINESS DISTRICT, 308 N. SHARY ROAD, SUITE A, BEING ALL OF LOT 1, SUNDANCE CROSSING SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 21, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the 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, February 10, 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
308 N. Shary Road, Suite A Being all of Lot 1, Sundance Crossing Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria	<ul style="list-style-type: none"> • Permit for three (3) years to continue to assess this new business. • Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.). • 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 the noise ordinance. • Hours of operation to be as follows: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m. • Maximum occupancy is 90 people

READ, CONSIDERED, AND PASSED, this the 10th day of February, 2026.

Norie Gonzalez Garza, Mayor

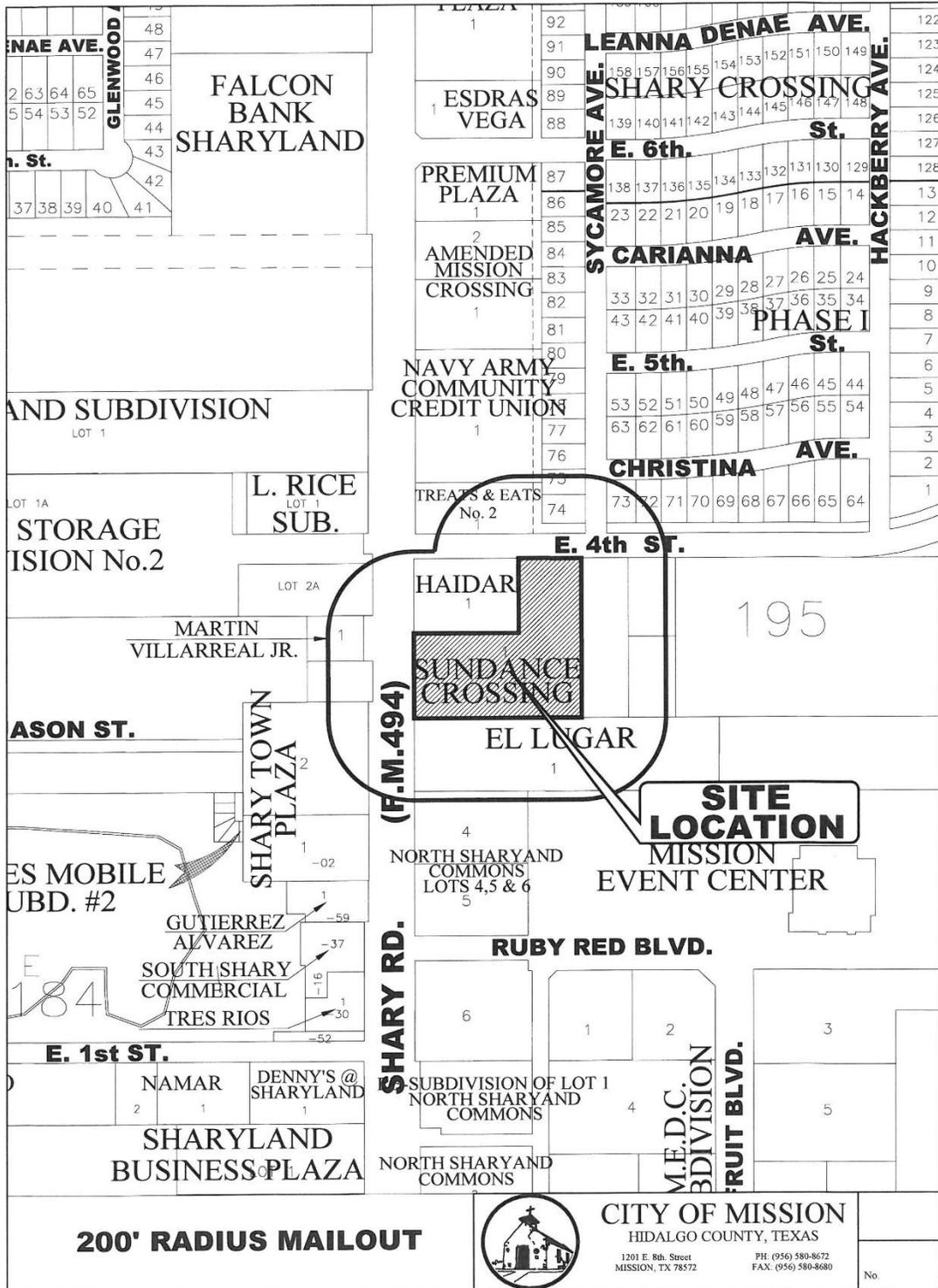
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



VICINITY MAP



ARIEL MAP



ATTACHMENTS



ATTACHMENTS



MENU

Bienvenidos



LAS CALLES DE MEXICO TAQUERIA

El Arte de la comida Mexicana






Los Tacos de la esquina




- Al Pastor (Trompo con piña)
- Bistec
- Suadero
- Campechano (bistec y salchicha)
- Chorizo
- Tripa
- Carne Asada
- Fajita
- Gringa de Pastor
- La prieta (bistec c/queso)
- Costilla Rib Eye
- Extra Queso:

Incluyen cebolla y cilantro, con opción de cebolla asada

Los Especiales del Centro

Servido en 3 tortillas de maíz "HECHAS A MANO"

• Carne a su elección con 1 complemento incluido:

Opciones de Carne:

- Bistec
- Cocinita de Res
- Milanesa
- Asada
- Puerco Enchilado

Opciones de Complemento:

- Papa Encebollada
- Nopales Encebollado
- Papas Fritas

Los Tacos LOS GUEROS



Combinación de Carnes: Selecciona 3 tipos de carne para 6 tacos en tortillas de maíz.
Opciones: 2 Pastor, 2 Bistec, 2 Tripa, 2 Asada, 2 Suadero

Tacos LOS GUEROS

Servidos en 3 tortillas de maíz "hechas a mano", 3 Chiles Güeros (Banana Peppers) rellenos de Queso Philadelphia y envueltos en tocino, asados a la parrilla. Carne a su elección. Tiempo de preparación: 25 minutos.

- Al Pastor (Trompo con piña)
- Bistec
- Campechano (bistec y salchicha)
- Asada

Extras "Para Tacos"

- Queso Gratinado:
- Queso Fresco:
- (5) Tortillas de Maíz Taquera:
- Aguacate:
- Tortillas Hechas a Mano:

Pruebe nuestros tacos con doble carne



Las Dobladitas



Tortillas de Maíz "Hechas a Mano"
Servidas con carne a su elección.

- Tinga de Pollo en Chipotle:
- Dobladita de Queso:
- Bistec, Queso y Champiñones:
- Deshebrada con Queso:
- Deshebrada, Queso y Champiñones:
- Chicharrón Prensado en Salsa Roja:
- Deshebrada, Queso, Champiñones y Rajas:

Los Alambres

- Bistec:
- Carne Asada:
- Al Pastor (Trompo):
- Bistec y Pastor:
- Campechano:

Elige entre 5 tortillas de maíz o 4 de harina.
Se sirve con la carne de tu elección, acompañada de cebolla, pimiento morrón, tocino, queso gratinado, cilantro y más cebolla para una experiencia llena de sabor.



MENU

Las Dobladitas

Tortillas de Maíz "Hechas a Mano"
Servidas con carne a su elección.

- Tinga de Pollo en Chipotle:
- Dobladita de Queso:
- Bistec, Queso y Champiñones:
- Deshebrada con Queso:
- Deshebrada, Queso y Champiñones:
- Chicharrón Prensado en Salsa Roja:
- Deshebrada, Queso, Champiñones y Rajas:

Los Alambres

- Bistec:
- Carne Asada:
- Al Pastor (Trompo):
- Bistec y Pastor:
- Campechano:

Elige entre 5 tortillas de maíz o 4 de harina. Servida con la carne de tu elección, acompañada de cebolla, pimiento marrón, tocino, queso gratinado, cilantro y más cebolla para una experiencia llena de sabor.

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

Los huaraches

De la Tía Chona

- Sencillo:
- Huevo:
- Puerco Enchilado:
- Sirloin (Bistec):
- Cecina de Res:
- Costilla de Res: "Ribeye 10 oz"

Extras:

- Lechuga:
- Crema:
- Salsa:
- Nopal:
- Huevo:
- Queso Fresco:

Servidos en una tortilla gigante hecha a mano con frijoles refritos, salsa verde de la casa, queso fresco, cebolla y crema

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

Las Tortas del Primo

- Salchicha:
- Jamón y Queso:
- Pastor:
- Bistec: (Adicional de lechuga, jitomate, cebolla, mayonesa, jamón, queso amarillo y salsa de la casa)
- Pastor y Bistec:
- Milanesa de Res:
- Cubana Especial: (Milanesa, jamón, queso amarillo, queso gratinado, huevo, salchicha, y queso de puerco)

Servidas en un pan de telera con jitomate, cebolla, mayonesa, aguacate y una salsa especial de la casa.

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

Hamburguesas del Tío Pachín

Preparadas con una receta especial de la casa. Servidas con papas fritas y acompañadas de lechuga, jitomate, cebolla, ketchup, mostaza, mayonesa, y una salsa especial de la casa.

- La Sencilla: Carne y queso
- La Clásica: Carne, jamón y queso amarillo
- La Monterrey: Carne, queso Jack, tocino, jalapeño y cebolla asada
- La Hawaiana: Carne, jamón, piña y queso
- La Mexicana: Carne, jamón, tocino, queso amarillo y huevo
- Al Pastor: Carne, pastor, jamón, queso amarillo y aguacate
- La Monster: Carne, queso amarillo, jamón, tocino, sausage y aguacate

Las Empanadas del Mercadito

Orden de 4 empanadas fritas con relleno a su elección, servidas con repollo, crema, queso fresco, jitomate y aguacate:

- Queso:
- Pollo en Chipotle:
- Carne Deshebrada:
- Chicharrón Prensado:
- Empanadas Mixtas: (Una combinación de distintos rellenos)
- Con Queso EXTRA:

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

MENU

Las GARNACHAS DE LA CALLE

- Sopes Tradicionales:
Frijoles refritos, lechuga, cebolla, crema y queso fresco
- Sopes con Carne Deshebrada:
Frijoles refritos, lechuga, cebolla, crema y queso fresco
- Quesadibirria:
Servidas en 2 tortillas "HECHAS A MANO", con queso gratinado, carne de birria y 1 consomé super delicioso
- Quesadibirria EXTRA
- Pambazo:
Servido en una teler bañada en salsa de la casa, dorada a la plancha, con relleno de papa con chorizo, lechuga y crema
- Flautas de Pollo o Res:
Servidas con repollo, crema, queso fresco, rebanadas de jitomate y aguacate



La Super Papa Asada

- Sencilla:
- Pastor:
- Sirloin:
- Tripa o Chicharrón:
- Fajita:
- Extra Queso:
- Extra Crema:
- Extra Mantequilla:

servida con una combinación de crema, mantequilla, y una costra de queso amarillo. Carne a su elección.

El Burriloco

Servido en una Tortilla Gigante de 12" Rellena de frijol refrito, arroz, aguacate, crema, queso gratinado y carne a su elección.



- Pastor:
- Asada:
- Bistec:
- Fajita:

**Nota Importante: Para mesas de 6 personas o más, se agregará automáticamente un 18% de propina.



Los Super Volcanes

Servidos en 3 tortillas de maíz deshidratadas, gratinadas con queso blanco y pimiento, con carne a su elección:

- Pastor
- Bistec
- Asada
- El Super Volcán con Aguacate
- Campechanos con Aguacate

KIDS MENU

- Quesadilla:
2 quesadillas de harina servidas con papas fritas.
- Salchi-Pulpos:
2 salchichas fritas servidas con papas fritas.
- Tacos de Bistec:
2 tacos en tortillas de maíz acompañados de papas fritas.
- Quesadilla de Bistec:
2 quesadillas de bistec en tortillas de harina servidas con papas fritas.



Platillos de la Casa

- Milanesa Plate**
Acompañado con papas fritas y ensalada.
- Parrillada de Costilla "Ribeye 10 oz" (4 huesos)**
Costilla de 4 huesos con salchicha, cebolla, pimiento y chile toreado.
- Cecina Plate**
Incluye papa encebollada, nopál asado y cebolla cambray.
- Fajita Plate**
Fajita, pimientos y cebolla a la plancha, servidos con arroz y frijoles refritos.
- Costilla Plate "Ribeye 10 oz"**
Acompañada de papa encebollada, nopál asado y cebolla cambray.
- Super Plate**
Cecina, 3 enchiladas verdes, arroz y frijol refrito.
- Molcajete Las Calles**
Costilla de 4 huesos, queso fundido, chorizo, cebolla cambray, arroz y frijoles.



MENU

Todos los viernes, sábados y domingos

- **Menudo de Res:**
Tortilla "HECHA A MANO", cebolla y serrano.
- **Pozole Rojo de Puerco:**
Servido con lechuga, cebolla, rábano y tostadas.
- **Birria de Res:**
Consomé de birria de res, tortilla "HECHAS A MANO", cilantro y cebolla.
- **Barbacoa de Borrego X Libra:**
Libra de borrego, 2 consomés, 6 tortillas "HECHAS A MANO", cilantro y cebolla.
- **Chilaquiles Verdes Mexicanos**
- **Chilaquiles el Jefe**
Extras:
 - Huevo (2)
 - Cecina
 - Pastor
 - Huevo extra
 - Bistec
 - Bolillo Extra



EXTRAS

- Tortilla a Mano:
- Tortilla de Maíz Taquera (5):
- Tortilla de Harina Taquera (4):
- Cebolla Cambray:
- Chiles Treados (3):
- Chips con Pico:
- Papas Fritas:
- Nopal Entero:
- Nopal Encebollado:
- Extra Pico:
- Frijoles Refritos:
- Arroz:
- Papa Encebollada:
- Lechuga:
- Tomate Picado:
- Crema:
- Mantequilla:
- Queso Fresco:
- Piña:
- Deshebrada:
- Fajita:
- Frijoles Charros:
- Frijoles Charros Preparados:



Bebidas

- Sodas de Lata:
- Sodas Mexicanas:
- Cerveza domestica
- Cerveza Importada
- Mix Michelada
- Aguas de Fruta Natural (32 Oz., NO REFILL):
- Topochico:
- Topochico Preparado:
- Freska Preparada:
- Sangría Calles:
- Botella de Agua:
- Bebida de Niño (NO REFILL):
- Café de Olla (NO REFILL):

****CONTÁCTANOS PARA TUS FIESTAS**

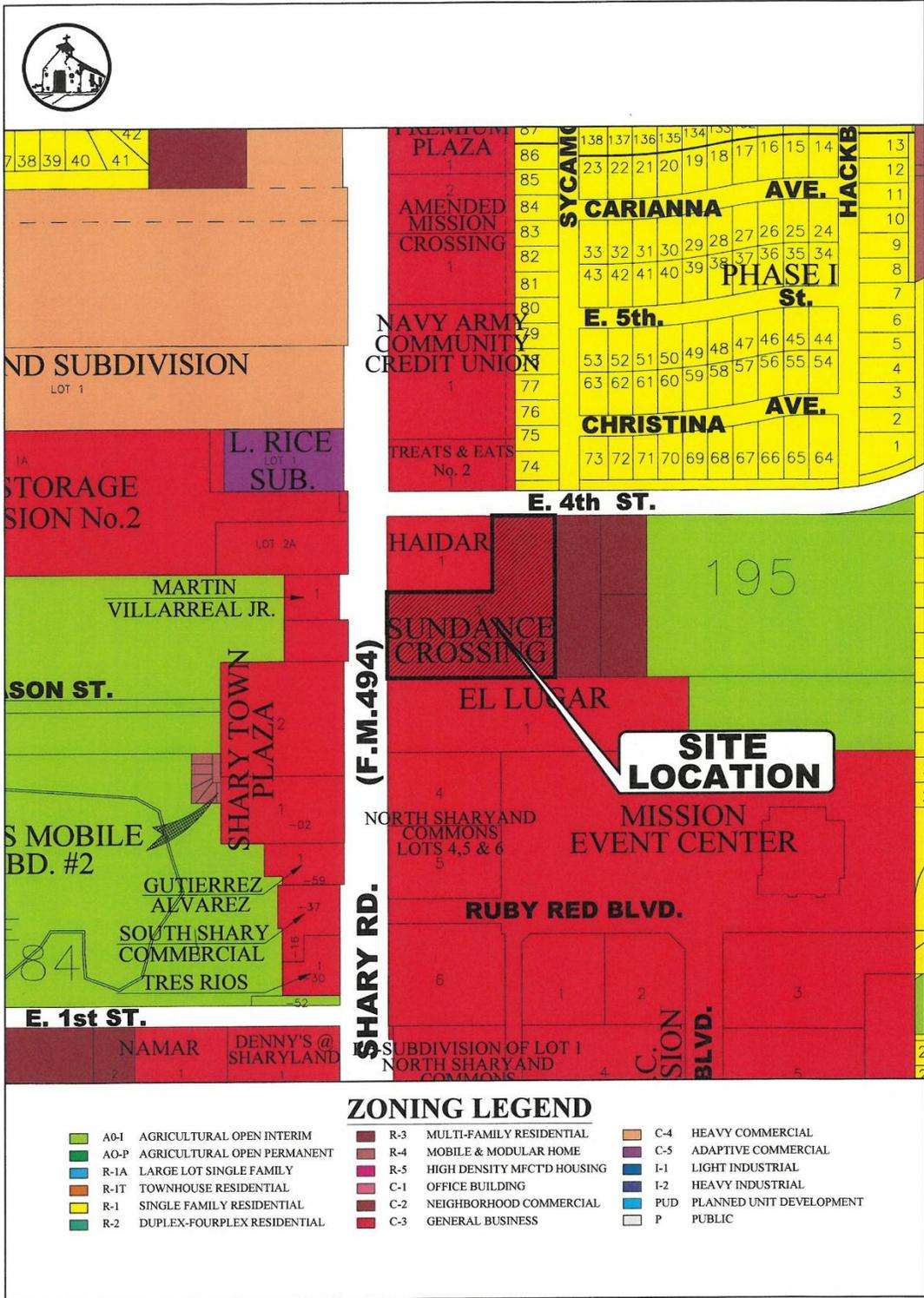
- Taquizas
- Taquiza Estilo Buffet /Tornabodas
- Y Mucho Mas ..



Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

ZONING MAP



TABC

[Back](#) [Export to Excel](#)

[Print Results](#)

Master File Id: 2400073230

Legacy CLP:

License Type: MB

License Id: 200100381

Trade Name: Las Calles de Mexico

Owner: LAS CALLES DE MEXICO LLC

Location Address: 308 N Shary Rd
Suite A
Mission , TX 78572
United States

Mailing Address: 308 N Shary Rd Suite A
Mission , TX 78572
United States

County: Hidalgo

Original Issue Date: 2/28/2024

License Status: Active

Current Issued Date: 2/28/2024

Wine Percent:

Location Phone No.:

Status Change Date: 2/2/2024

Gun Sign:

Expiration Date: 2/27/2026

Subordinates (list): FB,LH

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
684476	S2755-01-000-0072-00	GONZALEZ MARIA LETICIA GALLEGOS	2422 CHRISTINA AVE	MISSION	TX	78572-1917
684477	S2755-01-000-0073-00	ZARATE PEDRO A & MARIA E	2420 CHRISTINA AVE	MISSION	TX	78572-1917
684478	S2755-01-000-0074-00	CANTU MAYRA J	401 SYCAMORE AVE	MISSION	TX	78572-1926
684479	S2755-01-000-0075-00	MARTINEZ LUIS A DEL ANGEL	403 SYCAMORE AVE	MISSION	TX	78572-1926
281066	S2950-00-000-0195-35	BENCHMARK REAL ESTATE INVESTMENTS LLC	PO BOX 2535	EDINBURG	TX	78540
281059	S2950-00-000-0195-00	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
729298	H0652-00-000-0001-00	Haidar PROPERTIES LTD	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
684215	S2978-02-000-002A-00	R1 REAL ESTATE SERVICES LLC	1624 N 49TH ST	MCALLEN	TX	78501-8292
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
958828	N0321-00-000-0001-00	RALLY CREDIT UNION	2730 RODD FIELD RD	CORPUS CHRISTI	TX	78414-3146
1013410	T6805-02-000-0001-00	R & L LOZANO LEASING LTD	208 N CAGE BLVD	PHARR	TX	78577-3906
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1238512	M4947-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – January 27, 2026

NATURE OF REQUEST:

See attached minutes

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

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

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



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:

Nathan
Maria Fuentes
Anthony Longoria
Robert Kirby
Laura Pulido
Margie Ramirez
Angie Ramriez
Ricardo Benitez
Lilia Benitez
Hector Pena
Brenda Enriquez
Mario Cantu
Toni Chapa

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
Nereyda Pena, Asst Human Resources Director
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
Joel Chapa, Police Officer
Nora Lozano, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:32 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Jessica Ortega led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Proclamation - Cervical Cancer Awareness Month – Carrillo

Councilwoman Ortega moved to approve the Proclamation – Cervical Cancer Awareness Month - as presented. Motion was seconded by Mayor Pro Tem Ruben Plata and approved unanimously 5-0.

2. Recognition of Fire Department Personnel from Rio Grande Regional Hospital for a STEMI – Silva

Michael Silva, Fire Chief, introduced staff from Rio Grande Regional Hospital who were present to recognize Mission Fire Department personnel for their live-saving response. Firefighter/Paramedic Gavino Pena, Firefighter/Advanced EMT Astrid de los Reyes, and Firefighter/EMT Hiram Rodriguez responded to a call for service on 09/19/2025 with exceptional speed and professionalism, administered critical medication in the ambulance and helped clear a blockage so the patient could receive definitive care. Their swift actions and dedication saved a life, and they were deeply grateful for their service to our community.

3. Presentation by Leadership Mission - M. Cantu

Mario Cantu, Leadership Mission Class 42 Team Project representative, presented the council with Class 42's proposed project. The recycling center was recently burned down, and their proposal was to rebuild the recycling drop-off center. Leadership Mission was looking to collaborate with City Officials and departments as well as Keep Mission Beautiful. Two cost estimates were presented, one was for a conservative approach and the second was for a fully funded option. This collaborative project would be great opportunity for the city to engage with the community and encourage residents and future generations to recycle. They were seeking guidance and approval for said project.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, gave a recap of the events that had recently taken place such as: Ranch House Burgers 15th Anniversary Milestone Celebration, Ribbon Cutting for Freedom Bank, and a Ribbon Cutting for the Boot Jack. They also welcomed twelve new members to the chamber. The Annual Community Health & Wellness Fair had the largest turnout ever, servicing 791 community members. Some of the upcoming events included: Annual Citrus Sip-Off, Buenas Tardes Luncheon, Winter Texan Fiesta and Woman on a Mission. The chamber was also selected to be a host city for the Governor's Small Business Summit.

5. 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.

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – JP Terrazas, Co-Interim City Manager thanked the council and community for attending this morning's groundbreaking ceremony for the second phase of the Taylor Road Project. Mr. Terrazas also stated that it would be a busy week with the Texas Citrus Fiesta festivities: Royal Coronation on Thursday at 7pm at the Mission Event Center, Parade of Oranges on Saturday at 12pm, Royal Ball on Saturday at 7pm at the Mission Event Center, and the Fun Fair on Friday at 5pm and Saturday at 2 pm at the Bentsen Palm Park.

City Council – No Comments

Mayor – No Comments

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 #5765 - Cervantes

The applicant was 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 measured 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 was vacant. The surrounding land uses included 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 showed the property designated for commercial uses. The requested rezoning was in line with the comprehensive plan designation. Due to the small and irregular-shaped property it was likely that variances to the parking and setbacks would be needed. The buyer had been advised not to purchase the land until a site plan had 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 and Co-Interim City Managers recommended approval.

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

Hector Pena, 2416 E. 8th Street, stated that he was the attorney that would be moving into this office space.

Councilwoman Ortega moved to approve the 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 #5765. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5765

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)

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 #5766 – Cervantes

The subject site was 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 had an area of 11,571 square feet. Code required 12,000 minimum lot. The guest house could not 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 were being met. The driveway was more than sufficient to accommodate any incoming vehicle. The Planning staff had 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 was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of use permit. 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.

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 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 #5766. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5766

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

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 #5767 – Cervantes

The subject site was 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 required the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 3,627 sq. ft. suite and proposed to operate a bar and grill at this location. Staff noted 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 was not transferable to others, a new conditional use permit was required due to the change in ownership.

The suite had 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 was 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 was proposing a total of 170 seating spaces for this establishment, which required 57 parking spaces. The parking spaces were calculated based on the number of seats, 1 parking spaces for every 3 seats. ($170 \text{ seats} / 3 = 56.6$ parking spaces). However, the maximum capacity for this establishment was 120 people, which meant the applicant would need to reduce the number of tables to comply with the Fire Department's requirement. Parking: It was noted that the parking spaces were held in common for this commercial plaza. There was a total of 180 existing parking spaces that were shared with other businesses. Sale of Alcohol: The proposed establishment included a 'bar' component. Section 1.56(3a) of the Zoning Code required a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There was a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council had waived this separation requirement in the previous CUP's approval. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (6) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (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 was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Must comply with noise ordinance. Must have security officers. Hours of operation to be as followed: Monday – Sunday from 12:00 pm to 2:00 am. Must have a minimum of one licensed security officer from 8:00 p.m. to 2:00 a.m. Maximum occupancy was 120 people.

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

There were no comments.

Mayor Garza inquired if there was a condition that requested they have security guards on duty at all times.

Mr. Xavier Cervantes, Planning Director, stated that they did include a condition for security guards to be on duty.

Mayor Pro Tem Plata asked if it were to be possible to require them to have a certain amount of security guards on duty depending on the occupancy. If so, how would the city be able to regulate and enforce this condition.

Councilwoman Ortega stated that they had previously had issues with this business when it had a different name and owner, and she would like for the city's code department to go out to different businesses to ensure they are complying with these conditions.

Mayor Pro Tem Plata suggested having one security guard on duty for 60 occupants and two security guards for 120 occupants.

Mayor Pro Tem Plata moved to approve the 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 #5767, with the condition that they have one security guard per 60 occupants and two security guards per 120 occupants. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5767

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

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 #5768 – Cervantes

The site was located at the Southwest corner of W. 20th Street and N. Conway Avenue. The applicant proposed a renewal of the conditional use permit for the Mobile Food Unit. Her menu consisted of Burgers and Tacos. This business had 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 had 3 picnic tables to allow their customers to sit and enjoy their food. Access to the site was provided off of Conway Avenue and W. 20th Street. Per the Code of Ordinance, a mobile food unit required the approval of a Conditional Use Permit by the City Council. The proposed hours of operation were as followed: Thursday – Sunday from 5:00 pm to 10:00 pm, Staff: 1 employee Parking: There was a total of 37 parking spaces available that were shared amongst the three businesses that she owned.

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. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties. The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of the 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 followed: Thursday – Sunday from 5:00 pm to 10:00 pm. CUP was not transferable to others. Must comply with the noise ordinance.

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

There were no comments.

Councilwoman Ortega asked what would happen if they decided to sell the business. She wanted to know if the new owners would need to re-apply for a permit and if it would be allowed.

Mr. Cervantes stated that even though the recommendation was for life of use, the permit was non-transferable. Therefore, the new owners would have to reapply for a permit. In doing so, they would no longer meet the requirements for mobile food units due to the new ordinance in place.

Councilwoman Ortega moved to approve the 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 #5768. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5768

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

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

Mission CISD requested 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.

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

This was one of the items to be purchased prior to the opening of our 9-hole night golf operation. The new greens mower would be dedicated for the newly established greens for the 9-hole golf course. The city would be reimbursed 100% for the purchase price via the reimbursement agreement with the MEDC. A corresponding budget amendment would be introduced at midyear.

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

Seeking authorization to exercise the First One-Year Renewal with Polydyne Inc. This was the first of two renewal options. The contract term was for one year with the option to renew for two addition one-year renewals. Recommendation was based solely on estimated quantities and orders would be placed on as needed basis. This agreement would extend Bid No. 25-068-11-07 from February 13, 2026 through February 12, 2027. Liquid Polymer price remained the same \$0.69/lb

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

The Mission Fire Department was seeking authorization to purchase nine (9) complete sets of bunker structural firefighting gear for our new hires from NAFECO via Buy Board Contract #698-23 for a total cost of \$40,126.00. Approval of this purchase would allow the department to properly equip new staff and maintain operational readiness without delay. This equipment was essential to ensure personnel safety and compliance with NFPA standards while performing emergency response operations.

17. Approval of Resolution No. 2029 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

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.

RESOLUTION NO. 2029

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

18. Approval of Resolution No. 2030 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

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Body Worn Camera Program and designated the Mayor as the Authorized Representative. The department sought to purchase 22 body worn cameras with a total request of \$40,000.00 and required a 25% match of \$10,000.

RESOLUTION NO. 2030

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

19. Approval of Resolution No. 2031 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

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Criminal Justice Grant Program and designated the Mayor as the Authorized Representative. The department sought to purchase public safety software, breaching equipment and supporting officer equipment for a total request of \$250,000. This grant opportunity did not have a match requirement.

RESOLUTION NO. 2031

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

20. Approval of Resolution No. 2032 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

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 General Victim Assistance Grant Program and designated the Mayor as the Authorized Representative. The department sought 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 was \$50,000 and required a 20% match, which would be supported through in-kind contribution.

RESOLUTION NO. 2032

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

21. Approval of Resolution No. 2033 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

The Mission Police Department was 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 would 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 was \$200,000 and did not have a match requirement.

RESOLUTION NO. 2033

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

22. Approval of Resolution No. 2034 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

The Mission PD was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY27 Project Safe Neighborhoods Grant Program and designated the Mayor as the Authorized Representative. The department sought 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 did not have a match requirement.

RESOLUTION NO. 2034

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

23. Approval of Resolution No. 2035 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

The Mission Police Department was 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 sought to acquire a client information tracking system for its mental health unit. The total grant project request was \$200,000 and does not have a match requirement.

RESOLUTION NO. 2035

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

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

This project involved 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 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. The project included 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 would be introduced at midyear.

25. Authorization to approve First One-year Renewal Option for Security Guard Services RFP 25-002-10-23 with MLG Protection Services – Espinoza

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 were requested 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 3% increase in price.

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

Parks and Recreation was requesting authorization to purchase Electrical Supplies and Lighting Fixtures from Lonestar Electric Supplies for FY 2025–2026. Purchases would be made utilizing The Interlocal Purchasing System Contract # 24101-3132, which ensured compliance with cooperative purchasing requirements and provided competitive pricing. Annual purchases were estimated to exceed the \$25,000.00 threshold, requiring City Council approval.

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

This project involved 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 would be done and overseen by the City of Mission. A corresponding budget amendment will be introduced at midyear.

28. Approval of Resolution No. 2036 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

The Mission Fire Department was 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 department sought to provide professional mental health services to its firefighters and supporting staff for a total request of \$80,000 and did not have a match requirement.

RESOLUTION NO. 2036

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

Mayor Pro Tem Plata asked to remove item 27 from the list and be discussed individually

Mayor Pro Tem Plata moved to approve all consent agenda items 11 thru 28 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Mayor Pro Tem Plata moved to approve item 27. Motion was seconded by Councilman Vela and approved unanimously 5-0.

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

This one lot proposed subdivision was in the ETJ and the agreement was required by the Hidalgo County Planning Department to allow the plat to get recorded. The property would connect to the City of Mission's sewer main line located along La Homa Road. The SRT subdivision would allow commercial development at the site. An adult day care facility was isolated for development during the year 2026. In an effort to assist for a successful subdivision process, staff requested your consideration to approve the agreement.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved 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. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

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

The Mission Fire Department was seeking authorization for ratification to purchase two (2) Pierce Stock Enforcer 161" Pumpers Bid #1137a and Bid #1137b via Buy Board Contract #746-24 for a total cost of \$2,127,948.00. In accordance with Texas Local Government Code §252.022(a)(2) — a procurement necessary to preserve or protect the public health or safety of the municipality's residents. The proposal was signed on February 21, 2025.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to ratify the of 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. Motion was seconded by Councilman Vela and approved unanimously 5-0.

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

The Mission Fire Department was 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 required specialized firefighting and emergency response equipment to safely and effectively respond to emergencies and maintain department operational standards. This purchase would allow the department to enhance emergency response capabilities and continue providing reliable fire protection and life safety services to the community.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved 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. Motion was seconded by Councilman Vela and approved unanimously 5-0.

32. Approval of Resolution # 2037 authorizing to enter into a Finance Agreement with Government Capital Corporation for the purpose of financing two (2) Pierce Stock Enforcer 161” Pumpers – Silva

The Mission Fire Department was requesting to enter into a Finance Agreement with Government Capital Corporation for the purpose of financing Two (2) Pierce Stock Enforcer 161” Pumpers. The first payment would be made in fiscal year 2025 – 2026. The loan was for ten (10) years at 4.947% annual interest, with yearly payments of \$269,111.56 totaling \$2,127,948.00.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve Resolution # 2037 authorizing to enter into a Finance Agreement with Government Capital Corporation for the purpose of financing two (2) Pierce Stock Enforcer 161” Pumpers. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 2037

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING A “FIRE TRUCK AND OTHER RELATED EQUIPMENT”.

32. Approval of Ordinance # 5769 adopting a Regional Tire Ordinance – Carrillo

The Mission Fire Department was requesting to enter into a Finance Agreement with Government Capital Corporation for the purpose of financing Two (2) Pierce Stock Enforcer 161” Pumpers. The first payment would be made in fiscal year 2025 – 2026. The loan was for ten (10) years at 4.947% annual interest, with yearly payments of \$269,111.56 totaling \$2,127,948.00.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve Ordinance # 5769 adopting a Regional Tire Ordinance. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5769

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

33. Ordinance #5770 Amending Personnel Policy Manual Policy 500.02 Holidays and 500.06 Vacation – Munguia

In reviewing the City's Personnel Policy Manual, staff was proposing a revision to the Holidays and Vacation policy. The proposed changes were 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 concurred with the recommendation to approve said policy revisions. Staff recommended approval of the proposed revisions for Policy 500.02 Holidays and Policy 500.06 Vacation.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance #5770 Amending Personnel Policy Manual Policy 500.02 Holidays and 500.06 Vacation. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5770

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

UNFINISHED BUSINESS

None

At 5:34 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

EXECUTIVE SESSION

At 6:03 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), 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.

Councilwoman Ortega moved to proceed as discussed in executive session related to 2.09 acre tract of land, more or less, out of Lot 16-6, West Addition to Sharyland, 1306 S. Conway. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

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

Councilwoman Ortega moved to proceed as discussed in executive session regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ADJOURNMENT

At 6:03 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 2026

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

AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
 Mission Economic Development Authority – October 15, October 30, 2025
 Mission Tax Increment Reinvestment Zone – November 12, 2025
 Mission Redevelopment Authority – November 12, 2025
 Mission Economic Development Corporation – December 10, 2025
 Traffic Safety Meeting – December 11, 2025
 Parks & Recreation Board – October 14, 2025
 Building Board of Adjustments – March 25, June 24, August 26, October 6, 2025
 Civil Service Commission – December 19, 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 _____

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

The Board of Directors of the Mission Economic Development Authority, Inc., held a regular meeting on Wednesday, October 15, 2025, at 4:00 PM, in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call order & establish quorum.
2. Citizen's participation.
3. Approval of Minutes: Special Meeting of August 21, 2025.
4. Deliberation & possible action to accept the Unadjusted Financial Report ended September 30, 2025.
5. Deliberation and possible action to accept the Quarterly Report of Investments for the Quarter ending September 30, 2025 and Interest Earned for Twelve Months Ending September 30, 2025.
6. Deliberation and possible action to authorize the CEO of Mission Economic Development Corporation to act on behalf of the Mission Economic Development Authority to solicit proposals from financial institutions for banking services for the Mission Economic Development Authority.
7. Adjournment.

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Estella Saenz, Secretary
Jose G. Vargas, Treasurer
Mayor Norie Gonzalez Garza

ABSENT:

Deborah L. Cordova, Vice Chair

ALSO PRESENT:

Councilwoman Marissa Gerlach
Gene Vaughn, JGKL LLP

STAFF PRESENT:

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

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Authority Chair Richard Hernandez called the meeting to order at 5:57 PM.

2. Citizen's Participation: None**3. Approval of Minutes: Special Meeting August 21, 2025**

There being no corrections or additions, Secretary Estella Saenz moved for approval of the Special Meeting minutes of August 2, 2025. Motion was seconded by Treasurer Jose G. Vargas and approved 4-0.

4. Deliberation and possible action for acceptance of Unadjusted Financial Statement for September 30, 2025.

Financial Officer Joe Salazar presented the Unadjusted Financial Statement ended September 30, 2025.

There being no corrections or additions, Secretary Estella Saenz moved for acceptance of the Unadjusted Financial Statement ended September 30, 2025. Motion was seconded by Treasurer Jose G. Vargas and approved 4-0.

5. Deliberation and possible action to accept the Quarterly Report of Investments for the Quarter ending September 30, 2025 and Interest Earned for Twelve Months Ending September 30, 2025.

Financial Officer Joe Salazar presented the Quarterly Report of Investments for the Quarter ending September 30, 2025 and Interest Earned for Twelve Months Ending September 30, 2025.

Treasurer Jose G. Vargas moved for acceptance. Motion was seconded by Secretary Estella Saenz and approved 4-0.

6. Deliberation and possible action to authorize the CEO of Mission Economic Development Corporation to act on behalf of the Mission Economic Development Authority to solicit proposals from financial institutions for banking services for the Mission Economic Development Authority.

Chief Executive Officer Tecló J. Garcia stated that this item is similar to the item presented at the MEDC meeting. Staff is requesting authorization from the Board for the solicitation of banking proposals from financial institutions for banking services for MEDA. He recommends approval.

Treasurer Jose G. Vargas moved to authorize the CEO of Mission Economic Development Corporation to act on behalf of the Mission Economic Development Authority to solicit proposals from financial institutions for banking services for the Mission Economic Development Authority. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

7. Adjournment

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Treasurer Jose G. Vargas and approved 4-0. The meeting was adjourned at 6:02 PM.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
BOARD OF DIRECTORS REGULAR MEETING HELD ON OCTOBER 15, 2026 WERE
APPROVED ON THIS THE 22nd DAY OF JANUARY 2026.**

Richard Hernandez, Chairman

ATTEST

Estella Saenz , Secretary

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
OCTOBER 30, 2025**

The Board of Directors of the Mission Economic Development Authority, Inc., held a special meeting on Thursday, October 30, 2025, at 12:00 PM, in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order and establish quorum.
2. Citizen's Participation.
3. Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001.
Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:
MEDA Land
Consultation with Attorney and possible action regarding (as permitted under Texas Government Code Section 551.071).
The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.
4. Adjournment.

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Estella Saenz, Secretary
Jose G. Vargas, Treasurer
Mayor Norie Gonzalez Garza

ABSENT:

Deborah Cordova, Vice Chair

ALSO PRESENT:

Gene Vaughan JGKL LLP
Mark Hanna, Hanna Solutions
Julian Alvarez, MEDC Board

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 Board of Directors, Chair Richard Hernandez called the meeting to order at 12:39 PM.

CEO Teclo J. Garcia, COO Belen Guerrero-Aguirre, and Financial Officer Joe Salazar participated in the meeting via Teams teleconference.

2. Citizen's Participation: None.

At **12:40 PM**, Chair Richard Hernandez announced that the MEDA Board of Directors were convening in closed session.

- 3. **Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001. Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:**

MEDA Land

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

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

At 1:04 PM, Chair Richard Hernandez announced that the MEDA Board of Directors were reconvening in open session.

Regarding MEDA Land – Mayor Norie Gonzalez Garza moved to authorize CEO to negotiate and execute a Letter of Intent for the sale of approximately 30 acres of land along Military Parkway subject to the terms as discussed in executive session. Motion was seconded by Treasurer Jose Vargas and approved 4-0.

4. Adjournment.

At 1:05 PM, Treasurer Jose G. Vargas moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 4-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS SPECIAL MEETING HELD ON OCTOBER 30, 2025 WERE APPROVED ON THIS THE 22ND DAY OF JANUARY, 2026.

Richard Hernandez, Chairman

ATTEST

Estella Saenz, Secretary

Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
November 12, 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, in person, on November 12, 2025 at 801 N. Bryan Road, Mission, Texas and at 1:48 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 Burlison

All the above were present, except Vice Chairman Albert X. Chapa. Participating in person were J.P. Terrazas, Joe Salazar, Mario Garcia, Attorney Gene Vaughan, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Tecló J. Garcia.

1. Call meeting to order and establish quorum.
2. Consent Agenda:
 - A. Approve minutes of the meeting of October 7, 2025 of the TIRZ #1.
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the November 12, 2025 meeting.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of November 12, 2025.

3. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously voted to adjourn the meeting at 1:49 PM.

By: _____	Attest: _____
Printed Name: <u> Martin Garza </u>	Printed Name: <u> Aissa I. Garza </u>
Title: <u> Chairman </u>	Title: <u> Secretary </u>
Date: _____	Date: _____

**Mission Redevelopment Authority
Board of Directors Meeting
November 12, 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, November 12, 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. Participating via Teams teleconference was legal counsel Eugene Vaughan. Participating in person were J.P. Terrazas, Abel Bocanegra, Damien D. Tijerina, Ruben James de Jesus, Mario Garcia, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Tecló J. Garcia.

1. Call Meeting to Order at 12:08 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: October 7, 2025

There being no changes or corrections, upon a motion duly made by Director Burleson and seconded by Director Reyna, the Board unanimously approved the Board meeting minutes of October 7, 2025.

4. Acceptance of Project Reports.

Chairman Martin Garza recognized Abel Bocanegra with Killam Development, who reported on **El Milagro Phase I Project**. El Milagro subdivision plat was recorded on Nov. 4, 2025, and all roads have been completed or repaired. AEP is back on track with installation of electrical lines. Posillico is cleaning the site, addressing sediment, inlets, and weeds. Fiber optic installation has started, and final project approval is pending from the city. Regarding marketing, Mr. Bocanegra noted that a sales team in Laredo is handling promotions, with Killam displaying signs on Anzalduas Highway. They plan on engaging various contractors to begin construction of homes. Chairman Garza requested a meeting for an operations report on the marketing properties. Director Burleson highlighted the project's importance for job creation and urged a timely completion, given the TIRZ's funding commitment.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, 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 TxDOT continues to review the railroad package and said that the City of Mission and TxDOT had met this morning in which they mentioned that they should finalize the review by the end of this week. The PS&E's are still with TxDOT and Mr. Tijerina expects them to be completed withing three months. Regarding Military Parkway, the design has been put on hold but if the City of Mission sends a request for the firm to begin the design on Military, the firm will begin. Co-Interim City Manager J.P. Terrazas mentioned that the city had received the Advance Funding Agreement (AFA) for Military Parkway Loop last week from TxDOT and that it was on the agenda for City Council approval today to move forward. He mentioned that he will be sending communication to L&G Engineering once it is approved so they can execute and begin the design and also apply with Right-of-Way acquisitions. For Inspiration Road, there are 22 parcels of which seven have been acquired, 10 in eminent domain, four in condemnation, and the rest should be finalized by the end of the year. Bid letting should be held in 2027, but the city and L&G will try to get it moving sooner with the MPO for funding. Mr. Terrazas mentioned that they are short of funding for construction of this project, but that the city will continue reaching out to the MPO for additional funding, and they will also continue to work with Transportation Commissioner Alex Meade and Congresswoman Monica de la Cruz for additional funding. A fully executed AFA should be in place within two-three weeks. Mr. Tijerina mentioned that the ROW will be affected after the AFA is executed because he isn't sure if they will need to get a new ROW release from TxDOT to begin the appraisal process again for Military Parkway or can they work with the appraisals that were already completed under the entire project prior, but TxDOT is handling those inquiries, so we don't have to begin another appraisal process. Chairman asked about the amount of the appraisals. Mr. Terrazas said he will provide an update at the next Board meeting.

Regarding **Phase III**, Mr. Tijerina summarized that the update for Phase III was mentioned during the report for Phase II and that the firm is waiting on TxDOT's responses to inquiries related to the ROW acquisition.

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

Chairman Martin Garza recognized Mario Garcia, P.E. with Halff Associates to report on the **Hoerner Street Project**. Mr. Garcia reported that United Irrigation District (UID) has provided an appraised value of \$510,987.53 for the tract of land required for the Hoerner Road expansion. The City of Mission subsequently engaged UID to convey that the appraised amount substantially exceeds the city's budgetary constraints and presented a counter offer. UID declined the counter offer and mentioned that Mr. Terrazas has met with Appraiser Leonel Garza to negotiate a reduced appraised value. Mr. Terrazas mentioned that he met UID's General Manager Juan Martinez, who presented his offer to the UID Board, which was originally \$267,000, but the offer was rejected. Mr. Terrazas said that he informed Mr. Martinez that the city isn't requesting the entire property and that they will also offer an easement as well as access to the property. Mr. Martinez said that he will bring it back to the UID Board for consideration to bring the price down. He will report back to him on their decision after he presents. Mr. Terrazas will report back to the TIRZ Board at the next TIRZ meeting.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Burleson, 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 continue working on the gravity line installation needed to complete the de-watering of

the pumps. He expects the wet-well to be completed by the end of this month and the gravity line installation by mid-December. A few constraints have presented themselves related to the gravity line due to the ditch's berm, but they're working to make it work. The project should be finished by January 2026.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, 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 and should be completed before the Thanksgiving holiday. He plans to submit a 30% design for review. Work Authorization #28 has been established with the City of Mission and an Interlocal Agreement concerning passage rates has also been established between AGUA SUD and the City of Mission.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, 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 he has been communicating with Mr. Flores, the land owner who has a concern regarding the ROW parcel that is pending closing documents. He was wondering if anything was going to be paid to United Irrigation District for the existing easement that the City of Mission holds, and Mr. de Jesus said assured him that no payment would be made to UID. Mr. de Jesus will be meeting with Mr. Flores tomorrow, Nov. 13, 2025, to sign the contract, per his last conversation with him. Currently, the project is on hold until the closing documents are finalized.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, 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 at least two more weeks. The contractor will most likely mobilize to do the bore the second week of December. Once the contractor installs the gravity line, to the plan is to take some of the pumps at Tierra Dorada and move them over to Bryan Road. A meeting is planned before Thanksgiving for an update to their schedule. The project is expected to be completed within 18 months.

Upon a motion made by Director Reyna and seconded by Secretary Aissa I. Garza, 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 mentioned that the elevator would be delivered the second week of December instead of the second week of November, as previously reported. He said that the in-house remodeling should be finalized by the end of December and that some of the walls inside the building are being painted white. Mr. Terrazas said that he plans on moving the Media Dept. into the building within the next two weeks. City staff will complete their work alongside the contractor, RDZ Group.

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

At **12:41 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Riddle moved to convene. Motion was seconded by Director Secretary Aissa I. Garza and approved unanimously.

5. Closed Session Pursuant to V.T.C.A. Gov't Code Section 551.071, Section 551.072, and Section 551.087.

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).

C. Consultation with Attorney.

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

At **1:21 PM**, Chairman Martin Garza announced that the Mission Redevelopment Board of Directors were reconvening in open session. Director Reyna moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously. Motions are as follows:

A. Regarding Real Property – Director Burleson moved to authorize the Executive Director and the Chairman to discuss an extension of the term of TIRZ #1 with the City of Mission and Hidalgo County. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.

B. No action.

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

Exec. Dir. Teclo J. Garcia presented a Seventh Amendment to the Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1, correcting the omission of administrative service amounts for employees Joe Salazar, Yadira J. Vega, J.P. Terrazas, and himself as Executive Director. He proposed a 5% salary increase for each employee, excluding himself, which is already budgeted. The administrative services amount will increase from \$11,300 per month to \$12,376 per month. The amendment is effective October 1, 2025 through March 31, 2026.

Upon a motion duly made by Director Reyna and seconded by Secretary Aissa I. Garza, the Board unanimously approved a Seventh 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.

7. Acceptance of Unadjusted Financial Report for September & October 2025.

Financial Officer Joe Salazar presented the Unadjusted Financial Reports for September and October 2025. Secretary Aissa I. Garza asked about expenses for the month of September. Mr. Salazar explained that the TIRZ did not have a September Board meeting and that an expense report was not readily available for the October 7, 2025 Board meeting. Invoices for September were presented in October, but not an expense report. Secretary Aissa I. Garza said that she would like to see a financial report for September at the next Board meeting, as well as an “year-end” expense report.

Upon a motion duly made by Director Burlison and seconded by Director Reyna, the Board unanimously accepted the Financial Report for the month of September 2025.

Mr. Salazar presented the Unadjusted Financial Report for October. Secretary Aissa I. Garza requested that monthly expenses be reported "as incurred" to avoid reviewing outdated reports. Chairman Martin Garza noted that the early October meeting caused confusion and suggested future meetings be scheduled no later than the third week of each month for accurate reporting. He asked about a December meeting, which the TIRZ Board typically does not hold, but the Executive Director said that one could be arranged if the Board wishes. Mr. Salazar mentioned that December invoices are paid in December and approved in January. Director Burlison proposed a December meeting to approve financials and urgent business without project reports. Staff will inform the Board about a proposed meeting if one is scheduled.

Upon a motion duly made by Director Burlison and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Unadjusted Financial Report for October 2025.

8. Approval of invoices for November 2025.

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

9. 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: _____

Date: _____

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
DECEMBER 10, 2025 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Deborah Cordova, Vice President
Estella Saenz, Secretary
Jose G. Vargas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Julian Alvarez, Treasurer

ALSO PRESENT:

Gene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions
Juan Diego Academy Choir

STAFF PRESENT:

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

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation Board of Directors, President Richard Hernandez called the meeting to order at 4:03 PM.

2. Invocation: Communications & Public Relations Manager Candace Rodriguez welcomed members of the Juan Diego Academy Choir, who performed “God Bless America” and “I Trust In God”.**3. Pledge of Allegiance:** Secretary Estella Saenz.**4. Citizen’s Participation:** None.**5. Approval of Minutes:**

- A. Regular Meeting of October 15, 2025
- B. Special Meeting of October 30, 2025

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the regular meeting minutes of October 15, 2025. Motion was seconded by Carl Davis and approved 6-0.

There being no corrections or additions, Jose G. Vargas moved for approval of the special meeting minutes of October 30, 2025. Motion was seconded by Carl Davis and approved 6-0.

6. Deliberation and possible action regarding the selection of a banking institution for Mission Economic Development Corporation's banking services.

Chief Executive Officer Tecló J. Garcia reported that on October 15, 2026, the Board of Directors authorized him to seek banking proposals for MEDC's banking services. Currently, the City of Mission handles funding requests, but MEDC intends to manage its own disbursements and needs a banking institution. Seven local banks submitted proposals, including Frost Bank, PNC Bank, Freedom Bank, Plains Capital Bank, Texas Regional Bank, Texas National Bank, and Lone Star National Bank. A Selection Committee, which included Mr. Garcia, Board President Richard Hernandez, Financial Officer Joe Salazar, Board member Carl Davis, and Mayor Norie Gonzales Garza evaluated these proposals on December 1, 2025. Mr. Garcia mentioned that the banking services contract is for three years and the Selection Committee meticulously evaluated each proposal, considering factors such as banking fees, interest rates, and customer service based on prior experiences with various banks. Following a thorough assessment, the Selection Committee recommends Lone Star National Bank as the optimal choice for MEDC. CEO Tecló J. Garcia expressed gratitude to all banks that submitted proposals. In addition, Jose G. Vargas acknowledged PNC Bank for their generous grant contributions to MEDC in support of our programs. Mr. Vargas emphasized the importance of maintaining strong relationships with local banks, highlighting not only with PNC but also with Texas National Bank for their partnership with the City of Mission.

Mayor Norie Gonzalez Garza moved to select Lone Star National Bank for MEDC's banking services. Motion was seconded by Carl Davis and approved 5-0. Vice President Deborah L. Cordova abstained from voting.

7. Deliberation and possible action to authorize CEO to execute a professional services agreement with Auto Charge It for electric vehicle chargers at CEED.

Mr. Garcia welcomed Chief Operating Officer Belen Guerrero, who announced that MEDC plans to install electric car charging stations for multiple car brands at the CEED property. After reviewing quotes, Ms. Guerrero said that Auto ChargeIt was the best option for the operation, offering complete installation and post-sale service, for \$45,000.

This initiative will not only provide the best CEED co-working experience, but will also enhance the CEED premises. The initiative will also generate revenue for the facility, making these the only universal electric vehicle chargers in Mission. Four stations will be installed between El Pato and the Jitterz Coffee Shop.

Jose G. Vargas moved to authorize CEO to execute a professional services agreement with Auto ChargeIt for electric vehicle chargers at CEED in the amount of \$45,000. Motion was seconded by Carl Davis and approved 6-0.

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 introduced and welcomed Ricky Longoria and Josh Longwell with BML LLP/CPA Firm, to present the audit report.

Mr. Longwell confirmed that the 2024 audit issued an unmodified opinion. However, he noted that a prior adjustment was necessary for the Shary Business Park project, which although intended for completion in 2023, the project continued into 2024. Consequently, it was incorrectly recorded as a development asset rather than an expended asset. According to GASB 34, costs should remain categorized as “construction in progress” until the asset is completed and conveyed to its owner. Since the project was not completed until fiscal year 2025, it should have been removed from the financial statements then. Capital grants dropped from \$2,298,596 in 2023 to \$927,454 in 2024 due to the EDA grant being fully utilized. Meanwhile, sales tax revenue increased from \$6,504,552 in 2023 to \$6,994,694 in 2024, and the Mission EDC repaid \$7,526,397 in debt obligation within the 2024 fiscal year. In conclusion, the auditors provided a clean audit report with no major concerns.

Vice President Deborah L. Cordova moved to accept MEDC’s Financial Statements & Independent Auditor’s Report for Fiscal Year ended September 30, 2024. Motion was seconded by Secretary Estella Saenz and approved 6-0.

9. Discussion and possible action for acceptance of Unadjusted Financial Statements for October & November 2025.

Mayor Norie Gonzalez Garza left the meeting at 5:03 PM.

Financial Officer Joe Salazar presented the Unadjusted Financial Statements for October & November 2025.

There being no corrections or additions, Carl Davis moved for approval of the unadjusted financial statement for October 2025. Motion was seconded by Jose G. Vargas and approved 5-0.

There being no corrections or additions, Vice President Deborah L. Cordova moved for approval of the unadjusted financial statement for November 2025. Motion was seconded by Secretary Estella Saenz and approved 5-0.

10. Deliberation and possible action to authorize CEO to execute a professional service renewal agreement with Hanna Solutions – Commercial Real Estate.

Chief Operating Officer Belen Guerrero introduced this item by stating that MEDC staff were pleased with the services that Realtor Mark Hanna of Hanna Solutions provided for MEDC. Mr. Hanna’s professionalism and expertise in the field have made property transactions run smoothly and positively. Ms. Guerrero is recommending that the MEDC Board approve a second year of professional real estate services for MEDC with Hanna Solutions – Commercial Real Estate. The professional services agreement being presented mirrors the one from the prior year.

Carl Davis moved to authorize CEO to execute a professional services renewal agreement with Hanna Solutions – Commercial Real Estate. Motion was seconded by Vice President Deborah L. Cordova and approved 5-0.

At **5:15 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

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

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

- A. Project Superior
- B. Project Market

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. Project Javelina
- B. 1 Perkins Avenue, Mission, Texas (Mission Original Townsite Lot 5, Block 131)
- C. 801 Perkins Avenue, Mission Texas (Mission Original Townsite Lot 4, Block 131)

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.

At **5:43 PM** President Richard Hernandez announced that the MEDC Board was reconvening in open session. Motions are as follows:

Regarding Projects:

- A. Project Superior - Vice President Deborah L. Cordova moved to authorize staff to negotiate a Letter of Intent for a potential incentive as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 5-0.
- B. Project Market - Carl Davis moved to authorize staff to negotiate a Letter of Intent for a potential incentive as discussed in closed session. Motion was seconded by Jose G. Vargas and approved 5-0.

Regarding Real Property:

- A. Project Javelina - Jose G. Vargas moved to authorize the CEO to negotiate and execute a real estate contract for the sale of lot 6A as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 5-0.
- B. 1 Perkins Avenue, Mission, Texas (Mission Original Townsite Lot 5, Block 131) – No action.
- C. 801 Perkins Avenue, Mission Texas (Mission Original Townsite Lot 4, Block 131) - Carl Davis moved to authorize legal counsel for MEDC to accept the owner's counteroffer for the purchase of this property. Motion was seconded by Jose G. Vargas and approved 5-0.

12. Deliberation and possible action to approve a relocation services agreement with Sendero Acquisitions, LP.

Chief Executive Officer Tecló J. Garcia welcomed MEDC legal counsel Gene Vaughan to explain this item. Mr. Vaughan said that this agreement is related to residential property relocation services that must be provided to residents located at the Perkins properties.

After reviewing the agreement provided by Sendero Acquisitions, it is determined that they are the best company for relocation services. Mr. Vaughan recommends approval subject of final legal review.

Subject to final legal review, Carl Davis moved for approval on a relocation services agreement with Sendero Acquisitions LP. Motion was seconded by Jose G. Vargas and approved 5-0.

13. CEO Report on Economic Development Activity.

Chief Executive Officer Tecló J. Garcia briefly shared his experience from the annual I-69 Alliance meeting held on December 5, 2025 in Houston. The Alliance includes elected and appointed representatives from various counties within Texas.

Chief Operating Officer Belen Guerrero elaborated on MEDC's 2025 annual report. In addition to briefly reviewing each section, Ms. Guerrero said that a QR code on each page may be scanned for more information on its corresponding section. The report is available both by hard copy and digitally on Mission EDC's website.

14. President Comments.

None.

15. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Carl Davis and approved 5-0. The meeting was adjourned at 6:01 PM.

ATTEST:

Richard Hernandez, President

Estella Saenz, Secretary

**Mission Police Department
Traffic Safety Meeting Minutes
Thursday, December 11, 2025 12:00 pm
Mission Police Department – Conference Room
1200 E. 8th Street
Mission, Texas 78572**

MEMBERS PRESENT

Gilbert Salinas
Rodolfo Treviño
Apolinar Solis
Manuel Salinas
Luis Moreno

STAFF PRESENT

Chief Cesar Torres
Assistant Ted Rodriguez
Maribel Castellanos

GUESTS PRESENT

Edgar Gonzalez

I. Call To Order

With a quorum being present, Assistant Chairman Rodolfo Treviño called the Regular Meeting to order at 12:07 p.m.

II. Invocation

Apolinar Solis led the Invocation

III. Pledge of Allegiance

Chairman Rodolfo Treviño led the pledge of allegiance.

IV. Citizens' Participation

Chairman Rodolfo Treviño asked if there was any citizen's participation.

There was none.

V. New Business**A. Discussion for No Parking signs adjacent to cross Church on Union Street and Glasscock Street.**

Chief Torres began explaining that church building permit was under a condition that cars were not going to park on the side of the road. Now cars are parked on the side of the roads because the church has grown so much. There are 3 impacts here to see, one is the Church, the other one is the citizens and the third one is traffic safety. Cimarron HOA is complaining and have shown me a picture where cars are parked all the way on Union Street and Glasscock St. This is causing a potential hazard and a safety issue. The only documentation is me telling you all right now that it came before me and it will be presented to City Council after your recommendation. Mr. Manuel Salinas recommended to bring the church in and resolve the issue in some other way since they invested so much in it. Engineer Edgar Gonzalez stated that depending how narrow the street is, it is a hazard issue for residents living in Cimarron driving in and out of the subdivision making the street narrow. Chairman Mr. Treviño open the topic for discussion. Mr. Manuel Salinas is against the No parking signs. Mr. Apolinar Solis mentioned that maybe cars can park on one side of the road and not use both streets. Assistant Chief Ted Rodriguez explain to the Board that their role here is to make a recommendation, City Council will have the final saying on how to proceed with this request. There being no further discussion, Mr. Luis Moreno entertained a motion for the No Parking signs adjacent to Cross Church on Union Street and Glasscock Street and Mr. Gilbert Salinas second the motion. Upon a vote, the motion was passed unanimously.

VI. Old Business

Chairman Rodolfo Treviño asked if there was any old business.

There was none.

VII. Approval of Minutes

Approval of Minutes for Thursday, June 12, 2025.

Chairman Rodolfo Treviño asked if there were any corrections to the minutes for June 12, 2025. Mr. Luis Moreno moved to approve of the minutes as presented. Mr. Gilbert Salinas seconded the motion. Upon a vote, the motion passed unanimously.

VIII. Traffic Report

No Traffic Report

IX. Adjournment

At 12: 23 p.m., Mr. Apolinar Solis moved for adjournment, Mr. Manuel Salinas seconded the motion and it was approved unanimously -0.



Cesar Torres, Chief of Police

PARKS AND RECREATION BOARD MEETING
October 14, 2025

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Maggie Guajardo Pena	Taylor Cavazos
Melissa Reyna	Rick Contreras
Jesus Mendiola	
Julissa Barrera Martin	
Diego Gutierrez	

Call to Order

Maggie Guajardo Pena called the meeting to order.

Roll Call

Roll call was taken and quorum was met.

Prayer

Chris Voss led us in prayer.

Approval of Minutes

CITIZEN PARTICIPATION

N/A

UPDATE OF PARKS

The Parks Department completed several community events and facility improvements such as:

- Assisted the Police and Fire Departments in multiple events, including a childhood cancer event at the Mission Event Center, Groundbreaking Ceremony for Hike and Bike Connectivity Trail, a fall Roundup trash disposal event, and fire prevention events at La Placita.
- The Humane Society facility received major upgrades, including a new irrigation system, gardens, a shade structure, and a mural by artist Oneida Trevino, with a ribbon cutting event scheduled for Saturday from 5 to 8 PM
- Staff levels have declined compared to a year ago, and the department faces challenges with its right-of-way contractor, who is failing to maintain sidewalks and easements on major roads
 - Loss of contractor increases workload for city staff, risking daily operation delays.
 - Staffing shortages and difficulty keeping workers, as explained by Pete, are linked to constraints on hiring.
 - The department plans to seek a new contractor to restore service levels, in the meantime the Department will mow necessary areas.

UPDATE OF RECREATION

Pickleball at the Recreation center is averaging about 15 players per day with an increased price of \$2 for entry. With many Padel and Pickleball private facilities being offered nearby, it was discussed to focus on what the City could excel in that no private sectors offer.

- Brad emphasized the importance of focusing on the basketball league and gym as a competitive advantage, noting the Mission Parks and Rec hardwood floor encourages many to want to use the facility.
 - The gym space also serves multiple sports and rental opportunities, including wrestling and boxing, and could be better utilized as a multi-use gym for community and rental events and even for practice space for the Boys and Girls Club.
 - The city does not compete with private entities in basketball or swimming, which should encourage the Department to focus on those two areas.

UPDATE ON AQUATICS

Lap swimming continues at the Bannworth Pool.

USA swim program continues with 48 participants, still below the usual 60, across the Elite, Blue, and Red Team. White team will not be added to the USA program.

- Diego Gutierrez asks if it affects as a sector when there is less contracts happening and a certain quota is not being met if they will be penalized by the City, Rick brings up they will never make even, with charging \$2/ person, compared to maintenance of pools and paying lifeguards.
- Chris Voss brought up the status of The Mayberry Pool and what it is used for during the day and has outlived its usefulness and are just maintaining it, it is one of the city's oldest

facilities and is primarily maintained without active programming outside of summer swim lessons and occasional party rentals throughout the year.

- The Board discussed potential for private trainers to rent the facility for swim lessons or water polo, but due to staffing shortages, Mayberry's location, and limited pool availability this may restrict these opportunities.
 - The city is open to increasing rental use if staffing and operational challenges can be addressed, aiming to maximize pool utilization without compromising public access.

OLD BUSINESS

As previously discussed, the project at the Animal Shelter project was finally completed by the Parks Department, with the addition of landscaping and an irrigation system. This project took the Department 30-45 days to complete with an average of about 12-14 Park employees.

After discussion about the Adopt-a-Park program between Julissa Barrera Martin and Director Brad Bentsen, they presented a series of questions to the Board for their input and approval to move forward with creating the program and its requirements. Questions that were presented to the Board included the length of the program, the frequency, and the minimum requirements. After discussion among the Board, Tony Guerrero made a motion for participants for the program to participate 4 times a year, 2 hour minimum, and a 2 year minimum requirement. Jesus Mendiola then proposed a change to the motion with changing the 2 year minimum requirement to a 1 year minimum requirement, which Tony Guerrero agreed with and motioned again, which Jesus Mendiola seconded. The Board all agreed unanimously, and the motion was passed.

For the program, it was determined the Parks Department would only be responsible with providing trash bags and gloves for the participants. The requirements for cleaning the park would be simple tasks such as trash pickup, tree support, and landscape maintenance. Liability waivers would need to be filled out and a contact person for the program would need to be assigned. The program would also have a separate agreement for the Hike and Bike Trail than the other Parks. Organizations would need to submit proof of work done and reported activities at their assigned Park to be eligible for recognition such as getting their logo on the Parks and Rec website, plaques at the Park, or a shout out on social media from the City. The application for this program would be open to the public, for entities, individuals, and families, as long as there is no political agenda or controversy involved. Julissa Barrera Martin said the focus for the program should be more on groups/organizations, and will be on a first come first serve basis to make sure all Parks are getting assistance from the program.

NEW BUSINESS

Brad Bentsen informed the Board there was only a \$200 budget for this Fiscal Year's Board meeting meals. With this being said, it was suggested for each Board member to bring their own lunch or eat before/after the meeting. Further discussion regarding the meeting time for the Board was brought up, but was ultimately decided to keep the same meeting day and time. Pete Lopez suggested for the future possibly accepting sponsorships or donations for meals.

Jesus Mendiola brought up wanting to install a bench at the Hike and Bike Trail and is just needing the slab/base, the bench meets the requirements for installation since it is the same style and material of those there.

D. Gutierrez and Jesus Mendiola proposed the idea of seeking approval for solicitations of sponsorships to implement at the Park such as Park bench donations, selling ads in summer programs, banners at the baseball fields to encourage those entities that give to the Parks also receive something in return/recognition.

Brad let the Board know the contractual agreement expires in December for the Splash Pad at Lions Park. The Park is currently closed due to a crack in the concrete and problems with the filtration system. They are also removing and replacing the material underneath the zipline in the playscape area.

Brad Bentsen also informed the Board on Councils decision to limit special events by combining or limiting the frequency of these events in an effort to save money. This year there will be no Christmas Lighting event at La Placita, but just a lighting at City Hall. Council also limited the Parks and Recreations Departments monthly Music at the Park event to only twice a year with the help of an outside entity to coordinate the event, however then it brings concern of an outside entity making money over the City.

Adjournment

Tony Guerrero made a motion to adjourn the meeting and was seconded by **Maggie Guajardo Pena**.

The Board voted unanimously and the meeting was adjourned.

**BUILDING BOARD OF ADJUSTMENTS AND APPEALS
MARCH 25, 2025
CITY COUNCIL CHAMBERS @ 4:00 P.M.**

BBOA PRESENT

Hector Gonzalez
Abel Beltran
Michael Davis

BBOA ABSENT

Ken Jones
Victor Meza

STAFF PRESENT

Susie De Luna
Alex Hernandez
Elisa Zurita
Xavier Cervantes

GUEST PRESENT

Monica Gonzalez
Michael Elizalde
Esther Rivera

CALL TO ORDER

Chairman Mr. Davis called the meeting to order at 4:23 p.m.

CITIZENS PARTICIPATION

There was no citizens' participation upon inquiry.

APPROVAL OF MINUTES FOR FEBRUARY 25, 2025

Chairman Mr. Davis asked the Board if there were any corrections to the minutes. There being none, Mr. Beltran moved to approve the minutes as presented. Mr. Gonzalez seconded the motion. Upon a vote, the motion passed unanimously.

Start: 4:24 p.m.

End: 4:51 p.m.

ITEM #1.0

Ms. De Luna stated the Community Development Block Grant (CDBG) Program will be presented by Michael J. Elizalde

Mr. Michael J. Elizalde stated that he is the director of grant administration for the City of Mission. He mentioned he had a brief presentation on the Community Development Block Grant which is a CDBG program that he administers for the City of Mission. He mentioned he has provided a packet for the presentation and a couple of other documents. He stated CBDG is a grant fund that receives directly from (HUD) Housing Urban Development which are federal funds the City of Mission receives approximately \$980,000 almost \$1 million. He mentioned that 70% of the funding had to be dedicated to low and moderate income individuals. He added the definition of (LMI) Low and Moderate income stands for Individuals through the eligibility criteria such as accepting their income documentation or determining that the individuals that CDBG are serving through projects that they receive are within an (LMI) area. He mentioned the map in the back of the packet they provided the board members would show that they're dedicating the project within an LMI track area. He stated CDBG national objectives all of the projects that they review for eligibility that they administered through the CDBG program have to meet one of the three national objectives such as 1. must benefit low and moderate income person; 2. Must aid in the prevention or elimination of slum or blight; and 3. must meet an urgent need. He added the base level of understanding whether the project is eligible for CBDG funding if they meet one of those three criteria. He mentioned he would explain more of slum and blight and low and moderate income individuals. He stated Slum being that densely populated and published area typically lack in the basic needs of services and blight is defined as deteriorated

conditions such as a physical decay or even abandonment and the signs of blight and decay goes through HUD. He added he wanted to talk about was as the public improvements throughout the area must be in the general state of deterioration for this purpose it would be insufficient for only one type of public improvement, such as sewer system, to be in the state of deterioration; rather, than public improvements taken as a whole must clearly exhibit signs of deterioration as well as activities to be assisted with CDBG funds must be limited to those that address one or more of the conditions with contributed to the deterioration of the area which he stated they are trying to maximize the use of HUD funding through the CDBG program. He mentioned how they find a root cause of the deterioration of the area so for example, sum and a blight is more the deterioration of a particular home, it may devalue a residential area also it may devalue an area because a single home had been abandoned and you may have a broken window model so that's what it's basically the root causes that homer or that issue so identify that root cause and funding a project through.

Mr. Gonzalez asked what is an urgent need mean.

Mr. Elizalde stated medical related if there's like a medical need for an individual living in the home they also consider like battered family members to be an urgent need handicap but also like fire incidence for an example if a home catches on fire you would need some sort of priority sense of that

Mr. Gonzalez asked what the general state of deterioration mean. He mentioned he can see if the building is in deterioration.

Mr. Elizalde stated HUD gives them a lot of leeway for them to be able to document so anybody who apply they can make sure that they have all the documentation for their department would be looking for would be if they could prove if it was a fixer for example if they would make improvements. We want to prove it because of a legitimate issue, a legitimate decay or a general deterioration like for an example a sewer system to be in the state of deterioration. Which might be with overtime it's been like that, but if you can determine that particular part of that sewer system is deteriorated. He stated they are looking for that determination factor along with all the proper documentation, as long as you can justify it and we could justify to HUD and considered.

Mr. Gonzalez asked if the final decision is made by HUD or CBDG.

Mr. Elizalde stated they decide to all their projects which they give a recommendation so they have a citizens advisory committee that reviews all the projects that are submitted and then get a recommendation for approval before our council they review it and they also approved the project as far as the site goes city staff actually reviews environmental processes for that so we make sure that we cover everything that environmental clearances is given before we actually say there's a green light go ahead and start your project.

Mr. Gonzalez asked if there is a time they overrule a recommendation of the commission and if they do, have you ever had fought to change that vote.

Mr. Elizalde stated there is an appeal process he has been with the City of Mission for 5 years CBDG department for a year now, but I've been with the city for five years managing

grants and typically with grants service if there is a clear definitive definition of what qualifies for an account if it meets the national objective. He mentioned there's an appeal process if they ever find that HUD does do a preliminary review before they release the funds to us.

Mr. Davis asked if the program is only for residents or public building or City facility to qualify.

Mr. Elizalde stated that would depend on what's going to be done in the area itself so LMI area up by tracks but depending on where it is on those tracks, you'll see the yellow there's a percentage like track 020205 right in the middle block group 2 has 55.15% so to be considered low modern income areas has to be 51% or higher so any projects that going to land in that particular track because it's at 55% it's above 50%. It's going to qualify under that track because it's in an LMI area.

Mr. Gonzalez asked for the homes that are in such a deterioration state or the building is unsafe for CDBG/ HUD to decide it's not worthy investing to fixing it up and turn it down and rebuilding it again. Where does the homes fit in regards to you guys helping these people.

Mr. Elizalde stated we do have a housing assistance program and so we have some money that comes from CDBG program the 980,000 that we receive annually just about it fluctuates here and there but I think it's like 10 to 15% of that money get into the housing assistance program we do rehab rehabilitation of homes of low income individuals that qualify and we also do reconstruction of their homes so depending on how far gone the house is we may have it or they just need minor repairs like roofing.

Mr. Gonzalez asked if he is talking about the general state of deterioration.

Mr. Elizalde stated yes, exactly when we talk about determination our staff in house we go out to these homes and there's a scoring criteria where somebody goes out there and they inspect the home and they say the roof looks about 80% gone so on a scale of 1 to 15 that place score it may be at 12 or 13 you know and based on that we determine whether it's a reconstruction of the home which is completely demolished the home and rebuild from the ground or the rehabilitation of the home says everything else looks good. The only thing is that roof needs to be replaced, so will do a minor rehab rehabilitation of now with the reconstruction that the first component of it is what we need to do lead base testing that's that depends on the age of the home. Some of these older homes we have to lead base testing if we find that there's lead based on the exterior of the home, renter of the home we cannot touch it so that's one of the things that would be beyond our scope of abilities with the program, but we can at least do the testing now if everything checks out and we were able to do a reconstruction of the home we do demolish so that's on our that's part of the program itself so with that being said, you know your question you know there are somebody home eligible for that I very well believe they could be now to determine on the individual basis. We could either one determines if it's an abandoned home then the city has the choice. You know whether they want to seek assistance to the program which I believe they submit application, but if the homeowner is basically saying, you know, there was a fire incident I needed. I don't have the funds to do so. They also may be eligible, but at that point, we probably have to gather their documentation to see if they're ineligible to determine if they're low income, family, I left there that's the guideline that shows where they need to fall as far as the low moderate guideline HUD determine this they release it back in

May 2024 so typical for right across they need to be below 60,000 which is 80% of the total income area so we get all the adults everyone who was living in the home get their income their check stubs in the past time and any other benefits that they might be receiving we had all that up and they need to be below 60,000 to be determined as LMI. He mentioned the eligible activity so a few eligible activities that you know we've seen among other municipalities typically the City of Mission dedicated the majority of their funding and I want to say maybe like 60% of the towards housing assistance program. There's been a recent change in the direction where now we're trying to look at investing some of that money to infrastructure project or other city driven initiatives that may very well include demolishing and unsafe homes so the eligibility example of this the personal acquisition of real property relocation and demolition, and that was to relocation demolition of activities can be eligible, especially in areas designated as Slum and Blight and rehabilitation structures, and public facilities and improvements, economic development, assistance, environmental remediation, that we briefly talked on as well we can talk about activities related to the preservation and remediation of environmentally contaminated properties, eligible area benefiting activities include like street improvements, water, sewer, lines, neighborhood, facilities, façade improvements in neighborhood, commercial districts.

Mr. Gonzalez asked what do they do if they buy a property.

Mr. Elizalde depends on what the use of that property exactly what are they going to zone it as or what is a designated for. Typically, what we've seen in a property be allocated for is for park development maybe there's an empty vacant lot that is slum and blight. We're going to repurpose that so you know we get we get planning zone involved we get the city involved and you know if they try to zone that to be a property where we can develop a park so it's probably a multi-phase. With the Holland that because we have submitted some grants to the general land office or street improvements utility improvements in that area drainage improvement. It's a multimillion dollar project so you know it's a slow process but it is in the works that something we've identified as a priority so there's a lot of other ones that are in the works on the other activities those examples are particularly to slum and blight those examples are include acquisition and clearance applied properties installation of park or playgrounds. We mentioned that commercial revitalization through facade improvement treatments of toxic materials on properties to enable it to redevelop for a specific use elimination of faulty, wiring, falling, plaster or other similar conditions from a residential building, which were detrimental to potential like the rehab rehabilitation reconstruction about historic preservation of light, public facilities, and demolition of vacant deteriorated abandoned buildings and deteriorated abandoned buildings. He mentioned they're completely online base so any applications that we received from city department or from services from agencies that provide services to the community they are submitted online so it's through the Neighbor software also they just finished closing their application. We have presentations this evening from several agencies and departments estimated applications so really excited to see kind of the new direction that we're going in what kind of projects we can get funded to see those changes come to the city, but I just want to showcase how that all goes through. The income determination that I mentioned when we determine on an individual basis, like if identifying a home or individual lives and is currently occupied are they eligible based on their income so we would look at some of their gross amounts from their payroll documentations annual income from the wages, salaries, unemployment payments, disability, compensation, severance pays, alimony, temporary assistance, Social

Security, benefits, and veteran benefits. He stated they look at everything but typically you know the individuals that seek assistance may be eligible for the assistance.

Mr. Gonzalez asked What's the prevailing disqualifier does it mean if they earn too much money which is the one that seems to be the predominant one that disqualifies.

Mr. Elizalde stated I don't think it's going to be income driven. I mean, I think a lot of them who seek the assistance need assistance and they may be eligible assistance wise so a disqualifier is the taxation. He mentioned there is a waiting list for housing assistance programs. they currently have about like 10 to 12 individuals waiting for assistance as income as that funds become available. he mentioned they look into see if they may be income eligible but when we look at the documentation that the house isn't under your name so we have to have them fix that and then maybe don't hear from them again for whatever reason another thing maybe you know you're behind on your taxes and We don't require them to pay all the taxes to be current. We would love that we encourage it, but we do ask them to get into like a deferral plan with the county and can get that going. They also need to provide proof of insurance a lot of times. These homes may not even have insurance so before we even consider that home we will need them to provide proof of insurance as well for the home so those are some of the determinants but those are the minor.

Mr. Gonzalez asked if he had any statistics on that.

Mr. Elizalde stated No, but they can look into it and part of the application process as we have every applicant sign a conflict of interest and basically just going through the few things to saying you know that you have no adventurist of any of my staff, either the board and the city council all the powers vested who kind of make the determination factors on that. he mentioned their team is a small team of four which is Michael, Monica Gonzalez, she's our direct compliance coordinator Miss Esther Rivera, our housing coordinator and Miss Martha Lopez is our project clerks.

Mr. Gonzalez asked if the application started or just closed.

Mr. Elizalde stated yes, it is currently closed.

Mr. Gonzalez asked How many applications they received.

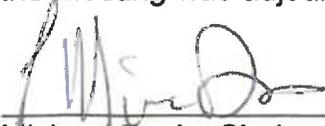
Mr. Elizalde stated they probably received about 18.

Mr. Gonzalez asked what the majority request was for.

Mr. Elizalde stated the majority I would say 50/50 some from our local nonprofits who provide services to our community such as meals on wheels and those types of services but then we also have an internal department that submitted. We do have our planning department who submitted for demolition of abandoned homes and we also have some sewer improvements projects that are on their park improvement project lighting some from our public safety offices that submitted as well so will review those this evening with my committee to hear those presentations and get a better feel for where the funding should be allocated towards and that'll be presented to our mayor and council at a later time once they narrow that down with the recommendations.

ITEM #2.0
ADJOURNMENT

There being no other business, Chairman Mr. Davis entertained a motion to adjourn. Mr. Beltran moved to adjourn the meeting. Mr. Gonzalez seconded the motion. Upon a vote, the meeting was adjourned at 4:51 p.m.



Michael Davis, Chairman
Building Board of Adjustments & Appeals

**BUILDING BOARD OF ADJUSTMENTS AND APPEALS
JUNE 24, 2025
CITY COUNCIL CHAMBERS @ 4:00 P.M.**

BBOA PRESENT

Hector Gonzalez
Abel Beltran
Ken Jones
VÍctor Meza

BBOA ABSENT

Michael Davis

STAFF PRESENT

Susie De Luna
Patricio Martinez
Elisa Zurita
Xavier Cervantes
Irasema Dimas

GUEST PRESENT

Maria V. Pedroza
Stephanie Pedroza
Rosa Elia Cuacou
Rosa Maria Garcia
George Garcia
Gloria Wyant
Yolanda M. Ramirez

CALL TO ORDER

Vice-Chairman Meza called the meeting to order at 4:17 p.m.

CITIZENS PARTICIPATION

There was no citizens' participation upon inquiry.

APPROVAL OF MINUTES FOR MARCH 25, 2025

Vice-Chairman Meza asked the Board if there were any corrections to the minutes. There being none, Mr. Gonzalez moved to approve the minutes as presented. Mr. Jones seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #1.1

Unsafe Structure:

Start: 4:18 p.m.

End: 4:25 p.m.

823 Cuchilla Circle

Lot 2-3-4-5, Block 3

Stites B

R-1

HK REO LLC

Ms. Dimas stated in September 2024 staff contacted the company. She stated they were going to board up the house but as of May 29, 2025 the company still hasn't boarded the house up and is still wide open and the building is decaying. She mentioned the company isn't going to board up the building and the company buys property and sells the property as if they don't spend any money on the properties. She stated staff sent out numerous letters to the company such as the companies in Austin and Dallas. Staff recommendation is to declare the building unsafe and start the process to demolish the structure.

Mr. Gonzalez asked if the property taxes are up to date.

Ms. Dimas stated yes, the property taxes are up to date.

Mr. Gonzalez asked if anybody had made any effort to rehabilitate the home.

Ms. Dimas stated the real estate company buys the property as is and sells the property as is. The company has owned the property for 5 years.

Mr. Jones asked if they keep up with the taxes.

Ms. Dimas stated yes.

Mr. Gonzalez asked if the state of the home has been an unsafe building for 5 years.

Ms. Dimas stated it has been unsafe but the building is getting worse. She stated since the building isn't boarded up people are going into the building and vandalizing the property. She said that it is in the middle of a neighborhood if you look at the vicinity map.

Mr. Jones asked if the city of mission charges them for mowing services.

Ms. Dimas stated the property owner keeps up with mowing the yard but the owner isn't worried about the house.

Mr. Gonzalez asked for the lot size. He asked what is the City of Mission policy regarding buying a property and turn the property into a park.

Ms. Dimas stated the property is 1/2 of an acre in area.

Vice-Chairman Meza asked if a park was recently vandalized.

Ms. Dimas stated yes, the newly renovated Lion's Park was vandalized 2 weeks ago.

Mr. Gonzalez asked if the City of Mission would ever consider buying a property and transforming it into a park.

Ms. Dimas stated she wouldn't know. She would have to ask the City Manager.

Mr. Gonzalez asked what the staff recommendation was.

Ms. Dimas stated staff recommends declaring the building unsafe and to start the demolition process to go through district court.

There being no further discussion, Vice-Chairman Meza entertained a motion. Mr. Gonzalez moved to approve staff recommendation to declare the structure unsafe and start the demolition process. Mr. Meza seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #1.2

Unsafe Structure:	209 Guadalupe Street
Start: 4:25 p.m.	Lot 4, Block 5, Leal No. 2
End: 4:33 p.m.	R-1
	Yolanda M. Ramirez

Ms. Dimas stated the board had seen this item before in September 2024. She reported that the house had caught on fire in March 2024 and the husband, the property owner, unfortunately passed away after he was rescued from the fire. Everything on the property is current. Mrs. Ramirez did apply for CDBG funds, but unfortunately due to the fire damages,

the structure would need to be reconstructed and CDBG has no funds for reconstruction at the moment. She mentioned the applicant was present. She stated staff is recommending to declare the building unsafe and to start the demolition process.

Mr. Gonzalez asked if there was anyone from the CDBG department present at the meeting since he had questions regarding the qualifications for CDBG.

Ms. Dimas stated there was no one present from the CDBG department.

Mr. Gonzalez asked do you know the reason why the applicant was denied.

Ms. Dimas stated that CDBG did not have any funds at the moment for reconstruction. They can do adjustments or modifications if the funds they have available are not reconstruction funds. Reconstruction means to build from the ground up. She said that CDBG has funds for remodeling. The structure is beyond the remodeling stage.

Mrs. Ramirez stated she is selling the property with the help from a realtor and she will be closing on the property the following week and they are getting bids on demolition.

Vice-Chairman Meza asked if it was sold.

Mrs. Ramirez stated it's going to be sold.

Vice-Chairman Meza asked if it was under contract.

Mrs. Ramirez stated yes.

Vice-Chairman Meza asked if she had the contract with her.

Mrs. Ramirez stated she does not have the contract with her.

Vice-Chairman Meza stated so that the board won't vote on the building being an unsafe structure that they would need to see a contract.

Mrs. Ramirez stated she could call her realtor for the contract.

Vice-Chairman Meza stated the board could extend the item based on the contract.

Ms. Dimas stated the board could still declare the building unsafe but hold the demolition process.

Vice-Chairman Meza stated they could do that since she has the contract that wouldn't be an issue with her.

Mr. Jones stated they wouldn't want to make it hard on the new owner. He asked if the buyer is going to do the demolition.

Mrs. Ramirez stated yes.

Mr. Gonzalez asked if the board declares the structure unsafe and starts the demolition process and the owner isn't going to do the demolition. Who does the demolition? Does the City of Mission have a contractor to demolish?

Ms. Dimas explained the City of Mission does not have a contractor to demolish. The city gets a quote and if they agree then they sign an agreement. The city of mission removes debris but they don't remove any foundation. Once there is a new owner then he would be responsible to demolish.

Mr. Gonzalez asked when the City of Mission demolishes do they hire a contractor.

Ms. Dimas stated that the Public Works department helps the City of Mission to demolish.

There being no further discussion, Vice-Chairman Meza entertained a motion. Mr. Gonzalez moved to declare the structure unsafe. Mr. Meza seconded the motion. Upon a vote, the motion was unanimously approved.

Ms. Ramirez asked what staff needed from her.

Ms. Dimas stated the closing documents.

Vice-Chairman Meza explained to her that when she is closing the property they will receive the recorded closing documents in a packet. He mentioned with those documents they would be able to close the case for her when they receive the recorded closing documents.

ITEM #1.3

Unsafe Structure:	988 Adams Avenue
Start: 4:33 p.m.	S. 65' of West 140', of Lot 53,
End: 4:39 p.m.	Mission Acres
	R-1
	Rosa Maria Garcia

Ms. Dimas stated the board had seen this item before in 2024. The board had given the property owner Ms. Garcia applied for CDBG funds, but CDBG hasn't since they are still lacking information received from her but after talking to the owner they said the information is already submitted. She stated staff is recommending to declare the building unsafe and to hold on for the demolition process till CDBG has all the information they are needing.

Ms. Gloria Wyant stated they are going to give them another month.

Ms. Dimas stated they are going to declare the structure unsafe but give you another month to sort out with CDBG,

Ms. Gloria Wyant stated they have done a lot of documenting for the affordable home program. There are a few items that need to be finalized that are needed. She asked for the grant to approve.

Mr. Garcia stated CDBG currently doesn't have any funds for the programs till the next year.

Mr. Gonzalez stated to Ms. Dimas when staff had an item on the agenda referring to CDBG to have someone from the department present at the meetings.

Ms. Dimas stated she can ask the CDBG department next month. She mentioned the applicant has already boarded up the house but there is a huge hole in the roof.

There being no further discussion, Vice-Chairman Meza entertained a motion. Mr. Gonzalez moved to declare the structure unsafe. Mr. Meza seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #1.4

Unsafe Structure:	208 Sunrise Lane
Start: 4:39 p.m.	Lot 5, Block 3, Gulf Breeze
End: 4:52 p.m.	R-1
	Jose Luis Pedroza Sr.

Ms. Dimas stated there are taxes due of \$3,634.84. She mentioned that there were no liens on the property. Ms. Dimas added on May 20, 2025 the property had overgrown so the City of Mission had to get the property mowed. She mentioned she had spoken to Ms. Maria Pedroza (Widow) and she had an affidavit with a new property owner within 30 days the affidavit will be voided. So, the new property owner hasn't done anything to the property the affidavit was done in March 2025.

Ms. Stephanie Pedroza stated this property was her father's during his first marriage with Miss Norma Linda Gonzalez but they separated. The property had stayed with her, but she didn't have 100% of ownership. She sold it without the right to sell it entirely; it had gone into litigation and ended up under her father being the property owner before he had passed. He had an attorney, Mr. Moreda, who was helping him resolve the case, had shortly passed away as well. They had secured a new attorney march 27 the property was conveyed with a vendor lien to Mr. Robert Stewart, who at the time of the agreement had 30 days to sell the property otherwise the contract would be voided. So, their next step is to contact their attorney. She is requesting an extension to sort this out with her attorney and hopefully get into contact with Mr. Stewart.

Vice-Chairman Meza stated the board could declare the structure unsafe.

Ms. Pedroza stated they have not done it since there is no need to spend the amount of money.

Vice-Chairman Meza stated she would have to contact a title company since the title company is the one that does the services with attorneys.

Mr. Gonzalez asked when they are declaring a building unsafe does that mean to demolish.

Ms. Dimas stated yes.

Vice-Chairman Meza stated it means starting the process to demolish which it takes a while.

Ms. Dimas stated in the past they never declared the structure unsafe since in the past Mr. Pedroza's Sister that was attending the meetings but now Ms. Pedroza the (Widow) is informed on the property.

Mr. Jones stated if Mr. Stewart doesn't do anything in 30 Days the contract becomes voided.

Ms. Dimas stated the agreement was signed in March. So, the 30 days have already passed and the agreement has been voided.

Vice-Chairman Meza asked what was recorded the day before.

Ms. Dimas stated the Affidavit was recorded yesterday and the agreement with Mr. Stewart was back in March. She mentioned the applicant should go to her attorney to ask what is next.

Vice-Chairman Meza stated the board should declare the structure unsafe since it would take a while to demolish.

Ms. Dimas stated once they talk to the attorney they should start boarding up the house.

Mr. Gonzalez asked if this property burned down.

Ms. Dimas stated it did not.

Mr. Gonzalez asked if this property would be an eligible for a remodeling

Ms. Dimas stated she isn't familiar with the requirements for CDBG. She mentioned she knows they have to have a certain income.

Vice-Chairman Meza stated the board should declare the structure unsafe.

Ms. Pedroza asked what type of timeline they have to demolish.

Vice-Chairman Meza stated it would take a while to demolish they won't go to demolish soon. He mentioned if they get a title company they can help with an attorney and find out what it needs to clear the title

Ms. Dimas stated another option they have is to declare the structure unsafe and start the process with demolition with district court and have our attorney hold the legal situation of ownership.

There being no further discussion, Vice-Chairman Meza entertained a motion. Mr. Gonzalez moved to approve staff recommendation to declare the structure unsafe and start the demolition process. Mr. Meza seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #2.0
ADJOURNMENT

There being no other business, Vice-Chairman Mr. Meza entertained a motion to adjourn. Mr. Meza moved to adjourn the meeting. Mr. Jones seconded the motion. Upon a vote, the meeting was adjourned at 4:52 p.m.



Victor Meza, Vice-Chairman
Building Board of Adjustments & Appeals

**BUILDING BOARD OF ADJUSTMENTS AND APPEALS
AUGUST 26, 2025
CITY COUNCIL CHAMBERS @ 4:00 P.M.**

BBOA PRESENT

Hector Gonzalez
Abel Beltran
Michael Davis

BBOA ABSENT

Ken Jones
Victor Meza

STAFF PRESENT

Patricio Martinez
Irasema Dimas
Xavier Cervantes
Elisa Zurita
Jessica Muñoz

GUEST PRESENT

Adela Ortega
Daniel Garcia
Niclus Rodriguez
Claudia Trevino
Rosa Maria Garcia
George Garcia
Gloria Wyant

CALL TO ORDER

Chairman Davis called the meeting to order at 4:03 p.m.

CITIZENS PARTICIPATION

There was no citizen’s participation upon inquiry.

APPROVAL OF MINUTES FOR JUNE 25, 2025

Chairman Davis asked the Board if there were any corrections to the minutes. There being none, Mr. Gonzalez moved to approve the minutes as presented. Mr. Beltran seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 1.1

Unsafe Structure:

**1306 Francisco Avenue
Lot 23, Block 4, Blake Addition
R-1
Moises Rodriguez Sr.**

Ms. Irasema Dimas stated that there was a total of \$15,047.99 in taxes due and that the water has been inactive since September 23, 2024, the light was not active and that there were no liens on the property. She stated staff has been trying to work with the property owner since 2022 without any success. She stated that a search warrant was conducted on August 12, 2025. She mentioned that one of Mr. Rodriguez’s grandsons came to her office the previous week asking about the situation of the home and he was informed that we were in the process of declaring it unsafe and it was recommended for him to be present. Staff recommendation is to declare the building unsafe and start the process to demolish the structure.

Mr. Niclus Rodriguez stated that he was the grandson of Mr. Moises. He stated that he was interested in fixing the property since it belongs to his grandparents.

The Board members mentioned to Mr. Rodriguez that the house had already been declared unsafe by the city and now it was up to the board to decided if they continue with the demolition process or grant extensions to the property owner.

Mr. Hector Gonzalez asked Mr. Rodriguez what was his intention towards the property.

**BUILDING BOARD OF ADJUSTMENTS AND APPEALS
OCTOBER 6, 2025
CITY COUNCIL CHAMBERS @ 4:00 P.M.**

BBOA PRESENT

Hector Gonzalez
Abel Beltran
Michael Davis
Ken Jones
Victor Meza

BBOA ABSENT

STAFF PRESENT

Irasema Dimas
Yvette Villarreal

GUEST PRESENT

Daniel Garcia
Niclaus Rodriguez

CALL TO ORDER

Chairman Michael Davis called the meeting to order at 4:00 p.m.

CITIZENS PARTICIPATION

There was no citizen’s participation upon inquiry.

APPROVAL OF MINUTES FOR JUNE 25, 2025

Chairman Michael Davis asked the Board if there were any corrections to the minutes. There being one correction, Mr. Victor Meza moved to approve the minutes as presented. Mr. Hector Gonzalez seconded the motion, upon a vote the motion passed unanimously.

ITEM # 1.1

Unsafe Structure:

**103 Melba Carter Street
N.150’ S.250’ Lots 1-2 &3
Melba Carter
C-1
Gabriel Solis & Viviana Lozano**

Ms. Irasema Dimas stated that there were no taxes owed and couldn’t find a water account. There is no active electricity and no liens were found for the property. She stated that on March 26, 2025, a letter was sent via certified mail and letter was returned unclaimed. On September 10, 2025 an inspection was assessed by officer Joseph Flores and he noticed that roof is collapsing. Building is unsafe and is at the edge of Conway Ave.

Irasema Dimas stated that staff is recommending for board to declare the building unsafe and to start demolition process, Building is unsafe and many children live near location.

There was no audience for the case.

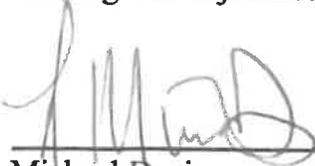
There being no further discussion, Chairman Michael Davis entertained a motion. Mr. Victor Meza moved to approve motion. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.2

Unsafe Structure:

**408 E Griffin Parkway
E.136’ N.213’ Lot 24-7**

Victor Meza moved to adjourn the meeting. Mr. Ken Jones seconded the motion. Upon a vote, the meeting was adjourned at 4:15 p.m.



Michael Davis
Building Board of Adjustments & Appeals

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
December 19, 2025**

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

Staff Present
Noemi Munguia-HR Director
Cesar Torres-Chief of Police
Mike Silva-Fire Chief

Call to Order

Mr. Polo Garza called the meeting to order at 9:00 a.m.

Roll Call

All present

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-October 31, 2025

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

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

Mrs. Munguia advised the Commission that we conducted an entry level exam for the Mission Fire Department on December 11, 2025. She advised them that we had 57 applicants, 46 participated and 40 passed. The individuals that passed the written exam move on to the physical agility that will be conducted in early January. 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

Mrs. Munguia advised them of the CS training set up for January 27th-30th in Waco and the PD pinning ceremony set up for Monday the 22nd at the MEC. She also advised them that Mr. Delgadillo was re-appointed for two more years.

Adjourn

Meeting was adjourned at 9:10 a.m.

City of Mission Request for Proposals
**Floor Slab Pressure Grouting and
Foundation Underpinning**

Construction Specification

1. PRESSURE GROUTING - INTERIOR

1. SCOPE

The work shall consist of drilling grout holes and injecting grout under pressure to fill voids and raise, to a more nearly level condition, the floor slab, and shall include furnishing of all materials, labor, and equipment required.

It is the intent that the grout will be placed immediately below the existing floor slab. The Contractor may, if they desire, place the grout at a greater depth, but no additional compensation will be paid for this procedure.

2. MATERIALS

The materials proposed to be used for pressure grouting shall be approved prior to use. The Owner may direct tests be performed by the Contractor and witnessed by the Engineer. Document the results of all tests and inspections and make a copy available to the Engineer upon request. Take prompt action to correct conditions which have resulted in, or could result in, the submission of materials, products, or completed construction which do not conform to the requirements of the specifications.

Acceptable grouting materials include:

Polymer The material used for raising concrete slabs shall be a polymer, such as water blown high-density polyurethane. The material shall be hydrophobic, closed cell, and shall exhibit the following minimum physical characteristics and properties:

Density (lb/Ft.3)	Compressive Strength (psi)
ASTM1622	ASTM 1621
3.0	40 PSI
3.5	50 PSI
4.0	60 PSI
5.0	110 PSI

The polymer foam system will have a free rise density of 3.0 – 3.2 lb/ft3, with a minimum compressive strength of 40 psi.

The polymer will meet the criteria of NSF/ANSI 61 for use around public water supply systems.

Portland Cement Type I and II Cement shall conform to the requirements of ASTM C 150.

Pulverized lime stone Lime stone shall conform to the requirements of ASTM C5-10.

Fly-Ash Fly-ash shall conform to the requirements of ASTM C 618, Standard Specification for Fly-ash and Raw or Calcined Natural Pozzolan Class C Fly-ash for use as a Mineral Admixture in Portland Cement. Specifically, it shall conform to all requirements of Table 1 and Table 2 as outlined therein.

The concrete supplier shall furnish a notarized certificate from the fly-ash marketer at the time of submittal of concrete mix designs for approval indicating conformance with these requirements. Also, a copy of the most recent chemical analysis shall be provided.

At no time during the course of the project will a change of fly-ash source (plant) be permitted without the prior written consent of the Engineer.

Water. Water used in the grout mix shall be clean and free from injurious amounts of oil, acid, organic matter, or other deleterious substances. Potable water will be provided by the Owner for use on the project site at no cost to the Contractor.

Sand. Sand for grout shall meet current TXDOT specifications for fine-aggregate and shall be free of deleterious substances.

Bulk Fillers. Bulk fillers other than sand shall be free of deleterious substances.

Admixtures. Admixtures shall be compatible with the grouting equipment, grout, and the existing facility.

Storage and Supply. A sufficient quantity of all materials shall be on hand to ensure that grouting operations will not be interrupted or delayed. Materials shall be stored and protected at all times and at all locations in such a manner that the quality of the materials is maintained.

Labeling. Materials shall be packaged and labeled such that they can be readily identified.

3. EQUIPMENT

All drilling and grouting equipment shall be of a type and capacity, and in condition, to perform the work described.

4. ARRANGEMENT OF GROUTING EQUIPMENT

The arrangement of grouting equipment shall to the extent practical shall minimize any disruption of the on-going operations of the Library.

5. COMMUNICATIONS

A suitable voice communications system between individuals at the pump units and the

holes shall be maintained by the Contractor.

6. SUBMITTALS

Contractor to submit the following for review by the Engineer prior to mobilizing.

Work Plan-A Work Plan detailing the Grouting Contractor's proposed schedule broken out by each area to be grouted, materials and equipment to be used. The Work Plan shall include a drawing showing the proposed layout of the grout injection points.

Description of the procedure to be used to avoid existing utilities in, or below, the floor slab.

Description of the techniques to be used to monitor the elevation of the slab during the grouting to avoid over lifting the slab.

Description of the techniques that will be used to control dust from drilling holes in the slab, grinding offsets at joints, and other operations.

Materials:

Description of the materials to include:

Product Name

Manufacturer

Manufacturer's certification that the material provided meets the industry standards for the material

The composition and mix ratios of the grout(s) to be used

MSDS for all materials to be used at the site. The Owner reserves the right to reject materials that are not compatible with the continued use of the office and second floor areas of the Convention Center during the work, or any area of the facility after the completion of the work.

Upon completion of the work a certification that all utilities located below the floor slab in the work area; including but not limited to electrical power, communications, water supply, and sanitary sewer (to include kitchen floor drains) have been tested, and found to be in good working order.

7. OWNER PROVIDED

The Owner will provide at no cost to the Contractor:

Lay down area of at least 2,000 square feet in the parking lot for material and equipment.

Potable water: a hose bib will be designated for the Contractor's use during the duration of the project.

Electricity: 110 volt 15 amp service at various locations in the vicinity of the work area in the interior of the building.

8. GROUTING PROCEDURE

Grouting, shall be accomplished with caution to prevent over lifting of the floor slab or excessive leakage of grout at the surface.

Grout injection holes shall be located close enough together that grout injected in one hole is observed at adjacent holes to verify that the grout is forming a continuous mass under the floor slab.

The quantity of grout prepared in advance shall be kept to a minimum. Grout, which has remained in the mixer or holdover tank with or without agitation for greater than the time recommended by the manufacturer, shall be discarded.

If special ventilation, or other, measures are required to use particular materials the Contractor is to provide these measures incidental to the performance of their work. The Owner reserves the right to direct the Contractor to stop work and take additional measures, as required, to maintain a safe and healthy environment for others working in the Convention Center, at no cost to the Owner.

9. RECORDS

The Contractor shall keep complete records of all grouting operations. These records include the area in which the work was performed, the weight of grout in pounds used, time logs of grout mixes and admixtures used in each batch of grout.

The Contractor shall cooperate in providing all information related to grouting activities required by the contract.

A copy of the records shall be provided the Engineer at the completion of each shift via email.

10. CLEANUP

All grout holes to be filled with a plug a minimum of 2 inches thick of Portland cement grout. The surface of the plug shall be struck off level with the slab. Plugs extending above the slab shall be ground to be flush. Plugs that are depressed relative to the slab shall be reworked to be flush.

Vertical off-sets at joints or cracks in the floor slab greater than 1/16 inch at joints and cracks in the floor slab shall be ground to a uniform slope over a width of at least 50 times the height of the vertical off-set.

After grouting is completed, the Contractor shall remove the grouting plant and all related parts, equipment, and supplies from the site, including unused materials and waste.

The work area, including the lay down area, shall be broom clean.

11. MEASUREMENT AND PAYMENT

For items of work for which specific unit prices or lump sum prices are established in the contract, such payment will constitute full compensation for all labor, materials, equipment, and all other items necessary and incidental to the completion of the work.

Work Stoppage for Convenience of Owner Payment for work stoppage for the convenience of the Owner will be made at the contract lump sum price. Such payment will include compensation for moving grouting equipment and materials to a designated location on-site. No compensation will be paid for stop work orders issued due to failure of the Contractor to execute work in accordance with the approved work plan.

Slab Elevation Recovery. Compensation for slab elevation recovery shall be paid as a percentage of the recovery required to restore the slabs in the Speer Memorial Library to a level condition. The percentage recovery for each area to be determined based on the difference between the pre-construction survey and a post-construction survey conducted by the Owner of that area. The Engineer will schedule the post-construction survey upon written notification from the Contractor that they desire the survey to be conducted. Areas of the slab, if any, that have been lifted above "level" will be regarding as being low by an amount equal to that which they are high.

The Contractor may at their own cost retain a professional land surveyor to conduct pre- and post- construction surveys of the slab elevation. If the Contractor retains a PLS to perform these surveys the average of the Contractor's and the Owner's surveys shall be used to determine the compensation. The methods used by the Contractor's PLS must equal those used by the Owner's surveyor for accuracy and precision.

The Contractor may elect to perform additional grouting to achieve greater recovery of the floor slab following the post-construction survey by the Owner. In this case the Contractor will be required to pay for the Owner's surveyor to perform an additional

post-construction survey following the additional grouting which would then become the basis for payment.

For grouting of the other areas of the interior the basis of payment shall be pounds of polymer grout or cubic feet of Portland cement grout used in those areas

Subsidiary Items. Compensation for any item of work described in the contract but not listed in the bid schedule will be included in the payment for the item of work to which it is made subsidiary. Testing to verify that utilities, including drains, communication, data, and electrical lines in the floor slab function properly upon completion of the work, and repairs to any damaged utilities are incidental and included in the lump sum, or unit price, for grouting of each area.

3. UNDERPINNING OF INTERIOR WALLS

1. SCOPE

As a turn-key design-build project install underpinning piers to a minimum depth of ?? feet below the existing grades to raise, to a more nearly level condition, the interior slab supported walls around the Library shall include furnishing of all materials, labor, and equipment required. The underpinning piers can either be installed prior to pressure grouting the floor slabs and be used to lift the walls to the desired elevations, or installed after the floor slabs have been pressure grouted and lifted to the desired elevation. Prior to lifting the floor slab all material, such as caulk or mortar, previously used to fill cracks that had opened in the partition walls is to be removed.

After the lifting is completed soil, or gravel, shall be compacted back into the holes excavated to install underpinning piles, a 4 inch layer of gravel placed over the compacted soil, and a 6mil poly vapor barrier placed over the gravel and the hole in the slab patched with a minimum of 4 inches thick of 3,000 psi Portland cement concrete attached to the adjacent areas of the floor slab with two #4 dowels on each side of the hole extending a minimum of 6 inches into the existing slab. Patches shall be flush with and finished to match the adjacent areas of the floor slab.

2. MATERIALS

The materials proposed to be used for underpinning shall be approved prior to use. Take prompt action to correct conditions which have resulted in or could result in the submission of materials, products, or completed construction which do not conform to the requirements of the specifications.

Steel Pipe Steel pipe with a minimum outside diameter of 2.8 inches with a minimum wall thickness of 0.22 inches and a minimum yield strength of 50 ksi. Connections may be threaded, welded, or bolted.

Underpinning Brackets Underpinning brackets compatible with the underpinning pile with an allowable load of 20 kips.

Coating All steel, including pipe, brackets, bolts, and other components that are not encapsulated in Portland cement grout to be hot dip galvanized. Coat welds or damage to the HDG with ZRC Cold Galvanizing Compound, or approved equal, in accordance with the manufacturer's recommendations.

Portland Cement Type I and II Cement shall conform to the requirements of ASTM C 150.

Water. Water used in the grout mix shall be clean and free from injurious amounts of oil, acid, organic matter, or other deleterious substances. Potable water will be provided by the Owner for use on the project site at no cost to the Contractor.

Admixtures. Admixtures shall be compatible with the grouting equipment, grout, and the existing facility.

Materials shall be stored and protected at all times and at all locations in such a manner that the quality of the materials is maintained.

Labeling. Materials shall be packaged and labeled such that they can be readily identified.

3. EQUIPMENT

All drilling and grouting equipment shall be of a type and capacity, and in condition, to perform the work described.

4. ARRANGEMENT OF EQUIPMENT

The arrangement of the drilling and grouting equipment shall be made to minimize the disruption of the on-going operations of the Convention Center.

5. COMMUNICATIONS

A suitable voice communications system between individuals at the pump units and the holes shall be maintained by the Contractor.

6. SUBMITTALS

Contractor to submit the following for review by the Engineer prior to mobilizing.

Work Plan-A Work Plan detailing the materials and equipment to be used.

Materials:

Description of the materials to include:

Product Name

Manufacturer

Manufacturer's certification that the material provided meets the industry standards for the material

The composition and mix ratios of any grout(s) to be used

MSDS for all materials to be used at the site. The Owner reserves the right to reject materials that are not compatible with the continued use of the office and second floor areas of the Convention Center.

7. OWNER PROVIDED

The Owner will provide at no cost to the Contractor:

Lay down area of at least 2,000 square feet in the parking lot for material and equipment, and access to at least one bay of the loading dock.

Potable water: a hose bib will be designated for the Contractor's use during the duration of the project.

Electricity: 110 volt 15 amp service at various locations in the vicinity of the work area in the interior of the building.

8. DRILLING AND GROUTING PROCEDURE

Underpinning piers may be installed by pre-drilling using augers, air, or mud rotary techniques and lowering the underpinning pier into the pre-drilled hole, or by drilling with the underpinning pier using a single use bit and air or mud rotary. Helical or push (reaction) type piers may be used. All piers, regardless of type must terminate at a minimum depth of ?? feet. Helical or push piers that are made of open-ended pipe that would create a potential pathway for water to travel through must be filled with grout.

Grouting of underpinning piers shall be accomplished either with a tremie pipe extending to the bottom of the drilled hole, or by pumping grout through the interior of the underpinning pier. Grouting is to continue until clean grout is emerging from the hole having flushed out the cuttings and completely filled both the interior and exterior annular spaces to the ground surface.

The quantity of grout prepared in advance shall be kept to a minimum. Grout, which has remained in the mixer or holdover tank with or without agitation for greater than one (1) hour, shall be discarded.

Brackets may be installed on underpinning piers prior to the grout setting, but load shall not be transferred to the bracket for a minimum of 72 hours.

After the grout has cured for a minimum of 72 hours the structure being underpinned may be lifted to the maximum extent practical. Helical or push type piers may be lifted immediately after installation, even if they are to be filled internally with grout.

If special ventilation, or other, measures are required to use particular materials the Contractor is to provide these measures incidental to the performance of their work. The Owner reserves the right to direct the Contractor to stop work and take additional measures, as required, to maintain a safe and healthy environment for others working in the Convention Center, at no cost to the Owner.

9. RECORDS

The Contractor shall keep complete records of all underpinning operations. These records include the date, number, and depth to which each underpinning pier was installed.

The Contractor shall cooperate in providing all information related to underpinning activities required by the contract.

A copy of the records shall be provided the Engineer at the completion of each shift via email.

10. CLEANUP

After underpinning pier installation and grouting is completed, the Contractor shall remove the drilling equipment, grouting plant and all related parts, equipment, and supplies from the site, including unused materials and waste.

The work area, including the lay down area, shall be broom clean. Landscaped areas shall be free of debris and raked.

11. MEASUREMENT AND PAYMENT

For items of work for which specific unit prices or lump sum prices are established in the contract, measurement and payment for pressure grouting will be made as described below. Such payment will constitute full compensation for all labor, materials, equipment, and all other items necessary and incidental to the completion of the work.

Underpinning Piers. Compensation for underpinning piers shall be paid as a unit price for supplying, installing, and grouting (if required by the pier design) an underpinning pier to a depth of ?? feet below the existing floor slab, installing a bracket to transfer load from the structure to the underpinning pier, and performing lifting.

Subsidiary Items. Compensation for any item of work described in the contract but not listed in the bid schedule will be included in the payment for the item of work to which it is made subsidiary. Excavation to install piers, chipping and cutting of existing footings to install brackets, backfilling excavations with compacted fill, and replacing concrete slabs (if removed to install underpinning piers) are incidental and included in the base price for underpinning.

Floor Slab Pressure Grouting and Drilled Underpinning Pier Installation
Bid Sheet

Item	Unit Cost	Unit	Number	Extended Cost	Estimated Duration (days)
Pressure Grouting Slab		Lump Sum	1		
Underpinning Piles		Each	76		N/A
Total	N/A	N/A	N/A		



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026

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

AGENDA ITEM: Authorization to Solicit for Bids for Liquid Aluminum Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez

NATURE OF REQUEST:

Liquid aluminum sulfate is used in Public Works water treatment operations as a coagulant to remove suspended solids and turbidity. Authorization to solicit bids will ensure availability on an as-needed basis to support uninterrupted water treatment operations.

BUGETED: Yes **FUND:** Utility – North Water Plant **ACCT. #:** 02-430-64220

BUDGET: \$950,000 **EST. COST:** \$40,000 **CURRENT BUDGET BALANCE:** \$82,187

BUGETED: Yes **FUND:** Utility – South Water Plant **ACCT. #:** 02-413-64220

BUDGET: \$800,000 **EST. COST:** \$40,000 **CURRENT BUDGET BALANCE:** \$119,005

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *SP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

CITY OF MISSION

SPECIFICATIONS

Liquid Aluminum Sulfate for the Water Treatment Plants

- I. Scope of Work: The City of Mission is accepting bids for Liquid Aluminum Sulfate for the Water Treatment Plants.
- II. General Information: The maximum plant flow at the North Water Plant is 17.5 mgd and the minimum plant flow is 7.0 mgd. The average plant flow is 10.5 mgd. The maximum plant flow at the South Water Plant is 8.0 mgd and the minimum plant flow is 6.0 mgd. The average plant flow is 7.0mgd.
- III. Specifications: Please read your specifications thoroughly and be sure that the Liquid Aluminum Sulfate offered complies with all requirements. Any variations from the specifications must be clearly indicated on item specification sheet and covered by letter attached to any changes made on your bid responses.
- IV. Delivery: Deliveries of Liquid Aluminum Sulfate for the Water Treatment Plants shall be by drivers thoroughly trained and familiar with the related hazards, safety measures, and spill clean-up procedures. **ALL SPILLS AND LEAKAGE, REGARDLESS OF SIZE, SHALL BE PROPERLY AND IMMEDIATELY CLEANED UP BY THE BIDDER’S PERSONNEL.** Proper labeling, including hazard warnings, will be required on all delivery trucks.

Item Description
<ul style="list-style-type: none"> a. The bidder’s Liquid Aluminum Sulfate must be approved and registered as an NSF Standard 60 product for use in potable water systems. b. The solution shall conform to the following: <ul style="list-style-type: none"> i. Liquid Aluminum Sulfate: 50% ii. Concentration: 8.0 – 8.5% A12 03 iii. PH: 2.3 – 2.7 iv. Solubility in water: Complete v. Specific gravity (water=1): 1.30 – 1.33 vi. Appearance: Hydrate, clear, off-white liquid – no odor vii. Shelf life: one (1) year, minimum viii. Boiling point: 215.6 F (102° C) ix. Freezing point: 8° F x. Viscosity: 2.07 Centipoise (cp) c. The product shall be delivered in truck loads. d. Historical annual usage for South and North Water Plants: 3,950,000 lbs. e. Maximum plant flow: <ul style="list-style-type: none"> i. South Water Plant: 8.0 mgd with the average plant flow of 7 mgd ii. North Water Plant: 17.5 mgd with the average plant flow of 10.5 mgd f. To include product bulletin and material safety data sheets g. Contractor agrees to allow an inventory of 1500 gallons on site at all times. h. Contractor agrees to deliver additional Liquid Aluminum Sulfate as needed within a period of two (2) calendar days after notification by telephone. i. Neither the contractor nor his employees engaged in the delivery and off-loading of the containers shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the contractor’s delivery personnel. The City shall have the right of inspection of said undertakings at any time. j. Contractor agrees not to charge the City of Mission any rental demurred charges. k. Contractor shall furnish the City of Mission upon request with factual information as to existence and financial stability of company, along with a list of present cities being serviced, and a laboratory test report of their Liquid Aluminum Sulfate from an accredited chemical testing laboratory company. Laboratory test report shall be at the expense of the contractor. l. Deliveries of Chemicals for Water Treatment Plants shall be by drivers thoroughly trained and familiar with the related hazards, safety measures, and spill clean-up procedures. ALL SPILLS AND LEAKAGE, REGARDLESS OF SIZE, SHALL BE PROPERLY AND IMMEDIATELY CLEANED UP BY THE BIDDER’S PERSONNEL. Proper labeling, including hazard warnings, will be required on all delivery trucks



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026
PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer
AGENDA ITEM: Authorization to Solicit for Bids for Liquid Ammonium Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez

NATURE OF REQUEST:

Staff is requesting authorization to solicit bids for the purchase of liquid ammonium sulfate for the Public Works Department. This chemical is required for water treatment operations as part of the disinfection process. Authorization will ensure the availability of liquid ammonium sulfate on an as-needed basis to support continuous and uninterrupted water treatment operations.

BUGETED: Yes **FUND:** Utility – North Water Plant **ACCT. #:** 02-430-64220

BUDGET: \$950,000 **EST. COST:** \$40,000 **CURRENT BUDGET BALANCE:** \$82,187

BUGETED: Yes **FUND:** Utility – South Water Plant **ACCT. #:** 02-413-64220

BUDGET: \$800,000 **EST. COST:** \$40,000 **CURRENT BUDGET BALANCE:** \$119,005

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 _____

CITY OF MISSION

SPECIFICATIONS

Liquid Ammonium Sulfate for the Water Treatment Plants

- I. Scope of Work: The City of Mission is accepting bids for Liquid Ammonium Sulfate for the North and South Water Treatment Plants.
- II. General Information: The maximum plant flow at the North Water Plant is 17.5 mgd and the minimum plant flow is 7.0 mgd. The average plant flow is 10.5 mgd. The maximum plant flow at the South Water Plant is 8.0 mgd and the minimum plant flow is 6.0 mgd. The average plant flow is 7.0 mgd.
- III. Specifications: Please read your specifications thoroughly and be sure that the Chemicals for Water Treatment Plants offered complies with all requirements. Variations from the specifications will not be allowed. The City requires for a product bulletin and material safety data sheets to be included with bid.
 1. The bidder's **Liquid Ammonium Sulfate** must be approved and registered as an **NSF Standard 60 product** for use in potable water systems.

The solution shall conform to the following:

- i. pH: 2.0 – 5.0
- ii. Solubility in water: complete
- iii. Specific gravity (water=1): 1.21 – 1.22
- iv. Appearance: clear, pale yellow liquid – no odor
- v. Shelf Life: One (1) year, minimum
- vi. Boiling point: 214° F
- vii. Freezing point: < 4° F
- viii. Viscosity: 2.07 centipose(cp)

Storage tank capacity: 10,000 gallons at North Water Plant and 5,000 gallons at South Water Plant, distance from truck unloading spot is within reasonable distance.

Order of 48,000 lbs. or truckload will be placed every three (3) months, and may be ordered more frequently during the summer months. Split loads between Treatment Plants are occasionally ordered as needed.

Pump and hoses used to unload chemical shall comply with Federal and State regulations

- IV. Delivery: Deliveries of Liquid Ammonium Sulfate for the Water Treatment Plants shall be by drivers thoroughly trained and familiar with the related hazards, safety measures, and spill clean-up procedures. **ALL SPILLS AND LEAKAGE, REGARDLESS OF SIZE, SHALL BE PROPERLY AND IMMEDIATELY CLEANED UP BY THE BIDDER'S PERSONNEL.** Proper labeling, including hazard warnings, will be required on all delivery trucks.



Hill-Tex Electric

Florentino Vasquez Jr.

PO Box 4464

Edinburg, Tx 78540-4464

hilltexelectric@yahoo.com

Tel: (210) 324-3705/(956) 219-5959

To: City of Mission

From: Florentino Vasquez Jr.

Re: Renewal of Contract RFB: 24-246-02-12

Date: January 27, 2026

To whom it may concern:

Hill-Tex Electric would like to extend his contract RFB: 24-246-02-12, Electrical Repair and Maintenance Service, for contract dates March 4, 2026 to March 3, 2027. The current price will be honor for the year 2026-2027. Also, there will be no percentage mark-up for the 2026-2027 year.

Thank you,

Florentino Vasquez Jr.

J&E LIFT STATION SERVICES, INC.

P.O. Box 239 Lo Blanco, Texas 78558
Phone /956) 262-7796 I Fax /956) 262-7864

1/26/2026

To Whom It May Concern;

This letter is in reference to contract 24-246-02-12 (Electrical Repair and Maintenance Services). We would like to renew it for another year from 3/4/2026 to 3/3/2027 with no change in current pricing schedule

Thank you,



Edna M. Cantu

BID NAME/NUMBER: 24-246-02-12 / Electrical Repair and Maintenance Services

OPEN DATE: February 12, 2024 2:00 PM CST



Vendor Name:	J&E Lift Station Services Inc.	Hill-Tex Electric			
Street address:	P.O. Box 239	P.O. Box 4464			
City, State:	La Blanca, TX 78558	Edinburg, TX 78540			
Phone:	(956) 262-7796	(210) 324-3705			
Fax:	(956) 262-7864	(956) 205-2631			
Contact:	Jose Pena Jr.	Florentino Vasquez Jr.			
Email:	jeliftstation@yahoo.com	hilltexelectric@yahoo.com			
DESCRIPTION:	UOM	Qty	Hourly Rate	Hourly Rate	Hourly Rate
Regular Rates: Electrician	HR	1	\$17.950	\$12.000	
Regular Rates: Assistant	HR	1	\$10.000	\$9.000	
Mark-up/down on parts & materials			18% up	20% up	
Emergency Rates: Electrician	HR	1	\$17.950	\$20.000	
Emergency Rates: Assistant	HR	1	\$10.000	\$17.000	
Mark-up/down on parts & materials			18% up	25% up	
Hours/Days to Respond Regular Work			1 Hour	1-5 Hours	
Hours/Days to Respond Emergency Work			1 Hour	1 Hour	
1st Year Renewal Option			1.0%	0.0%	
2nd Year Renewal Option			1.0%	0.0%	
ADDENDUMS			None	None	

Apparent Lowest Responsible Bidder for Electrical Repair and Maintenance Services:

Regular Repairs: Hill-Tex Electric
 Emergency Repairs: J&E Lift Station Services, Inc.



BID NAME/NUMBER: 24-246-02-12 / Electrical Repair and Maintenance Services

OPEN DATE: February 12, 2024 2:00 PM CST

Vendor Name:	J&E Lift Station Services Inc.	Hill-Tex Electric	
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Phone:	(956) 262-7796	(210) 324-3705	
Fax:	(956) 262-7864	(956) 205-2631	
Contact:	Jose Pena Jr.	Florentino Vasquez Jr.	
Email:	jeliftstation@yahoo.com	hilltexelectric@yahoo.com	

DESCRIPTION of FORMS:				
	Solicitation Signed		Yes	Yes
	Terms & Conditions Included		Yes	Yes
	Pricing Schedule		Yes	Yes
	Subcontractor(s)/Subconsultant(s)		Yes	Yes
	Non-Collusive		Yes	Yes
	Contractor Site Visit		Yes	Yes
	Addenda(s)		None	None
	Gen. Business Questionare		Yes	Yes
	References		Yes	Yes
	CIQ			
	Master License		Yes	Yes



La Joya Independent School District
Office of Academic Advancement
& School Performance
200 West Expressway 83
La Joya, Texas 78560
Telephone (956) 323-2560

School Board Item 22.

Julian Alvarez III, President
Anita Chavez, Vice-President
Alyssa Peña, Secretary
Celso Gomez Jr., Member
Dr. Rosalva Hernandez, Member
Dr. Carlos Margo, Member
Jessica Ochoa, Member

MEMORANDUM OF UNDERSTANDING (MOU)

Between: Speer Memorial Library

And: La Joya Independent School District (La Joya ISD) – Texas ACE Program

Effective Date: Upon Award Notice

Duration: 2026–2031 (Cycle 13)

Purpose

Through this memorandum, Speer Memorial Library expresses its willingness to partner with La Joya ISD in the Nita M. Lowey 21st Century Community Learning Centers (21st CCLC) – Texas ACE Program, Cycle 13. The Texas ACE Program seeks to provide after-school enrichment, academic support, and family engagement opportunities for participating elementary campuses and feeder schools.

This partnership aims to enhance student learning, promote literacy enrichment, support safe and structured after-school environments, and encourage family and community engagement.

Partnership Parameters & Limitations

Speer Memorial Library shall not be obligated to provide additional staff, funds, supplies, equipment, or new programming beyond its standard operations. Participation is voluntary and contingent upon the availability of Texas ACE grant resources provided by La Joya ISD. This Memorandum shall not be interpreted to require the Library or its governing jurisdiction to appropriate funds or incur financial liability. Continuation or modification of the partnership shall be at the sole discretion of the Library and shall be subject to applicable policies and the availability of grant resources.

Scope of Partnership

Speer Memorial Library will collaborate with the Texas ACE Project Director, Program Specialist, and district leadership to offer literacy, enrichment, and family engagement opportunities that

align with library programming already in place and that can be supported by ACE grant resources. These efforts intend to support:

- Student Academic & Socio-Emotional Success: Enhancing literacy, reading comprehension, digital literacy skills, and providing supportive learning environments.
 - Staff Professional Collaboration: Coordinating with district and campus staff to align library resources with after-school enrichment offerings.
 - Family & Community Engagement: Encouraging family participation in reading and library activities to strengthen home-school-community partnerships.
-

Services to Be Provided

Based on activities already offered by Speer Memorial Library and to the extent supported by Texas ACE grant resources, the Library agrees to provide access to:

- After-School Literacy & Enrichment: Storytime, reading clubs, summer reading activities, homework assistance, and enrichment aligned with literacy goals.
 - Safe & Structured Learning Spaces: Library facilities, reading materials, and digital resources.
 - Digital Literacy & Homework Support: Access to computers, educational software, and support for digital learning and homework completion.
 - Family Literacy Workshops: Family reading activities, literacy information sessions, and parent engagement workshops.
 - Community Literacy Outreach: Participation in literacy fairs, book drives, back-to-school events, and other family engagement activities that align with Texas ACE goals.
 - Program Coordination: Collaboration with Texas ACE leadership to align schedules, communication, and resource use, ensuring activities complement the after-school program.
-

Commitment to Program Goals

Speer Memorial Library commits to:

- Collaborating with the Texas ACE Project Director, Program Specialist, and La Joya ISD staff to facilitate planning and coordination.
- Supporting Texas ACE priorities, including:
 - Empowered Graduates: Fostering literacy and lifelong learning.
 - Thriving Students: Providing engaging, supportive environments.

- Community Trust & Partnership: Strengthening family and community participation in enrichment and literacy activities.
- Promoting the mission and benefits of the Texas ACE partnership to library patrons and school families.

Participation remains contingent on the continued availability of grant resources and shall not obligate the Library to financial, staffing, or material commitments beyond existing library operations.

Signatures

By signing below, both parties agree to collaborate in support of the Texas ACE Program under the 21st CCLC grant, Cycle 13 (2026–2031), subject to the partnership parameters outlined in this memorandum.

Speer Memorial Library

Name: _____
Title: _____
Signature: _____
Date: _____

La Joya Independent School District (Texas ACE Program)

Name: _____
Title: _____
Signature: _____
Date: _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Fire Department Emergency Response Project #5799001 under the FY27 Border Zone Fire Department 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 Border Zone Fire Department Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 10th day of February 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution #_____ authorizing the Fire Department’s submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of \$2,000,000 with no match requirement - Elizalde

NATURE OF REQUEST:

The Mission Fire Department is seeking approval of resolution authorizing the submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative. The Fire department seeks to purchase twenty-two (22) p25 radios and support overtime costs associated with Fire/EMS operations needed to reduce border-related criminal activity and increase effectiveness of its operations. The total grant request is \$2,000,000 and does not require a cash match.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Fire

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Mission Fire Department Operation Lone Star Project #5809401 under the FY27 Operation Lone Star 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 Operation Lone Star Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 10th day of February 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 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 FY26-27 Regional Solid Waste Grant Program to the LRGVDC in the amount of \$30,000 with a 10% cash match - Elizalde

NATURE OF REQUEST:

The Mission Sanitation Department is seeking approval of resolution authorizing the submittal of a grant application for the FY2026-2027 Regional Solid Waste Grant Program to the Lower Rio Grande Valley Development Council and authorizing Mayor as the Authorized Representative. The department's total project request is \$30,000 and will allow the expansion of the city's waste management and recycling operations. The grant recommends a match for competitive purposes, which the department will support a 10% cash match of \$3,000.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Sanitation, Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

RESOLUTION OF LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL (LRGVDC) AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT; AUTHORIZING Norie Gonzalez Garza, Mayor TO ACT ON BEHALF OF the City of Mission IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED the City of Mission WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS.

WHEREAS, the Lower Rio Grande Valley Development Council (LRGVDC) is directed by the Texas Commission on Environmental Quality (TCEQ) to administer solid waste grant funds for implementation the COG’s adopted regional solid waste management plan; and

WHEREAS, the City of Mission in the State of Texas is qualified to apply for grant funds under the Request for Applications.

NOW, THEREFORE, BE IT RESOLVED BY the City of Mission IN Mission, TEXAS;

- 1. That Norie Gonzalez Garza, Mayor is authorized to request grant funding under the LRGVDC Request for Applications of the Regional Solid Waste Grants Program and act on behalf of the City of Mission in all matters related to the grant application and any subsequent grant contract and grant project that may result.
- 2. That if the project is funded, the City of Mission will comply with the grant requirements of the LRGVDC, Texas Commission on Environmental Quality and the State of Texas.
- 3. The grant funds and any grant-funded equipment or facilities will be used only for the purposes for which they are intended under the grant.
- 4. That activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

READ, CONSIDERED AND APPROVED, this 10th day of February 2026.

(Signature of Authorized Official)

(Notary Signature)

(Typed or Printed Name)

(Type or Printed Name)

(Title)

(Commission Expires)



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submittal of a grant application to the Texas Department of State Health Services for the Texas Spay and Neuter Program in the amount of \$499,998 with no match requirement - Elizalde

NATURE OF REQUEST:

The Mission Health Department, Animal Control Services is seeking approval of resolution authorizing the submittal of a grant application to the Texas Department of State Health Services for the Texas Spay and Neuter Program; and authorizes Mayor as the Authorized Representative. The department is requesting funding under the program’s Tier 3 category for a total of \$499,998 over a two (2) year contract. The funding will support spay and neuter initiatives, servicing up to 1,999 animals. The program does not have a match requirement.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Health, 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 City of Mission Health Department’s Texas Spay and Neuter Project under the Texas Department of State Health Services 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 funds, the City of Mission assures that the funds will be returned to the Texas Department of State Health Services 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 Texas Spay and Neuter Project to the Texas Department of State Health Services.

READ, CONSIDERED AND APPROVED, this 10th day of February 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 City of Mission Operation Lone Star Project #5193503 under the FY27 Operation Lone Star 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 Operation Lone Star Grant Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 10th day of February 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary

COMMERCIAL VEHICLE LEASING
1400 W. 7TH STREET SUITE 200
FORT WORTH, TX 76102
817-355-3273

Item 28.

CUST#

RETAIL PURCHASE AGREEMENT

Deal Number: 6280

Purchaser's Name(s): CITY OF MISSION Date: 01/13/2026

Address: _____ County: _____

Telephone (1): _____ Telephone (2): _____ DOB: _____

E-mail: _____ D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: _____

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Odometer Mileage Statement for full disclosure.

YEAR 2020	MAKE RAM TRK	MODEL 1500	COLOR	STOCK NO.
VIN/SERIAL NO. 1C6RR6ST1LS100082		ODOMETER READING <input type="checkbox"/> Not Accurate	SALESPERSON	

THE VEHICLE IS: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> USED	PRIOR USE DISCLOSURE: <input type="checkbox"/> DEMONSTRATOR <input type="checkbox"/> FACTORY OFFICIAL/EXECUTIVE <input type="checkbox"/> RENTAL <input type="checkbox"/> OTHER N/A
--	---

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. All warranties, if any, by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. **Traducción española:** Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

Used Vehicle Limited Warranty Applies: We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE-IN VEHICLE INFORMATION

Year: <u>N/A</u> Make: <u>N/A</u> Model: <u>N/A</u> Color: <u>N/A</u>	CASH PRICE OF VEHICLE	5025.62
VIN/Serial No: <u>N/A</u> Odometer Reading: <input type="checkbox"/> Not Accurate <u>N/A</u>	OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker	N/A
Trade-In Allowance: <u>N/A</u> Balance Owed & Lienholder: <u>N/A</u>	N/A	N/A
	TOTAL SELLING PRICE	5025.62
	LESS: TRADE-IN ALLOWANCE	N/A
	N/A	N/A
	SUBTOTAL	5025.62
	N/A	N/A
	SALES TAX	N/A
	DEALER'S INVENTORY TAX	9.40
	N/A	N/A
	DOCUMENTARY FEE *	225.00
	STATE INSPECTION FEE	N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION	DEPUTY SERVICE FEE	N/A
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT	LICENSE FEE	98.50
	TITLE FEE	33.00
	N/A	N/A
	N/A	N/A
	N/A	N/A
	TOTAL DUE	5391.52

Dealer's Inventory Tax: The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the Dealer to the consumer.

***Documentary Fee:** A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents relating to the sale. A documentary fee may not exceed a reasonable amount agreed to by the parties. This notice is required by law. **Traducción española:** Vea Párrafo 13.

AMOUNT TO BE FINANCED (See Paragraphs 12 and 16) **5391.52**

This Agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into, or will be recognized. I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

Purchaser _____ 01/13/2026 Accepted by Authorized Dealership Representative _____ 01/13/2026

Purchaser N/A

COMMERCIAL VEHICLE LEASING
1400 W. 7TH STREET SUITE 200
FORT WORTH, TX 76102
817-355-3273

Item 28.

CUST#

RETAIL PURCHASE AGREEMENT

Deal Number: 6280

Purchaser's Name(s): CITY OF MISSION Date: 01/13/2026

Address: _____ County: _____

Telephone (1): _____ Telephone (2): _____ DOB: _____

E-mail: _____ D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: _____

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Odometer Mileage Statement for full disclosure.

YEAR 2020	MAKE RAM TRK	MODEL 1500	COLOR	STOCK NO.
VIN/SERIAL NO. 1C6RR6ST3LS100083		ODOMETER READING <input type="checkbox"/> Not Accurate	SALESPERSON	
THE VEHICLE IS: <input type="checkbox"/> NEW <input type="checkbox"/> USED		PRIOR USE DISCLOSURE: <input type="checkbox"/> DEMONSTRATOR <input type="checkbox"/> FACTORY OFFICIAL/EXECUTIVE <input type="checkbox"/> RENTAL <input type="checkbox"/> OTHER N/A		

WARRANTY STATEMENT		CASH PRICE OF VEHICLE	5025.62
<p>We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. All warranties, if any, by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and related goods and services.</p> <p>CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción española: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.</p> <p><input type="checkbox"/> Used Vehicle Limited Warranty Applies: We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.</p>		OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker	N/A
		N/A	N/A
TRADE-IN VEHICLE INFORMATION		TOTAL SELLING PRICE	5025.62
Year: N/A	Make: N/A	LESS: TRADE-IN ALLOWANCE	N/A
Model: N/A	Color: N/A	N/A	N/A
VIN/Serial No: N/A	Odometer Reading: <input type="checkbox"/> Not Accurate N/A	SUBTOTAL	5025.62
Trade-In Allowance: N/A	Balance Owed & Lienholder: N/A	N/A	N/A
OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS		SALES TAX	N/A
<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION		DEALER'S INVENTORY TAX	9.40
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT		N/A	N/A
<p>Dealer's Inventory Tax: The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the Dealer to the consumer.</p> <p>*Documentary Fee: A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents relating to the sale. A documentary fee may not exceed a reasonable amount agreed to by the parties. This notice is required by law. Traducción española: Vea Párrafo 13.</p>		DOCUMENTARY FEE *	225.00
		STATE INSPECTION FEE	N/A
<p>This Agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into, or will be recognized. I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.</p>		DEPUTY SERVICE FEE	N/A
		LICENSE FEE	98.50
<p>Purchaser: _____</p> <p>Purchaser: <u>N/A</u></p>		TITLE FEE	33.00
		N/A	N/A
<p>01/13/2026</p> <p>Accepted by Authorized Dealership Representative</p>		N/A	N/A
		TOTAL DUE	5391.52
<p>76830*1*</p> <p>221</p>		<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A
		N/A	N/A
<p>DealerCAP</p> <p>CATALOG #8963171</p>		LESS CASH DUE AT DELIVERY	N/A
		AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	5391.52

Purchaser
N/A
 DealerCAP

COMMERCIAL VEHICLE LEASING
1400 W. 7TH STREET SUITE 200
FORT WORTH, TX 76102
817-355-3273

CUST#

RETAIL PURCHASE AGREEMENT

Deal Number: 6280

Purchaser's Name(s): CITY OF MISSION Date: 01/13/2026

Address: _____ County: _____

Telephone (1): _____ Telephone (2): _____ DOB: _____

E-mail: _____ D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: _____

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Odometer Mileage Statement for full disclosure.

YEAR 2020	MAKE RAM TRK	MODEL 1500	COLOR	STOCK NO.
VIN/SERIAL NO. 1C6RR6ST5LS100084		ODOMETER READING <input type="checkbox"/> Not Accurate	SALESPERSON	
THE VEHICLE IS: <input type="checkbox"/> NEW <input type="checkbox"/> USED		PRIOR USE DISCLOSURE: <input type="checkbox"/> DEMONSTRATOR <input type="checkbox"/> FACTORY OFFICIAL/EXECUTIVE <input type="checkbox"/> RENTAL <input type="checkbox"/> OTHER N/A		
WARRANTY STATEMENT				
We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. All warranties, if any, by a manufacturer or supplier other than our Dealership are theirs, <u>not</u> ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and related goods and services.				
CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción española: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.				
<input type="checkbox"/> Used Vehicle Limited Warranty Applies: We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.				
TRADE-IN VEHICLE INFORMATION				
Year: N/A	Make: N/A	Model: N/A	Color: N/A	
VIN/Serial No: N/A		Odometer Reading: <input type="checkbox"/> Not Accurate N/A		
Trade-In Allowance: N/A		Balance Owed & Lienholder: N/A		
OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS				
<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION				
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT				
Dealer's Inventory Tax: The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the Dealer to the consumer.				
*Documentary Fee: A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents relating to the sale. A documentary fee may not exceed a reasonable amount agreed to by the parties. This notice is required by law. Traducción española: Vea Párrafo 13.				
CASH PRICE OF VEHICLE				5025.62
OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker				N/A
N/A				N/A
TOTAL SELLING PRICE				5025.62
LESS: TRADE-IN ALLOWANCE				N/A
N/A				N/A
SUBTOTAL				5025.62
N/A				N/A
SALES TAX				N/A
DEALER'S INVENTORY TAX				9.40
N/A				N/A
DOCUMENTARY FEE *				225.00
STATE INSPECTION FEE				N/A
DEPUTY SERVICE FEE				N/A
LICENSE FEE				98.50
TITLE FEE				33.00
N/A				N/A
N/A				N/A
TOTAL DUE				5391.52
<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt				N/A
N/A				N/A
N/A				N/A
LESS CASH DUE AT DELIVERY				N/A
AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)				5391.52

This Agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into, or will be recognized. I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

Purchaser _____ 01/13/2026 Accepted by Authorized Dealership Representative _____ 01/13/2026

COMMERCIAL VEHICLE LEASING
 1400 W. 7TH STREET SUITE 200
 FORT WORTH, TX 76102
 817-355-3273

Item 28.

CUST#

RETAIL PURCHASE AGREEMENT

Deal Number: 6280

Purchaser's Name(s): CITY OF MISSION Date: 01/13/2026

Address: _____ County: _____

Telephone (1): _____ Telephone (2): _____ DOB: _____

E-mail: _____ D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: _____

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Odometer Mileage Statement for full disclosure.

YEAR 2020	MAKE RAM TRK	MODEL 1500	COLOR	STOCK NO.
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VIN/SERIAL NO. 1C6RR6ST3LS100147	ODOMETER READING <input type="checkbox"/> Not Accurate	SALESPERSON
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THE VEHICLE IS: <input type="checkbox"/> NEW <input type="checkbox"/> USED	PRIOR USE DISCLOSURE: <input type="checkbox"/> DEMONSTRATOR <input type="checkbox"/> FACTORY OFFICIAL/EXECUTIVE <input type="checkbox"/> RENTAL <input type="checkbox"/> OTHER N/A
---	---

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. All warranties, if any, by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. **Traducción española:** Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

Used Vehicle Limited Warranty Applies: We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

TRADE-IN VEHICLE INFORMATION

Year: N/A	Make: N/A	Model: N/A	Color: N/A	CASH PRICE OF VEHICLE	5025.62
VIN/Serial No: N/A	Odometer Reading: <input type="checkbox"/> Not Accurate N/A			OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker	N/A
Trade-In Allowance: N/A	Balance Owed & Lienholder: N/A			N/A	N/A
				TOTAL SELLING PRICE	5025.62
				LESS: TRADE-IN ALLOWANCE	N/A
				SUBTOTAL	5025.62
				SALES TAX	N/A
				DEALER'S INVENTORY TAX	9.40
				DOCUMENTARY FEE *	225.00
				STATE INSPECTION FEE	N/A

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS

<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION	DEPUTY SERVICE FEE	N/A
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT	LICENSE FEE	98.50
	TITLE FEE	33.00
	N/A	N/A
	N/A	N/A

Dealer's Inventory Tax: The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the Dealer to the consumer.

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	TOTAL DUE	5391.52
	<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A
	N/A	N/A
	N/A	N/A
	LESS CASH DUE AT DELIVERY	N/A
	AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	5391.52

This Agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into, or will be recognized. I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

Purchaser: _____ Date: 01/13/2026 Accepted by Authorized Dealership Representative: _____ Date: 01/13/2026

COMMERCIAL VEHICLE LEASING
1400 W. 7TH STREET SUITE 200
FORT WORTH, TX 76102
817-355-3273

Item 28.

CUST#

RETAIL PURCHASE AGREEMENT

Deal Number: 6280

Purchaser's Name(s): CITY OF MISSION Date: 01/13/2026

Address: _____ County: _____

Telephone (1): _____ Telephone (2): _____ DOB: _____

E-mail: _____ D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: _____

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Odometer Mileage Statement for full disclosure.

YEAR 2020	MAKE RAM TRK	MODEL 1500	COLOR	STOCK NO.	
VIN/SERIAL NO. 1C6RR6ST4LS100190		ODOMETER READING <input type="checkbox"/> Not Accurate	SALESPERSON		
THE VEHICLE IS: <input type="checkbox"/> NEW <input type="checkbox"/> USED		PRIOR USE DISCLOSURE: <input type="checkbox"/> DEMONSTRATOR <input type="checkbox"/> FACTORY OFFICIAL/EXECUTIVE <input type="checkbox"/> RENTAL <input type="checkbox"/> OTHER N/A			
WARRANTY STATEMENT					
<p>We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. All warranties, if any, by a manufacturer or supplier other than our Dealership are theirs, <u>not</u> ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and related goods and services.</p> <p>CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción española: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.</p> <p><input type="checkbox"/> Used Vehicle Limited Warranty Applies: We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.</p>			CASH PRICE OF VEHICLE	5025.62	
			OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker	N/A	
			N/A	N/A	
			N/A	N/A	
			N/A	N/A	
			N/A	N/A	
			TOTAL SELLING PRICE	5025.62	
LESS: TRADE-IN ALLOWANCE	N/A				
N/A	N/A				
SUBTOTAL	5025.62				
N/A	N/A				
SALES TAX	N/A				
DEALER'S INVENTORY TAX	9.40				
N/A	N/A				
DOCUMENTARY FEE *	225.00				
STATE INSPECTION FEE	N/A				
DEPUTY SERVICE FEE	N/A				
LICENSE FEE	98.50				
TITLE FEE	33.00				
N/A	N/A				
N/A	N/A				
TOTAL DUE	5391.52				
<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A				
N/A	N/A				
N/A	N/A				
LESS CASH DUE AT DELIVERY	N/A				
AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	5391.52				

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Purchaser _____ 01/13/2026 Accepted by Authorized Dealership Representative _____ 01/13/2026



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning
AGENDA ITEM: Authorization to Award RFQ 26-004-11-05 Land Surveying Services to Melden & Hunt, Inc. – Cervantes

NATURE OF REQUEST:

The City of Mission received eleven (11) Statements of Qualifications (RFQs) for Land Surveying Services. Following evaluation, staff recommends awarding the contract to Melden & Hunt, Inc., the firm receiving the highest overall evaluation score and meeting all required specifications. Services will be provided on an as-needed basis and may include topographic surveys, boundary surveys, platting and preliminary surveys, and other land surveying services as required by the City.

BUGETED: Yes / No / N/A **FUND:** General **ACCT. #:** 01-414-34499

BUDGET: \$5,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$5,000

BID AMOUNT: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

PROPOSAL NAME/NUMBER: 26-004-11-05 / Land Surveying Services



OPEN DATE: November 05, 2025 2:00 PM CST

Evaluator	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points	Rating	Points	Rating	Points	Rating	Points	Rating	Points	
Proposer											
Stantec Consulting Services, Inc. 70 NE Loop 410, Ste. 1116 San Antonio, TX 78216	Acceptable		<i>Unacceptable</i>		Acceptable		Acceptable		Acceptable		
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	20	Acceptable	20	Acceptable	20	Acceptable	18	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Acceptable	40	Acceptable	35	Acceptable	37	Acceptable	36	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	20	<i>Not Acceptable</i>	20	Acceptable	20	Acceptable	30	Acceptable	27	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	7	
Final Determination of Review	Acceptable	81		90		85		97		88	88

Notes:

Strengths: (EV1) Very well orgazied and professional; The staff listed meet the minimum qualifications and licenses; The firm will assign staff as necessary fo our projects; The firm uses the latest in technology for this. **(EV2)** Great and complete proposal; All certificates, Good experience; Great staff experience; Up to Date with software & tech. **(EV3)** Experienced personnel; 6 field crews, 3 licensed land surveyors; lidar capabilities, GNSS receivers, data controllers, UAs, Robotic total stations. **(EV4)** Over 21 yrs experience. 34,000 employees in over 450 locations across 6 continents.; Company makes it a priority to staff each project appropriately, and support their experienced personnel with the resources they need for successful project delivery.; On a periodic basis, company will seek feedback of tasks and overall contract performace. **(EV5)** Stantec has quality control program to manage any city project with a quality and Adequacy of response. It has the knowledge and experience staff.; This firm organization has over 60 years of experience. It has over 34,000 Employees. Very experience and knowledge personnel; This firm has the Capacity to perform on any city project, it has the knowledge, experience, and staff.; This firm has teh technology & Document Management to perform any City project. Equipment Robotic Total Stations, GNGS Recievers (GPS) Terrestrial LiDar scanners, Automatic Levels, unmanned Aircraft System (UAS);

Weaknesses: (EV1) None; None; None; None **(EV2)** office is not local; low percentage to work closely with city staff, since office is not local; **(EV3)** not local; **(EV4)** Company is from San Antonio; **(EV5)** Out of the RGV;

Comments: (EV5) This firm is a very strong company, it has 450 locations across 6 continents; This firm is avery large company with offices at 450 locations.; Very strong Company; Very Strong Compaany.

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OPEN DATE: November 05, 2025 2:00 PM CST

Proposer	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points									
ROW Surveying Services, LLC. 900 S. Stewart Rd., Ste. 13 Mission, TX 78572	Acceptable										
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	20	Acceptable	20	Acceptable	20	Acceptable	17	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Acceptable	30	Acceptable	35	Acceptable	35	Acceptable	32	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	25	Acceptable	20	Acceptable	25	Acceptable	30	Acceptable	26	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	8	
Final Determination of Review		86		80		90		95		83	87

Notes:

Strengths: (EV1) Very nice presentation; The main people have surveying licenses.; The firm has enough people for the workload.; The firm uses the latest technology for the work. **(EV2)** Complete & clear understanding of services; Local office, Good experience with all certificates, office over 26 yrs of experience, land surveyor over 12 yrs; Local office with young staff, Staff over 12 yrs of experience; firm is very updated on technology **(EV3)** Experience Staff, have done several projects for City of Mission; have done projects for City of Mission in timely manner; **(EV4)** 12 yrs of experience, local company; President of company has 26 yrs of experience, land surveyor has 12 yrs of experience; **(EV5)** This Company is a local firm, knows our city. It does good quality work and very responsible in their work.; This company has a small organization and personnel with good experience. Enough to perform any City Project.; This company has the capacity to Perform any City Projects related to Surveying.; This Company has all the Equipment and technology and document management to conduct any city project related to Surveying.;

Weaknesses: (EV1) None; None; None; None **(EV3)** 1 CADD Tech; **(EV4)** 4 employees, 1 surveyor;

Comments: (EV4) Company is committed to provide surveying services in a timely manner. **(EV5)** This company is a local firm; This company is a local firm; This company is a local firm;

PROPOSAL NAME/NUMBER: 26-004-11-05 / Land Surveying Services



OPEN DATE: November 05, 2025 2:00 PM CST

Proposer	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points									
Quintanilla, Headley and Associates, Inc. 124 E. Stubbs Edinburg, TX 78539	Acceptable										
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	15	Acceptable	20	Acceptable	10	Acceptable	20	Acceptable	14	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	30	Acceptable	30	Acceptable	30	Acceptable	35	Acceptable	29	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	25	Acceptable	20	Acceptable	15	Acceptable	30	Acceptable	23	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	8	Acceptable	5	Acceptable	10	Acceptable	7	
Final Determination of Review		78		78		60		95		73	77

Notes:

Strengths: (EV1) Good firm credentials; The firm meets the qualifications; The firm has enough staff for the work.; The firm is up to date with technology. (EV2) understanding of services, provide services in 2 days; 20 employees, including administrative staff, certified; 2 field crew leaders, 3 field crew assistants, Office over 39 yrs.; standard technology to communicate (EV4) 39 years in business, 20 employees; Company uses the latest equipment for field data collection and engineering design. Company objectives are to deliver a final plan on schedule, on budfet, and personalizaed to meet city's needs.; (EV5) This firm has the experience.; This company has teh experience in our city.; This company has teh capacity to perform small city projects.; Does not mention any type of equipment or technology.

Weaknesses: (EV1) None; None; None; None (EV3) Some of the proposal in not visible due to brads; doen't list staff experience only RPLS; 1 RPLS; doesn't specify technology (EV4) Only 1 surveyor; (EV5) small staff group; Not enough personnel.; Not enough personnel.; Not enough personnel.

Comments:

PROPOSAL NAME/NUMBER: 26-004-11-05 / Land Surveying Services



OPEN DATE: November 05, 2025 2:00 PM CST

Evaluator	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points									
Proposer											
CVQ Land Surveyors, LLC. P.O. Box 5066 McAllen, TX 78502	Acceptable										
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	20	Acceptable	20	Acceptable	20	Acceptable	16	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Acceptable	35	Acceptable	35	Acceptable	37	Acceptable	32	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	20	Acceptable	30	Acceptable	20	Acceptable	30	Acceptable	24	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	7	Acceptable	10	Acceptable	6	
Final Determination of Review		81		95		82		97		78	87

Notes:

Strengths: (EV1) Organized and professional; The staff listed is acceptable; The firm has adequate resources; The firm uses the latest technology **(EV2)** Land surveyors is the main work load they provide, And clear understanding of service; 25 yrs of experience, certification up to date; Over 41 years of surveying experience, staff over 22 combined yeears of experience & 17 years of CADD; standard technology and adequate documents management **(EV3)** Experience personnel; Local; **(EV4)** Company has 25 years in business. Company has done work for City and is local. Surveyor has 42 yrs of experience.; Surveyor has 42 years of experience in providing land surveying to general public engineering firms, title companies, municipalities, and state agencies.; Equipment consists of latest GPS equipment, capable of static and real time Kerematic survey Electronic. Total stations 2" precision and their respective data collectors & current software. **(EV5)** This company has the knowledge & experience to perform quality & adequacy of response to manage any surveying project for the City.; This Company organization and personnel has the experience to perform any Surveying Project for teh City.; This Company has the capacity to perform any City Project related to Surveying. This company has the technology & Document management to perform any City Project related to Surveying.

Weaknesses: (EV1) None; None; None; None **(EV2)** Only 5 employees; **(EV3)**1 RPLS, 1 CADD Tech, 1 Field Crew; Does not appear to have Lidar Capabilities **(EV4)** 5 employees; Only 1 surveyor; **(EV5)** small staff; small staff; small company not enough employees.; Not enough employees

Comments: (EV5) This company is a local firm; This company is a local firm.

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OPEN DATE: November 05, 2025 2:00 PM CST

Proposer	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points	Rating	Points	Rating	Points	Rating	Points	Rating	Points	
Rio Delta Engineering 921 S. 10th Ave. Edinburg, TX 78539	Acceptable		Acceptable		Acceptable		Acceptable		Acceptable		82
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	15	Acceptable	20	Acceptable	20	Acceptable	15	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	May be Acceptable	25	Acceptable	35	Acceptable	37	Acceptable	30	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	25	Acceptable	20	Acceptable	20	Acceptable	30	Acceptable	24	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	7	Acceptable	10	Acceptable	8	
Final Determination of Review		86		70		82		97		77	

Notes:

Strengths: (EV1) Very comprehensive presentation; The employees and owners meet the qualifications; The firm's has the resources to take care of us.; The firm has the latest technology **(EV2)** Great Info on company & staff, Clear understanding of Serv50; Currently have 1 SPLS and 1 SIT in staff total of 20 field workers; Have 6 Field Data Collector in staff, Great work experience; Basic software & technology **(EV3)** Experience personnel; **(EV4)** Rio Delta has been in business for 20 yrs. Local Company 25 employees; Company has extensive knowledge of the City of Mission's design standards and guidelines, as well as relevant state & federal regulations, policies, and procedures. 25 employees, local company.; Uses latest CADD and GPS technologies. **(EV5)** This company has knowledge of the City Design standards and guidelines.; This firm is a local organization with enough personnel and with 15 years experience, can manage any City projects.; This company has the capacity to perform and manage any city project. The company is form of 23 employees; This company has teh latest GIS software and Equipment to perform any city project related to Engineering and Surveying..

Weaknesses: (EV1) None; None; None; None **(EV2)** Only 1 RPLS staff; **(EV3)** only have one RPLS; does not appear to have lidar capabilities. **(EV4)** 1 surveyor; 1 surveyor; **(EV5)** not enough staff to handle large city projects;

Comments: (EV5)This firm is a local company; is a local company with not enough staff.; This company is local.; This company is a local firm.

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Evaluator	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5	
	Rating	Points								

Proposer	Rating	Points	Average								
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Uban Engineering, LLC. (DCCM Corpus Christi) 2725 Swantner Drive Corpus Christi, TX 78404	Acceptable		<i>Unacceptable</i>		Acceptable		Acceptable		Acceptable		83	
	Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Not Acceptable	15	Acceptable	20	Acceptable	20	Acceptable		15
	Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Not Acceptable	20	Acceptable	35	Acceptable	40	Acceptable		36
	Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	20	Acceptable	25	Acceptable	15	Acceptable	30	Acceptable		27
	Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	7	Acceptable	10	Acceptable		8
	Final Determination of Review		81		70		77		100			86

Notes:

Strengths: (EV1) Very nice presentation; The firm meets all the qualifications and experience; The firm has the adequate resources to handle the city projects; The firm uses the latest technology. (EV2) Great big jobs outside the RGV; 46 yrs of experience, No certificates; 37 staff members with the RPLS having 46 yrs of experience, 72 hrs or less per request; standard survey equipment & software (EV3) 46 offices, Experience Staff; 46 offices, over 1200 employees; GPS GNSS system, Robotic total station, field data collectors; (EV4) DCCM Corpus Christi has been in business for 60 years. 37 employees.; 37 employees; Company utilizes state of the art surveying technology including GPS/GNSS systems, Robotic Total Stations, Field Data Collectors. (EV5) DCCM Corpus Christi Office is operated by 37 employees, Surveying Dept is operated by 13 personnel.; Organization, personnel, and experience just for the City of Mission. (1) Surveyor RPLS, (1) Engineer, (1) QA/DC, (1) GIS, (1) Plotting, (1) Survey Operations, (1) Surveying Crews; This Company has teh Capacity to Perform with the local Corpus Christi offices to manage any City Project. Has the knowledge and experience personnel.; This company has equipment state of the art in surveying technology, GPS/GHSS system, Robotic Total Station, Field Data Collectors.;

Weaknesses: (EV1) None; None; None; None (EV2) Outside the RGV; Outside the RGV area; (EV3) not local; does not appear to have drone capability. (EV4) Out of town; (EV5) Out of the RGV; Out of the RGV; Out of the RGV

Comments: (EV3) no office in the RGV (EV5) is a very strong company, has 14 divisions, 46 offices, and more than 1,200 employees nationwide; This Company has 60 Years of Experience.; This Copany can deliver high-quality time sensitive land surveying services to the City.

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OPEN DATE: November 05, 2025 2:00 PM CST

Proposer	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points	Rating	Points	Rating	Points	Rating	Points	Rating	Points	
Colliers Engineering & Design, Inc.	Acceptable		<i>Unacceptable</i>		Acceptable		Acceptable		Acceptable		
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	15	Acceptable	20	Acceptable	20	Acceptable	19	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Not Acceptable	20	Acceptable	35	Acceptable	40	Acceptable	39	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	20	Not Acceptable	15	Acceptable	20	Acceptable	30	Acceptable	28	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	9	
Final Determination of Review		81		60		85		100		95	84

Notes:

Strengths: (EV1) Very Professional and organized; The staff listed is highly qualified; The firm has plenty of resources; The firm has the latest in technology. (EV2) Clear understanding of Services; Over 60 combined yrs of experience; Great experience, Several Registered surveyors; stadard software & tech (EV3) Experience personnel; have done work in the RGV, 3 RPLS; Laser scanning. (EV4) 3 surveyors. Survey experience in nearby communities.; 3 surveyors; GPS, GIS, Autocad Civil 3D. (EV5) Organization, Experience, Capacity to perform at any project for the City.; Good organization, 300 Employees and professional knowledge and experience staff; This company has the ability to manage and perform any type of city projects. Ita has the staff and knowledge the experience and the technology; This company has the most updated technology and knowledge personnel.

Weaknesses: (EV1) None; None; None; None. (EV2) Lack of info for cre staff, Only providing certification number; No info on field employees (EV3) not local; (EV4) 4 years in business; Out of town; (EV5) Too far from Our City; Out of town; too far from our city; Too far from our city.

Comments: (EV5) Very strong Company; it a very strong company and very organized company.; very strong company;

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Evaluator	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points									
Proposer											
Guzman & Munoz Engineering and Surveying, Inc. 2020 E. Expwy 83 Mercedes, Tx 78570	Acceptable										
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	15	Acceptable	20	Acceptable	20	Acceptable	17	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Acceptable	35	Acceptable	35	Acceptable	40	Acceptable	37	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	20	Acceptable	25	Acceptable	25	Acceptable	30	Acceptable	28	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	8	
Final Determination of Review		81		85		90		100		90	89

Notes:

Strengths: (EV1) Very professional team; The team presented is very qualified. The firm has good resources and is available to get to work. The firm is up to date with technological advances. **(EV2)** Clear understanding of services required; Over 52 yrs of experience throughout the RGV, 21 employees; 31 yrs of experience, Over 11 staff members available at anytime; Standard software & tech plus drone tech. **(EV3)** Experience Staff, 21 Employees; 21 Employees; have drone and lidar capabilities. **(EV4)** 21 employees. 31 years in business; **(EV5)** has a very strong organization, knowledge, experience, and very well-trained technician; Has a strong organization and very knowledge personnel, with 51 years of experience.; Administration staff(5), surveying staff(3), and Survey Crew of (4), Engineering (6), Drafting Tech (4), Construction/Inspection (1), Total 21 Employees; The firm operates a DDI Matrice 300 RTK, Drone& LiDAR for mapping, (23) PC Workstations, GPS surveying equipment.

Weaknesses: (EV1) None; None; None; None. **(EV2)** 11 staff members experience.; **(EV5)** No Weakness; No Weakness; No Weakness; No Weakness.

Comments: (EV5) is a very strong in Engineering and Surveying Company; Very organize company; Very experience staff; This copmany has the quipment and resources to manage any project for the city.

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Proposer	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points	Rating	Points	Rating	Points	Rating	Points	Rating	Points	
R. Gutierrez Engineering Corporation 130 E. Park Ave. Pharr, TX 78577	Acceptable		<i>Unacceptable</i>		Acceptable		Acceptable		Acceptable		
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	15	Acceptable	20	Acceptable	15	Acceptable	20	Acceptable	16	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	30	Acceptable	30	Acceptable	35	Acceptable	37	Acceptable	30	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	25	Not Acceptable	15	Acceptable	20	Acceptable	30	Acceptable	24	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	7	Acceptable	10	Acceptable	6	
Final Determination of Review		78		75		77		97		76	81

Notes:

Strengths: (EV1) Good firm credentials; The firm meets the job qualifications; The firm has the resources for the work; The firm is caught up with technology. (EV2) 30 plus yrs of experience, clear understanding of services required; 30 plus years of experience, provided certificates & licenses, 26 yrs of surveyor experience; 30 plus years of experience, 26 years of Surveyor experience; common average software, tech (EV3) experience personnel; (EV4) 27 years in business. 9 employees; (EV5) This company has the knowledge & experience to give the city the General Quality & Adequacy of Response ; This company has a good organization, very experience personnel.; This company has teh Capacity to Perform City Projects.; This company has very good backup system.

Weaknesses: (EV1) None; None; None; None (EV2) Only 1 surveyor; mininum staff; (EV3) goes from section 10 back to 6; only have 2 CADD Techs; soes not specify type of technology. (EV4) 1 surveyor; (EV5) Not enough staff.; Not enough staff.; Not enough staff; Not enough staff

Comments: (EV5) This firm is a local company.;

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OPEN DATE: November 05, 2025 2:00 PM CST

Evaluator	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points	Rating	Points	Rating	Points	Rating	Points	Rating	Points	
Proposer											
Scheibe Consulting, LIC. 1221 E. Tyler Ave. Harlingen, Tx 78550	Acceptable		<i>Unacceptable</i>		Acceptable		Acceptable		Acceptable		
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	18	Acceptable	20	Acceptable	20	Acceptable	20	Acceptable	18	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	35	Not Acceptable	20	Acceptable	35	Acceptable	40	Acceptable	38	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	25	Not Acceptable	20	Acceptable	20	Acceptable	30	Acceptable	28	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	9	
Final Determination of Review		86		70		85		100		93	87

Notes:

Strengths: (EV1) Very nice presentation; The employees have the proper credentials; The firm has enough people for the work.; The firm uses the latest technology. **(EV2)** Understanding the Quality & Response; Company over 40 yrs of experience; GIS & Data, Provide BLE, Risk Map, FEMA compliance; **(EV3)** surveyors have over 40plus years; GNSS GPS units, drones, and total stations. **(EV4)** 2 surveyors; 14 years in business. 32 employees; Utilizes the following: Leica GPS Surveying equipment, Trimble GPS surveying equipment, and RTK systems, Robotic Total Solutions and digital levels, VaV's for aerial LDAR Topography, High speed data collectors with realtime QC checks. AutoCad Civil 3D and GIS platforms for deliverable production **(EV5)** Organization, Experience, and Capacity to perform at any city project.; Good organization, experience staff, has rthe resources; knowledge personnel, equipment and workflow to manage and deliver quality work to the city.; fas top of the line equipment and software, Leica, GPS equipment, Trimble GPS, Robotic Total Station, Drones and Lidar for high speed Data Collector;

Weaknesses: (EV1) None; None; None; None **(EV2)** Only 2 CAD techs & 2 surveyors; **(EV3)** show only two CAD technicians; **(EV5)** No weakness; No weakness; No weakness; No Weakness

Comments: (EV5) Stong Company; This company has the capacity to perform at any city Project.; Very knowledge and experience company;

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Proposer	Evaluator #1		Evaluator #2		Evaluator #3		Evaluator #4		Evaluator #5		Average
	Rating	Points									
Melden & Hunt, Inc. 115 W. McIntyre St. Edinburg, TX 78541	Acceptable		90								
Sec. a. General Quality and Adequacy of Response (20 Total Maximum Points)	Acceptable	15	Acceptable	20	Acceptable	20	Acceptable	20	Acceptable	17	
Sec. b. Organization, Personnel, and Experience (40 Total Maximum Points)	Acceptable	30	Acceptable	35	Acceptable	35	Acceptable	40	Acceptable	35	
Sec. c. Capacity to Perform (30 Maximum Points)	Acceptable	25	Acceptable	30	Acceptable	25	Acceptable	30	Acceptable	26	
Sec. d. Technology & Document Management (10 Maximum Points)	Acceptable	8	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	7	
Final Determination of Review		78		95		90		100		85	

Notes:

Strengths: (EV1) Excellent firm credentials; The Firm meets the qualifications required; The firm has enough staff for the work; The firm can manage this **(EV2)** Understanding services required; 75 yrs of Experience, 4 large projects,3 in progress, 1 complete; 44 employees, 3 surveyors, 17 survey & Cadd techs; Data processing, GIS, CADD, Lidarr, 3D **(EV3)** TxDot survey certification; 3 licensed professional land surveyors, 17 survey CADD & field technicians; GPS and GNSS surveying system, Lidar and 3D scanning, Total stations and digital levels, GIS Integration. **(EV4)** 78 years in business; 65 employees, Business is local. 3 surveyors; **(EV5)** This company is been 75 years in business, very organized and experience personnel.; This company organization is very well organized for our City, it has 55 Employees and very knowledge and experience personnel.; This company has the Capacity to Perform any City Project related to Engineering or Surveying.; This company has the Technology & Document Management to perform any City Project related to surveying.

Weaknesses: (EV1) None; None; None; None **(EV2)** Missing some info.;

Comments: (EV5) This company is a local firm.; This company is a local firm.; This company is a local firm; This company is a local firm.



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 2026

PRESENTED BY: Brad Bentsen, Parks & Recreation Director

AGENDA ITEM: Approval to Waive 100% Rental Fees at All Inclusive Lions Park for Mission Lions Club for 100 Year Anniversary Celebration - Bentsen

NATURE OF REQUEST:

Seeking approval to waive associated rental fees for Mission All-Inclusive Lions Park for Mission Lions Club on April 18, 2026, for celebration of their 100 Year Anniversary serving the Mission area. This Fee Waiver Application is to request the use of the Lions Park BBQ Pavilion at no cost as they would like to promote the services they provide to the public. They envision the invitation of groups that work with children with disabilities such as sight impaired, Autism, and diabetes. They will also share information about Texas Lions Camp in Kerrville. In addition, we would like to have participation from City Departments such as Mission Police, Mission Fire, Speer Memorial Library, Mission Animal Shelter, Keep Mission Beautiful and other Departments that would like to showcase the services they provide and programs available to the citizens of Mission. These groups would set up through-out the park in general. The pavilion rental fee requested to be waived is a total of \$150.00.

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

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

BID AMOUNT: N/A

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



October 27, 2025
Mayor Norie Gonzalez Garza
City of Mission
1201 E 8th Street
Mission, Tx 78572
Dear Mayor Garza,

On April 28, 2026, the Mission Lions Club will celebrate our 100th anniversary of serving Mission. To give back to our community on our Centennial Anniversary, we would like to host a Community Day at Lions Park on April 18th, 2026. We envision inviting groups that work with children with disabilities such as Autism, sight impaired, and diabetic youth that benefit from the Inclusive Lions Park to participate. We would ask them to promote the services they provide and to have an activity for children to participate in. Mission Lions will utilize our vision screening to provide vision screenings for the public. We will also have information about the Texas Lions Camp in Kerrville and other Lion projects. In addition, we would like to have participation from City Departments such as Mission Police, Mission Fire, Speer Memorial Library, Mission Animal Shelter, Keep Mission Beautiful and other Departments that would like to showcase the services they provide and programs available to the citizens of Mission. We envision having food trucks to sell refreshments and allow sponsors of the event to have booth spaces as well.

It is our understanding we will need City approval for this Community Day and would ask for the waiver of any fees associated with utilizing Lions Park.

We would appreciate the opportunity to meet to further discuss and plan this event, and to secure City approval. You may contact Kathy Detweiler, Lion President, at 360-333-2269 or Lee Jones, Event Chair, at 956-664-9036.

Thank you in advance for your consideration of this proposal, we look forward to our continued partnership in serving the Mission Community

Regards,

KATHY DETWEILER

Kathy Detweiler
Mission Lions Club President



CITY OF
MISSION

Item 31.

Norie Gonzalez Garza, Mayor
Ruben Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega Gerlach, Councilwoman
Alberto Vela, Councilman
Andy Garcia, Co-Interim City Manager
Juan Pablo Terrazas, P.E., Co-Interim City Manager

January 29, 2026

Arturo Ramirez
Pulice Construction Co.
3700 Cage Blvd.
Pharr, Texas 78577

Dear Mr. Ramirez:

This letter is written in regard to our previous conversation of stockpiled 6' round top timber posts and used pallets of brick pavers removed from the TxDot Hwy Project of the Interstate 69 and Interstate 2 exchange in Pharr, Texas. Upon inspection, with one of your project foremen, we located approximately 65 posts, while the number of available pallets of brick pavers was undetermined at the time of inspection, they were being reinstalled on your ongoing project.

With my offer of purchase, you had mentioned that you would consider a donation if this material were to be installed at one of the Mission parks, golf course, or city facility projects. It is with honor and respect of your offer that we humbly accept this donation.

Regards,

Brad Bentsen, Director
Mission Parks and Recreation
721 North Bryan Road
Mission, Texas 78572

cc: Norie Gonzalez Garza, Mayor
JP Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026
PRESENTED BY: Vidal Roman, Finance Director
AGENDA ITEM: Authorization to solicit proposals for professional services for bond counsel - Roman

NATURE OF REQUEST:

Staff is seeking authorization to solicit request for proposals for bond counsel to render an objective legal opinion with respect to the validity and enforceability of the bonds and underlying documents, and other matters incident there to.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Summary of Scope of Work:

The duties of the selected firm may include, but are not limited to, the following:

- i. Provide advice and assistance on a continuing basis, as needed, on the legal requirements of various municipal financing structures, including, but not limited to, advice concerning tax issues, securities, and responsibilities of the CITY with respect to its debt issuances, including representations regarding whether Bond Counsel or Co-Bond Counsel, to its knowledge, is aware of any facts or omissions of facts that would make the CITY's disclosure untrue or misleading.
- ii. Assist the CITY's legal and financial staff and the CITY's financial advisor in preparation of official statements, including, but not limited to preparing and/or reviewing preliminary official statements, and other documents necessary or appropriate to the authorization, issuance, sale or delivery of municipal securities.
- iii. Prepare all necessary legal documents in connection with the authorization, issuance, sale and delivery of bonds, certificates, notes and other debt instruments, including notices of intent to issue, agenda notices, ordinances and resolutions authorizing issuance, bid documents, closing certificates, paying agent/registrars agreements, escrow agreements, trust indentures, and other documentation as required by the CITY, the Texas Attorney General, the rating agencies and the insurance providers.
- iv. Rendering an opinion that the CITY's bonds are binding obligations of the CITY and are validly issued under Texas law and that the interest on the bonds is excludable from gross income tax under federal law.
- v. Produce and provide multiple copies of all bond transcripts, as requested, for CITY use.
- vi. Attend meetings with CITY staff, attend City Council briefings and meetings, bid openings and bond sales, and other meetings, including, but not limited to, meetings with potential investors, rating agencies and or credit enhancement providers, as may be requested by the City Attorney, City Manager or Finance Director.
- vii. Provide legal advice concerning the restrictions on the expenditure of CITY bond funds. Keep CITY abreast of federal and state law and federal tax developments which might be applicable to the CITY's financing program or tax-exempt status of CITY's proposed and outstanding bonds. This may include assistance in the development of alternative financing programs for potential capital projects, evaluating state and federal legislation for the CITY, and other tasks as required.
- viii. Request and obtain approval of bond issues from the Texas Attorney General and any other required authorities.
- ix. Review bond proofs and supervise the execution and delivery of the bonds or other debt instruments.
- x. Assist in the preparation of a no-arbitrage certificate for the CITY in connection with its debt issuances and other required IRS filings.

- xi. Providing advice generally on compliance with securities laws.
- xii. Providing any other legal services, advice or opinions as requested related to the CITY's financial reporting and financing program.
- xiii. Preparing and/or reviewing preliminary official statements, and other disclosure documents necessary or appropriate to the authorization, issuance, sale or delivery of municipal securities.
- xiv. Providing training for CITY staff and City Council with respect to disclosure rules, regulations and responsibilities.
- xv. Assist CITY staff in documenting and updating internal written policies and procedures with respect to disclosure activities, including both initial offering documents and ongoing disclosure obligations.
- xvi. Assist staff in monitoring disclosure requirements to help staff ensure timely and complete disclosures.
- xvii. Assist CITY staff in preparation of bond election documents and canvassing.



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026
PRESENTED BY: Vidal Roman, Finance Director
AGENDA ITEM: Approval to Transition of Commercial Charge Services from Citi Bank to U.S. Bank (Texas SmartBuy Contract No. 946-M2) – Roman

NATURE OF REQUEST:

The Texas Comptroller of Public Accounts has awarded Texas SmartBuy Contract No. 946-M2 for Commercial Charge Card Services to U.S. Bank, replacing Citi Bank as the statewide vendor. This contract provides participating governmental entities with procurement and payment card solutions, including purchasing cards (P-Cards), travel cards, and related program administration services.

The City currently utilizes Citi Bank for Commercial Charge Card Services. To remain aligned with statewide contracting and to continue receiving contract pricing, compliance support, and administrative benefits, staff proposes transitioning the City's Commercial Charge Card Services to U.S. Bank under the Texas SmartBuy contract.

There is no anticipated fiscal impact associated with approving this transition. Commercial Charge Card Services are provided under the Texas SmartBuy contract, and costs are paid through existing departmental budgets as applicable.

BUGETED: Yes FUND: ACCT. #:

BUDGET: EST. COST: CURRENT BUDGET BALANCE:

BID AMOUNT: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval AQ

RECORD OF VOTE: APPROVED:

DISAPPROVED:

TABLED:

AYES

NAYS

DISSENTING



Texas Comptroller of Public Accounts



0 (0)

Contract Details: # 946-M4

Number	946-M4
Description	Charge Cards
Category	Managed
Type	Term
Start Date	3/1/2025
End Date	3/31/2027
Purchase Category	PCC B (Purchases made with a State of Texas Retail Fuel Card)
Code (Agencies Only)	PCC H (Purchases in any category, except PCC B, paid for with a payment card)
Optional Renewal Terms	April 1, 2027, through March 31, 2028 April 1, 2028, through March 31, 2029 April 1, 2029, through March 31, 2030 April 1, 2030 up to one (1) additional year
Purchase Orders	Purchase orders are not required for this contract. Refer to the Contract Items and Pricing section below for additional details.
NIGP Codes(s)	94635 ; 94670
CPA Contract Management	Questions regarding contract management issues, price changes, amendments or other post-award concerns should be directed to: SPD Contract Management (SCM) Texas Comptroller of Public Accounts (CPA) Phone: (512) 463-3034 option 3 Email: spd.cmo@cpa.texas.gov (mailto:spd.cmo@cpa.texas.gov)

U.S. Bank Account Management Team:**NEW ENROLLMENT - U.S Bank Contact for Joining the State of Texas Program:**

Leslie Massey (leslie.massey@usbank.com) (mailto:leslie.massey@usbank.com)/805-591-7255)

Vendor Contact for U.S. Bank Contract/Rebate/Optimization Questions:

Kara L Walsh (kara.walsh@usbank.com) (mailto:kara.walsh@usbank.com)/651-216-2547)

Amy Delaney (amy.delaney1@usbank.com) (mailto:amy.delaney1@usbank.com)/530-641-7457)

Ronnie Cooper (ronnie.cooper@usbank.com) (mailto:ronnie.cooper@usbank.com)/945-366-1520)

Vendor Contact for Day-to-Day Program Administrator Support:

Log into Access Online (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.access.usbank.com%2F&data=05%7C02%7Cstacy.robertson%40cpa.texas.gov%7C5c964f5eb1b144f3804308de206a7>)

Choose **Need Help?** Choose **“Message us”**

Choose **Need Help?** Choose **“Message us”**

855-250-6421

Adam Trimbo ext. 1566296

Jennifer Jones ext. 1566264

FUEL CARD CONTRACT INFORMATION

1. Form of payment for fuel, oil, maintenance, repairs and roadside assistance
2. Net-out taxes for applicable fuel card purchases
3. Fuel payments covered under a single invoice
4. Retail fuel cards can be tailored to meet the needs of State Agencies, Higher Education and Local Governments (e.g. cards can be issued and ass
5. Online program management system and reporting capabilities
6. Semi Annual Rebate based on every dollar spent. Account must be paid within 30 client held days to qualify for the volume rebate
7. No fees with the exception of the Mastercard foreign exchange fee of 1%
8. Fraud losses are absorbed by U.S. Bank National Association.
9. Free training for program administrators
10. Texas Prompt Payment Act determines the late payment interest that can be charged under this Contract to governmental entities and state agen
11. Credit losses are deducted from the rebate.

VOYAGER CUSTOMER SERVICE

Available 24/7/365

VoyagerState@usbank.com (mailto:VoyagerState@usbank.com)

Phone: 800-987-6591

PAYMENT INSTRUCTIONS

State Agencies: Payments from USAS shall be issued as direct deposit using payee number 13108413686, mail code 12. The 9-digit account numb

For questions about using the correct vendor number in the state's Uniform State Accounting System (USAS), state agencies can contact the Expend

Direct Deposit:

US Bank
60 Livingston Ave
St Paul MN 55107

For unique situations, additional payment addresses are as follows:

Regular Mail:

U.S. Bank Voyager Fleet Systems, Inc
PO Box 952818
Saint Louis MO 63195-2818

Overnight Payment:

Voyager Fleet Systems Processing Center
12800 Foster St

Overland Park KS 66213

Local Governments: Contact US Bank if additional payment instructions are required than those noted above. US Bank does also accept ACH payments. Please contact customer service for ACH setup instructions.

Additional contract documents and information are available on the Retail Fuel Card Webpage (<https://comptroller.texas.gov/purchasing/programs/travel-managemen>)

Delivery	If delay is foreseen, Contractor shall give written notice to the Customer and must keep Customer advised at all times of status of order.
Delays by Contractor	Default in promised Delivery Days After Receipt of Order (ARO) without accepted reasons or failure to meet specifications authorizes the Customer to Failure to pay a damage assessment is cause for contract cancellation and/or debarment or removal of the contractor, as applicable, from the State's
Contract Performance	<p>The Statewide Procurement Division Contract Management Office (SCMO), a division of the Comptroller of Public Accounts (CPA), administers a ven more from contracts administered by CPA, or any other purchase of \$25,000 or more made through delegated authority granted by CPA (TAC 20.108 Vendor Performance shall be reported through the CPA VENDOR PERFORMANCE TRACKING SYSTEM (https://www.comptroller.texas.gov/purcha)</p> <p>The purpose of the Vendor Performance Tracking System is to:</p> <ul style="list-style-type: none"> • Identify vendors that have exceptional performance • Aid purchasers in making a best value determination based on vendor past performance • Protect the state from vendors with unethical business practices • Track vendor performance for delegated and exempt purchases

Contractors

Contractor VID: 13108413686

Contractor: U.S. Bank National Association

Contact Name:

Mark Hess

Email: Mark.Hess1@usbank.com

Phone: (612) 436-6544

Alternate Contact Name: Customer Support Services

Alternate Phone: (800) 987-6591

Address: 800 Nicollet Mall Minneapolis, MN 55402



Texas Comptroller of Public Accounts

Home (<https://comptroller.texas.gov>)

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Policies

Privacy and Security Policy (<https://comptroller.texas.gov/about/policies/privacy.php>)

Accessibility Policy (<https://comptroller.texas.gov/about/policies/accessibility.php>)

Link Policy (<https://comptroller.texas.gov/about/policies/links.php>)

Search from the Texas State Library (<https://www.tsl.texas.gov/trail/index.html>)

Texas Homeland Security (<https://www.dhs.gov/see-something-say-something/reporting/texas>)

Public Information Act (<https://comptroller.texas.gov/about/policies/open-records/public-information-act.php>)

Texas Secretary of State (<https://www.sos.state.tx.us/>)

HB 855

Other State Sites

Texas.gov (<https://texas.gov>)

Texas Records and Information Locator (TRAIL) (<https://www.tsl.state.tx.us/trail/>)

State Link Policy (<https://dir.texas.gov/resource-library-item/state-website-linking-privacy-policy>)

Texas Veterans Portal (<https://veterans.portal.texas.gov>)



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026

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

AGENDA ITEM: Authorization to enter into an Agreement between the City of Mission and RIMAGA LLC, Ricardo Marroquin Director, regarding sewer service for the proposed Conway Village Subdivision, being a 19.118 acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Avenue (SH 107) and Mile 4 Road – Cervantes

NATURE OF REQUEST:

This 37-lot proposed subdivision is located within the Mission ETJ. The agreement is required by the Hidalgo County Planning Department to allow the plat to get recorded. The property will connect to the City of Mission’s sewer main line along Conway Avenue. The proposed subdivision is made up of 36-lots for four-plex apartments with one commercial lot with frontage on Conway Avenue.

The infrastructure was completed and approved for the subdivision and all the fees have been paid by the developer. The plat was approved by the City Council on January 13, 2026.

The water for the subdivision will be provided by the Sharyland Water Supply Corporation (SWSC). The monthly sewer fees will be collected by the SWSC as per a 2001 agreement between the City and SWSC.

Additional language was added to the standard agreement (shown in bold) in which the County agrees not to issue any building permits unless approved by the City of Mission first. This will ensure that the City of Mission Authorization for Billing of Sewer Services form is filled and signed by the property owner. This will guarantee that the City of Mission will receive the monthly sewer revenues in perpetuity for each lot once a building permit is issued.

STAFF RECOMMENDATION:

Approval

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *SP7*

RECORD OF VOTE: **APPROVED:** _____

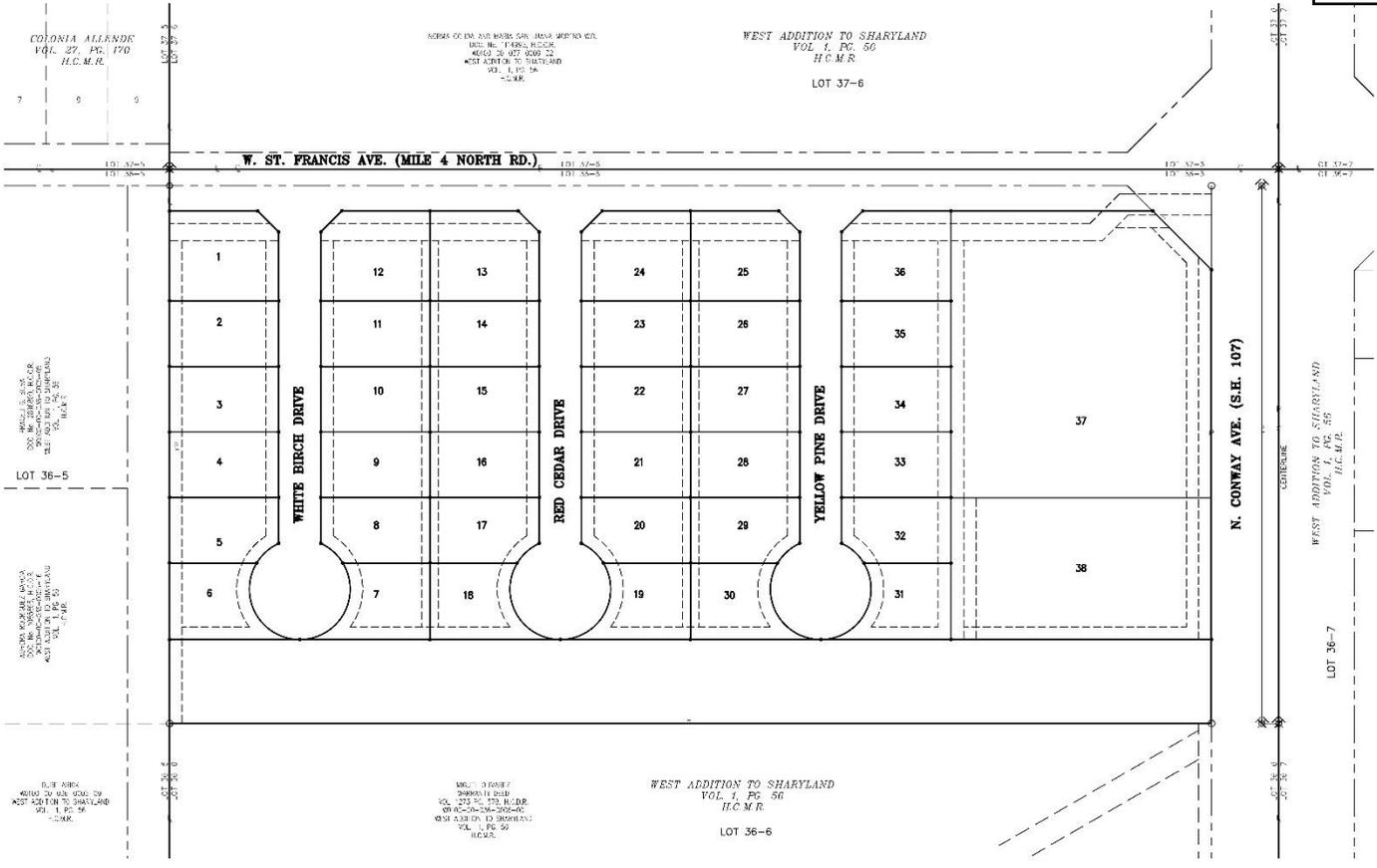
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



COLONIA ALLIANCE
VOL. 27, PG. 170
H.C.M.R.

MEMBER OF DA AND BOUNDARY LINEA WEST TO WEST
LOT No. 1185, H.C.M.R.
ACROSS TO WEST 37-6
WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.

WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.
LOT 37-6

W. ST. FRANCIS AVE. (MILE 4 NORTH RD.)

RESUBDIVISION
D.D. No. 20080, H.C.M.R.
WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.

LOT 36-5

RESUBDIVISION
D.D. No. 20080, H.C.M.R.
WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.

WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.

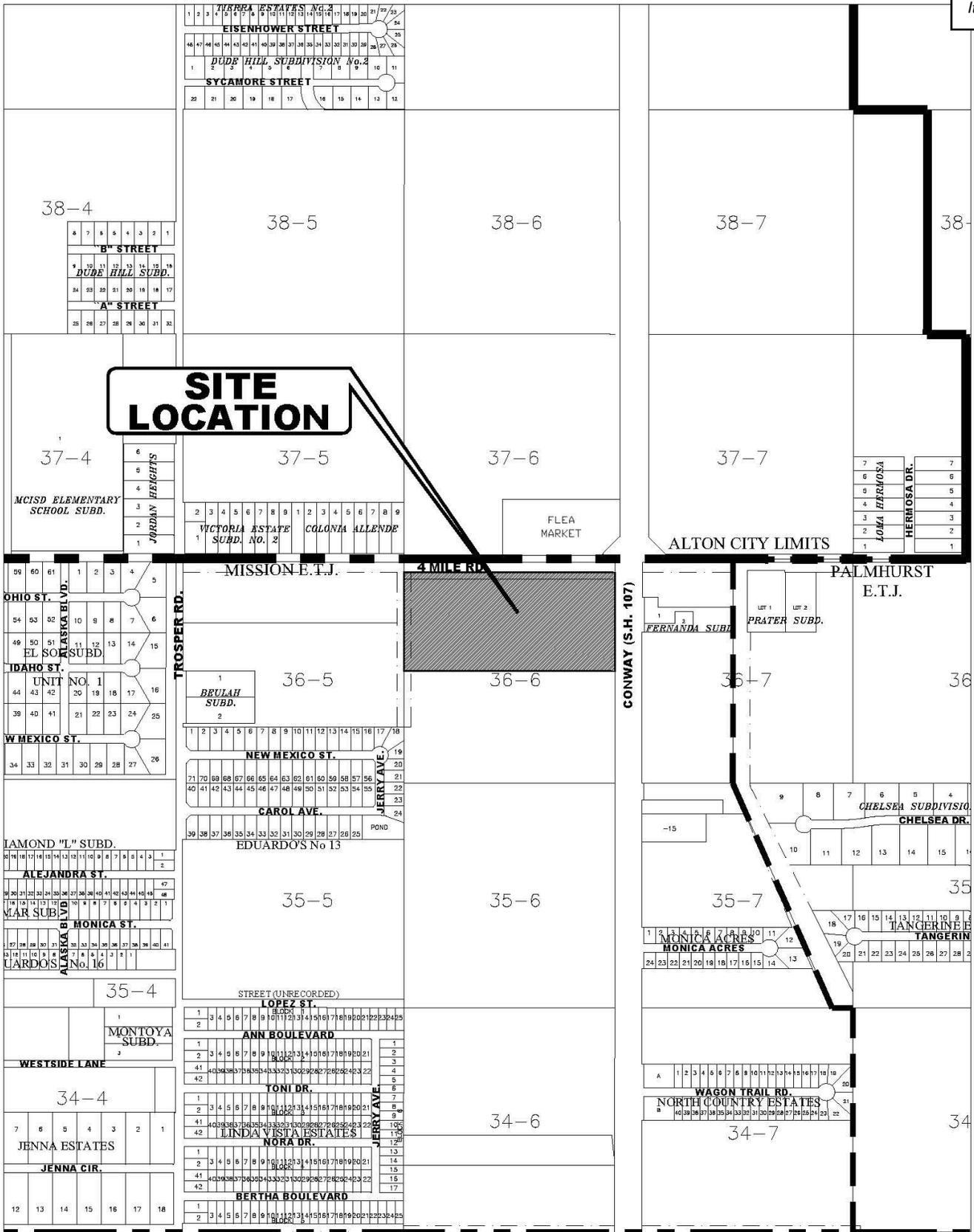
MEMBER OF DA AND BOUNDARY LINEA WEST TO WEST
LOT No. 1185, H.C.M.R.
ACROSS TO WEST 37-6
WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.

WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.
LOT 36-6

N. CONWAY AVE. (S.R. 107)

WEST ADDITION TO SHARYLAND
VOL. 1, PG. 56
H.C.M.R.

LOT 36-7



SITE LOCATION

PALMHURST CITY LIMITS

ALTON CITY LIMITS

LOCATION MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78752
PH: (956) 580-8672
FAX: (956) 580-8680

No.

**AGREEMENT REGARDING SANITARY SEWER SERVICE FOR THE PROPOSED
CONWAY VILLAGE SUBDIVISION**

PARTIES

This Agreement is made by and between City of Mission, a municipal corporation (the “City”), and RIMAGA, LLC (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 Conway Village.

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 \$27,885.00 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.

The County of Hidalgo agrees not to issue building permits in this subdivision until the City of Mission sends an approval in writing to ensure that the City of Mission, Texas Authorization for billing of Sewer Services form has been properly filled and signed by the property owner.

By executing this Agreement, the undersigned represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the respective party.

EFFECTIVE DATE

This Agreement shall become effective on February 10, 2026.

SIGNATURES

CITY OF MISSION, TEXAS

Name: _____

Title: _____

Date: _____

SUBDIVIDER – RIMAGA LLC, Ricardo Marroquin, Director

Name: _____

Title: _____

Date: _____

CITY OF MISSION, TEXAS
Authorization for billing of Sewer Services

DATE: _____ **METER NUMBER:** _____

NAME: _____

SERVICE ADDRESS: _____

SUBDIVISION: _____ **LOT NUMBER:** _____

MAILING ADDRESS: _____

I/we _____, agree to pay monthly sanitary sewer service fees, reconnect fess and all other charges set out in the Sharyland Water Supply Corporation's tariff, to the City of Mission through the Sharyland Water Supply Corporation office. If I/we fail to pay the monthly fees for sanitary sewer service, I/we authorize and agree to allow Sharyland Water Supply Corporation to disconnect my/our water meter and to withhold water service until all amounts due for water service, sanitary sewer service, as well as all re-connect fees and all other charges set out in the Sharyland Water Supply Corporation's tariff and established by the City of Mission Ordinance, for my/our accounts are paid in full.

WRITTEN NAME: _____

SIGNATURE: _____ **DATE:** _____

CONTACTED BY: _____ **DATE:** _____

(For use by the City of Mission Utility Billing Department)

The City of Mission Utility Billing Department requests that Sharyland Water Supply Corporation begin charging the above location for:

Sanitary Sewer Services **Garbage Collection Services,**

at the rates established by ordinance of the City of Mission. Charges are to begin effective _____ and will continue to be billed monthly until customer terminates water services with Sharyland Water Supply Corporation.

AUTHORIZED BY: _____ **DATE:** _____



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 10, 2026
PRESENTED BY: Andy Garcia, Co-Interim City Manager
AGENDA ITEM: First Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia

NATURE OF REQUEST:

AEP Texas Inc. has submitted a request to renew its franchise agreement with the City of Mission. The current franchise expired on December 31, 2025.

The proposed franchise agreement is for 20-years.

This is the first reading of the ordinance, second reading will be on February 24, 2026 with final approval of Ordinance on March 10, 2026 (30 days after 1st reading). Ordinance will take effect on April 10, 2026 which is 30 days after final passage as per City Charter Section 10.02.

BUDGETED: 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 _____

ORDINANCE NO. _____
AN ORDINANCE GRANTING TO AEP TEXAS INC., ITS SUCCESSORS AND
ASSIGNS, A NON-EXCLUSIVE FRANCHISE TO CONSTRUCT, MAINTAIN, AND
OPERATE LINES AND APPURTENANCES AND APPLIANCES FOR
CONDUCTING ELECTRICITY IN, OVER, UNDER, AND THROUGH THE
STREETS, AVENUES, ALLEYS, AND PUBLIC PLACES OF THE CITY OF
MISSION, TEXAS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
AND A MAJORITY OF MEMBERS CONCURRING:

SECTION 1: That AEP Texas Inc., its successors and assigns, (“Company”) is granted the non-exclusive right, privilege, franchise, and authority until December 31, 2045, to acquire, construct, maintain, and operate in, above, under, across, over, and along the streets, alleys, thoroughfares, bridges, and public places (“Public Rights-of-Way”), of the City of Mission, State of Texas (the “City”), lines and appurtenances for the transmission and distribution of electric energy and incidental services, by overhead or underground conductors, including electric substations, underground conduits, poles, towers, wires, transmission and distribution lines, fiber optic cable, and telegraph and telephone wires for audio, video, and data communications in support of transmission and distribution operations and the electric system and grid, and to license or lease space on or within Company’s poles conduits, and appurtenant facilities for third-party attachments, and to install other facilities Company reasonably deems necessary to provide safe, reliable, and economical electric service to the City, inhabitants, and others.

SECTION 2: Poles and towers must be erected so as not to interfere unreasonably with traffic over streets and alleys, and the City may make and impose reasonable requirements fixing the location of poles, towers, and conduits, provided that no such requirement may be

unreasonably burdensome upon Company or unreasonably interfere with the operation or maintenance of its facilities.

SECTION 3: The City grants Company permission to cut down, trim, remove, and otherwise control, including by use of herbicides or tree growth regulators, any trees, branches, vegetation, or brush upon and overhanging the Public Rights-of-Way in the vicinity of Company’s electric facilities where, in Company’s reasonable judgment, such vegetation may endanger the safety of Company personnel or interfere with the construction, operation, or maintenance of Company’s facilities or with ingress to, from, or along the Public Rights-of-Way.

SECTION 4: Company shall fully indemnify, defend, and hold the City and its officers, employees, and agents harmless from and against all claims, losses, liabilities, damages, costs, and expenses, including reasonable attorneys’ fees, arising out of or resulting from Company’s exercise of any rights, privileges, franchises, or performance of its obligations hereunder, except to the extent arising out of the City’s negligence or willful misconduct.

SECTION 5: Company shall pay the City as full consideration for this franchise and for the rights, privileges, and easements granted herein, a franchise fee for use of the Public Rights-of-Way within the City. The fee shall be computed in accordance with applicable law, currently PURA §33.008(b) of the Texas Utilities Code and shall equal the per-kilowatt-hour rate established thereby (currently \$0.002693 per kWh) multiplied by the total kilowatt- hours delivered by Company to retail customers within the City’s boundaries. That rate may be revised from time to time as provided in Section 33.008(b) or any other applicable law. Payments calculated under this provision shall be made monthly during the term of this

ordinance and shall be due on the first business day of the second month following the month in which the deliveries occurred (for the billing cycle for that month).

The City shall notify Company in writing of all annexations and de-annexations. Each notice must include: (1) the ordinance number authorizing the action; (2) an accurate map identifying the affected area(s); and (3) documentation of notice to the State of Texas. Company shall have no obligation to commence payments to City for kilowatt-hours delivered in newly annexed areas until receipt of such written notice. Beginning on the 91st day after Company's receipt of complete notice, Company will commence payments to City for kilowatt-hours delivered in each newly annexed area and will make any adjustments necessary to correct prior payments that resulted from inclusion of kilowatt-hours from de-annexed areas. All payments and adjustments will be made retroactively to the effective date of the applicable ordinance.

SECTION 6: References made in this ordinance to City or Company include their respective successors and assigns. All rights, privileges, franchises, and obligations contained in this ordinance shall bind and inure to the benefit of such successors and assigns, and upon succession the predecessor is divested of those rights, privileges, franchises, and obligations.

SECTION 7: The obligations and liabilities created by this franchise are joint and several. The invalidity or unenforceability of any provision of this franchise shall not affect the validity or enforceability of the remaining provisions.

SECTION 8: This ordinance shall take effect at the earliest period permitted by law, provided that Company files its written acceptance of this ordinance within ninety days after its adoption. Upon the effectiveness of this ordinance, the electric franchise under which the City has operated prior to this date shall be surrendered.

INTRODUCED, READ FOR THE FIRST TIME, AND PASSED to the second reading at a regular meeting duly and regularly called and held on the _____ day of _____, 2026, by the following vote:

AYES:	_____	NAYES:	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

INTRODUCED, READ FOR THE SECOND TIME, AND PASSED to the third reading at a regular meeting duly and regularly called and held on the _____ day of _____, 2026, by the following vote:

AYES:	_____	NAYES:	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

INTRODUCED, READ FOR THE THIRD TIME, AND FINALLY PASSED

AND ADOPTED in written form at a regular meeting, duly and regularly called and held on the _____ day of _____, 2026, by the following vote:

AYES:	_____	NAYES:	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

APPROVED, this the _____ day of _____, 2026.

The Honorable Mayor of the City of Mission, Texas

Norie Gonzalez Garza
Printed Name

ATTEST:

City Secretary

Anna Carrillo
Printed Name

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

I, the undersigned, City Secretary of the City of Mission, Texas, certify that the above and foregoing is a true and correct copy of a franchise ordinance passed, adopted, and approved by the City Council of the City of Mission, Texas, at a meeting duly and regularly called and held on the ____ day of _____, 2026.

IN TESTIMONY WHEREOF, witness my hand and seal of office, this ____ day of _____, 2026.

City Secretary of the
City of Mission, Texas

ACCEPTANCE OF FRANCHISE

WHEREAS, the City of Mission, Texas, by Ordinance/Resolution # _____ passed, adopted, and approved at a meeting of the City held on the ____ of _____, 2026, granted to AEP Texas Inc., a Delaware corporation, a franchise in accordance with applicable law to supply electricity to the City of Mission, Texas, until December 31, 2045 (the “Franchise Ordinance”); and

WHEREAS, in compliance with the terms of the Franchise Ordinance, AEP Texas Inc. elects to file its written acceptance of the Franchise Ordinance.

NOW THEREFORE, AEP Texas Inc., a Delaware corporation, by its duly authorized officer, hereby accepts the Franchise Ordinance and states that it, and its successors and assigns, shall be entitled to all rights, privileges, authority, and franchise granted thereby and shall be bound by and will comply with all duties, liabilities, terms, and provisions of the Franchise Ordinance.

IN WITNESS WHEREOF, AEP Texas Inc. has caused this Acceptance of Franchise to be executed by its duly authorized officer this ____ day of _____, 2026.

AEP TEXAS INC., a Delaware corporation

By: _____

Name: _____

Title: _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 10, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Authorization to accept voluntary surrender of 1004 Reynosa St., Mission, TX 78572, for CDBG program and Mechanic’s Lien non-compliance, including assumption of \$14,252.89 in outstanding taxes and authorizing the execution of related transfer of deed documents - Elizalde

NATURE OF REQUEST:

The City is requesting authorization to accept the voluntary surrender of the property located at 1004 Reynosa Street due to noncompliance with CDBG program requirements and a Mechanic’s Lien. Acceptance of the property includes the assumption of outstanding property taxes totaling \$14,252.89. Any proceeds resulting from the disposition of the property will be reprogrammed into the City of Mission’s CDBG program in accordance with applicable federal requirements.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Legal

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____