



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, April 28, 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. Presentation of TAAF Silver Award received by Parks and Recreation - Bentsen
- [2.](#) Proclamation - Centennial Anniversary of the Mission Lions Club - Carrillo
- [3.](#) Proclamation - National Day of Prayer - A. Lerma
- [4.](#) Proclamation - National Economic Development Week - T. Garcia
- [5.](#) Proclamation - National Small Business Week - T. Garcia
- [6.](#) Proclamation - National Travel and Tourism Week 2026 - Carrillo
7. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
8. Report from Mission Economic Development Corporation - Teclo Garcia
9. Quarterly Report by Ambulance Board on EMS - Tim Brown
- [10.](#) Departmental Reports – Terrazas / A. Garcia
11. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

- [12.](#) Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Rincon Tapatio in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2515 Colorado Street, Ste. 203. Applicant: Crystal Zavala, Adoption of Ordinance #_____ - Cervantes

13. Conduct a public hearing and consideration of a Conditional Use Permit to allow an Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center in a property zoned (C-3) General Business District, being Lot 9, Northtown Unit No. 1 Subdivision, located at 2714 N. Conway Avenue, Applicant: Jessica & Esteban Barrera, Adoption of Ordinance #_____ - Cervantes
14. Conduct a public hearing and consideration of the adoption of Ordinance No. _____ amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by amending subsection 3, Car Wash Establishments, by establishing a two-mile minimum radius and distance requirement, ensuring no new car wash business be established within a two-mile radius of an existing car wash. Applicant: City of Mission - Cervantes
15. Conduct a public hearing and consideration and possible action to approve a variance to allow the construction of a Billboard Sign along Griffin Parkway, and to allow it to be a distance of 177 feet from an existing billboard sign, being Lot 1, Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway (F.M. 495). Applicant – Antonio & Melissa Villarreal - Cervantes

CONSENT AGENDA

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

16. Approval of Minutes – Carrillo
Regular Meeting – April 14, 2026
17. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Planning and Zoning – March 4, 2026
Mission Redevelopment Authority – February 25, 2026
Mission Tax Increment Reinvestment Zone – February 25, 2026
Mission Economic Development Corporation – February 26, 2026
Ambulance Board Meeting – September 16, 2025
Traffic Safety Committee – January 22, 2026
18. Authorization to purchase a total of ten (10) vehicles from D&M Leasing Company (Lease of City Fleet Vehicles RFP: 19-139-02-22) in the total amount of \$55,507.10 - Mares
19. Authorization to convey 200 surplus chairs to Iglesia Cristiana Ebenezer from the Mission Event Center– A. Lerma
20. Authorization to approve 100% Fee Waiver Application RGV Cyber – A. Lerma

- [21.](#) Authorization to exceed the FY 2025–2026 \$25,000 threshold for cumulative emergency repairs with DEA Specialties Co., Inc. in the total amount of \$26,944. – A. Lerma
- [22.](#) Approval of Resolution # _____ approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – Garcia
- [23.](#) Authorization to Solicit Requests for Proposals for Third-Party Administrator (TPA) Services (Including Pharmacy Benefit Management), Stop-Loss Insurance, and Voluntary Supplemental Products - Munguia
- [24.](#) Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Taylor Road Phase II Project – Terrazas

APPROVALS AND AUTHORIZATIONS

- [25.](#) Authorization to enter into an Agreement between the City of Mission and EYLY, LLC, Esmeralda Lozano, Principal, regarding sewer service for the proposed Esmeralda Subdivision, being a five (5) lot subdivision out of a 5.73-acre tract of land out of Lot 35, La Homa Acres Unit No. 3 Subdivision, located along the West side of Moorefield Road approximately one (1) mile North of Mile 3 Road – Cervantes
- [26.](#) Consideration and possible action to approve Ordinance # _____ repealing Ordinance # 5794 temporarily suspending the acceptance, processing, and approval of applications for new car wash facilities – Cervantes
- [27.](#) Approval of Ordinance No. _____ amending Ordinance No. 2683 designating Reinvestment Zone Number One, City of Mission, Texas, by extending the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and amending the City’s tax increment contribution to the zone – A. Garcia
- [28.](#) Approval of a Tax Increment Reinvestment Zone No. 1 Updated Final Project & Finance Plan - T. Garcia
- [29.](#) Authorize Mayor to execute Resolution No. _____ approving the issuance of bonds by the Mission Redevelopment Authority on behalf of Reinvestment Zone Number One, of City of Mission, Texas in amount not to exceed \$18,000,000.00 and making findings related thereto – T. Garcia
- [30.](#) Authorization to approve Change Order #1 with an increase of \$64,495 for Rehabilitation of La Cuchilla Drainage Project for the Public Works Department – Gonzalez
- [31.](#) Presentation of Unaudited Financial Statements for quarter ending December 2025 – Roman
- [32.](#) Presentation of 2026 Budget to Actual Report for quarter ending March 2026 – Roman
- [33.](#) Acceptance of Quarterly Report of Investments for the Quarter ending March 31, 2026, including interest earned - Roman

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding the possible sale of City property located within Lot 192, John H. Shary Subdivision.
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.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), related to Medusa Investments, LLC and Ricardo L. Salinas v City of Mission, et al. in the United States District Court Southern District of Texas, McAllen Division.

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

1. Consideration and action if any, regarding the possible sale of City property located within Lot 192, John H. Shary Subdivision.
2. Consideration and action if any, related to 1401 E. 24th Street, Mission, Texas.
3. Consideration and action if any, related to Medusa Investments, LLC and Ricardo L. Salinas v City of Mission, et al. in the United States District Court Southern District of Texas, McAllen Division.

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 22nd day of April, 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 **28th day of April, 2026** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **22nd day of April, 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, the Mission Lions Club was founded one hundred years ago with a steadfast commitment to service, compassion, and community improvement; and

WHEREAS, for a century, the Mission Lions Club has exemplified the Lions motto of “*We Serve*” through tireless volunteerism and civic leadership that has strengthened the quality of life in the City of Mission community; and

WHEREAS, the Mission Lions Club has made a lasting and meaningful impact by supporting community members in need through the construction of wheelchair ramps, helping ensure safety, accessibility, and independence for individuals and families; and

WHEREAS, the Mission Lions Club has demonstrated a strong commitment to health and wellness by providing eye exams and vision screenings, helping to identify vision needs early and protect the eyesight of residents of all ages; and

WHEREAS, the Mission Lions Club has proudly supported youth development and leadership by sponsoring and supporting **Boy Scout Troops**, helping instill values of service, responsibility, and citizenship in future community leaders; and

WHEREAS, the Mission Lions Club has enhanced community life through the development, improvement, and continued care of **Mission Lions Park**, creating a welcoming space for recreation, fellowship, and community pride; and

WHEREAS, the Mission Lions Club’s century of service reflects the power of volunteerism, generosity, and local leadership to create positive and lasting change;

NOW, THEREFORE, BE IT PROCLAIMED, that we hereby recognize and celebrate the **Centennial Anniversary of the Mission Lions Club**, and commend its members—past and present - for 100 years of dedicated service to the City of Mission community.

NOW, THEREFORE, we, the City Council of the City of Mission, proclaim that this milestone anniversary serves as a moment of gratitude, reflection, and celebration, and as an inspiration for continued service in the years to come.

PROCLAIMED on this the 28th day of April, 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, for over 250 years, the history of our nation has been defined by a firm reliance on divine Providence, with every generation seeking God’s direction, protection, and provision to ensure that America is filled with His grace and goodness; and

WHEREAS, our founding documents, from the Mayflower Compact to the Declaration of Independence, affirm a prayerful covenant with our Creator that continues to compel citizens today to pray fervently for the wisdom of our leaders and the peace of our nation; and

WHEREAS, the National Day of Prayer was formally established by Congress in 1952 and later amended in 1988, designating the first Thursday of May as a day for all Americans to turn to God in prayer and meditation; and

WHEREAS, on Thursday, May 7, 2026, the City of Mission joins our nation in this observance under the theme, “Glorify God Among the Nations, Seeking Him in Mission, Texas,” inspired by 1 Chronicles 16:24: “Tell of His glory among the nations, His wonderful deeds among all the peoples;” and

WHEREAS, the very identity of our city is anchored in faith, with our namesake derived from the historic **La Lomita Chapel**, established as a sanctuary of hope and the first house of worship in the region; and

WHEREAS, we honor the legacy of the “**Cavalry of Christ**,” the dedicated Oblate Fathers who traveled on horseback across the Rio Grande Valley to provide spiritual service and comfort to the early settlers of this land; and

WHEREAS, that same spirit of faith continues today through the collaborative efforts of local pastors recognized as the **Mission Ministerial Alliance** and the **Greater Mission Chamber of Commerce**, as they join together with city leaders, schools, law enforcement, and the business community to preserve and strengthen the spiritual and economic heritage of our city; and

WHEREAS, the **Mayor’s Annual Evening of Prayer** serves as a modern-day rededication of our city, uniting families in praise and worship to ensure God’s glory is told across every generation in Mission;

NOW, THEREFORE, We the City Council of the City of Mission, do hereby proclaim May 7, 2026, as a **DAY OF PRAYER** throughout our City, and I commend this observance to our citizens, requesting that prayers be lifted throughout our community as we rededicate our lives and our nation to the glory of God.

PROCLAIMED on this the 28th day of April, 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, the Mission Economic Development Corporation (Mission EDC), alongside its partners, plays a key role in the economic health of the City of Mission by attracting capital investment and supporting the growth of small businesses; and

WHEREAS, these efforts lead directly to greater prosperity for Mission residents by creating quality jobs and generating tax revenue for essential city services and quality-of-life projects; and

WHEREAS, Mission EDC fosters entrepreneurship through its programs; and

WHEREAS, Mission EDC supports startups and small businesses by housing dozens of them at its headquarters: the Center for Education and Economic Development (CEED); and

WHEREAS, the City of Mission and Mission EDC work together to help small businesses grow or relocate to Mission; and

WHEREAS, Mission EDC builds partnerships with universities, colleges, nonprofits, and other key regional institutions to create a thriving business environment; and

WHEREAS, the city continues to promote responsible growth by investing in critical infrastructure—such as the expansion of the Anzalduas International Bridge; and

WHEREAS, small businesses can rely on Mission EDC for guidance, support, and access to programs that help them launch, grow, and thrive; and

WHEREAS, economic developers play a vital role in driving investment and shaping Mission’s future;

NOW, THEREFORE, we the City Council of the City of Mission proclaim the week of May 3–9, 2026, as:

Economic Development Week

in Mission, Texas and commend all economic developers whose work helps strengthen our community.

PROCLAIMED on this the 28th day of April, 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, small businesses aren't just storefronts — they're family legacies, bold ideas, and the heart of our local economy; and

WHEREAS, every job created, every product made, and every customer served by a small business adds to the strength and spirit of Mission, Texas; and

WHEREAS, the City of Mission is proud to stand beside its small business community — from first-time entrepreneurs to multigenerational shops — who work hard, adapt fast, and give back generously; and

WHEREAS, Mission Economic Development Corporation (Mission EDC) plays a key role in this journey by offering funding, mentorship, and resources through its programs; and

WHEREAS, Mission EDC's headquarters, the Center for Education and Economic Development (CEED), serves as a launchpad for startups and a home base for local entrepreneurs chasing their next big idea; and

WHEREAS, when we support small businesses, we're investing in our neighbors, our neighborhoods, and the future of Mission;

NOW, THEREFORE, we the City Council of the City of Mission proudly proclaim the week of May 3–9, 2026, as:

National Small Business Week

in Mission, Texas and urge all residents to celebrate and support the businesses that make Mission unique, resilient, and strong.

PROCLAIMED on this the 28th day of April, 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, the City of Mission contributes significantly to the economic prosperity of the Lone Star State, and Texas is renowned for being home to more than 3 million small businesses that employ nearly half of the state's private workforce, serving as the powerhouse and "backbone" of the Texas economy;

WHEREAS, Mission has evolved from a historic railroad stop into a thriving community of nearly 90,000 residents, famously recognized as the "Home of the Ruby Red Grapefruit";

WHEREAS, Mission's record-breaking \$25.4 million in 2025 retail sales tax revenue is driven by hundreds of local small businesses;

WHEREAS, Discover Mission promotes the city's tourism, supported by over 2,100 businesses and a portfolio of 9 hotels;

WHEREAS, Mission is a major center for ecotourism and history in the Rio Grande Valley, uniquely positioned on a primary migratory pathway that attracts nature lovers from around the world. The city's tourism assets are built around its "world-class" birding and butterfly habitats, combined with a preserved heritage that highlights the region's spiritual and agricultural roots;

WHEREAS, as a premier destination in South Texas, Mission welcomes visitors from across the globe, serving as a cherished home-away-from-home for our seasonal Winter Texans and a vibrant hub for our neighbors and guests from Mexico;

WHEREAS, the Greater Mission Chamber of Commerce has been in existence since 1946 and has achieved the distinction of National Accreditation through the U.S. Chamber of Commerce in 2025—a status held by only 3 percent of chambers nationwide—confirming its operational excellence, professional standards, and effective service to its members; and

WHEREAS, through the strategic collaboration of the City of Mission, the Mission EDC, and the Greater Mission Chamber of Commerce, our community fosters a robust ecosystem that drives long-term economic growth and ensures the sustainability of both our local businesses and our vibrant tourism industry.

NOW, THEREFORE, BE IT PROCLAIMED that the City Council of the City of Mission proudly declares the week of May 3 – May 9, 2026, as:

“Travel and Tourism Week”

in Mission, Texas, as we continue to build on our business history.

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

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: April 28, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:
Public Works – March 2026
Speer Memorial Library – March 2026
Mission Event Center – March 2026
Mission Historical Museum – March 2026
Building Permit & Inspections – March 2026
Planning & Zoning – March 2026
Sanitation – March 2026
Mission Fire Prevention – March 2026
Emergency Ambulance Response Report – March 2026
Mission Fire Department – March 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 _____



Public Works

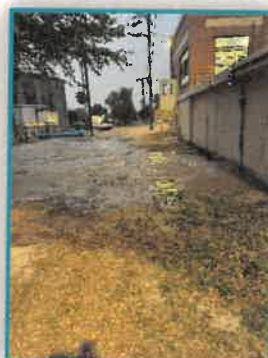
March 2026 Monthly Report

Water Distribution Projects



Dunlap / 1st - Replaced Manhole

Conway / Military
Repair of Water Break



Water Treatment Plant South
Repair of Water Break



Public Works Projects



PUBLIC WORKS Table of Contents March 2026

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Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON

‡ UTILITY BILLING ACCRUALS ‡

BILLING TYPE	Mar - 2026	Mar- 2025	FYTD 25-26	FYTD 24-25
Water Consumption (Gals.)	369,958,000	327,241,000	2,252,438,000	2,141,197,000
Number of Customers	32,191	31,605		

WATER & WASTEWATER

Water Sales	\$ 1,227,500	\$ 1,134,851	\$ 7,514,491	\$ 7,043,649
Water Sales - <i>Granjeno</i>	2,377	2,283	14,160	13,544
Water Connections	38,714	57,083	204,370	300,079
Reconnect Fees	10,050	7,900	49,850	63,200
Sewage Service	707,450	680,685	4,257,760	4,097,886
Sewage Service - <i>Granjeno</i>	1,203	1,262	7,300	7,472
Industrial Sewer Surcharge	1,541	4,827	11,350	10,243
Wastewater Connections	9,790	14,400	60,040	80,650
Service Charge	9,110	8,480	60,430	61,110
Total	\$ 2,007,735	\$ 1,911,771	\$ 12,179,751	\$ 11,677,833

SANITATION

Garbage Fees	\$ 726,457	\$ 703,958	\$ 4,410,853	\$ 4,187,080
Brush Fees	113,065	108,418	667,755	639,395
Total	\$ 839,522	\$ 812,376	\$ 5,078,608	\$ 4,826,475

DRAINAGE ASSESSMENT FEE

Drainage Assessment Fee	\$ 109,341	\$ 108,149	\$ 654,003	\$ 644,475
Total	\$ 109,341	\$ 108,149	\$ 654,003	\$ 644,475

Total Billing	\$ 2,956,598	\$ 2,832,296	\$ 17,912,362	\$ 17,148,783
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‡ UTILITY COLLECTIONS CASH ‡

COLLECTIONS	Mar 2026	Mar - 2025	FYTD 25-26	FYTD 24-25
Total Collections	\$ 2,981,683	\$ 2,837,978	\$ 17,854,303	\$ 17,103,860

Water Distribution

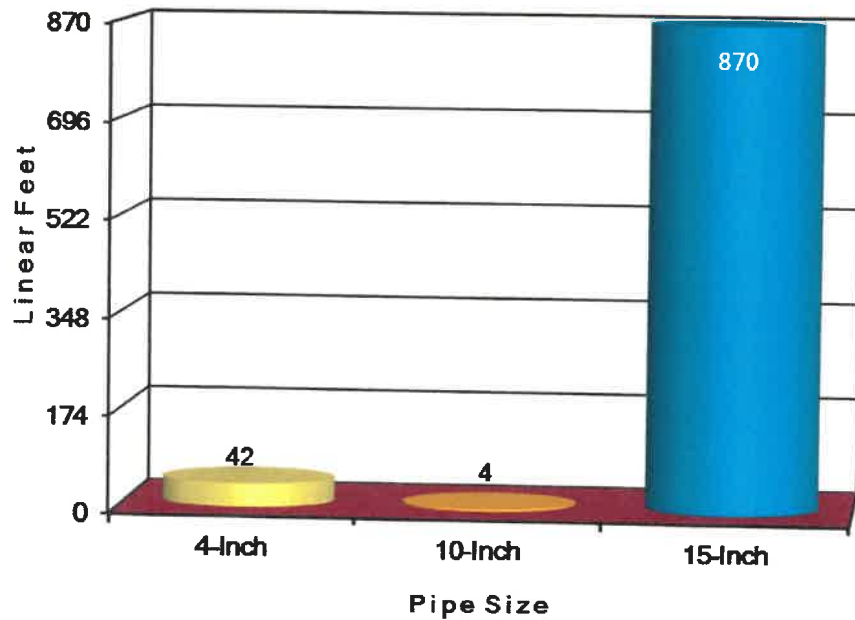
Utility Line Installation

Water Distribution Crews installed 916 Linear Feet of Utility Line. Below are the locations where the broken line repairs took place. There were 12 (twelve) major water line breaks repaired.

March 2026 Utility Line Installation

4-Inch		10-Inch		15-Inch	
972 Truman	2	2801 Oblate	4	4 th St / Dunlap	585
507 Thornwood	2			Dunlap Ave	165
17 Kim Mone	2			1 st St / Dunlap	120
2200 Colorado St	2				
1 st St / Dunlap	30				
1606 Adams	4				
42 LF		4 LF		870 LF	

March 2026 Utility Pipe Line Installation



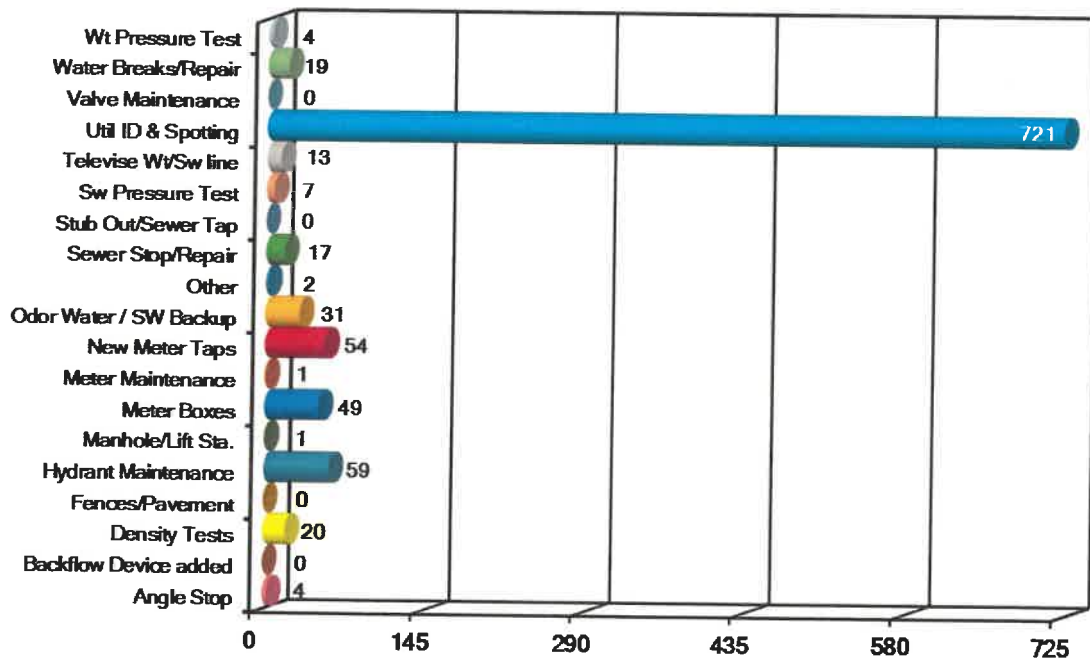
Water Distribution

Water Distribution - Maintenance Benchmark Summary

The following is the March 2026 Water Distribution's Maintenance Benchmark Summary.

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 25-26	FY 24-25
Angle Stop	6	14	0	7	7	4	38	149
Backflow Device	0	0	0	0	0	0	0	1
Density Tests	18	20	25	21	15	20	119	259
Fences/Pavement	0	0	0	0	0	0	0	0
Hydrant Maintenance	1	1	0	29	29	59	119	58
Manhole/Lift Station	4	4	1	1	0	1	11	36
Meter Boxes	77	33	45	34	40	49	278	713
Meter Maintenance	12	2	2	0	0	1	17	54
New Meter Taps	84	33	45	34	52	54	302	747
Odor Water	23	17	13	6	26	31	116	215
Other	2	10	3	6	0	2	23	75
Sewer Stop/Repair/Tap	23	6	2	20	7	17	75	245
Stub Out Sewer	0	0	0	0	0	0	0	0
Sewer Pressure Test	4	4	2	0	5	7	22	133
Televise Sewer line	16	8	5	4	0	13	46	91
Utility ID & Spotting	419	436	541	557	648	721	3,322	5,551
Valve Maintenance	0	0	4	0	3	0	7	4
Water Break/Repair	19	43	35	31	19	19	166	286
Water Pressure Test	10	0	1	1	1	4	17	158
Totals	718	631	724	751	852	1002	4,678	8,775

March 2026
Utility - Water Distribution Benchmark



Water Distribution - Utility Inspections Mr. Lupe Vela and Mr. Charlie Fuentes, Utility Inspectors, conducted inspections on thirty-six (36) sites; performed 2 Air Tests, 7 Mandrel Tests, 2 Hydrostatic Test and 20 Density Tests. Inspectors worked on 130 line locates.

	Site/Subdivision	Start Date	Completion Date	Location	Inspection Description
1	Anacua Village	7/2024		Mayberry / 8 th St.	Under Construction
2	Anzalduas Industrial Park PH 1	4/2024		Military / Bryan	Under Construction
3	Anzalduas Industrial Park PH 7	3/2024		Military / Bryan	Under Construction
4	Augusto Contreras	2/2023		Shary / Bus 83	Under Construction
5	Bellwood Manor	7/2025		2 ½ Trosper	Under Construction
6	Bentsen Grove	9/2022		Inspiration / 1 Mile South	Under Construction
7	Bentsen Palm PH III	1/2023		Inspiration / 1 Mile South	Under Construction
8	Bryan Landing	7/2024		Bryan / N. 2 Mile	Under Construction
9	Bryan Road Reconstruction/Drain Proj	8/2025		Holland / 20 th St.	Under Construction
10	Camelias Plaza	9/2023		FM 495 / Bryan	Under Construction
11	Cap Storage Victoria Drive, LLC	6/2023		Shary / Victoria	Under Construction
12	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
13	Chipotle	9/2025		Shary / Ruby Red Blvd.	Under Construction
14	Conway Village	1/2025		4 Mile / Conway	Under Construction
15	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
16	Deleon-Zamora	7/2024		4 Mile / Conway	Under Construction
17	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
18	Esmeralda Subdivision	12/2025		Moorefield / 4 Mile Line	Under Construction
19	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
20	Holland Terrace	7/2024		Holland / 25 th St.	Under Construction
21	Imperio Vista Subd.	8/2025		Holland / 20 th St.	Under Construction
22	Khit Chiropractic	7/2024		Bryan / Bus 83	Under Construction
23	Las Cumbres Terrace	1/2025		2 Mile / Trosper	Under Construction
24	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
25	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
26	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
27	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
28	Schizne Gardens at James Subd.	9/2025		Bryan / 1 ½ Mile North	Under Construction
29	Sendero Phase I	1/2023		1 Mile South	Under Construction
30	Sendero Phase II	2/2022		1 Mile South	Under Construction
31	Sonoma Ranch	1/2025		Mayberry / 2 ½ Mile	Under Construction
32	Taylor Road Water & Sewer Plan	1/2026		Bus to 2 Mile, Taylor	Under Construction
33	Tee Time	3/2025		Mayberry / N Bolz St.	Under Construction
34	Tierra Dorada Lift Station	7/2024		Tierra Dorada	Under Construction
35	Top Site Storage	3/2025		Trinity / Commerce	Under Construction
36	Tree Gardens at Orchards	9/2025		Bryan / 1 ½ Mile North	Under Construction

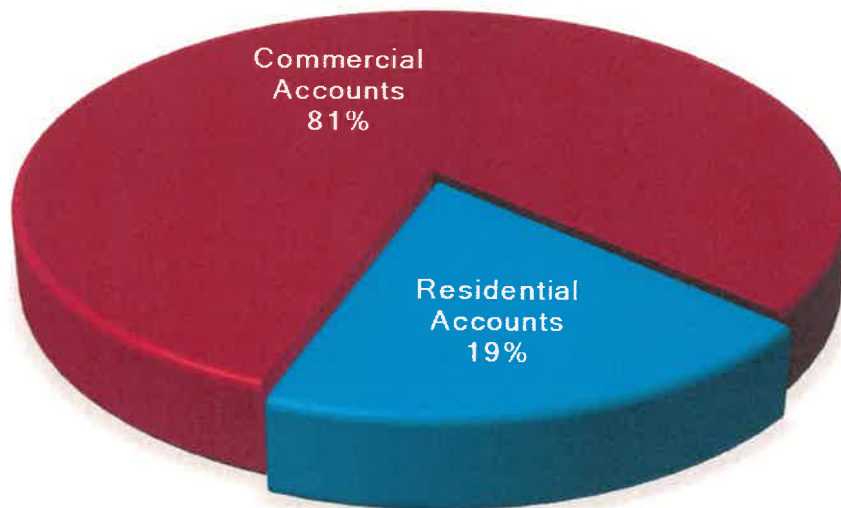
Water Distribution - Backflow Prevention Inspections

The table and graph below show the grand total of seventy-four (74) Backflow Prevention Assembly Inspections performed by Mr. Ignacio Salazar through access of the Envirotrax BPAT System in order to keep our water lines free from back siphonages and water pressure backflow contamination.

2025-26 Backflow Inspections

Tests / Surveys	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 25-26	FY 24-25
Inspection of Commercial Accts	38	16	29	40	35	66	224	181
Inspection of Residential Accts	9	2	5	2	7	8	33	143

March 2026
Backflow Prevention Inspections



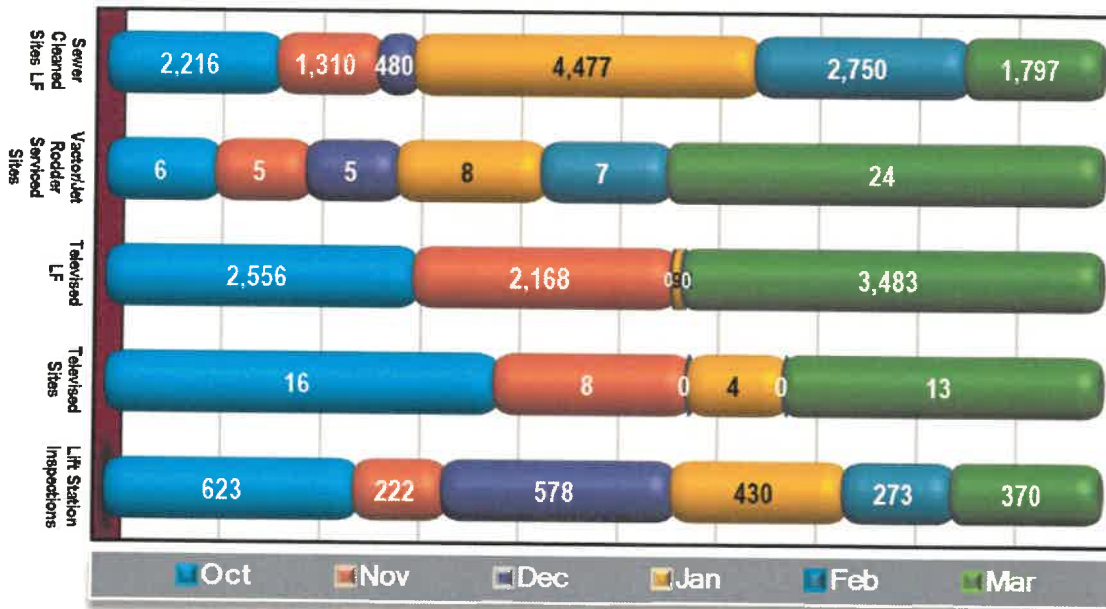
Water Distribution - Sewer Collection

Our Sewer Collection Crews inspected and maintained monthly the City's 40 active Sewer Lift Stations and approximately 378.26 miles of sewer lines by responding to 26 sewer backups, 13 sewer lines were televised, cleaned 24 sewer line sites (16 Jet Rodder, 8 Vactor) and 370 lift station work orders for this month.

Sewer Lift Station Inspections Vactor / Jet Rodder Cleaning Services

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 25-26	FY 24-25
Lift Stations Inspections	623	222	578	430	273	370	2496	4675
Televised Serviced Sites	16	8	0	4	0	13	41	91
Televised Linear Feet	2556	2168	0	92	0	3483	8299	45276
Vactor/Jet Rodder Serviced Sites	6	5	5	8	7	24	55	147
Vactor/Jet Rodder Serviced Linear Feet	2216	1310	480	4477	2750	1797	13030	56187

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




Water Treatment Plant

Water Production and Rainfall Water Plant Operators at our North and South Water Treatment Plants treated 463.873 million gallons of water and our Plant Operators recorded daily there was no rainfall for March.

2025-26 Treated Water Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 25-26	FY 24-25
15	17	13	462	428	413	402	368	464	2,537	4,852

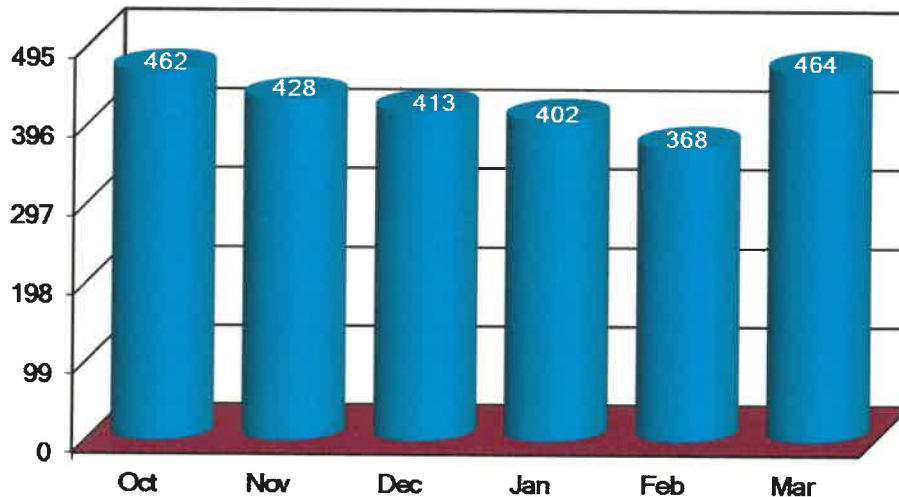
2025-26 Rainfall (Inches)



Description	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 25-26	FY 24-25
Rainfall (Inches)	0.70	0.50	0.25	0.10	0.00	0.00	1.55	19.3"

Parameters Exceeded: *N/A*

2025-26 Water Production Million Gallons (MG)



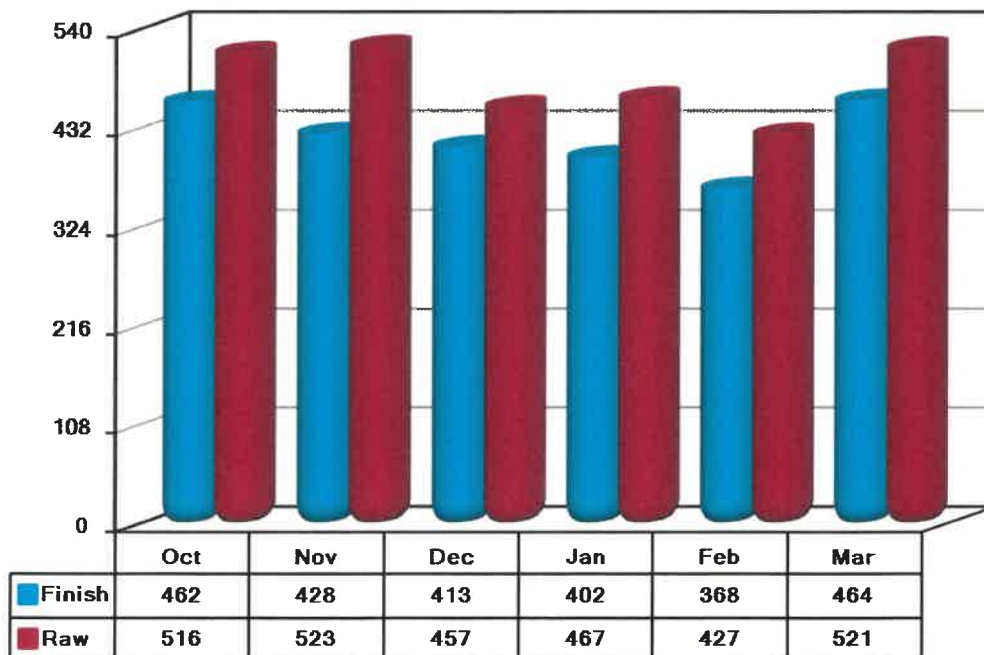
Operations and Maintenance - North Water Treatment Plant

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

Operations and Maintenance - South Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Operators continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- As of April 9, 2026, the Falcon Reservoir water level is at 19.3% and the Amistad Reservoir water level is at 30.8%, respectively. According to the Brownsville Area Reservoirs Monitor, the average of both reservoir levels is at 25.4%.
- Operators performed daily and monthly water lab analysis, backwashed and cleaned required filters.
- Staff performed necessary Water Plant and Reservoir adjustments; such as water influent, water effluent, water levels and chemical adjustments.
- Staff maintained grass trimmed at two treatment plants, reservoirs and distribution Water Towers.
- Initiated preventive maintenance on equipment as deemed necessary and exercised Emergency Generators weekly.

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



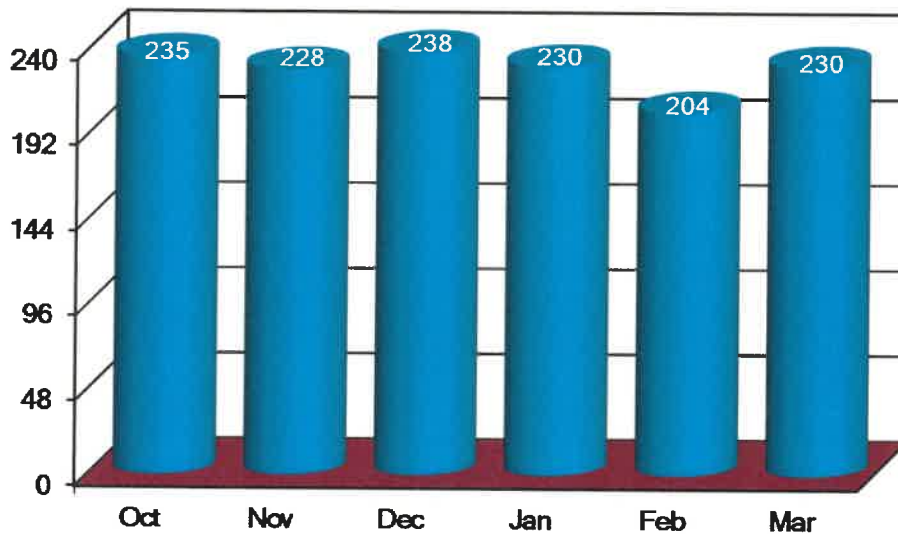
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 229.880 million gallons of Wastewater.

2025-26 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 25-26	FY 24-25
7.4	8.1	6.4	235	228	238	230	204	230	1,365	2,633

2025-26 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status There were no violations for March. Plant operated at 54.6% capacity; Plant is rated at 13.5 mgd; and the Plant Yearly Average was 7.371 mgd. There was no rainfall.

Wastewater - Risk Management Program The Plant buildings are maintained by Facilities department. All employees received Proper Protection Equipment as they may be exposed to hazardous environments. All cleaning and disinfection are done by janitorial staff to keep Plant disinfected as possible. Risk Reducing Training was conducted for severe heat exposure to all Plant Staff and Staff are alerted of high pollen and dust due to drought conditions.

Wastewater - Staff Developments Andres Garcia will continue to train to obtain his "C" license level of operating Plant. Eric Hernandez has passed his first required exam and is now being trained for other process control operations; his next class is Wastewater Treatment to help him obtain knowledge for different types of Plant treatment processes; and Angel Espinoza will be signed up for the "D" level exam for Wastewater Operator.

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

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

1. Odor control systems were monitored and adjusted to reduce malodorous emissions.
2. Operators continue routine cleaning of Clarifiers side walls to remove algae buildup.
3. Pumps at our Main Lift Station were exercised for better flow to our Screening System at head works.
4. Operators cleaned "Tea Cup" Grit System at head works on a weekly basis.
5. Maintenance Crew worked on the Lift Station pumps and exercised all pumps at the Main Lift Station.
6. Maintenance Operators worked on thickener pump leaks, repairs and adjustments.

7. Operators worked on maintaining a proper level at the Pretreatment Pond.
8. Maintenance greased bearings on schedule and worked on grit system timed controls.
9. Operators are pumping sludge from thickener to holding tanks due to repairs needed for thickener gear box.
10. Grounds keeping was done by all Operators and Grounds Keeper.
11. All ground holes were filled within the property lines of the Plant.

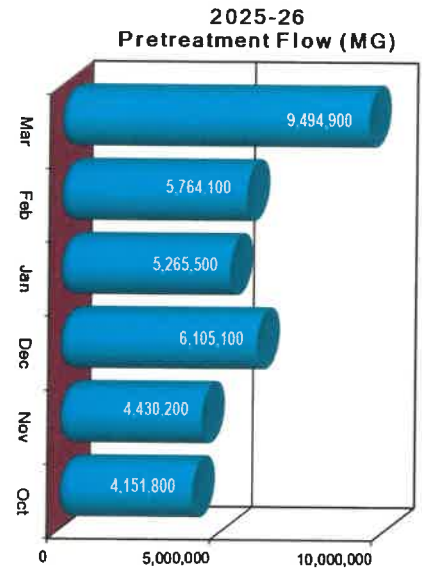
Wastewater - Contract Work

City's Contracted out electricians worked on the following.

1. J&E worked on grit timers for the grit system control cabinet and on Pump Assembly No. 3.
2. Hill-Tex worked on Main Lift Station No. 2 and ordered VFD for sludge pump for the Belt Press System.

Wastewater - Other Contract Work

1. CB3 continued to provide the Plant with sludge and grit removal services.
2. Cintas provided uniform services and door mat replacement, weekly.
3. Polydine supplied us with polymer totes for aiding in sludge de-watering at Belt Press System.
4. Facilities Department worked on the Administration building and air filter exchanges for Plant, worked on main entrance gates for Plant and changed out Lab water heater.



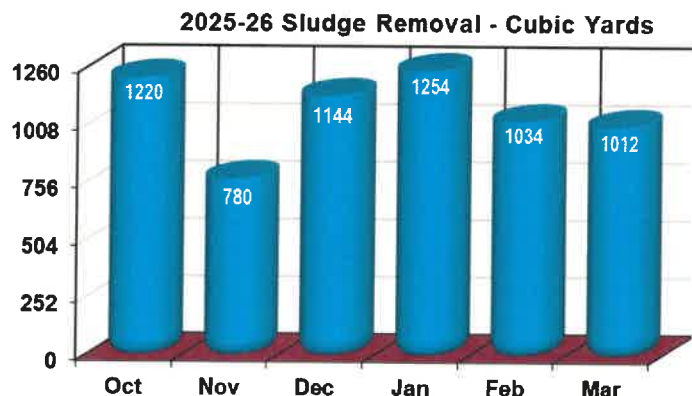
Wastewater - Lab Status All equipment and supplies met TCEQ standards for analysis and are concurrent with Standard Methods Procedures. ERA annual testing was completed and the City's Lab passed all analysis categories. Reports are pending to be finalized and sent to TCEQ for annual compliance. Plant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

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

Pretreatment Three surface Aerators and motors are operational. Clarifier at Pretreatment was cleaned up of debris on the surface. All industrial flows to the Plant continue to be accounted for by meter totalizers and truck tickets. The Lone Star Citrus Company transported 42 truckloads of 210,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) was 9,494,900 million gallons. Total sludge hauled was 1,012 cubic yards equivalent to 46 roll off containers.

2025-26 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	61	1,220
Nov	40	780
Dec	52	1,144
Jan	57	1,254
Feb	47	1,034
Mar	46	1,012
25-26	303	6,444
24-25	525	8,508



Street Division - Benchmark Summary

Our Street Crews patched approximately 780 Potholes; placed a total of 35 Signs (19 stop signs) and 31 Poles (cemented), inspected and repaired 105 Traffic Lights and Street Lamps; 1,184 Street Miles was swept; removed 290 Tires and no Demolished Home. Street Crews cleared right-of-way tree limb obstructions. For the Collection of Debris site, there were 365 customers and a monetary collection totaling \$ 8,380.

Street Improvement & Construction Projects

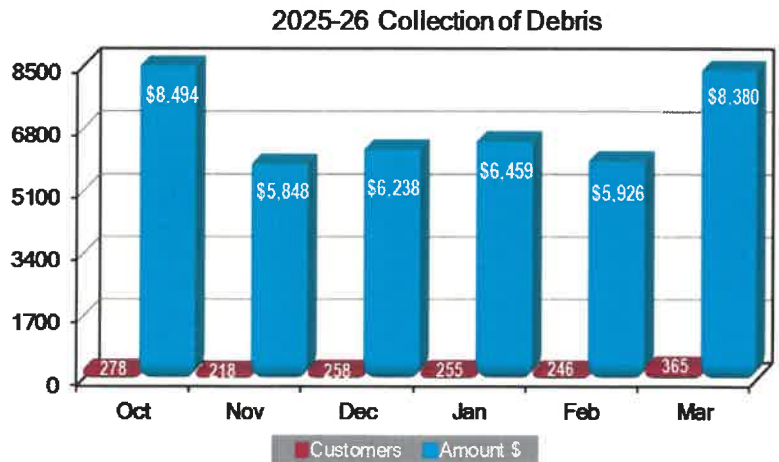
Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
No Paving Projects Patching Citywide	-	-	-	-	Street Department

Collection of Debris

There were 365 City of Mission customers with a monetary collection of debris totaling \$ 8,380.

Collection of Debris

Month	Customers	Amount \$
Oct	278	\$ 8,494
Nov	218	\$ 5,845
Dec	258	\$ 6,238
Jan	255	\$ 6,459
Feb	246	\$ 5,926
Mar	365	\$ 8,380
25-26	1,620	\$ 41,342
24-25	2,882	\$ 87,601

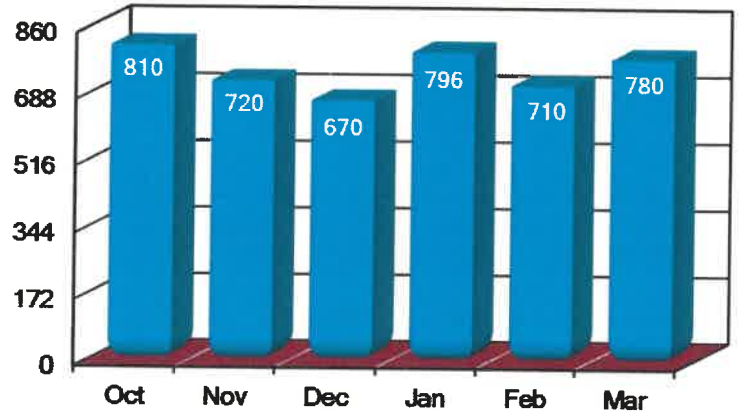


City Pothole Maintenance Street Crews filled a total of 780 potholes.

2025-26 Pothole Maintenance

Month	24-25	25-26
Oct	726	810
Nov	785	720
Dec	726	670
Jan	670	796
Feb	675	710
Mar	780	780
Totals	4,362	4,486

2025-26 Pothole Count

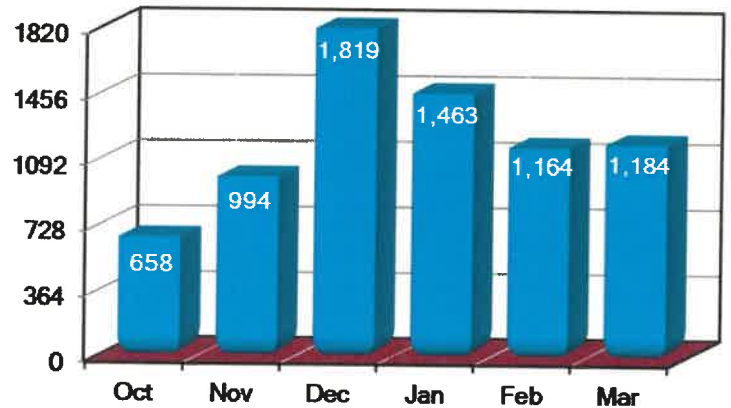


City Street Miles Swept Mr. Torres, Mr. Gutierrez, Sweeper Operators, cleaned 1,184 street miles.

2025-26 Miles Swept

Month	24-25	25-26
Oct	1,662	658
Nov	1,497	994
Dec	1,258	1,819
Jan	1,330	1,463
Feb	1,159	1,164
Mar	1,238	1,184
Totals	8,144	7,282

2025-26 Street Miles Swept

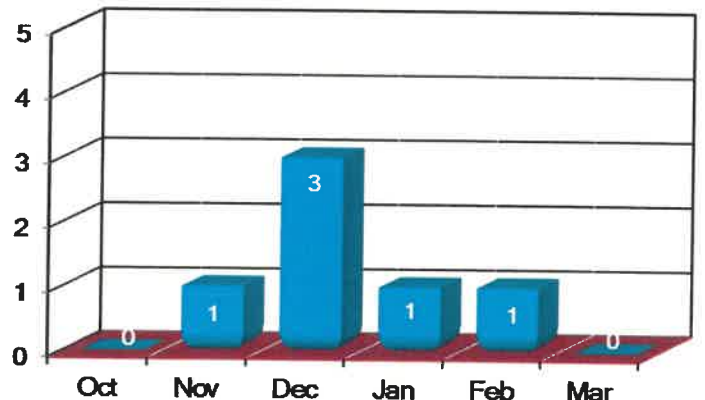


Lot Maintenance / Demolished Home There was no Demolished Home this month.

2025-26 Lot Maintenance

Month	24-25	25-26
Oct	0	0
Nov	1	1
Dec	1	3
Jan	0	1
Feb	0	1
Mar	0	0
Totals	2	6

2025-26 Lot Maintenance/ Demolished Home



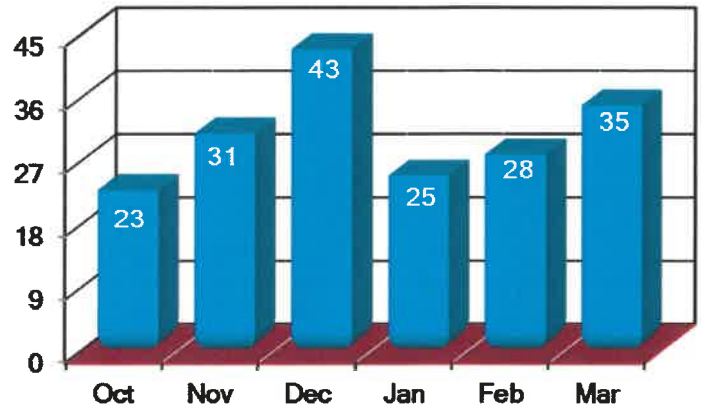
Sign Shop Output Measures

Street Crews installed 35 signs (19 stop signs) and 31 poles.

2025-26 Sign Installation

Month	24-25	25-26	Posts
Oct	19	23	8
Nov	48	31	19
Dec	10	43	16
Jan	10	25	20
Feb	13	28	28
Mar	42	35	31
Totals	142	185	122

2025-26 Sign Installations



Street Light Pole Maintenance

Street Light inspections are maintained by AEP.

Traffic Signal Maintenance

Assisted the Water Distribution Department during the water break at 9th Street and Conway, twelve-hour work shift.

Month	School Zone			Traffic Signals Light Changes							
	Light Bulb Replace	Re-set Controller	School Maint	Green	Red	Amber	Walk / Don't Walk	Trouble shoot Controller	Reg Maint	Misc	Total
Oct	2	1	1	2	1	1	1	5	35	37	86
Nov	0	0	0	5	1	0	6	3	17	27	59
Dec	0	6	6	5	5	7	0	13	7	21	70
Jan	1	1	2	1	0	1	0	3	10	46	65
Feb	0	1	4	2	0	1	0	3	19	24	54
Mar	0	0	2	3	3	0	3	5	31	58	105
25-26	3	9	15	18	10	10	10	32	119	213	439
24-25	9	27	116	16	28	28	36	74	507	405	1,246

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

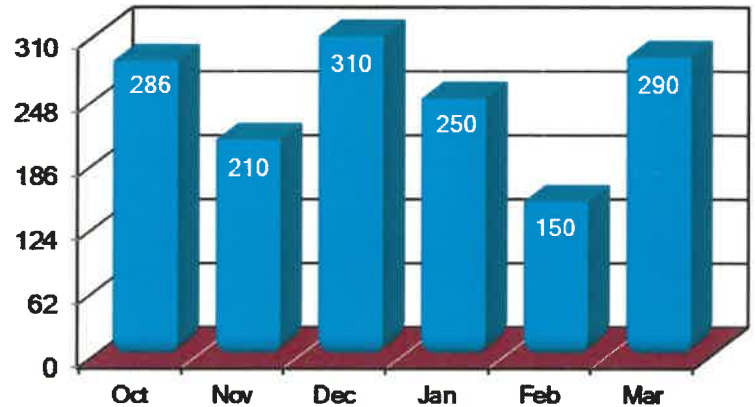
City Crew Collect Debris Our Alley Crew cleaned alleyways and averaged 5 trailer loads daily and mowed an average of 2 miles of alleyway.

Tire Removal Our Streets Crew removed 290 tires from the City this month.

2025-26 Tire Collection

Month	24-25	25-26
Oct	280	286
Nov	360	210
Dec	340	310
Jan	290	250
Feb	310	150
Mar	310	290
Totals	1,890	1,496

2025-26 Tire Removal



2025-26 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	30	30	\$ 12,730
Repairs	107	0	\$ 34,500
March	137	30	\$ 47,230
FYTD 25-26	345	292	\$ 237,530
FY 24-25	797	625	\$ 484,400

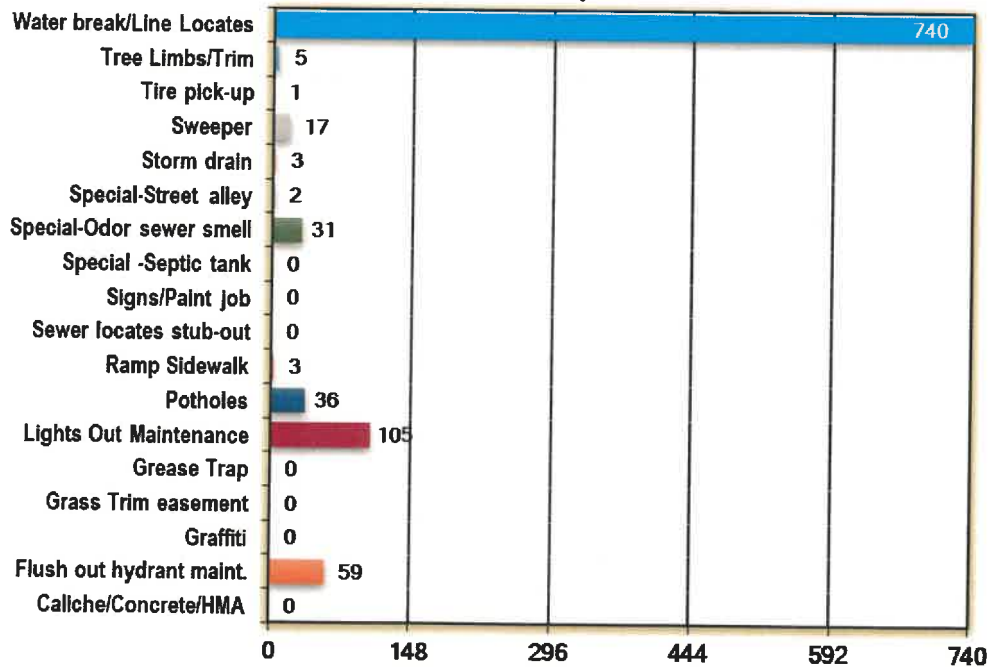
2025-26 Fleet Work Order Benchmark



Administration Request for Service Calls

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	25-26	24-25
Caliche/Concrete/HMA	1	0	1	0	0	0	2	1
Flush Hydrant Maintenance	2	1	0	29	29	59	120	58
Graffiti	0	0	0	0	0	0	0	0
Grass Trim easement	7	2	0	0	0	0	9	75
Lights Out Maintenance	86	59	70	65	54	105	439	1,238
Potholes	41	29	18	22	12	36	158	592
Ramp Sidewalk	1	1	0	1	2	3	8	14
Sewer locates stub-out	0	0	0	0	0	0	0	0
Signs/Paint job	11	8	9	4	0	0	32	36
Special -septic tank	0	0	0	0	0	0	0	0
Special-Odor smell	23	17	13	6	26	31	116	215
Special-Street alley	2	1	6	4	3	2	18	81
Storm drain	12	2	5	0	0	3	22	58
Sweeper	6	9	19	3	3	17	57	98
Tire pick-up	15	2	5	0	0	1	23	28
Tree Limbs/Trim	13	5	5	7	4	5	39	95
Water break/Line locates	438	479	541	598	648	740	3,444	5,761
Total	658	615	692	739	781	1,002	4,487	8,350

March 2026 - Request for Service Calls



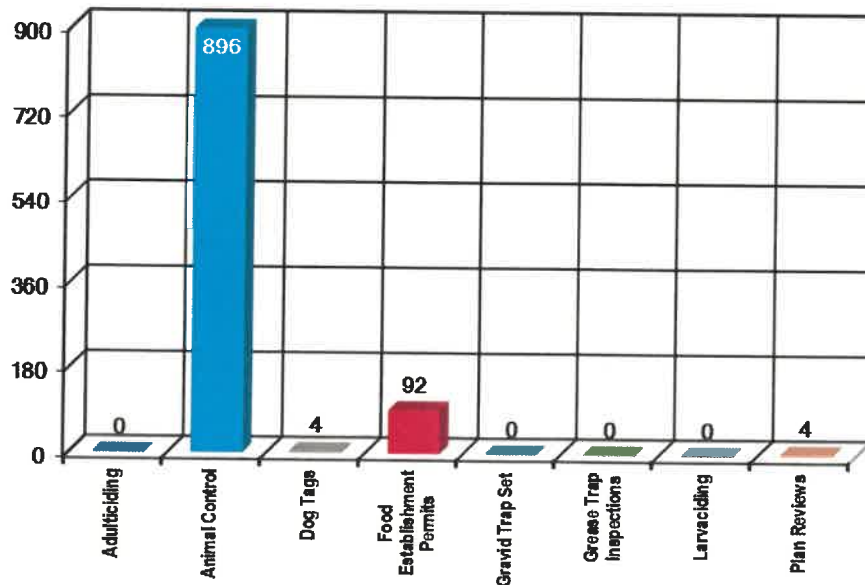
Health Department

Health Department Benchmark Summary

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

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	25-26	24-25
Adulthooding	0	0	0	0	0	0	0	13
Animal Control	1,048	948	977	950	793	896	5,612	10,814
Dog Tags	5	6	2	1	3	4	21	33
Food Est. Permits	216	78	145	98	73	92	702	2,172
Gravid Trap Set	0	0	0	0	0	0	0	0
Grease Trap Inspections	0	2	1	0	0	0	3	3
Larvaciding	0	0	0	0	0	0	0	9
Plan Reviews	6	5	3	6	1	4	25	112
Total	1,275	1,039	1,128	1,055	870	996	6,363	13,156

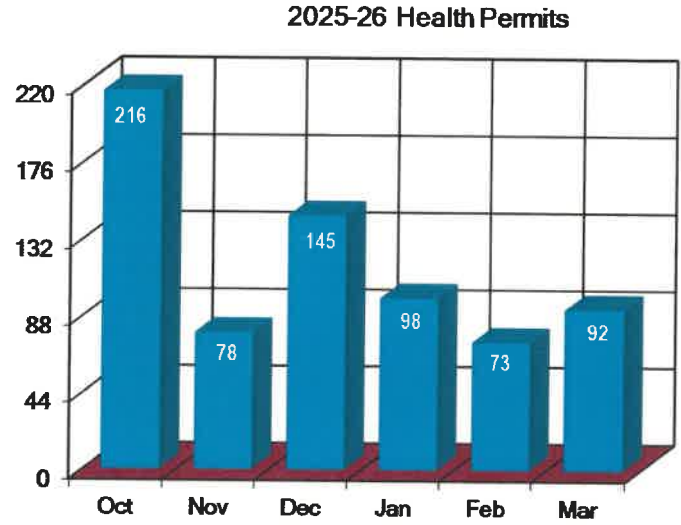
March 2026
Health Department Service Requests



Health Permits

A total of 92 Food Establishment permits were issued this month.

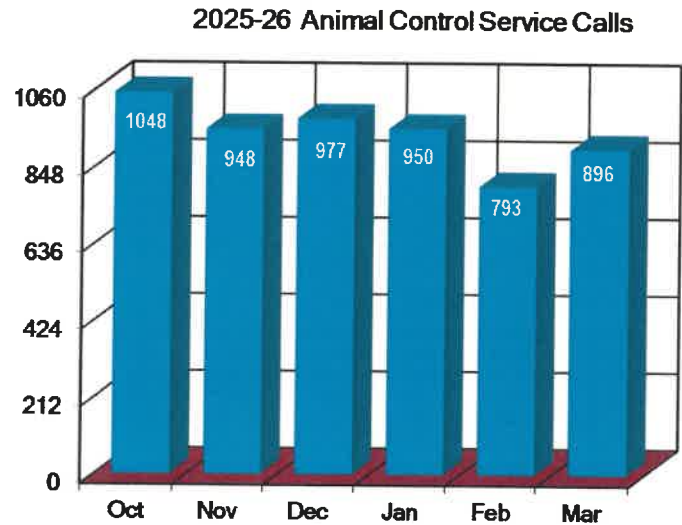
Food Establishment Permits		
Month	FY 24-25	FY 25-26
Oct	231	216
Nov	220	78
Dec	188	145
Jan	172	98
Feb	114	73
Mar	222	92
Totals	1,147	702



Animal Control Service Calls

Citizens called (896 calls) regarding Animal Control concerns.

Animal Control Calls		
Month	FY 24-25	FY 25-26
Oct	970	1,048
Nov	770	948
Dec	791	977
Jan	748	950
Feb	761	793
Mar	852	896
Totals	4,892	5,612



Health Department Animal Control

Our City's Animal Wellness Officers, Jesus, Ivan and Manuel reported the following Animal Control for March. There were 244 requests for intake service orders completed by City staff this month.

Dogs

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	Return To Owner	MAR	25-26
Mission	46	5	0	11	20	6	13	25	0	10	136	558
MAR	46	5	0	11	20	6	13	25	0	10	136	
YTD 25-26	189	23	0	66	30	43	114	83	0	10		558
FY 24-25	374	61	1	90	24	19	24	10	0	0		603

Cats

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	Return To Owner	MAR	25-26
Mission	31	0	0	16	4	9	15	26	0	0	101	335
MAR	31	0	0	16	4	9	15	26	0	0	101	
YTD 25-26	67	1	0	112	4	22	67	44	18	0		335
FY 24-25	206	10	0	151	0	18	17	9	10	0		421

Wildlife

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	Return To Owner	MAR	25-26
Mission	0	0	0	7	0	0	0	0	0	0	7	49
MAR	0	0	0	7	0	0	0	0	0	0	7	
YTD 25-26	0	0	0	49	0	0	0	0	0	0		49
FY 24-25	0	0	0	81	0	0	0	0	0	0		81

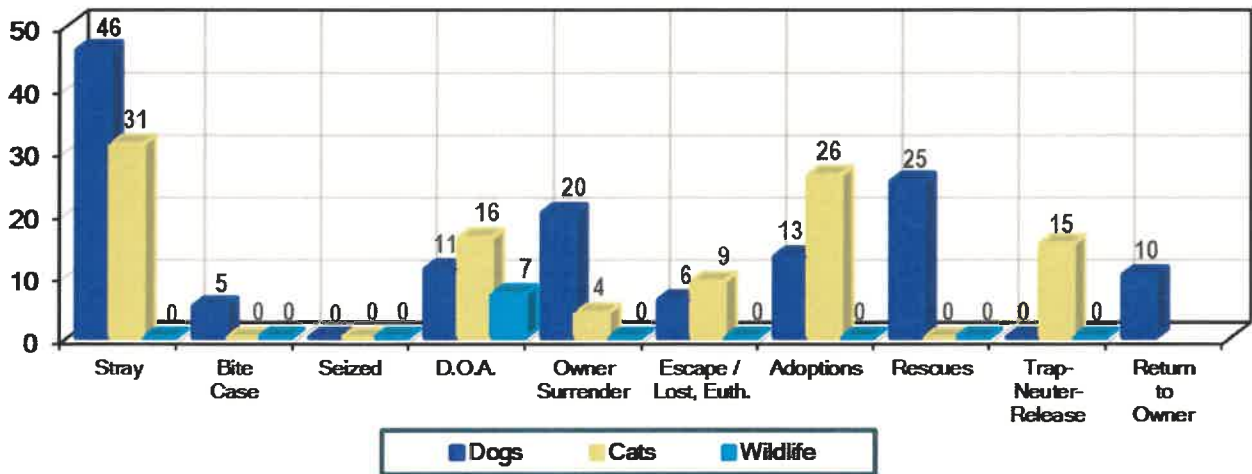
Health Department Animal Control Summary

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

March 2026 Health Department Animal Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape/ Lost/ Euthin.	Adopted	Rescues	Trap-Neuter-Release	Return To Owner	MAR	YTD 25-26
Dogs	46	5	0	11	20	6	13	25	0	10	136	558
Cats	31	0	0	16	4	9	26	0	15	0	101	335
Wildlife	0	0	0	7	0	0	0	0	0	0	7	49
MAR	77	5	0	34	24	15	39	25	15	10	244	
25-26	256	24	0	227	34	65	182	111	33	10		942
FY 24-25	580	71	1	322	24	37	44	13	13	0		1,105

March 2026 Health Department Animal Control



SPEER MEMORIAL LIBRARY

Item 10.

DOOR COUNT



10,435

MARCH
2026



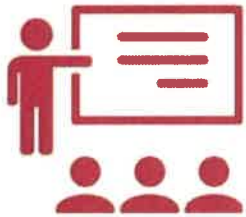
3,396

BOOKS CHECKED OUT



2,665

Computer Sessions



50

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

586



TEENS PROGRAM AUDIENCE

81



183

GENERAL AUDIENCE

249



CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES

WWW.MISSION.LIB.TX.US



Toddler time was extremely fun. Today we learned about the letter 'N'. Don't forget we are here every Wednesday at 10am.



Thank you very much to Ms. Cervantes for coming out from the education program of UTRGV and joining us for Story Time.



What an amazing time at Little sprouts today. The children had such an sm Cecilia. They got to learn about worms as well as the pros and cons of hav...

Item 10.



We are incredibly grateful for the support that made our StoryWalk® project possible here in the City of Mission! 🙏🏻 - See more



Thank you to all the parents that came over to our toddler time. Today we learned that the letter 'Q' stands for Panda. What will the letter 'Q' stand for next week?



A huge thank you to all the parents that brought out their children for our Easter egg hunt 2022. Thank you to Maxwell and Friends for coming with the Easter bunny to t... See more



Last week, teens created a Rice Krispie treat inspired by Luffy's straw hat from One Piece and then were free to eat it right after. In the next event, they created sl... See more



This past week, our teen department hosted an event every night so teens could spend their spring break with us. On Monday, teens used their teamwork skills in the obse... See more



For the final week of events for the month of March, teens showed their artistic skills at our Concrete Canvas where they illustrated their favorite characters from... See more



Mission Event Center Revenue Ledger
02/01/2026 -02/28/2026

Source: RESERVE (event management software)

Event - Name	Event Date	Room Rental Charges	Alcoholic Beverage Charges	Equipment Charges	Refundable Damage Deposit	F&B Kitchen Fee	Function Total	Total Adjustments and Discounts	Total Payments Received	Balance Due	Estimated attendance
Football LoveFest	02/01/2026	\$2,500.00		\$72.00	\$500.00		\$3,072.00	\$0.00	\$3,072.00	\$0.00	200
STOC Hearing	02/03/2026	\$700.00		\$0.00	\$500.00		\$1,200.00	\$0.00	\$1,200.00	\$0.00	100
TML Regional Auto Liability Mtg	02/04/2026	\$0.00					\$0.00		\$0.00	\$0.00	60
Coastal Conservation Association Gala	02/06/2026	\$3,800.00	\$17,427.00	\$550.00	\$500.00	\$375.00	\$22,652.00	\$0.00	\$22,652.00	\$0.00	600
Easter Seals Child Care Conference	02/07/2026	\$2,750.00		\$350.00	\$500.00	\$375.00	\$3,975.00	\$0.00	\$3,975.00	\$0.00	120
City of Mission Leadership Meeting	02/11/2026	\$0.00					\$0.00	\$0.00	\$0.00	\$0.00	40
AuthorCon	02/12/2026	\$0.00				\$0.00	\$0.00	(\$7,175.00)	\$0.00	\$0.00	2461
Mission Chamber of Commerce Buenas Tardes Luncheon	02/17/2026	\$1,500.00		\$350.00		\$375.00	\$2,225.00	\$0.00	\$2,225.00	\$0.00	250
City of Mission Police Entry Level	02/18/2026	\$0.00		\$0.00			\$0.00	(\$1,350.00)	\$0.00	\$0.00	60
Chamber Business Meetings	02/18/2026	\$350.00		\$0.00			\$350.00	\$0.00	\$0.00	\$350.00	100
Sub Tropical Agriculture Environment	02/19/2026	\$4,850.00	\$366.00	\$350.00	\$500.00	\$375.00	\$6,441.00	\$0.00	\$6,441.00	\$0.00	200
City of Mission Lunch & Learn	02/20/2026	\$0.00		\$0.00			\$0.00	(\$700.00)	\$0.00	\$0.00	60
Vinyl Record Show	02/21/2026	\$2,850.00		\$0.00	\$0.00	\$0.00	\$2,850.00	\$0.00	\$2,850.00	\$0.00	600
STS Training Seminar	02/21/2026	\$700.00		\$0.00	\$500.00	\$375.00	\$1,575.00	\$0.00	\$1,575.00	\$0.00	100
City of Mission TML - Dignity in Leadership Training	02/25/2026	\$0.00					\$0.00		\$0.00	\$0.00	60
Methodist Healthcare Community Event	02/26/2026	\$1,250.00		\$550.00	\$500.00	\$375.00	\$2,675.00	\$0.00	\$2,675.00	\$0.00	200
Family funfest Market	02/28/2026	\$2,500.00		\$72.00	\$500.00		\$3,072.00	\$0.00	\$3,072.00	\$0.00	300
TOTAL:		\$23,750.00	\$17,793.00	\$2,294.00	\$4,000.00	\$2,250.00	\$50,087.00	(\$9,225.00)	\$49,737.00	\$350.00	5511
<i>17 events hosted</i>											
Feb-25											
<i>18 events hosted</i>		\$43,850.00	\$5,271.00	\$1,850.00	\$6,000.00	\$4,750.00	\$61,721.00	(\$2,350.00)	\$61,721.00	\$0.00	5,380

MISSION HISTORICAL MUSEUM

Departmental Report March 2026

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



PERFORMANCE INDICATORS:

FY 2025-2026						
Performance Indicators	October	November	December	January	February	March
General Attendance	342	65	23	109	268	275
Programs	1,104	6	24	19	96	93
Tours	0	0	0	0	0	17
Social Media	8,956	5099	3,750	8,750	6,979	4,847
Website	541	541	549	653	763	647
Outreach	3,000	650	0	0	275	350
Meetings Hosted	0	0	0	0	12	0
Total	14,393	6,361	4,346	9,531	8,393	6,229

(# of people served March 1– March 31)

Public and Educational Programs/Events

Past Programs/Events:

- Summer Ancient Landscapes Exhibit (UTRGV)
- October 7 Community Altar Exhibit Opening
- October 11 MHM Lecture Series
- October 11 Craft Day (Dia de los Muertos)
- October 25 Dia de los Muertos Folklife Festival
- November 8 MHM Lecture Series
- November 11 Veterans Day presentation at O'Grady Elementary
- November 14 Community Altar Exhibit Closing
- December 13 Christmas Craft Day w/RGV Little Elves
- January 10 MHM Lecture Series
- January 10 Leadership Mission visit
- January 13 Quilt Show Opening
- January 27, 28, 29 She Came to the Valley Movie Screenings
- February 6 Turning of the Quilts
- February 14 MHM Lecture Series
- March 14 MHM Lecture Series
- March 16 Exhibit Preview Day
- March 17 What We Wore Exhibit Opening
- March 17-20 Spring Break Scavenger Hunt

Upcoming Programs/Events:

- June-July Summer Craft days (every Wednesday)

Other Items:

- Ongoing TAM Conference planning
- Ongoing Moorefield Exhibit (Seeking Quotes)
- Ongoing DOE grant: LED lights

**Building Permit and Inspections
Activity Report for
The Month of March 2026**

Total # of Building Permits	Building Permit Value	Building Permit Fee	Types of Building Permits
26	\$4,978,050.00	\$9,935.30	New Dwelling
4	\$2,954,000.00	\$9,930.19	Commercial
4	\$1,178,160.00	\$7,261.65	Assembly Apartments-16 UNITS Warehouse
1	\$90,000.00	\$105.00	Move Out Houses/Move Within Move In Houses Move in Mobile Homes
2	\$31,800,000.00	\$37,010.50	Schools
11	\$334,500.00	\$3,355.00	Swimming Pools
6	\$23,999.00	\$47.00	Sheds
7	\$22,500.00	\$385.00	Signs
10	\$130,380.00	\$270.00	Fence Tower
2	\$24,000.00	\$110.00	Gas Tanks Pumps Demolition Water Well/Recreation Const.
73	\$41,535,589.00	\$68,409.64	Totals

Additions / Remodeling			
40	\$749,891.99	\$4,734.40	Residential Buildings
9	\$1,233,150.00	\$6,091.71	Commercial Buildings Apartment Buildings Assembly Buildings
1	\$570,000.00	\$4,280.00	School Buildings
1	\$2,900.00	\$35.00	Awnings/Decks
15	\$80,992.00	\$1,556.40	Carports/Concrete
18	\$131,950.00	\$700.15	Porches/Driveways/Sidewalks
2	\$7,060.00	\$115.60	Garages/Canopies Hobby Shops
86	\$2,775,943.99	\$17,513.26	Totals

Total Building Permits	159
Total Building Valuation	\$44,311,532.99
Total Building Permit Fees	\$85,922.90

Prepared By: Rachel Alvarez
Date: 4/1/2026

MEMORANDUM

To: J.P Terrazas, P.E., Co-Interim City Manager
From: Xavier Cervantes, Director of Planning
Date: April 6, 2026
Re: Monthly Report MARCH 2026

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

MARCH 2026

REZONINGS:	3
CONDITIONAL USE PERMIT:	6
HOMESTEAD APPROVALS:	0
SUBDIVISIONS:	0
SINGLE LOT VARIANCES:	0
VARIANCES (ZBA):	3
SITE PLAT APPROVALS:	0
OTHER P&Z REQUESTS	1

Page 2
 Monthly Report for March 2026

I. Permits Issued

A. Building

Number	159
Value	<u>\$44,311,532.99</u>
Permit Fees	<u>\$85,922.90</u>

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

Number	136
Permit Fees	<u>\$16,186.00</u>

C. Mechanical

Number	59
Value	<u>\$1,138,129.00</u>
Permit Fees	<u>\$7,946.50</u>

D. Plumbing, Gas & Sprinkler System

Number	120
Permit Fees	<u>\$14,359.00</u>

TOTALS

Total Permits Issued	474
Total Valuation	<u>\$45,449,661.99</u>
Total Permit Fees	<u>\$124,414.40</u>

II. Number of Inspections Conducted

651

III. Other Fees

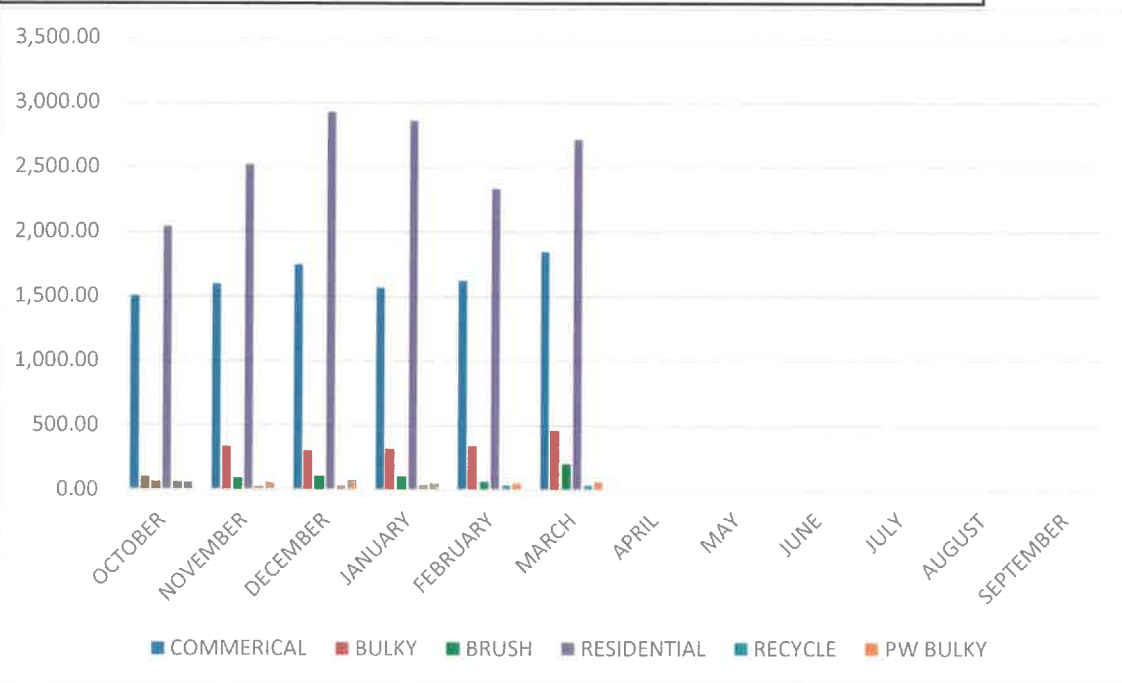
A. Business License Application	
Number	35
Permit Fees	<u>\$1,750.00</u>
B. Garage Sale Permits	
Number	
Permit Fees	
C. Health Cards	
Number	
Permit Fees	
D. Builder Registration	
Number	40
Permit Fees	<u>\$3,600.00</u>
E. Electrician Registration	
Number	0
Permit Fees	<u>\$0.00</u>
F. Plumbing Registration	
Number	0
Permit Fees	<u>\$0.00</u>
G. Mechanical Registration	
Number	2
Permit Fees	<u>\$175.00</u>
H. House Inspections	
Number	8
Permit Fees	<u>\$575.00</u>
I. Planning & Zoning Applications	
Number	30
Permit Fees	<u>\$6,150.00</u>

SANITATION DEPARTMENT

For the month of March , the City of Mission Sanitation Department disposed of a combined **5,010.79** tons of trash/bulky items. In addition, **14,784.00** cubic yards of brush was collected at our sanit

Month	TONS RESIDENTIAL	CUBIC YARDS BRUSH	TONS BULKY	TONS COMMERICAL	TONS BRUSH	TONS RECYCLE	TONS PW BULKY
OCTOBER	2,043.55	4,760.00	98.14	1,504.10	64.26	63.87	58.19
NOVEMBER	2,523.14	6888.00	333.25	1596.60	92.988	24.35	51.02
DECEMBER	2,927.50	8016.00	303.22	1744.76	108.216	31.26	72.11
JANUARY	2,859.72	7616.00	311.03	1567.13	102.816	33.29	47.16
FEBRUARY	2,334.41	4592.00	338.28	1620.36	61.992	35.34	52.23
MARCH	2714.22	14784.00	451.37	1845.20	199.584	33.27	57.40
APRIL					0	0	
MAY					0		
JUNE					0		
JULY					0		
AUGUST					0		
SEPTEMBER					0		
Total	15402.54	46656	1835.29	9878.15	629.856	221.38	338.11

2025 - 2026 SANITATION PICK UP (TONS)



MISSION FIRE PREVENTION MONTHLY REPORT

March 2026



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

FIRE INVESTIGATIONS

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

Full Investigation: 2 Total

Call out document of Incident: 0 Total

Call out document of Incident: 0 Total

Year to Date: 11 Total

SOUTH TEXAS ARSON RESPONSE TEAM FIRE INVESTIGATIONS

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

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 0 Total

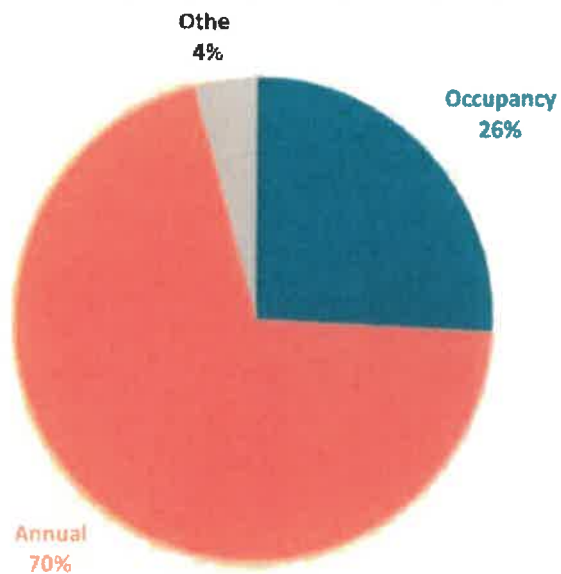
COMPLAINTS

There were two (2) complaints for the month of March.

There were two (2) complaints resolved this month.

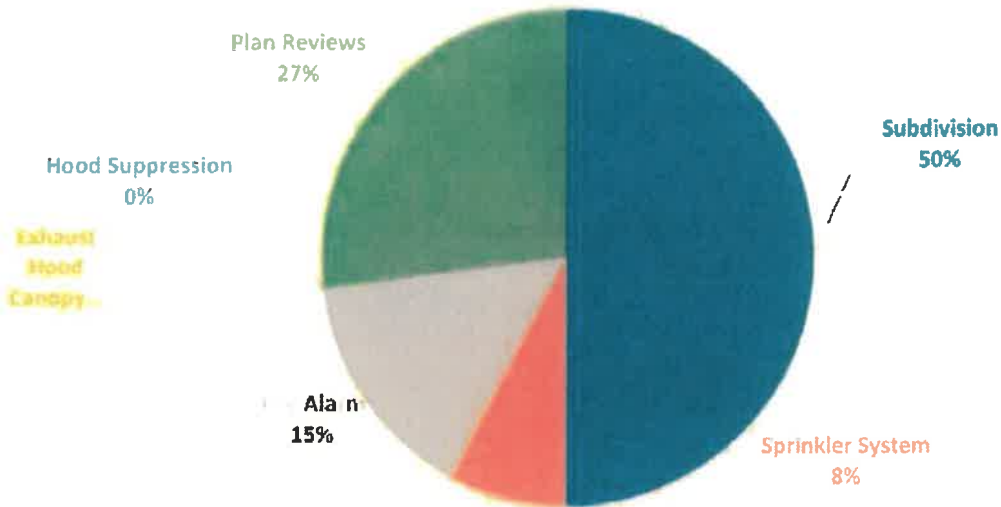
Year to Date: 15 Total

FIRE INSPECTIONS - MARCH 2026



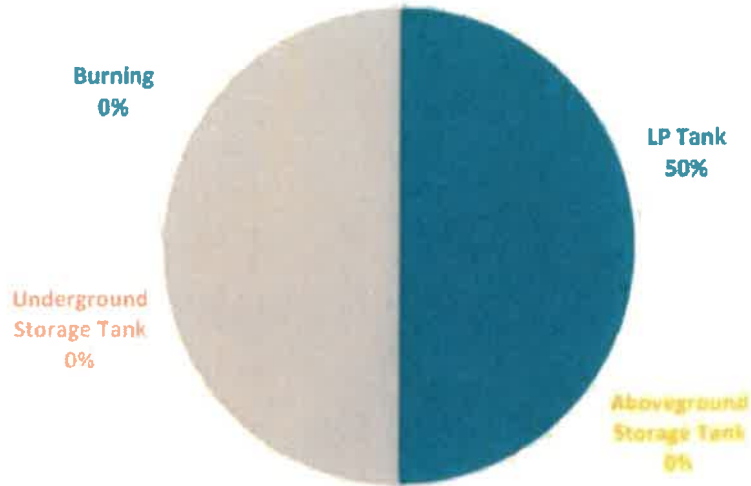
- 55 Occupancy
- 149 Annual
- 9 Other
- Year to Date: 877 Total
- **Inspection rate to date: 8%**

PLAN REVIEWS - MARCH 2026



- **Subdivision Reviews: 13 - Year to Date: 125**
- **Sprinkler System Plan Reviews: 2 – Year to Date: 5**
- **Fire Alarm System Plan Reviews: 4– Year to Date: 9**
- **Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 0**
- **Hood Suppression Plan Reviews: 0 – Year to Date: 10**
- **Plan Reviews: 7 – Year to Date: 101**

PERMITS - MARCH 2026



- LP Tanks Permits: 1 – Year to Date: 5
- Underground Storage Tank Removal Permits: 0 – Year to Date: 0
- Aboveground Storage Tank Removal Permits: 0 – Year to Date: 0
- Burning Permits: 1 – Year to Date: 14

FIRE DRILLS

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

Year to Date: 0 Total

TRAINING

There were nine (9) training courses in the month of March.

- March 2-5- Lt Omar Salinas attended Swift Water training in Mission.
- March 3, 2026-Fire Marshal attended the Deaf and Hard of Hearing training at the Edinburg Fire Field.
- March 7-12, 2026- Fire Marshal Cavazos attended EMAT training in College Station.
- March 17, 2026-Captain Joel Saenz attended the Alert AIRR training in City of Edinburg.
- March 25, 2026-Fire Marshal Frank Cavazos and all Prevention team attended the All-Hazards Conference at McAllen Convention Center.
- March 23-26, 2026-Captain Mike Reyes attended Crime Scene Investigator at STC in McAllen.
- March 25, 2026-Captain Joel Saenz attended the Fraud Case course training at Hidalgo County.
- March 30, 2026- Lt. Omar Salinas and Lt. Alberto Juarez attended HAZMAT training at Station 6/Central Station.
- March 30-April 3, 2026- Captain Mike Reyes and Lt. Guillermo De la Garza attended Arson and Fire Investigator training in College Station.

Year to Date: 26 Total

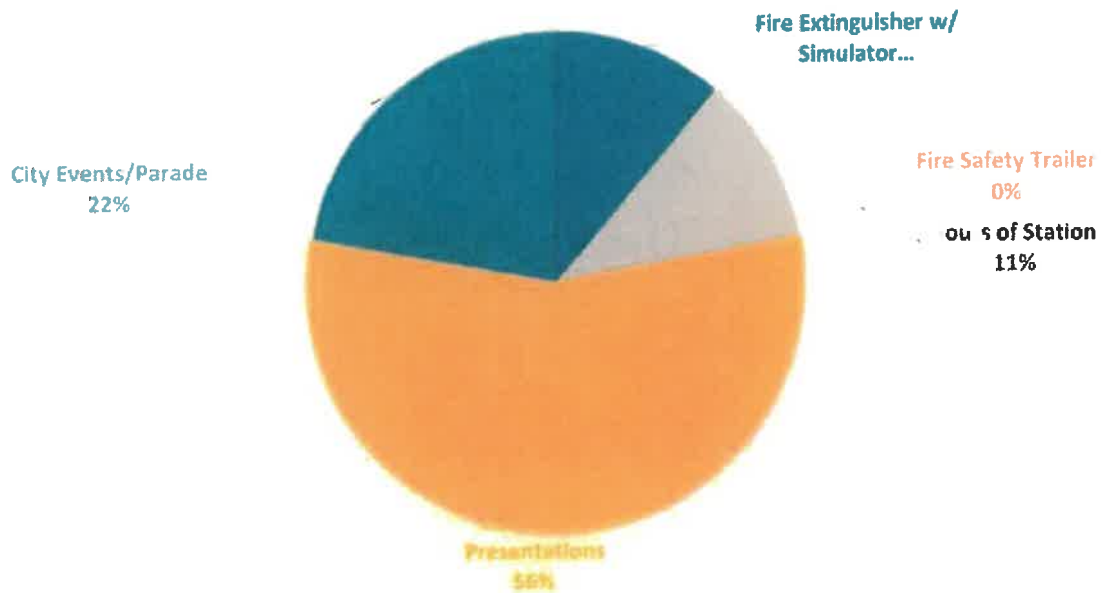
MEETINGS ATTENDED

For the month of March there were six (6) meetings attended by the Fire Prevention Office.

- March 2, 2026- Fire Marshal Frank Cavazos attended PK Building Sprinkler Requirement meeting with Bryce Beckwith.
- March 3, 2026- Fire Marshal attended Safety and Security meeting at Sharyland ISD.
- March 5, 2026 – Fire Marshal Frank Cavazos attended meeting for SRC at City Hall.
- March 11, 2026- Fire Marshal Frank Cavazos attended PEER meeting at Central Station.
- March 6, 2026- Fire Marshal Frank Cavazos and Captain Mike Reyes had a walk through at 28th and Bryan Rd.
- March 26, 2026- Fire Marshal Frank Cavazos and all Prevention team attended the Chief Briefing at Central Station.

Year to Date: 106 Total

PUBLIC EDUCATION - MARCH 2026



During the month of March there were nine (9) presentations conducted

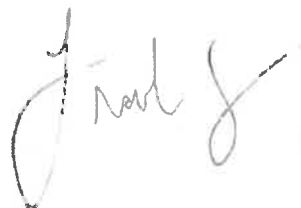
- Year to Date: 53 Presentations 17,548 Audience
- Year to Date w/ The Tutor: 1 Presentations 10 Audience
- Year to Date w/ F.S.T.: 5 Presentations 3,938 Audience
- Year to Date w/ City Events: 2 Presentations 4600 Audience
- Year to Date – Other: 1 Presentations 20 Audience
- Year to Date Grand Total: 62 Presentations 30,616 Audience

PUBLIC EDUCATION

During the month of March there were nine (9) presentations conducted.

Date	Location	Fire Extinguisher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/Parade
03/10/2026	Pearson Elem. Health Fair				40	
03/11/2026	Memorial MS Career Day				300	
03/13/2026	Bryan Elem. Career Day				300	
03/17/2026	Staycation					1000
03/18/2026	Donna Transportation UMOS				300	
03/19/2026	Staycation					1000
03/25/2026	Girl Scout Tour			10		
03/27/2026	RD Martinez Career Day				500	
03/31/2026	Corazon con Corazon Fire Extinguisher Training				50	

Frank Cavazos, Deputy Chief/Fire Marshal



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

MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

March 2026



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



Previous Month v Mar 1, 2026 - Mar 31, 2026 v

07:12

MM:SS
Average Response Time

61%

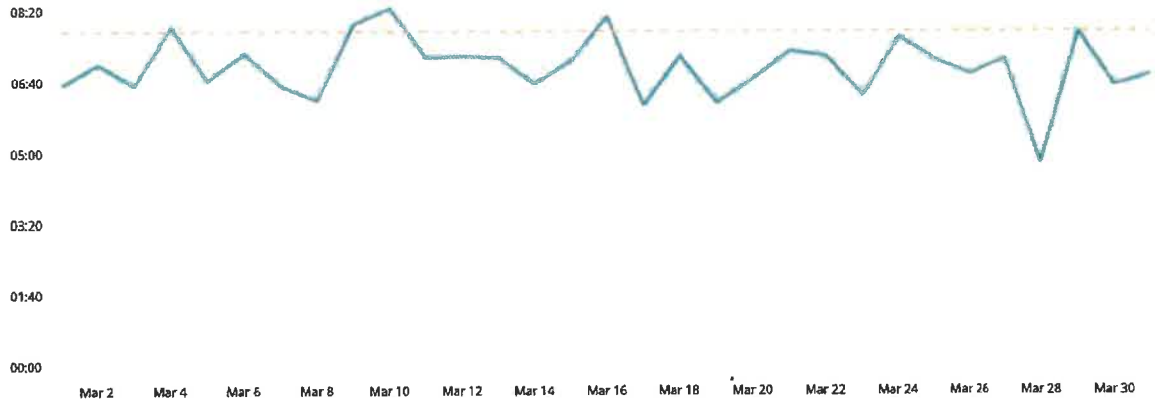
OF RESPONSES
Response Time < 08:00

31

DAYS
In Selected Time Slice

471

UNIT RESPONSES
In Selected Time Slice



Counts

% Rows

% Columns

5H

Week Ending	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	4/5/26	4/12/26	4/19/26	4/26/26	5/3/26	5/10/26	5/17/26	5/24/26	Total
00:00 - 04:59	1.49%	3.82%	2.76%	2.76%	3.18%	0.85%								14.86%
05:00 - 07:59	1.27%	9.55%	10.19%	11.46%	9.34%	4.25%								46.07%
08:00 - 08:59	0.64%	2.76%	1.91%	2.34%	2.55%	1.06%								11.25%
09:00 - 09:59	0.42%	2.76%	3.18%	1.27%	1.7%	0.42%								9.77%
10:00 - 11:59	0.21%	2.76%	2.76%	2.76%	1.49%	0.42%								10.4%
12:00 - 14:59	0.64%	0.85%	1.27%	1.27%	1.06%	0.64%								5.73%
15:00 - 16:59		0.42%		0.42%	0.42%									1.27%
17:00 - 17:59			0.21%		0.21%									0.42%
18:00 - 19:59														
20:00 - 29:59			0.21%											0.21%
30:00 - 59:59														
Total	4.67%	22.93%	22.51%	22.29%	19.96%	7.64%								100%
Exceptions														0%



Previous Month ▾ Mar 1, 2026 - Mar 31, 2026 ▾

Counts % Rows % Columns All

Week Ending	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	4/5/26	4/12/26	4/19/26	4/26/26	5/3/26	5/10/26	5/17/26	5/24/26	Total
Abdominal Pain	0.18%	1.6%	1.07%	1.25%	1.42%	0.71%								6.23%
Acute Pain, not elsewhere classified		0.18%	0.71%	0.36%										1.25%
Acute Respiratory Distress (Dyspnea)		0.89%	1.78%	0.36%	0.36%	0.18%								3.56%
Alcohol use		0.53%		0.18%		0.18%								0.89%
Allergic Reaction					0.36%									0.36%
Altered Mental Status	0.53%	0.36%	0.53%	1.25%	0.36%	0.53%								3.56%
Anaphylaxis			0.18%											0.18%
Angina pectoris		0.18%												0.18%
Anxiety reaction/Emot... upset	0.53%	0.53%	0.71%	0.53%	0.71%	0.18%								3.2%
Back Pain	0.18%	1.42%	1.25%	1.25%	1.25%	0.89%								6.23%
Burn			0.18%											0.18%
Cancer			0.18%											0.18%
Cardiac arrest		0.18%	0.36%	0.18%	0.36%									1.07%
Cardiac arrhythmia/dy..		0.18%				0.18%								0.36%
Chest Pain / Discomfort		1.25%	1.07%	1.25%	1.07%	0.18%								4.8%
Chest pain on breathing				0.18%										0.18%
Chest Pain, Other (Non-Cardiac)	0.36%			0.18%										0.53%
Common Cold	0.18%				0.18%									0.36%
Confusion/De...			0.18%											0.18%
Constipation		0.18%												0.18%
Dehydration					0.18%									0.18%
Diabetic Hyperglycemia			0.18%											0.18%
Diabetic Hypoglycemia		0.36%		0.53%		0.18%								1.07%
Diarrhea				0.53%										0.53%
Dizziness		0.18%	0.53%	0.36%	0.18%	0.18%								1.42%

Week Ending	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	4/5/26	4/12/26	4/19/26	4/26/26	5/3/26	5/10/26	5/17/26	5/24/26	Total	Item 10.
Drowning	0.18%													0.18%	
Epistaxis		0.36%												0.36%	
Extremity Pain		1.42%	1.25%	1.6%	1.78%	0.89%								6.94%	
Eye Injury			0.18%											0.18%	
Failure to Thrive (Adult)		0.18%	0.36%											0.53%	
Febrile Seizures				0.36%										0.36%	
Fever		1.25%	0.53%	0.36%	0.18%	0.18%								2.49%	
Foreign Body in Respiratory Tract					0.18%									0.18%	
Gastro-esophageal reflux disease (GERD)					0.18%									0.18%	
Gastrointestin... hemorrhage				0.18%										0.18%	
Generalized Weakness	0.18%	1.42%	1.25%	1.96%	1.42%	0.53%								6.76%	
Headache		0.89%	0.36%	0.36%	0.18%	0.18%								1.96%	
Hemorrhage			0.36%		0.36%									0.71%	
Hemorrhagic Shock								0.18%						0.18%	
Hypertension		0.18%	0.53%		0.18%	0.18%								1.07%	
Hypotension	0.18%		1.07%	0.36%	0.36%									1.96%	
Injury	0.53%	2.49%	3.02%	1.96%	1.96%	0.18%								10.14%	
Laceration/Ab... (minor surface trauma)		0.71%	0.18%	0.36%										1.25%	
Malaise		0.36%				0.18%								0.53%	
Medical device failure			0.18%	0.18%										0.36%	
Mental disorder		0.18%												0.18%	
Multiple injuries		0.36%	0.18%											0.53%	
Nausea	0.36%	0.18%				0.71%								1.25%	
No Complaints or Injury/Illness Noted	0.18%	0.89%	1.42%	2.31%	1.78%	0.18%								6.76%	
Obvious Death		0.36%	0.18%	0.18%	0.36%									1.07%	
Overdose - Cocaine			0.18%											0.18%	
Overdose - Methadone			0.18%											0.18%	
Overdose - Unspecified					0.36%									0.36%	

Week Ending	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	4/5/26	4/12/26	4/19/26	4/26/26	5/3/26	5/10/26	5/17/26	5/24/26	Total
Pain (Non-Traumatic)		0.36%	0.18%	0.36%	0.53%	0.18%								1.6%
Palpitations	0.18%				0.18%									0.36%
Patient assist only		0.18%	0.36%	0.18%										0.71%
Pelvic and Perineal Pain		0.36%		0.53%	0.36%									1.25%
Pregnancy related conditions				0.18%										0.18%
Respiratory disorder		0.18%	0.36%	0.18%										0.71%
Respiratory Shock			0.18%											0.18%
Seizure	0.18%	0.71%	0.71%	0.36%	0.53%	0.36%								2.85%
Sepsis/Septice..		0.18%		0.18%										0.36%
Smoke Inhalation		0.18%												0.18%
Stroke	0.18%	0.36%	0.53%		0.18%									1.25%
Suicide attempt					0.18%									0.18%
Syncope / Fainting	0.18%	0.89%	0.36%	0.53%	0.53%	0.18%								2.67%
Unconscious			0.18%	0.18%	0.18%									0.53%
Urinary system disorder			0.18%	0.71%	0.18%	0.18%								1.25%
Vaginal Hemorrhage						0.18%								0.18%
Vomiting		0.18%	0.71%	0.18%	0.18%	0.36%								1.6%
Total	4.27%	22.78%	24.02%	22.06%	19.57%	7.3%								100%

Item 10.



Previous Month ▾ Mar 1, 2026 - Mar 31, 2026 ▾

82%

TRANSPORTS
Percentage of Patient Encounters



14%

NON TRANSPORTS
Percentage of Patient Encounters

April |

4%

OTHER DISPOSITIONS
Percentage of Patient Encounters

576

RECORDS
In Selected Time Slice



31

DAYS
In Selected Time Slice



Week Ending	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	4/5/26	4/12/26	4/19/26	4/26/26	5/3/26	5/10/26	5/17/26	5/24/26	Total
March	24	132	137	126	113	42								574
April							2							2
Total	24	132	137	126	113	44								576



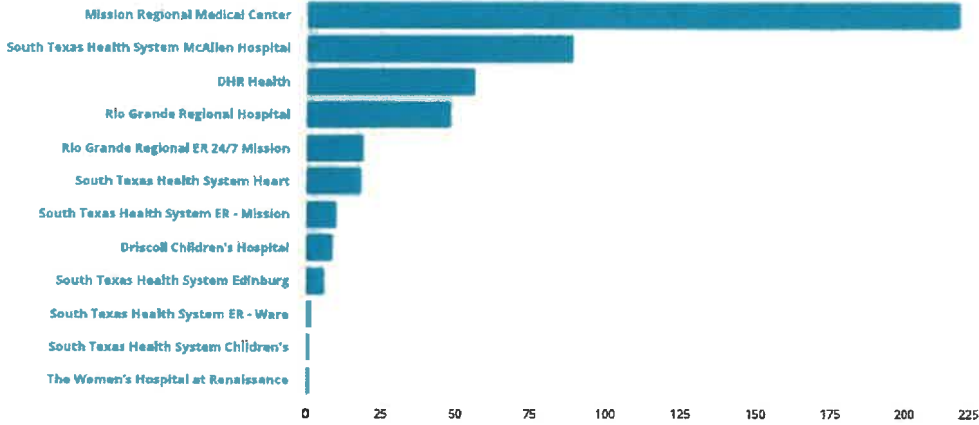
Previous Month v Mar 1, 2026 - Mar 31, 2026 v

477

RECORDS
In Selected Time Slice

31

DAYS
In Selected Time Slice



Counts

% Rows

% Columns

All

Week Ending	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	4/5/26	4/12/26	4/19/26	4/26/26	5/3/26	5/10/26	5/17/26	5/24/26	Total
DHR Health	0.63%	2.1%	2.52%	3.35%	1.68%	1.47%								11.74%
Driscoll Children's Hospital	0.21%	0.63%	0.84%	0.21%										1.89%
Mission Regional Medical Center	2.73%	9.64%	9.22%	10.9%	9.01%	4.19%								45.7%
Rio Grande Regional ER 24/7 Mission	0.21%	0.84%	0.84%	1.68%	0.42%									3.98%
Rio Grande Regional Hospital	0.42%	2.73%	1.89%	1.89%	2.73%	0.42%								10.06%
South Texas Health System Children's		0.21%												0.21%
South Texas Health System ER - Mission		0.63%	0.84%	0.21%	0.21%	0.21%								2.1%
South Texas Health System ER - Ware			0.42%											0.42%
South Texas Health System Edinburg		0.63%	0.63%											1.26%
South Texas Health System Heart	0.21%	0.63%	1.05%	0.63%	0.84%	0.42%								3.77%
South Texas Health System McAllen Hospital	0.21%	5.24%	4.61%	3.14%	4.82%	0.63%								18.66%
The Women's Hospital at Renaissance							0.21%							0.21%
Total	4.61%	23.27%	22.85%	22.01%	19.71%	7.55%								100%

Executive Summary for 216 - Mission



	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Grand Total
Gross Charges	\$780,083	\$798,386	\$748,830	\$934,751	\$1,000,692	\$965,397	\$5,228,140
Cash Collections	(\$335,510)	(\$237,083)	(\$289,233)	(\$264,984)	(\$224,913)	(\$261,028)	(\$1,612,751)
Gross Charge per Trip	\$1,907	\$1,852	\$1,867	\$1,960	\$1,860	\$1,900	\$1,892
Cash/Txp (CPT)	\$820	\$550	\$721	\$556	\$418	\$514	\$583
Payer Mix							
Insurance	23.7%	17.4%	17.5%	16.1%	18.2%	9.6%	16.9%
Medicaid	14.9%	12.5%	17.0%	16.1%	17.8%	8.5%	14.4%
Medicare	47.7%	57.1%	59.6%	52.6%	49.6%	46.3%	51.8%
Private Pay	9.0%	11.8%	12.0%	12.8%	11.9%	5.9%	10.5%
Government Misc	1.2%	1.6%	0.2%	0.8%	1.5%	0.4%	1.0%
Payer Research	4.6%	1.2%	0.0%	2.3%	2.4%	29.7%	6.3%
Level of Service							
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
ALS Emergency	76.5%	81.2%	79.8%	71.5%	76.8%	65.0%	74.8%
ALS-2	3.7%	1.9%	0.0%	1.7%	1.7%	1.2%	1.6%
BLS Non-Emergency	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
BLS Emergency	19.6%	16.9%	20.9%	26.8%	21.6%	33.5%	23.6%
SCT A0429	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Level of Service Volume							
Trip Cnt	409	431	401	477	538	508	2,764
ALS Non-Emergency TXP	0	0	0	0	0	2	2
ALS Emergency TXP	313	350	320	341	413	330	2,067
ALS-2 Emergency TXP	15	8	-2	8	9	6	44
BLS Non-Emergency TXP	1	0	-1	0	0	0	0
BLS Emergency TXP	80	73	84	128	116	170	651
Sct A0429 TXP	0	0	0	0	0	0	0
Service Others Cnt	0	0	0	0	0	0	0
Facility Base TXP	0	0	0	0	0	0	0
Ground Mileage	2,144	2,363	2,285	2,815	3,454	3,212	16,273

4/8/2026 3:33:11PM

Balance Report for 216 - Mission - 202603

Undefined		
Charge Adjustments		\$141,260.00
Charges in Period		\$824,137.20
Credits		(\$834,284.50)
Total AR Change for Undefined		\$131,112.70
Mission		
AR Previous Balance for Mission		\$2,657,072.41
Charge Adjustments		\$141,260.00
Charges in Period		\$824,137.20
Credits		(\$834,284.50)
Accounts Receivable Change for Mission - 202603		\$131,112.70
Total Balance Forward for Mission		\$2,788,185.11

MISSION FIRE DEPARTMENT

MONTHLY REPORT

March 2026



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

MFD First Arriving Unit Compliance (NERIS)

Fire Incidents (NERIS)

Filter statement

Filters

Incident Date 3/1/26 to 3/31/26 | Unit on scene order 1 | Incident status Locked, Draft, InReview

First Arriving Unit Compliance - NERIS

Reporting Period

Date(s)

March 2026

Turnout Time - Dispatched to En Route

Average Turnout Time - All Incidents

01m:24s

Turnout Time - Medical Incidents

Total Incidents

577

Average Unit Turnout Time 01m:26s

Turnout Time - All Other Incidents

Total Incidents

157

Average Unit Turnout Time 01m:15s

Travel Time - En Route to Arrival

of unique Incident ID

734

Average Travel Time - All Incidents 05m:18s

Response Time - Dispatch to Arrival

Average Unit Response Time - All Incidents

06m:28s

Response Time - Medical Incidents

Total Incidents

577

Average Unit Response Time 06m:23s

Response Time - All Other Incidents

Total Incidents

157

Average Unit Response Time 06m:45s

Filter: [Last Month](#)

Filters:

Incident Onset Dates Last Month **Incident status** Locked, InReview, Draft

Fire Station Report

Summarizes activity and incident data by fire station.

Station Report Details

Station	Count of Incidents	
	Mar 2026	Grand Total
Central Station	314	314
Station 3	187	187
Station 4	123	123
Station 5	113	113
Station 6	29	29
N/A	3	3
Grand Total	769	769

MFD Incident Types (NERIS) Fire Incidents (NERIS)

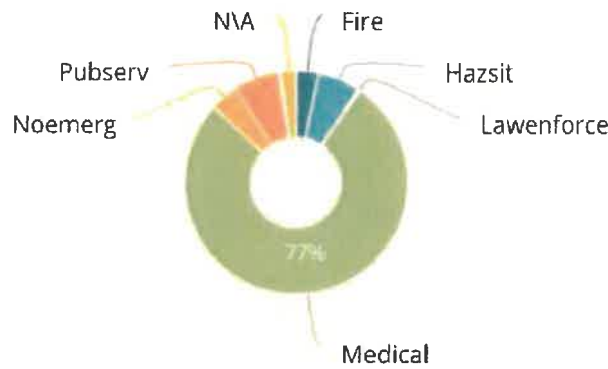
Table: Incident Types

Incident onset: Last Month | Incident status: Locked, InReview, Draft

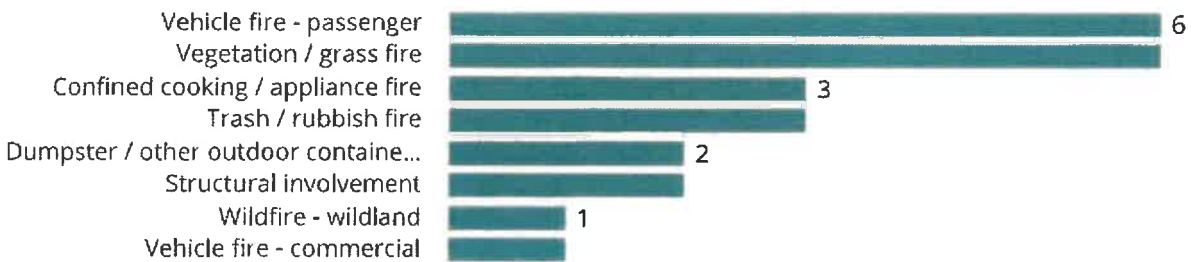
Incident Types (NERIS)

Total Incidents	Medical Incidents	Fire Incidents	Other	Mutual Aid
Total Incidents 769	Count of EMS Calls 593	Count of Fire Calls 24	Count of Other Calls 152	Aid Given 6
Count of Exposures 3	Percent of EMS Calls 77.11%	Percent of Fire Calls 3.12%	Percent of Other C... 19.77%	Aid Received 4

Primary Incident Type by Category

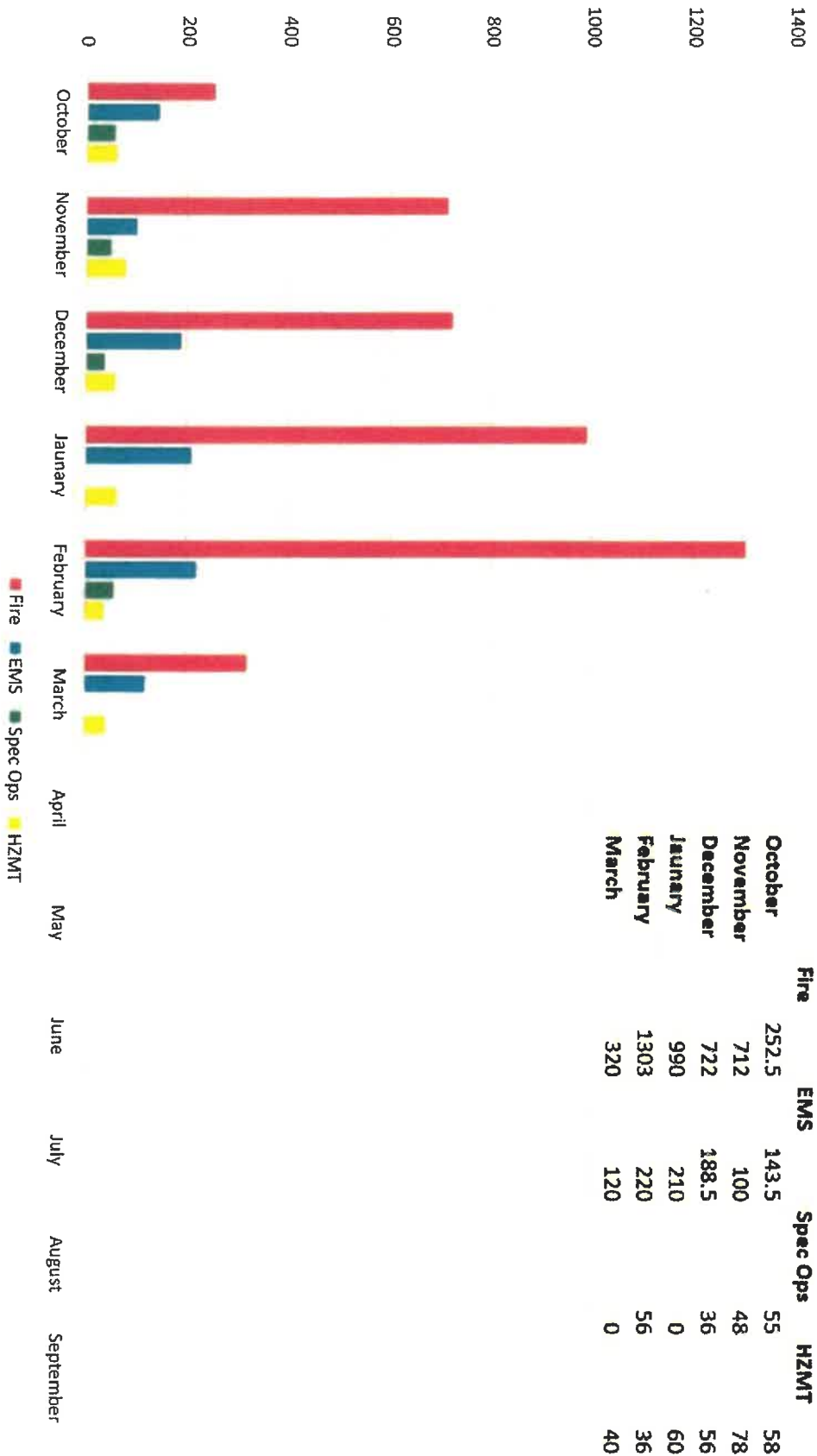


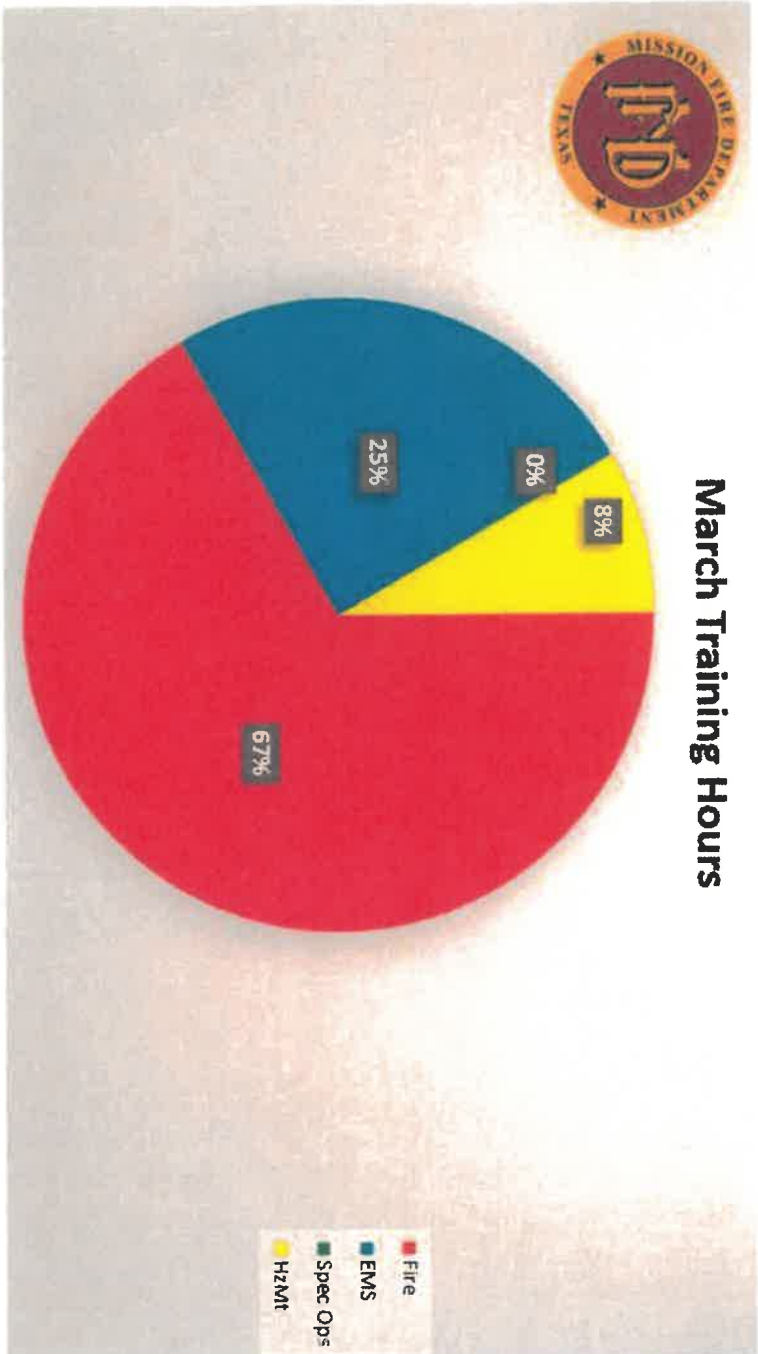
Count of Fire Incidents





Training Hours Total Year-to-Date 2025-2026







CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Rincon Tapatio in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2515 Colorado Street, Ste. 203. Applicant: Crystal Zavala, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 27, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- March 19, 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.
- April 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- April 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located on the Northwest corner of Colorado and Taylor Road along the north side of Colorado Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a space in an approved Mobile Food Park to offer a variety of tacos.
- The applicant was granted a Conditional Use Permit for this location on February 10, 2025, for a period of two years. Shortly after receiving approval, the applicant chose to remove the mobile food truck from the park due to personal reasons.
- The proposed hours of operation are as follows: Tuesday through Sunday from 4:00 p.m. to 12:00 am.
- Staff: 3 employees
- Parking: The Mobile Food Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for a 2-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 4:00 pm to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *1P7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – RINCON TAPATIO IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, BLOCK 2, SANTA LUCIA DEVELOPMENT SUBDIVISION, LOCATED AT 2515 COLORADO STREET, SUITE 203

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

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, April 28, 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
2515 Colorado Street, Suite 203 Lot 1, Block 2, Santa Lucia Development Subdivision	A Mobile Food Unit – Rincon Tapatio	<ol style="list-style-type: none"> 1. Permit for two (2) years to assess this new operation. 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Hours of operation are every day from 4:00 pm to 12:00 am. 4. Must comply with the noise Ordinance. 5. Acquisition of a business license before occupancy. 6. CUP is not transferable to others.

READ, CONSIDERED AND PASSED, this the 28th day of April, 2026.

Norie Gonzalez Garza, Mayor

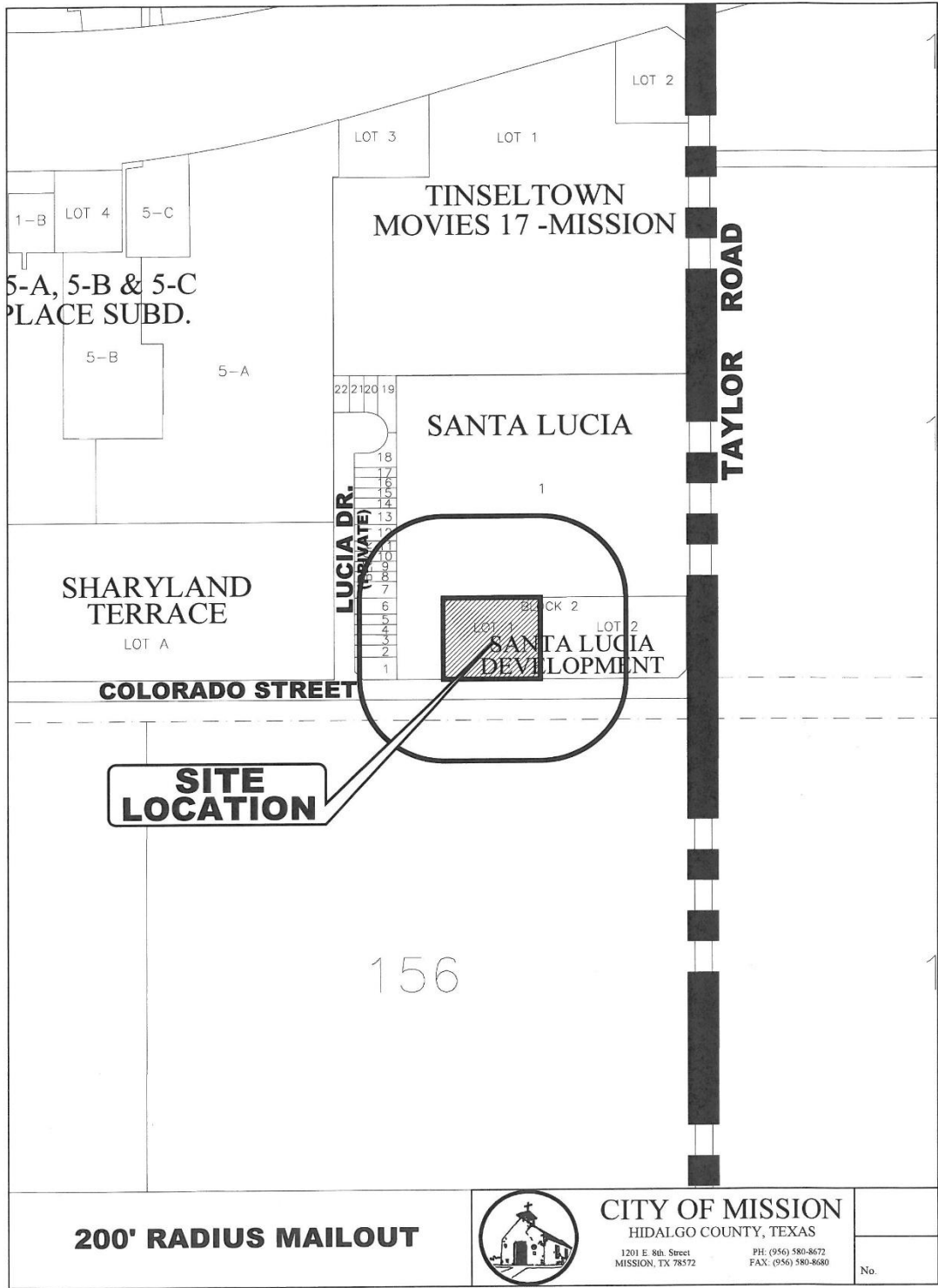
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



LEGAL NOTICE MAP



200' RADIUS MAILOUT



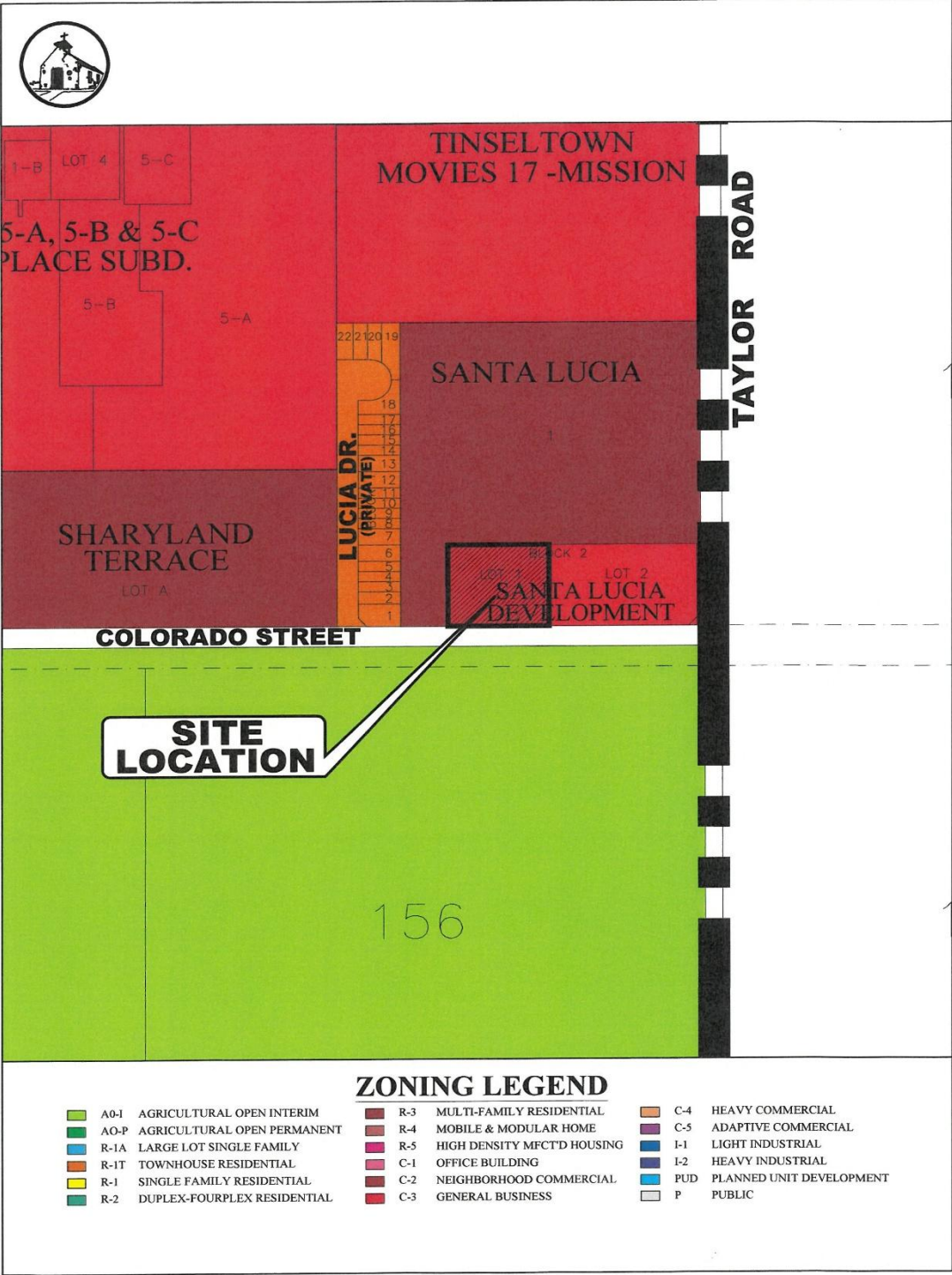
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E 8th Street PH: (956) 580-8672
 MISSION, TX 78572 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



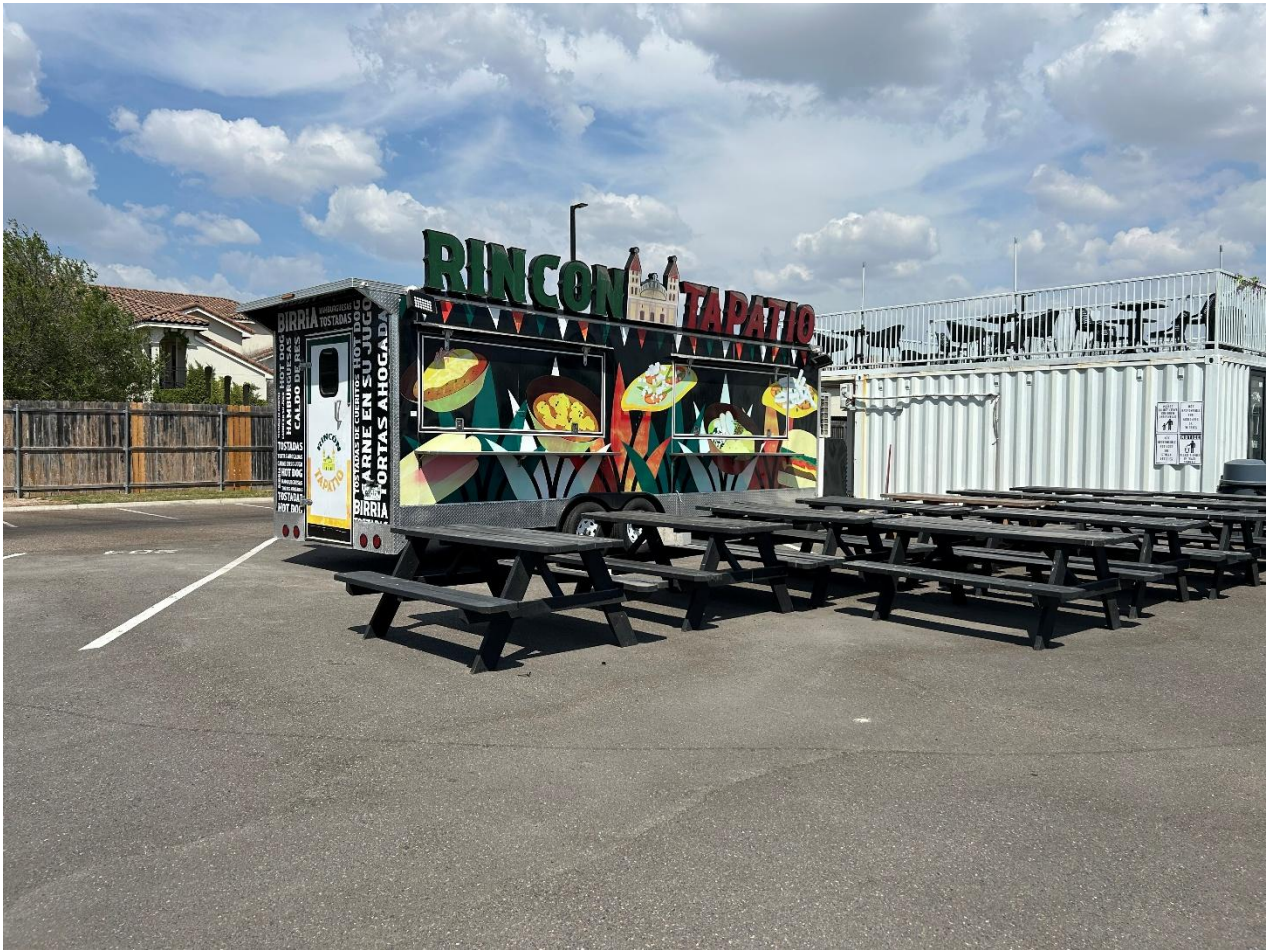
SITE PLAN



PICTURES



PICTURES



PICTURES



MENU

TACOS

- DE BISTEC 9.99
- AL PASTOR 9.99
- DE ADOBADA 9.99
- DE SUADERO 10.99
- DE LONGANIZA 10.99
- DE CABEZA 10.99
- DE BARBACOA 10.99
- DE BIRRIA 10.99
- DE CARNITAS 9.99
- TACOS JALISCO 11.99
- Bistec, queso, aguacate, frijol de bola
- DE TRIPA 12.75



SINCRONIZADA

- FRIJOL, QUESO, LECHUGA, TOMATE, AGUACATE
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

11.75



GRINGA

- QUESO, LECHUGA, TOMATE, AGUACATE
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

11.75

BURRITOS

- ARROZ, FRIJOL, QUESO, LECHUGA, TOMATE,
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

12.95



PIZZA BIRRIA

Queso, birria, cebolla, cilantro, consomé

23.99

RAMEN BIRRIA

13.99

PAPA ASADA

SENCILLA
CON CARNE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
280851	SYNERGY A REAL ESTATE ALLIANCE LLC	4001 S SHARY STE 550-47	MISSION	TX	78572
689333	SHARYLAND ISD	1106 N SHARY RD	MISSION	TX	78572-4652
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow an Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center in a property zoned (C-3) General Business District, being Lot 9, Northtown Unit No. 1 Subdivision, located at 2714 N. Conway Avenue, Applicant: Jessica & Esteban Barrera, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 27, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- March 19, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in The Progress Times.
- April 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- April 28, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located within a commercial plaza located at the Southeast corner of Conway Avenue and E. 28th Street.
- Per Code of Ordinance, an event center and the on-site consumption of alcoholic beverages (BYOB) require the approval of a Conditional Use Permit by the City Council.
- The applicant would like to take over an existing event center and would like to include bring your own beverage (BYOB) for her customers. She plans to host small-scale events such as weddings, quinceañeras, graduations, baby showers, meetings, posadas, and indoor markets.
- Since she is a new owner, a new conditional use permit is required due to the change of ownership.
- **Days/Hours of Operation:** Monday – Sunday from 8:00 a.m. to 1:00 a.m.
- **Staff:** 2 employees
- In reviewing the floor plan, staff noticed that the applicant is proposing a total of 88 seating spaces (11 tables with 8 chairs each) for this establishment, which would require 29 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking space for every 3 seats. (88 seats/3=29.33 parking spaces). It is noted that the parking area is held in common for this commercial plaza (72 existing parking spaces).
- Alcoholic Beverages – This request is compliant with Sec. 6-4, which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. Permit for one (1) year to continue to assess this new business.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
3. Continued compliance with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with the noise ordinance.
7. Hours of operation to be as follows: Monday – Sunday from 8:00 a.m. to 1:00 a.m.
8. Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m.
9. Maximum occupancy is 115 people.
10. BYOB establishments must not exceed three calls for emergency within any 90-day period categorized as major disturbance.
11. Place “No alcohol beyond this point” signs at every exit and in parking lot.
12. The applicant or representative of the applicant must be present during all events.
13. Must acquire a business license.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN EVENT CENTER WITH PROPOSED ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – RODEO BULL EVENT CENTER IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 9, NORTHTOWN UNIT NO. 1 SUBDIVISION, LOCATED AT 2714 N. CONWAY AVENUE

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

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, April 28, 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
2714 N. Conway Avenue Lot 9, Northtown Unit No. 1 Subdivision	Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center	<ol style="list-style-type: none"> 1. Permit for one (1) year to continue to assess this new business 2. Continued compliance with all City Codes 3. Continued compliance with TABC requirements 4. CUP is not transferable to others 5. Must have security cameras inside and outside with a minimum 30-day retention 6. Must comply with the noise ordinance 7. Hours of operation to be as follows: Monday-Sunday from 8:00 a.m. to 1:00 a.m. 8. Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. 9. Maximum occupancy is 115 people 10. BYOB establishments must not exceed three (3) calls for emergency within any 90-day period categorized as major disturbance 11. Place “No alcohol beyond this point” signs at every exit and in parking lot 12. The applicant or representative of the applicant must be present during all events. 13. Must acquire a business license.

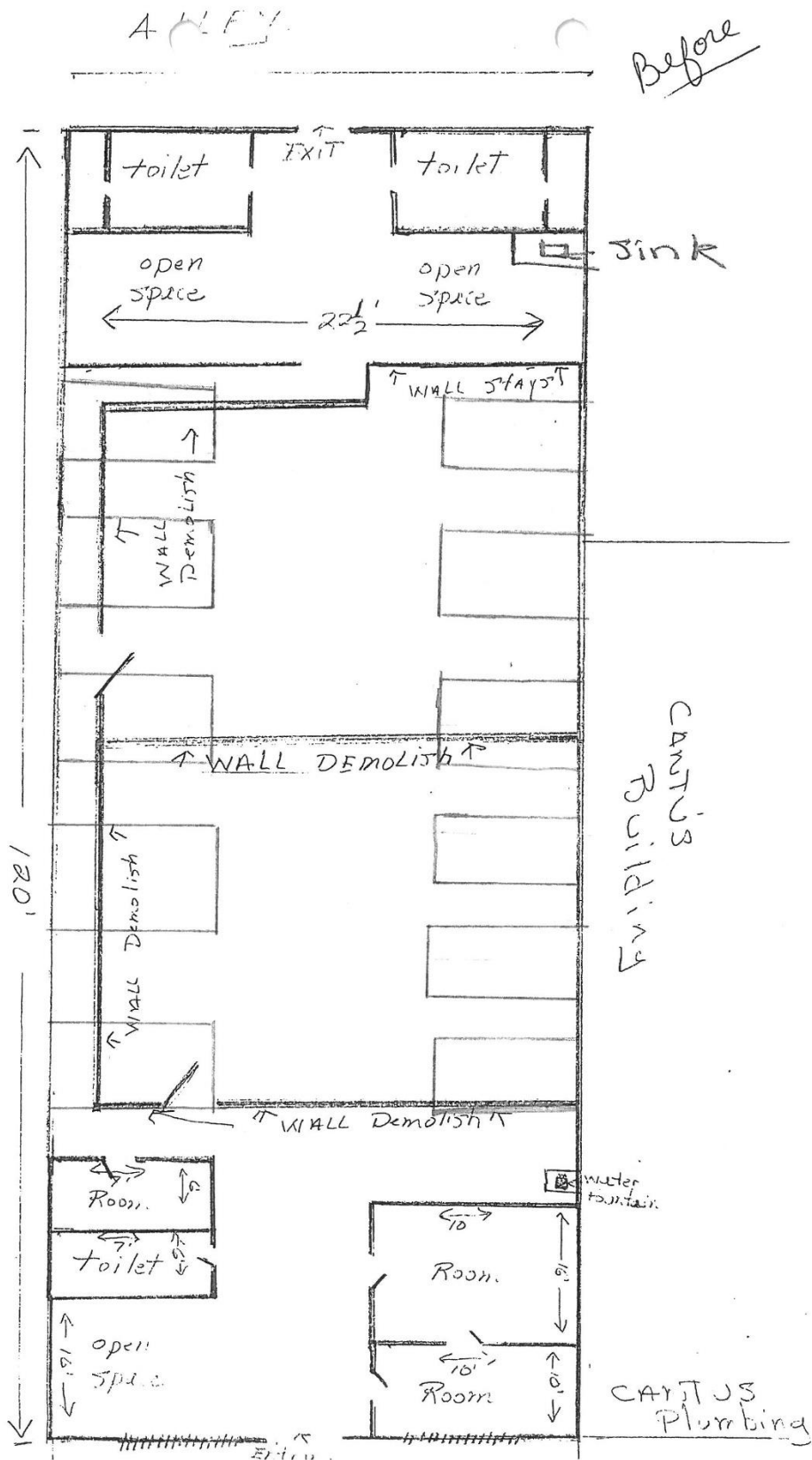
READ, CONSIDERED AND PASSED, this the 28th day of April, 2026.

ATTEST:

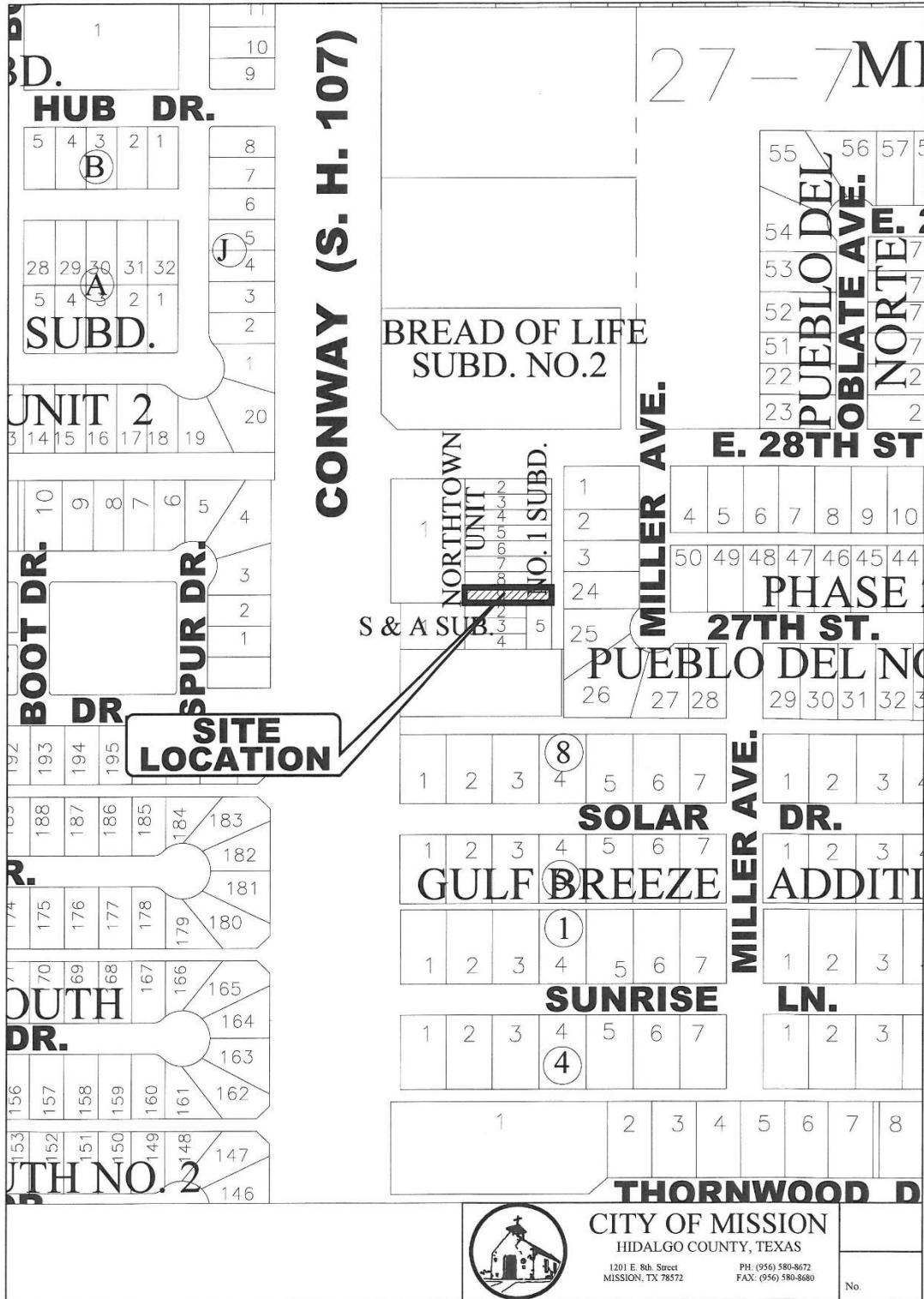
Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary

EXHIBIT "A"



VICINITY MAP



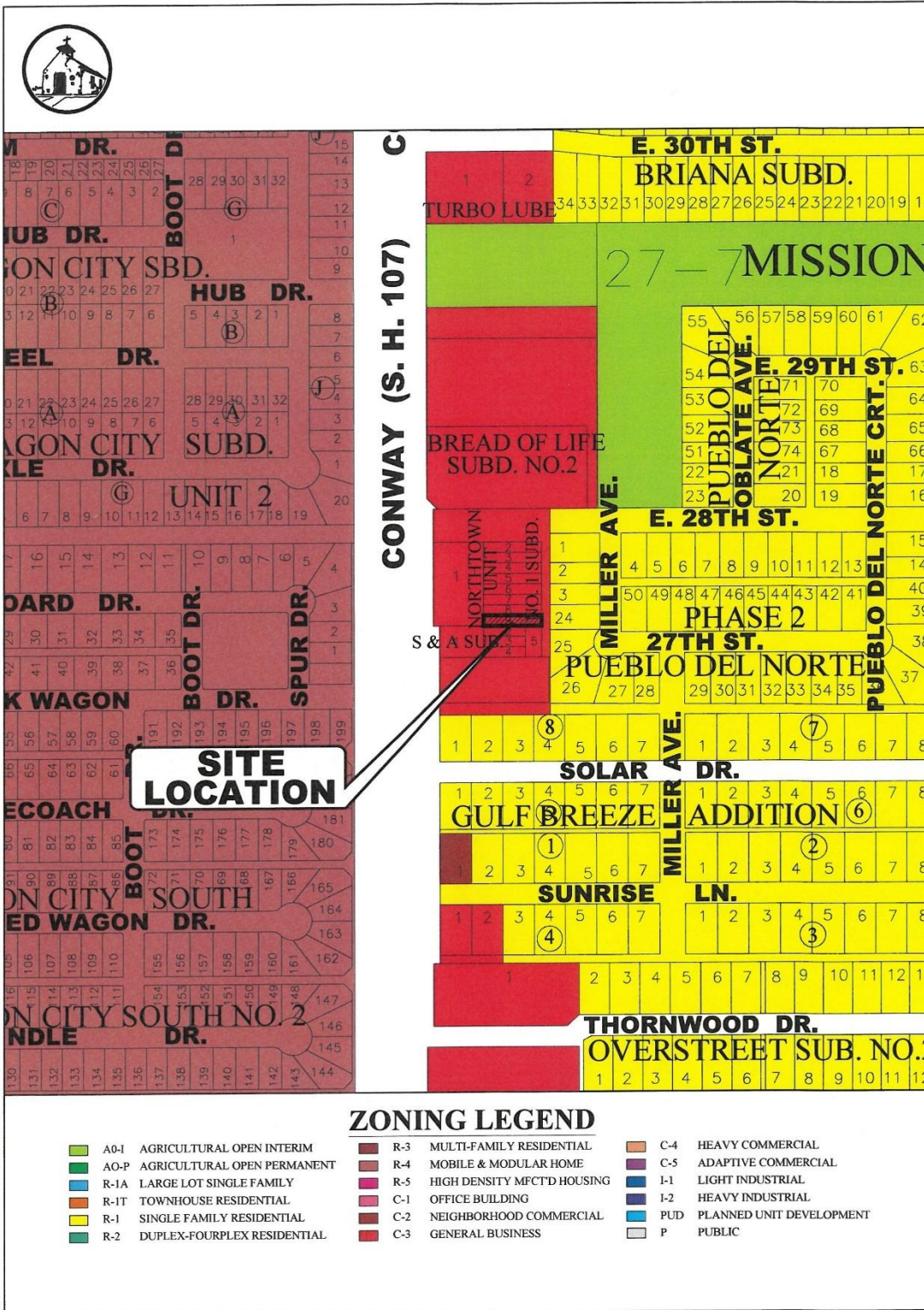
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street PH: (956) 580-8672
 MISSION, TX 78572 FAX: (956) 580-8680

No.

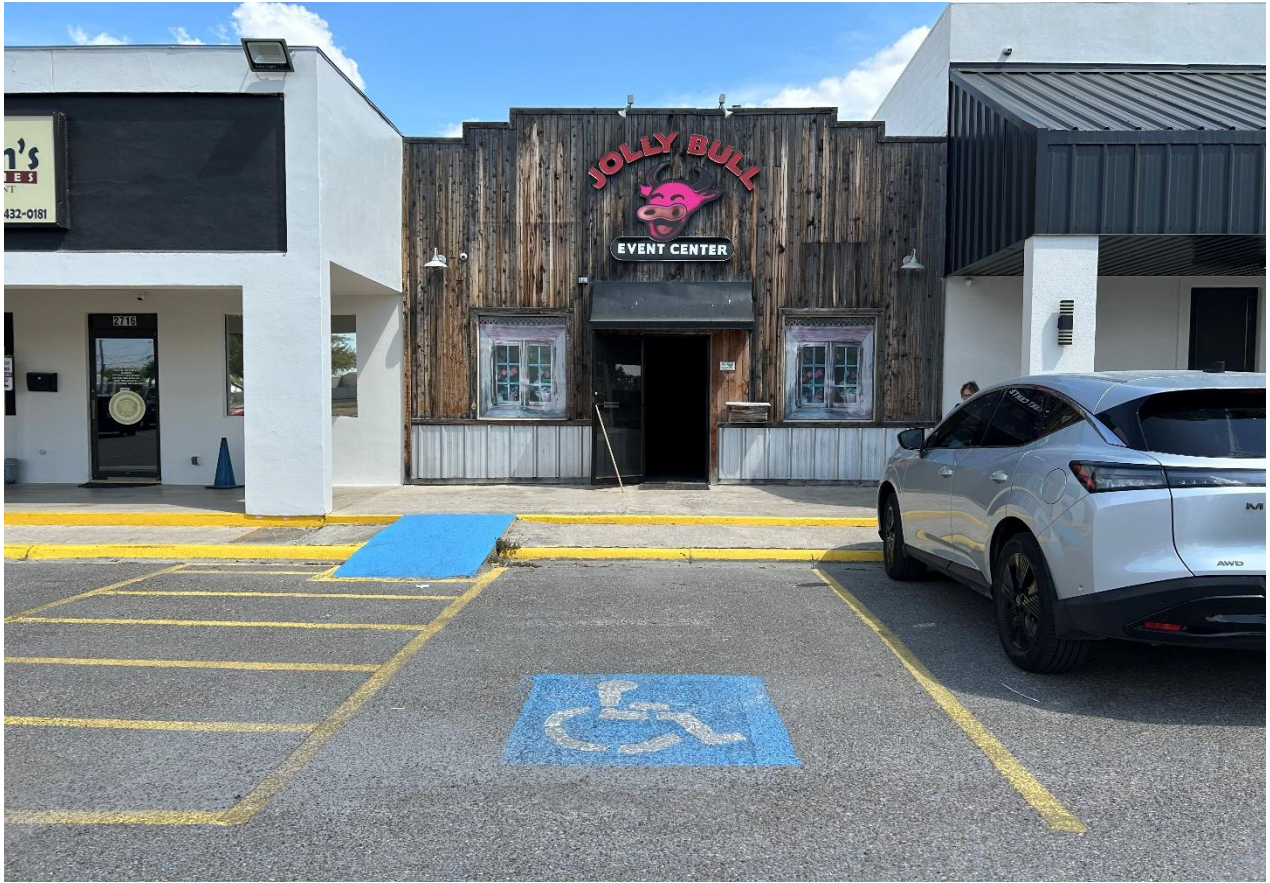
ARIEL MAP



ZONING MAP



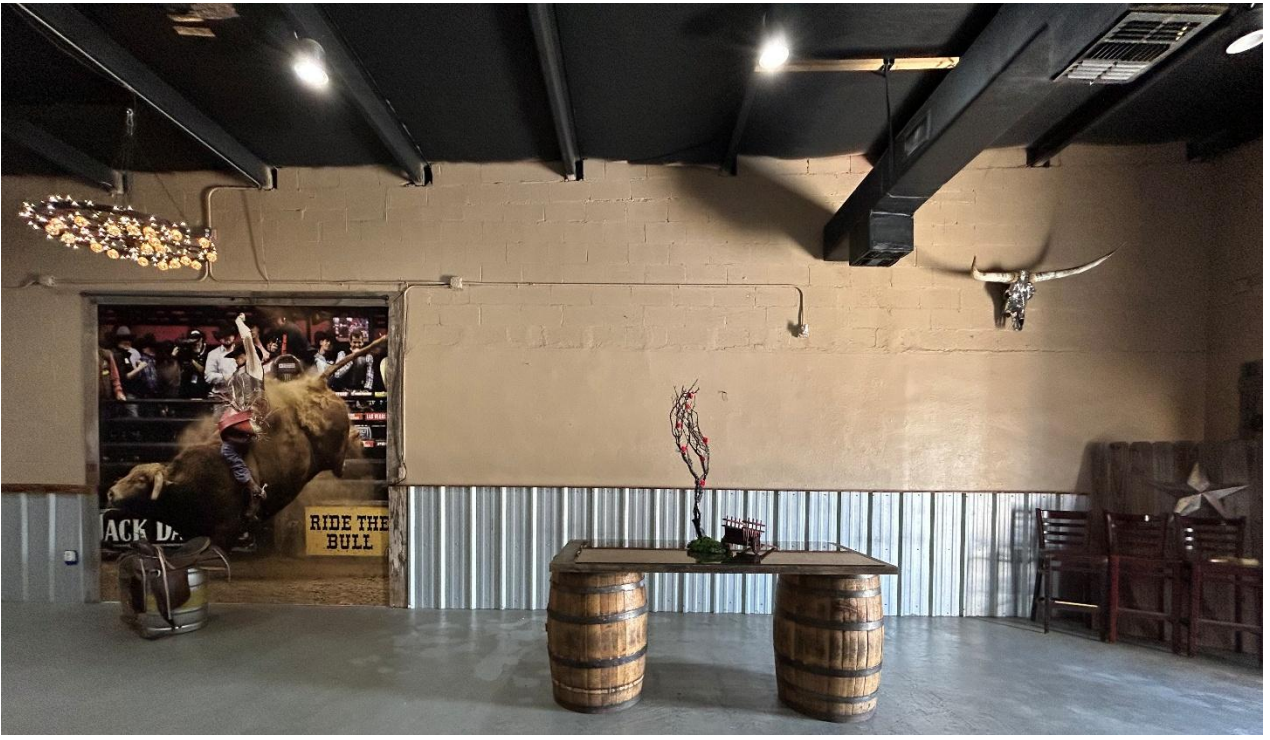
(PICTURES)



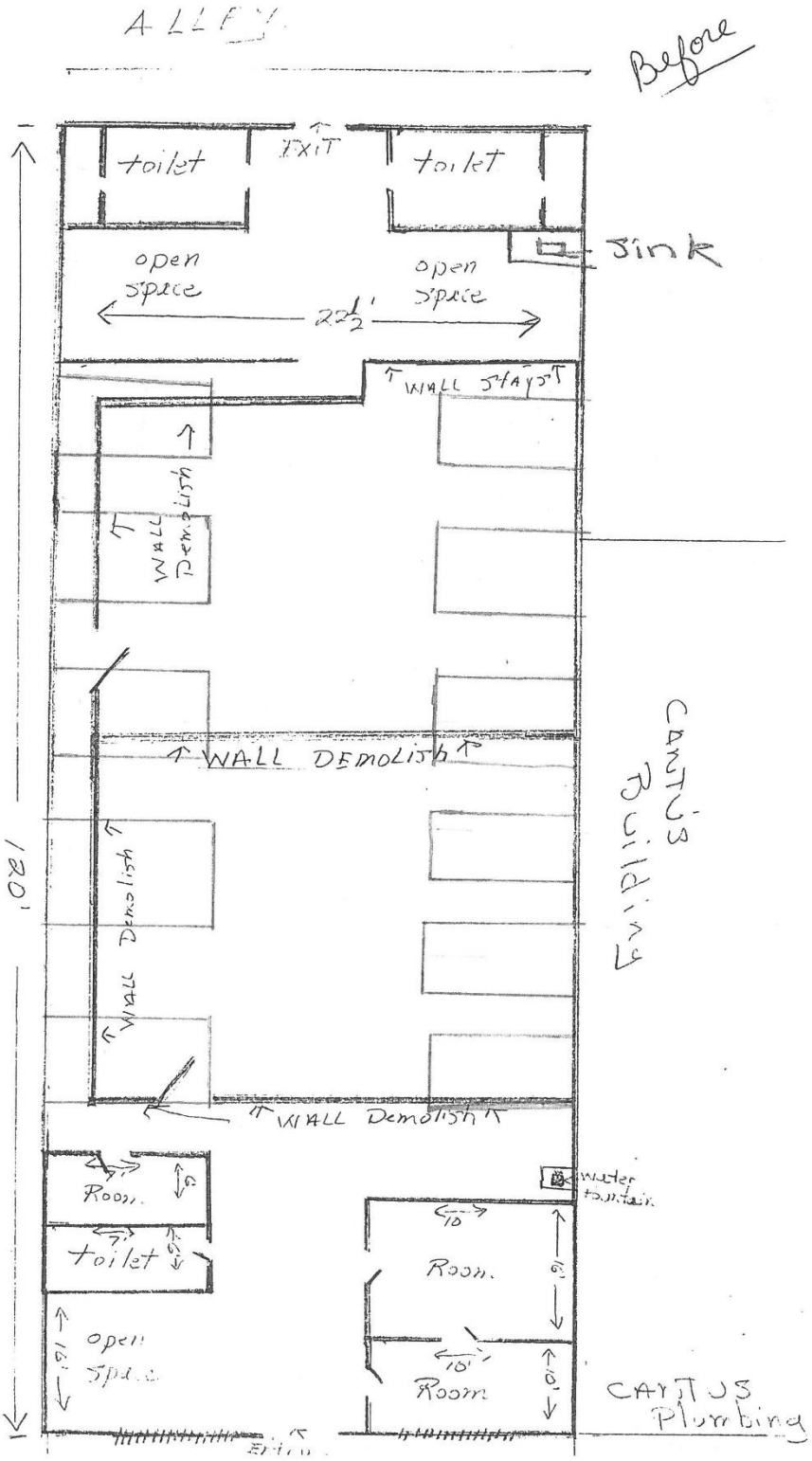
(PICTURES)



(PICTURES)



ATTACHMENTS



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
249476	TORRES HESQUIO & PALMIRA	2305 BRIARWOOD DR	MISSION	TX	78574-2307
249475	COBOS MIGUEL & JUANA A	2116 GOLD CREST	MCALLEN	TX	78504-3909
513242	MONTALVO ANNA M	2723 MILLER AVE	MISSION	TX	78574-2145
519691	CEJUDO MANUEL E & MYRIAM CEJUDO	2717 MILLER AVE	MISSION	TX	78574-2145
519692	HERNANDEZ LUIS E	110 W 22ND ST	MISSION	TX	78572-2814
249471	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
249472	OCHOA VANESSA	1616 E GRIFFIN PKWY NO 221	MISSION	TX	78572-3180
249473	TREVINO PEDRO	224 SHERRY LN	BURLESON	TX	76028-1348
249468	NORTHTOWN LOT OWNERS ASSOC	2716 N CONWAY AVE	MISSION	TX	78574-2143
249474	MORALES MARY O	1506 MORALES DR	MISSION	TX	78573-8472
513243	GONZALEZ MARIA A	2721 MILLER AVE	MISSION	TX	78574-2145
513241	BLACK JOSHUA & GLORIA	210 E 28TH ST	MISSION	TX	78574
519694	VILLARREAL ISMAEL JR & MARLA	300 E 27TH ST	MISSION	TX	78574-2125
521778	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
519746	SANCHEZ GERARDO & ERIN GAYLE	301 E 27TH ST	MISSION	TX	78574-2122
519688	LOPEZ MARIA DE JESUS & GILDARDO	3714 BROADWAY ST	GALVESTON	TX	77550-4039
548160	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548156	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548159	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
249469	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
317059	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of Ordinance No. _____ amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by amending subsection 3, Car Wash Establishments, by establishing a two-mile minimum radius and distance requirement, ensuring no new car wash business be established within a two-mile radius of an existing car wash. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 4, 2026 - In accordance with State and local law notice of the required public hearings was published in the Progress Times.
- April 15, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- April 28, 2026 – Consideration of the adoption of the ordinance by the City Council

Summary:

- This ordinance will prohibit the establishment of new car wash businesses within a two-mile radius of an existing car wash due to the severe drought.
- This ordinance will assist with the city’s water conservation efforts.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING

ORDINANCE NO. _____

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

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, the car wash use is a prevalent business model that requires the consumption of large volumes of water; and

WHEREAS, this amendment will promote the conservation of water by requiring the installation of a water reclamation and recycling system as part of its operations model; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article XII. – Commercial and Industrial Area Requirements, Section 1.58, be hereby amended by adding Subsection 3, Car Wash Establishments, the language underlined (**added**) and deleting the language underlined (**stricken**) to read in full as follows. *The remaining sections are to remain in force.

Section 1.58. General

3. Car Wash Establishments.

A car wash establishment is defined as a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles, such as, but not limited to

automobiles, passenger vans, small passenger shuttles, small recreational vehicles, boats, and/or water sports equipment by machine or hand-operated facilities. A car wash may be:

- a. A single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
- b. A tunnel type that allows the washing of multiple vehicles in a tandem arrangement while moving through a structure
- c. A facility where the car wash is done entirely by hand

Car washes shall not be located within a ~~one (1)-~~ two-mile radius of another existing car wash as defined above. This will not apply to new convenience stores that have a car wash component.

Qualifying car washes shall be designed to employ a water recycling system as the primary source of water supply necessary to operate the business.

For car washes in operation at the time of the adoption of the minimum distance requirement, the section shall be allowed to remain in operation despite a change of ownership or the car wash operation being suspended for an indefinite length of time.

SECTION 2: REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2026, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration and possible action to approve a variance to allow the construction of a Billboard Sign along Griffin Parkway, and to allow it to be a distance of 177 feet from an existing billboard sign, being Lot 1, Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway (F.M. 495).
Applicant – Antonio & Melissa Villarreal - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 12, 2026 – Letter with variance request submitted to the City.
- April 1, 2026 – Consideration of the requested variance by the Planning and Zoning Commission.
- April 28, 2026 – Consideration of the requested variance by the City Council.

Summary:

- The applicant is proposing to construct an 8-foot by 16-foot LED changeable billboard sign measuring 128 square feet, and 35 feet in total height.
- The request is for a variance not to comply with Sec. 86-154. – General Business District of the Mission Code of Ordinances, which states:
- (b) Billboard sign. Off-premises signs shall not be permitted in the General Business, the Heavy Commercial, the Light Industrial, and Heavy Industrial zones except as provided for in the expressway corridor and the secondary arterial corridors.
- A Secondary Arterial Corridor is defined by Ordinance 4133 to be all of U.S. Business Highway 83 and the commercially or industrially zoned properties along F.M. 1016 frontage, south of the U.S. Expressway 83. Ordinance 4133 was adopted in August 25, 2014.
- (4) Spacing: off-premises billboards shall not be erected within 1,000 linear feet of another off-premises sign as per Ordinance 4581. Ordinance 4581 was adopted in December 18, 2017.
- There is a total of eight (8) existing billboards along Griffin Parkway within the city limits.
- As per Code of Ordinance: Billboard sign is defined as any flat surface erected on a framework or on any structure, or attached to posts and used for, or designed to be used for, the display of bills, poster, or other advertising materials, for the purpose of advertising a business, organization, event, person, place, or thing not located on the same premises as such advertising material, with one or two parallel and directly opposite signs with their faces oriented in opposite directions and space not more than ten feet apart.
- The Planning and Zoning liked the concept of the digital billboard sign but recommended denial due to an existing billboard in the same commercial plaza.

STAFF RECOMMENDATION:

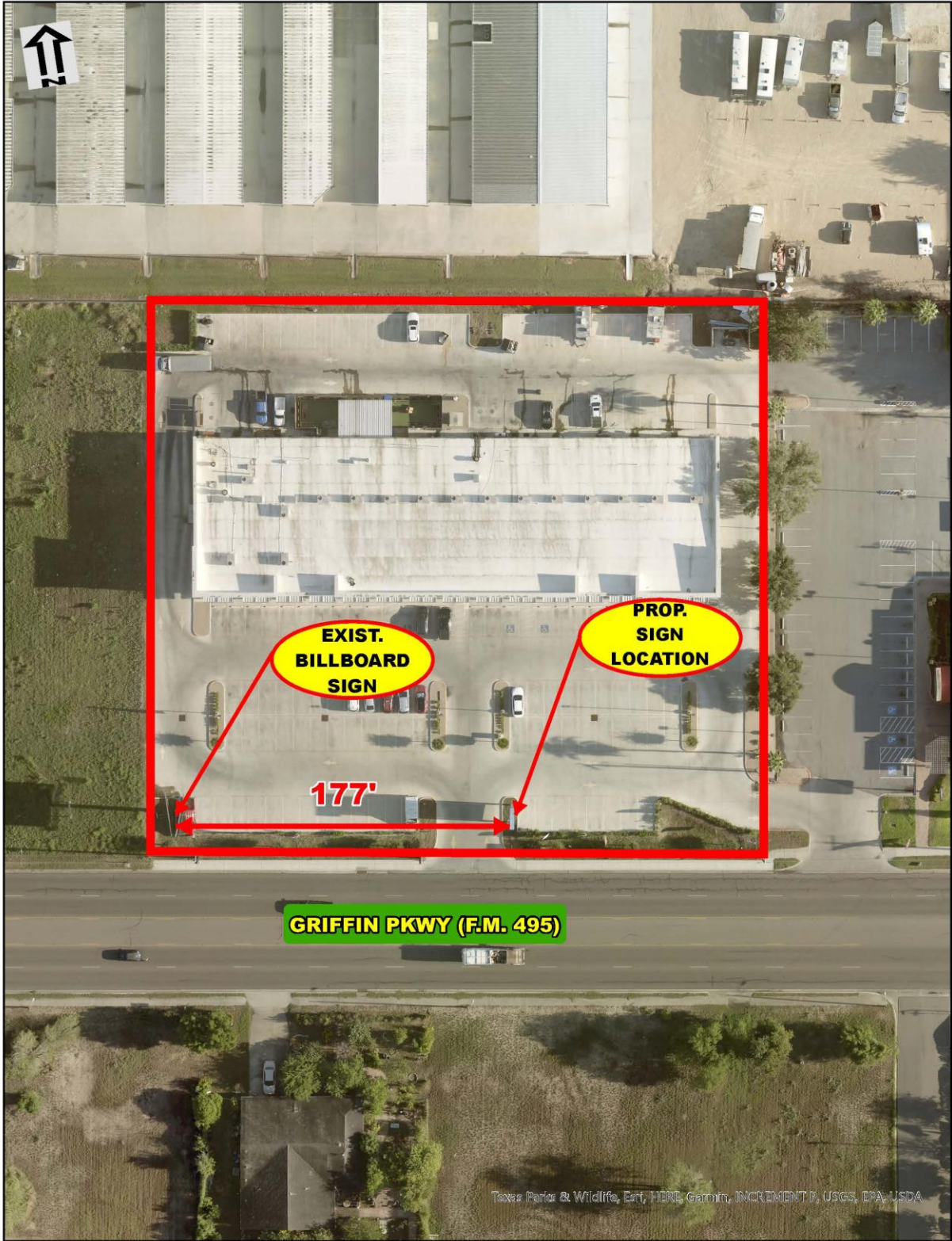
Staff recommends denial.

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

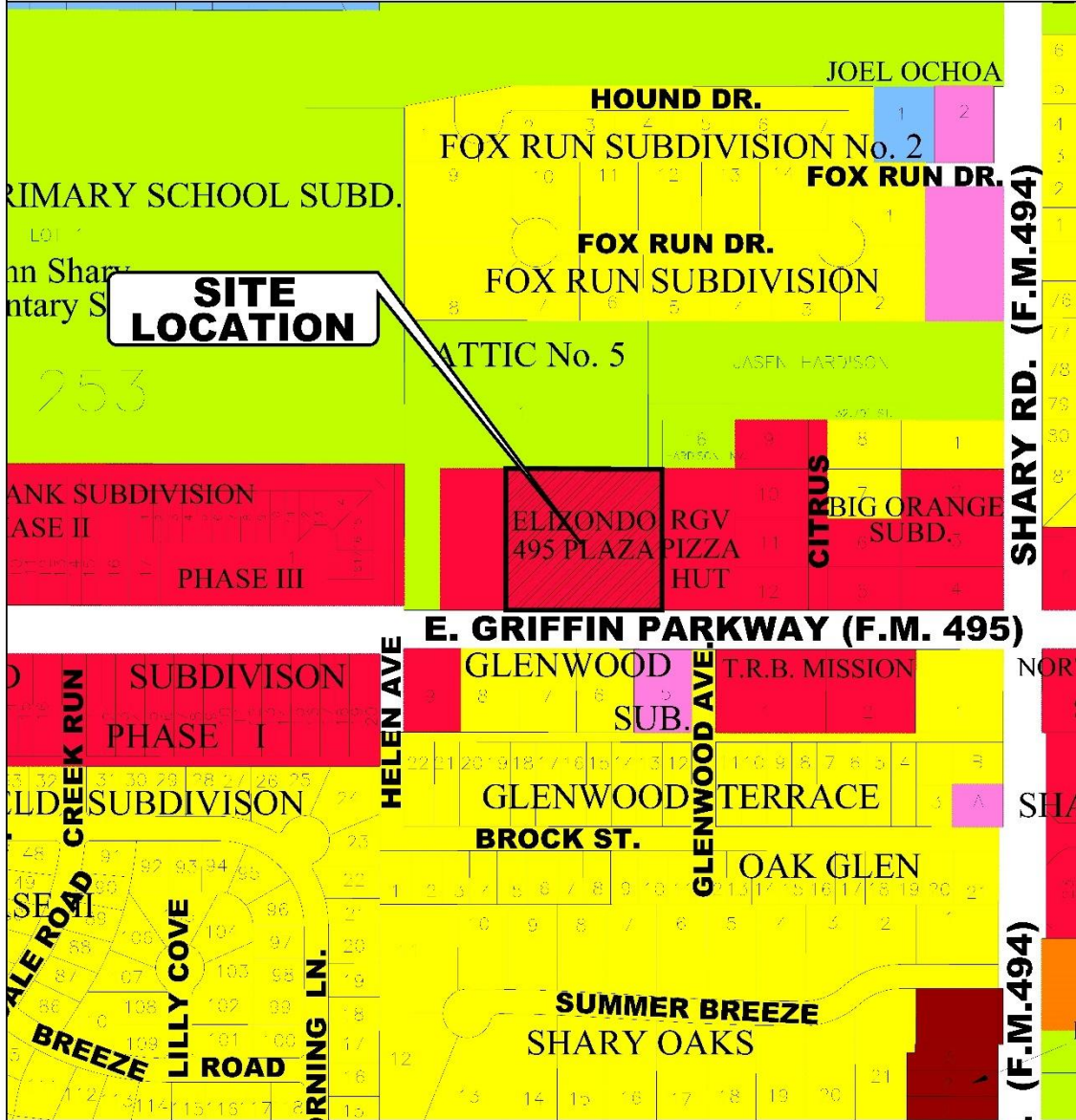
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
_____ NAYS
_____ DISSENTING _____

AERIAL MAP



ZONING MAP



SITE LOCATION

ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

VARIANCE LETTER

Dear Mr. Xavier Cervantes,

On behalf of A&M Epic Agency, we would like to respectfully submit a request for a variance to install an LED screen at [2211 E Griffin Pkwy, Mission, TX 78572](#).

The proposed LED screen will measure 16 ft x 8 ft, with an overall height of 35 ft. This height has been intentionally planned to maintain a proper eyeline for drivers and pedestrians, ensuring that the display does not interfere with visibility or create distractions for the surrounding community or commuters traveling along Griffin Parkway.

The LED screen will feature off-premise advertisements and will operate 24 hours a day, with brightness levels that can be adjusted as needed to comply with city standards and community considerations. In addition to advertising local businesses, the display will also promote plaza tenants, nearby businesses, and community information, including City of Mission events, announcements, and schedules, as desired.

Our goal with this project is not only to support local businesses but also to create a collaborative opportunity with the City of Mission. Through this platform, the city would have the opportunity to share public announcements, community initiatives, and upcoming events with a highly visible audience.

We have successfully worked through a similar process with the City of Weslaco, where we conducted meetings with city officials and completed the necessary variance procedures. Through that collaboration, we became the first company in Weslaco to introduce a digital billboard platform dedicated to promoting local businesses and community messaging. This initiative has helped expand visibility for businesses while also providing the city with an additional communication channel for public information.

In the same spirit, A&M Epic Agency is committed to working closely with the City of Mission to ensure that this project aligns with city guidelines, enhances the local business environment, and contributes positively to the community. We are eager to collaborate and explore ways this platform can support both economic growth and community engagement within Mission.

We appreciate your time and consideration of this request and would welcome the opportunity to meet and discuss the proposal further. Our team is fully willing to work with the city throughout the review process and make any necessary adjustments to ensure the project serves the best interests of the community.

Thank you for your time, and we look forward to the opportunity to collaborate with the City of Mission.

Antonio & Melissa V.



SIGN EXHIBIT

Led screen both sides

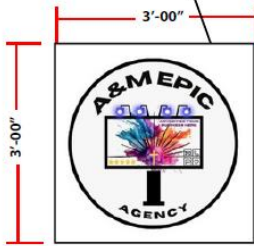


 <p>A&M Epic Agency 956-600-0343 956-780-6954 Electrical Sign License #13514</p>	Client: <u>A&M Epic Agency</u>	Address: <u>2211 E Griffin Pkwy</u>	Phone: _____	Email: _____
	City: <u>Mission</u> State: <u>Texas, EE. UU.</u>	Zip code: <u>78572</u>	Authorized signature: _____	

SIGN DETAIL



Plate



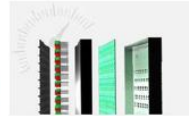
High grade, light weight, weatherproof cabinets built to withstand all types of weather conditions



Protruding grill face that protects against vandalism and damage (rocks, bottles, etc.)

Breakthrough Ip65 sealed module technology to withstand any harsh environment

State of the art heat sink technology (regulates internal temperatures for optimum component longevity)



Electrical Sign License #18514

Client: Pylon LED Screen Address: 2211 E Griffin Pkwy Phone: _____ Email: _____
 City: Mission State: Texas, EE. UU. Zip code: 78572 Authorized signature: _____

EXISTING SIGN



EXISTING BILLBOARD SIGNS ALONG GRIFFIN PARKWAY

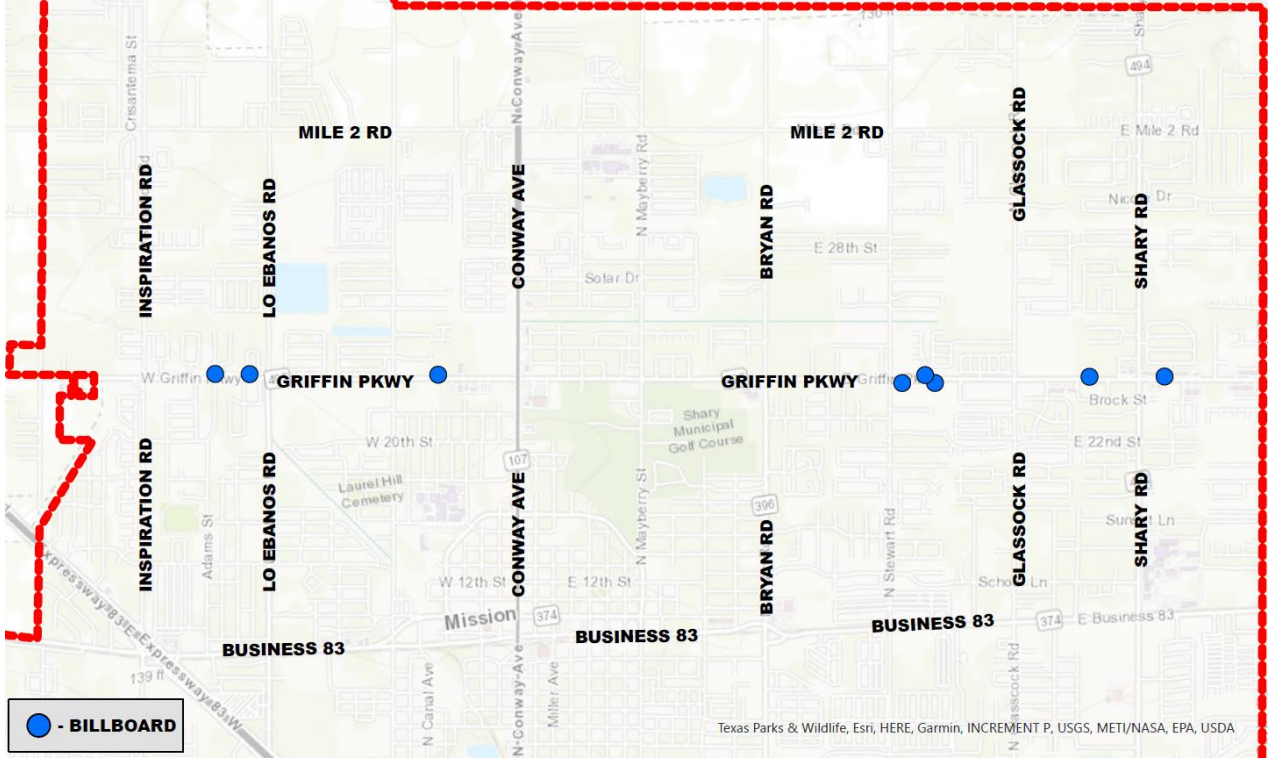


PHOTO OF EXISTING BILLBOARD IN THE SUBJECT PROPERTY





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – April 14, 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
Eugene A. Vaughan, City Attorney
Anna Carrillo, City Secretary
Juan Pablo Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager

ABSENT:

ALSO PRESENT:

Toni Chapa
Mario Cantu
Adela Ortega
Christie Gonzalez
Manuel Angel Vargas
Pearl Guzman
Myrna Sepulveda
Maribel Land
Miguel Saenz
Victoria Koch
Dev.

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
Joe Salazar, MEDC
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic

Yenni Espinoza, Speer Memorial Library Dir.
Irasema Dimas, Code Enforcement Officer
Roel Mendiola, Sanitation Director
Joel Chapa, 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 4:33 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Anthony Madrigal led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Presentation of the Achievement of Excellence in Libraries Award – Espinoza

Yenni Espinoza, Speer Memorial Library Director, stated that the library had been recognized with the Achievement of Excellence in Libraries Award from Texas Municipal Library. There were a total of 116 libraries throughout the state of Texas up for the award, and of these, only

101 were recognized. This placed the Speer Memorial Library in the top 20% in Texas. This award was given to the library for their outstanding service and for their commitment to meet the needs of the community.

2. Proclamation - National Library Week – Espinoza

Mayor Pro Tem Ruben Plata moved to approve the Proclamation – National Library Week. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

3. Proclamation - 100th Anniversary El Divino Redentor Church – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – El Divino Redentor. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

4. Proclamation - Autism Awareness Month – Carrillo

Councilwoman Ortega moved to approve the Proclamation – Autism Awareness Month. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

5. Proclamation - National Donate Life Month – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – National Donate Life Month. Motion was seconded by Councilwoman Alberto Vela and approved unanimously 5-0.

6. Proclamation – Keep Mission Beautiful Month - Mendiola / Chapa

Councilwoman Ortega moved to approve the Proclamation – Keep Mission Beautiful. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

7. Proclamation - National Crime Victims’ Rights Week – Torres

Councilwoman Ortega moved to approve the Proclamation – National Crime Victims’ Rights Week. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

8. Boys and Girls Club Quarterly Report – Venecia

Rick Venecia, Boys & Girls Club CEO, gave an update on the operations of the Boys & Girls Club. They held their first Girls Flag Football game, and it was a great success. They also had participated in the “Ross Dress for Less – Help Kids Succeed” campaign. They worked with the Ross stores in Mission, Palmhurst and Starr County. The Mission Boys & Girls Club had begun to expand their services into Starr County. The City of La Grulla had already found a building for them, and they would be opening a site out there soon. Boys & Girls Club was hosting their annual golf tournament in an effort to raise funds for the club. Mr. Venecia introduced Sujei Rodriguez and Amanda Rodriguez, Operation Managers for the club. The Boys & Girls Club had recently been recognized for their continued efforts and excellence.

9. Report from Mission Economic Development Corporation - Teclo Garcia

There was no report given.

10. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Mr. Juan Pablo “JP” Terrazas announced upcoming events such as: Music at the Park on Friday, April 18th at the Leo Pena Plazita Park, Crime Victims’ Rights Week Walk on Wednesday, April 22nd at 6:30pm at the Mission Police Department, Opening Ceremony for Baseball & Softball on Wednesday, April 22nd at 6:30pm at Leo Najo Baseball Stadium, and the Annual Trash Bash on Saturday, April 25th from 7:00am to 12:30pm at Lion’s Park

City Council – No Comments

Mayor- Mayor Garza took a minute to introduce the city’s new attorney, Mr. Eden Ramirez Jr. She also reminded the public of the upcoming, joint TIRZ/Council Meeting on Saturday, April 25th from 9:00am to 12pm at the CEED Building.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

12. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas, Adoption of Ordinance #5795 - Cervantes

The applicant was requesting to rezone the subject properties from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”) to develop a triplex apartment complex at each lot. The properties were located at the Northeast corner of N. Holland Avenue and W. 10th Street. The lots of record had a combined 15,000 square feet in area and measured 100 feet along Holland Avenue and 150 feet along W. 10th Street. The surrounding zoning was Single-family Residential (R-1) District to the North, East and South and Public (P) District to the West. The surrounding land uses included single-family homes to the North, a 6-unit apartment complex to the East, the Leo Marcel Elementary school to the West and the “La Fruteria” business to the South. There was a paved alley along the East side of the properties. The subject property was vacant. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was not in line with the comprehensive plan, however, staff felt that the properties with frontage on Holland Avenue were in transition to multifamily uses. Notices were mailed to 17 surrounding property owners. Planning staff had not received any phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas, Adoption of Ordinance #5795. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5795

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING LOTS 5 AND 6, BLOCK 180, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 1000 AND 1004 N. HOLLAND AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL DISTRICT)

13. Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp., Inc., Adoption of Ordinance #5796 - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) to convert the existing house into an office building. The code of ordinances stated that the main purpose of the office building zoning was to provide office uses, office sales uses, and certain personal services of a nature that would not have a blighting effect on adjacent residential areas. The lot of record measures 50 feet in width and had a depth of 180 feet for a total area of 9,000 square feet. The surrounding zones were General Business (C-3) District to the Northwest and Northeast, and Single-family Residential (R-1) District to the Southeast and Southwest. The property had a single-family residential home. The surrounding land uses included an office complex to the Northwest and single-family homes to the Southeast and Southwest. The Future Land Use Map showed the property designated for commercial uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to twenty-two (22) 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.

There were no comments.

Mayor Pro Tem Plata moved to approve a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp., Inc., Adoption of Ordinance #5796. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5796

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING LOT 25, ALA BLANCA SUBDIVISION UNIT NO. 2, LOCATED AT 2425 W. U.S. EXPRESSWAY 83, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-1 (OFFICE BUILDING DISTRICT)

14. Conduct a public hearing and consideration of a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Troser Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC, Adoption of Ordinance #5797 - Cervantes

Due to changing market conditions, the applicant was requesting to rezone the subject property located along the East side of Troster Road from Duplex-fourplex Residential District (“R-2”) to Single-family Residential (R-1) District to sell the lots for single-family homes. The tract of land measured 634 feet along Troster Road and had a depth of 1,320 feet for a total acreage of 26.79 acres. Tracts 1, 2 & 3 were zoned Duplex-fourplex Residential (R-2) District on May 22, 2023. Tract 4 was zoned R-2 on October 28, 2024. The proposed Bellwood Manor Phase 1 subdivision was approved with conditions by the City Council on September 23, 2025. The subdivision under construction would result in 30 lots measuring, on the average, 85 feet by 132 feet. The surrounding zones were Agricultural Open Interim (AO-I) District to the West, Duplex-fourplex Residential (R-2) District to the South, Agricultural Open Interim (AO-I) District and Townhouse Residential (R1-T) District to the East, and outside the city limits to the North. The surrounding land uses were a fourplex apartments subdivision to the South, a single-family home and agricultural land to the West and East. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to 36 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

Esther Pena discussed the preservation of heritage in this area and around the city. She mentioned that she had seen the master plan for this project and had wanted to preserve the trees in the area; however, due to this rezoning 28 trees were destroyed. She also expressed concerns over construction and the amount of debris that would fall into her property.

Mayor Pro Tem Plata moved to approve a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Troster Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC, Adoption of Ordinance #5797. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5797

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING TRACT 1: THE NORTH 7.19 ACRES OF LOT 39, TRACT 2: A 10-ACRE TRACT OF LAND OUT OF LOT 40, TRACT 3: A 8.45-ACRE TRACT OF LAND OUT OF LOT 41, TRACT 4: A 1.020-ACRE TRACT OF LAND BEING ALL OF THE EXISTING 70-FOOT STRIP OF UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY BETWEEN LOTS 40 AND 41, ALL OUT OF THE BELL-WOODS COMPANY’S SUBDIVISION “C”, LOCATED ALONG THE EAST SIDE OF N. TROSTER ROAD APPROXIMATELY 100 FEET NORTH OF PALMER ROAD; FROM R-2 (DUPLEX-FOURPLEX RESIDENITAL DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

15. Conduct a public hearing and consideration of a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at 200 E. Griffin Parkway, Applicant: Jonathan Morales, Adoption of Ordinance #5798 - Cervantes

The subject site was located at 200 E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units required the approval of a Conditional Use Permit by the City Council. The applicant was leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offered a variety of coffees and pastries. This operation was only for pick-up and go. The applicant did not consult with the planning staff before signing the lease agreement. Site access included (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue. The proposed days and hours of operation were Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays; Staff: 2 employees; Parking: HEB had a total of 251 parking spaces available that would be shared amongst several businesses. The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years. The application for this conditional use permit was submitted after the April 28, 2025, ordinance amendment, placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units. The proposed location was 1,276 feet from the existing mobile food unit located at 1931 N Conway. The Planning staff had 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 was compatible and complementary to adjacent properties. The subject site is located at 200 E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units required the approval of a Conditional Use Permit by the City Council. The applicant was leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offered a variety of coffees and pastries. This operation was only for pick-up and go. The applicant did not consult with the planning staff before signing the lease agreement. Site access included (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue. The proposed days and hours of operation were Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays; Staff: 2 employees; Parking: HEB had a total of 251 parking spaces available that would be shared amongst several businesses. The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years.

Staff and Co-Interim City Managers recommended denial of the Conditional Use Permit since it did not comply with the new minimum distance requirement from other existing mobile food units. However, if the board or Council was inclined to approve the request, then staff recommended the following conditions: 1-year re-evaluation in order to assess this new operation; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Restrooms must be accessible to the employees and patrons at all times. Acquisition of a business license prior to occupancy; CUP was not transferable to others; Hours of operation were Monday – Saturday from 7:00 am to 5:00 pm. Closed on Sundays.

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

Jonathan Morales, applicant, stated that he had worked with the city last year. They had been offered this opportunity by HEB to station their mobile coffee unit there. He was excited to have this opportunity to serve both HEB and Mission.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at

200 E. Griffin Parkway, Applicant: Jonathan Morales, Adoption of Ordinance #5798. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5798

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE FOOD UNIT – CAFÉ ALLEGRO IN A (C-3) GENERAL BUSINESS DISTRICT, 200 E. GRIFFIN PARKWAY, BEING LOT 2, WALTERS SUBDIVISION

16. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu, Adoption of Ordinance #5799 – Cervantes

The subject site was located 825 feet East of N. Stewart Road along the North side of Heritage Lane. 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 15,517 square feet. The code required 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. Proposed activities: The applicant was proposing to construct a pool house for the family. The applicant was proposing to construct a 427 square feet pool house that consisted of a changing room, bathroom, and a game room. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 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

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to Construct a Pool House, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu, Adoption of Ordinance #5799. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5799

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-1) SINGLE FAMILY RESIDENTIAL DISTRICT, 1615 HERITAGE LANE, BEING LOT 8, BLOCK 1, GOLDEN CREST MANOR SUBDIVISION

Councilwoman Ortega stepped out of the meeting at 5:34 p.m.

17. Conduct a public hearing and consideration of a Conditional Use Permit for a Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #5800 – Cervantes

The subject site was located along the East side of Shary Road, approximately ¼ mile south of East Business Highway 83, within a commercial plaza. Access to the site was via a 34' driveway off Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 2,251 square foot suite within a commercial plaza for a Bar & Grill. This item was previously approved by the City Council on December 9, 2025. However, the applicant had decided to change the name of the business; therefore, a new Conditional Use Permit is required. The suite included a small stage for DJ or Karaoke, 1 VIP area, a photo area, a bar, a kitchen, and a storage area. Days & Hours of Operation: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm; Staff: 10 employees; Parking: there was a total of 55 seating spaces proposed (10 tables, 1 VIP area, bar), which required 18 parking spaces (55 seats/1 space for every 3 seats – 18.3 parking spaces). It was noted that the parking was held in common. There was a total of 136 existing parking spaces, shared with other businesses within the commercial plaza. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There was a residential subdivision within 300 feet; however, P&Z and City Council had waived this separation requirement in previous conditional use permits. The applicant proposed to have security on-site. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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: Permit for one (1) year to continue to assess this new business; Comply with all City Codes (Building, Fire, Health, etc.); Waiver of the 300' separation requirement from the residential homes; Compliance with TABC requirements; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Hours of operation to be as followed: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm; Must comply with the Noise Ordinance; Maximum occupancy to be 82 at all times; Must have two (2) level two licensed security guards/officers from 8:00 pm to 2:00 am; The use of signage designating VIP or reserved parking was not permitted.

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

There were no comments.

Mayor Garza asked if a level two license security guard was requested following the amendment of the ordinance that would be reviewed in a later item.

Mr. Cervantes stated that it would be aligned with the amended ordinance should it be passed.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #5800. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5800

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCHOLIC BEVERAGES – SIDELINES BAR & GRILL IN A (C-3) GENERAL BUSINESS DISTRICT, 608 N. SHARY ROAD, SUITES 4 & 5, BEING LOT 1, ALBA PLAZA SUBDIVISION

18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance #5801 – Cervantes

The site was located at the Northeast corner of W. Griffin Parkway and Salinas Drive. Per Code of Ordinance, a mobile food unit required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a conditional use permit renewal to keep an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu included tacos, enchiladas, papas asadas, and menudo, among other items. The proposed hours of operation were as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am; Staff: 3 employees; Parking: The applicant was proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He would be required to have 4 parking spaces (1 parking space for every 3 seats =4). There was a total of 12 parking spaces available for this location to be shared with the existing carwash. The last conditional use permit approved for the mobile food unit for this location was on April 28, 2025 for a period of 1 year. Staff notes that this would be the first renewal. 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. 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 is compatible and complementary to adjacent properties.

Staff and Co- Interim City Managers recommended approval subject to the following conditions: Permit for two (2) years to continue to assess this business; Continued compliance with all City Codes (Building, Fire, Health, Sign, etc.); CUP was not transferable to others; Hours of operation were Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance #5801. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5801

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO KEEP A MOBILE FOOD UNIT AT PEPE NOCHES IN A (C-3) GENERAL BUSINESS DISTRICT, 1726 W. GRIFFIN PARKWAY, BEING LOT C, GIRASOL ESTATES SUBDIVISION

At 5:39 p.m., Councilwoman Ortega rejoined the meeting.

19. Conduct a public hearing and consideration of the adoption of Ordinance No. 5802 amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission – Cervantes

This ordinance would establish requirements for licensed security guards/officers in certain entertainment venues. The ordinance would establish a requirement of one licensed security guard/officer for every 60 patrons based on the maximum occupancy of the establishment. The proposed licensed security guard/officer requirement would not apply to businesses classified as restaurant such as Chilli's, Wings and Rings for example where more than 50 percent of the sales are made up of food or soft drinks. The licensed security guard/officer proposed requirements would not apply to event centers that do not propose to sell alcoholic beverages or are not Bring Your Own Beverage (BYOB) establishments. The Police Chief attended the Ordinance Review Committee meeting and expressed much support for the proposed ordinance.

Staff and Co- Interim City Managers recommended approval.

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

There were no comments.

Mayor Garza asked what the requirements were for a Level II Security Guard, and if they were able to carry firearms.

Mr. Cervantes called on Police Chief Cesar Torres to explain what a Level II Security Guard consisted of. Chief Torres stated that a Level II Security Guard was not permitted to carry any firearms as this would be a liability. They were however vetted by DPS and had to undergo an extensive background process and take an exam to be certified.

Councilwoman Gerlach moved to approve the adoption of Ordinance No. 5802 amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5802

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE X. CONDITIONAL USE PERMITS, SECTION 1.56 CONDITIONS OF CONDITIONAL USE; SUBSECTION 3, BARS, COCKTAIL LOUNGES, TAVERNS, CANTINAS, SALOONS, DANCEHALLS, DISCOTHEQUES, DISCOS OR NIGHTCLUBS, BY ADDING EVENT CENTERS THAT SELL ALCOHOLIC BEVERAGES AND/OR OFFER BRING YOUR OWN BEVERAGES (BYOB) AND SUBSECTION H, ESTABLISHING LEVEL II CERTIFIED SECURITY GUARDS CERTIFIED BY THE PRIVATE SECURITY BUREAU OF TEXAS OR LICENSED PEACE OFFICERS REQUIREMENTS BASED ON THE MAXIMUM OCCUPANCY OF THE VENUE, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

CONSENT AGENDA

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

20. Approval of Minutes – Carrillo

Regular Meeting – March 24, 2026

Special Meeting – March 31, 2026

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

Speer Memorial Library Board – December 9, 2025

Audit Committee – February 27, 2026

Shary Golf Course Advisory Board – February 4, 2026

Zoning Board of Adjustments – February 25, 2026

Accommodations Review Board – February 25, 2026

22. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, on behalf of the Speer Memorial Library in order to provide library services to county residents. – Espinoza

Hidalgo County and the Hidalgo County Library System (HCLS) annually sign an interlocal agreement in which the disbursement of county funds totaling \$321,255 was allocated to cover shared library system expenses. These included courier services for 14 libraries costing \$32,620 (\$2,330 per library), the purchase of 12 Insignia licenses totaling \$48,700 to be paid by Hidalgo County, and an additional \$4,058.33 payment to McAllen and Edinburg each for TLC. The remaining funds were distributed equally among all 14 libraries, amounting to \$16,558.45 per library. Additionally, the Speer Memorial Library would receive \$75,000.00 for the payment of Bibliotheca (E-Library project) to purchase e-collection access for all 14 libraries in the county. The \$16,558.45 allocated to each library was designated for materials, supplies, services, electronic database access, audiovisual equipment, and computer hardware and software supporting library functions for residents of rural areas. This agreement enabled the

County to continue paying and disbursing funds on behalf of Speer Memorial Library for contractual services and library materials.

23. Authorization to Award Bid# 26-315-03-11 to Chemtrade Chemicals, US LLC for Liquid Aluminum Sulfate for the Water Treatment Plants – Gonzalez

The City of Mission had accepted and opened five (5) bid responses for Bid# 26-315-03-11 for Liquid Aluminum Sulfate. Staff recommended awarding bid to Chemtrade Chemicals, US, LLC who was the lowest responsible bidder meeting all specifications at a cost of .0965 per unit. Recommendation was based solely on estimated quantities and orders would be placed on an as needed basis throughout the one-year base term. Contract terms were for one (1) year with two (2) one-year renewal options.

24. Authorization to Award Bid# 26-316-03-11 for Liquid Ammonium Sulfate to Chemtrade Chemicals, US, LLC for the Water Treatment Plants – Gonzalez

The City of Mission had accepted and opened three (3) bid responses for Bid# 26-316-03-11 for Liquid Ammonium Sulfate. Staff recommended awarding bid to Chemtrade Chemicals, US, LLC who was the lowest responsible bidder meeting all specifications at a cost of 0.14 per unit. Recommendation was based solely on estimated quantities and orders would be placed on an as needed basis throughout the one-year base term. Contract terms were for one (1) year with two (2) one-year renewal options.

25. Authorization to purchase 20HP OxyStar Aspirating Aerator and Stainless-Steel Mooring Cables and Accessories from Sole Source Vendor AQUA-AEROBIC SYSTEMS, INC for Public Works (Wastewater Distribution) in the amount of \$25,951.21 – Gonzalez

Staff was seeking authorization to purchase 20HP OxyStar Aspirating Aerator and Stainless-Steel Mooring Cables and Accessories via Sole Source Vendor AQUA-AEROBIC SYSTEMS, INC. The equipment was required to maintain proper aeration and oxygen transfer in the wastewater treatment process and to remain in compliance with TCEQ regulations, while ensuring compatibility with the existing WWTP system and reliable plant operations.

26. Authorize Repairs to the St. Marie Avenue Railroad Crossing and Approve Sole Source Agreement with Rio Valley Switching Company at an estimated amount of \$61,622.77 – Gonzalez

Staff was seeking authorization to Repair Railroad Crossing at St. Marie Ave & Bus 83, it needed critical repairs to ensure public safety, vehicular mobility, and compliance with applicable rail infrastructure standards. Due to the nature of the infrastructure and proprietary access to the railway, Rio Valley Switching Company (RVSC) was the only qualifier provider authorized to perform work on this section of the rail line. RVSC had provided a sole source estimate in the amount of \$61,622.77 for the full scope of repair work (replace wooden planks with concrete planks). This estimate included materials, labor, and coordination necessary to restore the crossing to safety standards.

27. Authorize staff to engage in negotiations with B2Z Engineering for On-Call Geotechnical and Material Testing Services and authorize Co-Interim City Manager to execute contract incident thereto – Gonzalez

City Council authorized staff to solicit bids for On-Call Geotechnical and Material Testing Services. Bids received were referred to an evaluation committee appointed to review and evaluate. Staff received nine (9) proposals with nine (9) found to be responsive. Staff was

requesting to enter into negotiations with B2Z Engineering, the highest qualified firm, for On-Call Geotechnical and Material Testing Services. BID 26-230-02-10.

28. Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation for lighting improvements at the Bentsen Palm Community Park – T. Garcia

The project involved necessary lighting improvements for the tennis courts at Bentsen Palm Community Park, located at 1801 S. Inspiration Rd., Mission, in the amount of \$20,000. The City of Mission had contracted Lonestar Electric Supply for the lighting improvements and had requested funding assistance for this project from Mission EDC. The Mission EDC Board of Directors approved the Reimbursement Agreement at their Board meeting of March 26, 2026.

29. Authorization to execute a First Amendment to Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority/TIRZ #1 related to the Hoerner Street Project – Terrazas

Authorization to execute a First Amendment to Reimbursement Agreement related to the extension of Hoerner Road along the west side of Home Depot. Additional property, owned by United Irrigation District (UID), was necessary in order to tie into the project's development at the Esperanza Subdivision. After negotiating with UID, the district had agreed to sell a portion of the property for \$134,680.50, bringing the reimbursement amount to \$232,680.50 from \$98,000. The Mission Redevelopment Authority/TIRZ #1 Board approved the amendment at their meeting of March 25, 2026. A corresponding budget amendment would be introduced at midyear.

30. Approval of Resolution # 2055 declaring 3 EMS Vending Machines surplus and authorizing the disposition of said property to Weslaco Fire Department – Silva

The Mission Fire Department was seeking authorization to surplus 3 EMS vending machines to for donation to the Weslaco Fire Department. We currently had three (3) EMS Vending Machines that were no longer needed for departmental operations. In an effort to support neighboring agencies and ensure these resources continue to benefit emergency services in the region, it was proposed that these machines be surplus and donated to the Weslaco Fire Department.

RESOLUTION NO. 2055

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

31. Authorization to Purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Life Scan Wellness Center for a total cost of \$91,756 via Sole Source Vendor – Silva

The Mission Fire Department was seeking authorization to purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Life Scan Wellness Centers. The NFPA Physicals and Wellness Fitness Evaluations were broken down into six (6) categories, Annual Public Safety Exam, Cardiopulmonary Assessment, Ultrasound Screening, Blood and Laboratory Tests, Fitness Evaluation, and Medical Clearances. The testing would be for one hundred and sixteen (116) full-time firefighters in the amount of \$91,756, via sole source

provider. The City of Mission was taking a proactive approach in the well-being of our firefighters.

32. Authorization to Purchase Replacement Door Access Control Systems from Safeguard at a cost of \$45,353.01 via TIPS Contract #230202 – Silva

The Mission Fire Department was seeking authorization to purchase replacement of thirteen (13) door access control systems from Safeguard at a cost of \$45,353.01 via TIPS Contract #230202. Fire Department's access controls systems were outdated with multiple components beginning to fail, leading to frequent malfunctions. Replacing the systems was necessary to ensure the continued security of facilities, maintain reliable access control, and reduce ongoing maintenance issues.

33. Authorization to Enter into an Agreement with UTRGV COS School of Integrative Biological and Chemical Sciences Center for Vector-Borne Disease Program Agreement – Kotsatos

The Mission Health Department was seeking authorization to enter into an agreement with UTRGV COS School of Integrative Biological and Chemical Science Center for Vector – Borne Disease Internship. This university–city internship program would focus on mosquito vector control and would involve hands-on public health and environmental science experience where students work alongside our city health department / mosquito vector control district) to understand and manage mosquito populations. The goal was to give them real-world experience while helping the city reduce mosquito-borne disease risks (like West Nile virus, dengue, or Zika).

34. Authorization to purchase One (1)-year renewal for Cohesity backup Subscriptions and Support Services from Netsync at a cost of \$30,987.67 utilizing TIPS 230105 – Ramirez

Seeking authorization to purchase One (1)-year renewal for Cohesity backup Subscriptions and Support Services from Netsync at a cost of \$30,987.67 utilizing TIPS 230105. Cohesity provides on premise and cloud data backup, recovery, and disaster recovery solutions critical to maintaining the security, integrity, and availability of the City's information systems. This renewal ensured continued protection of data, system continuity, and access to vendor support and software updates.

35. Authorization to purchase replacement door access control systems from Safeguard at a cost of \$118,431.53 utilizing TIPS 230202- Ramirez

Seeking authorization to purchase replacement of thirty-three (33) door access control systems from Safeguard at a cost of \$118,431.53 utilizing TIPS 230202. Police Department's access control systems were outdated with multiple components beginning to fail, leading to frequent malfunctions. Replacing the systems was necessary to ensure the continued security of facilities, maintain reliable access control, and reduce ongoing maintenance issues. Twenty-seven (27) doors remaining for next fiscal year.

36. Authorization to continue purchases for FY 2026-2027 from vendors with forecasted expenditures exceeding the 25,000 threshold through cooperative contracts and sole source – Ramirez

Authorization to continue purchases for FY 2026-2027 from vendors with forecasted expenditures exceeding the 25,000 threshold through cooperative contracts and sole source based on current and operational needs for the fiscal year. Vendors provided a range of

essential goods and services, including but not limited to equipment, maintenance and support, software licensing and subscriptions, cybersecurity services, cloud services, network infrastructure support. Exhibit “A” lists all vendors and procurement method.

37. Authorization to approve Second and Final One-Year Renewal Option for RFP No. 22-320-04-25 WAN P2P Leased Fibers Services, at cost of \$5,074 per month (0% Increase), with Smartcom Telephone, LLC – Ramirez

Seeking authorization to approve Second and Final One-Year Renewal Option for RFP No. 22-320-04-25 WAN P2P Leased Fibers Services, at cost of \$5,074 per month (0% Increase), with Smartcom Telephone, LLC. The term of the contract was for three (3) years with option to renew for an additional two (2) consecutive, one (1) year periods at the end of the service period. Second and Final One-Year Renewal term dates: May 16, 2026 - May 15, 2027. B&G Club Main and B&G CWV circuits canceled.

38. Authorization to purchase computers and accessories from Dell Marketing L.P at a cost of \$140,445.38 utilizing DIR-CPO-5792 contract – Ramirez

Seeking authorization to purchase fifty-four (54) computers and accessories from Dell Marketing L.P at a cost of \$140,445.38 utilizing DIR-CPO-5792 contract as part of the annual technology refresh cycle. This purchase would replace end-of-life equipment at various departments that would no longer meet performance, security, and operational standards, ensuring continued efficiency, reliability, and cybersecurity compliance across City operations.

39. Approval of Resolution No. 2056 authorizing the submission of grant application for the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program from the U.S. Department of Justice in the amount of \$15,749.00 with no match requirement – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application for the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program from the U.S DOJ and designated the Mayor as the Authorized Representative. The department sought to acquire two (2) thermal unmanned aircrafts for its operations. The total grant request was for \$15,749.00 with no match requirement.

RESOLUTION NO. 2056

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES THE SUBMISSION OF THE GRANT APPLICATION FOR THE FY25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM – LOCAL SOLICITATION TO THE BUREAU OF JUSTICE

40. Authorization to submit a grant application for the FY26 Animal Welfare Organization Performing Sheltering and Adoptions grant to Petco Love in the amount of \$50,000 with no match requirement – Elizalde

The City of Mission Health Department was seeking authorization for the submission of a grant application for the FY26 Animal Welfare Organization Program with Petco Love. The grant allowed projects that promote lifesaving efforts by increasing adoption programs, resources, and enhance return to owner initiatives. The city was requesting \$50,000 in support of its spay-neuter program. The grant program had no match requirement.

41. Approval and authorization for the Co Interim City Manager to execute a Memorandum of Understanding (MOU) between the City of Mission, County of Hidalgo, and participating jurisdictions for the preparation and submission of the 2028–2032 Five-

Year Consolidated Plan and Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI) – Elizalde

The Grants Administration, Community Development Department was requesting approval of an MOU to collaborate with Hidalgo County and participating jurisdictions on the preparation and submission of the CPS, AAP, and AI, as required by the U.S. Department of Housing and Urban Development (HUD) pursuant to 24 CFR Part 91 and 24 CFR 570.904.

The Hidalgo County Urban County Program (UCP) would serve as the lead entity and fiscal agent, coordinating efforts and procuring a consultant to assist in the development of the required documents through a community needs assessment and outreach process.

This agreement included a cost-sharing commitment in which Hidalgo County will fund 50% of the total cost, with the remaining balance evenly distributed among participating jurisdictions through CDBG administrative funds.

42. Authorization to enter into a Memorandum of Understanding between the City of Mission Police Department and the City of Donna, for the use of the firearms range, at no cost to the city – Torres

The Mission Police Department was requesting authorization to enter into a memorandum of understanding with the City of Donna for the use of the firearms range for police academy purpose and the basic police officer course activities. This agreement outlined the responsibilities and abilities of both agencies. This agreement would be in effect retroactive to March 10, 2026. This agreement would continue until either party terminates. There were no costs associated with this agreement.

43. Approval of Resolution No. 2057 authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the 1st Annual Trooper Eduardo Chavez 5k Memorial Run/Walk event on Saturday, May 2nd, 2026 – Torres

The 1st Annual Trooper Eduardo Chavez 5k Memorial Run/Walk event was scheduled for May 2nd, 2026 from 5:00 a/m to 11:00a/m. The agreement was required by the Texas Department of Transportation for the closure the northbound shoulder and lane of travel of FM 494 (Shary Road) from Victoria Drive to U.S. Business 83, and the eastbound shoulder and lane of travel of U.S. Business 83 from FM 494 to Taylor Road. The Mission Police Department, in partnership with the Texas Department of Public Safety, was responsible for securing the route to ensure the safety of both motorists and pedestrians.

RESOLUTION NO. 2057

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING THE SUBMITTAL TO THE TEXAS DEPARTMENT OF TRANSPORTATION BY THE MISSION POLICE DEPARTMENT OF AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR THE 1ST ANNUAL TROOPER EDUARDO CHAVEZ 5K MEMORIAL RUN/WALK EVENT AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE

44. Approval of the implementation of rumble strips in the area of the 500-700 Block of Ramirez Ln., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for a speed hump in 500-700 block of Ramirez Ln. Representatives of the area previously filed an application with the City of Mission

for the aforementioned speed hump. After review of the application by the City of Mission Planning Department, it was confirmed that over sixty-six percent of the homeowners were in favor of the placing of speed humps on their street. On March 19th, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee recommended implementing rumble strips instead of the speed hump in the area of the 500-700 block of Ramirez Ln. The request was being forwarded to you for your review and consideration.

45. Approval of the implementation of a speed hump in the area of the 900 Block of Pamela Drive., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for a speed hump in the 900 block of Pamela Drive. Representatives of the area previously filed an application with the City of Mission Planning Department, it was confirmed that over sixty-six percent of the homeowners were in favor of the placing of speed humps on their street. On March 19th, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee recommended implementing the requested speed humps in the area of the 900 block of Pamela Drive. The request was being forwarded to you for your review and consideration.

46. Authorization to purchase (27) twenty-seven Viking Kenwood VP8000 portable radios from Tri-county communications LLC (Buyboard #796-26), in the amount of \$94,515.00 – Torres

The Mission Police Department was seeking authorization to purchase (27) twenty-seven Kenwood portable radios from Tri-county communications LLC (Buyboard #796-26) The total purchase amount was for \$94,515.00. These radios would replace outdated radios and would also supply new officers with a portable radio.

Councilwoman Gerlach asked to remove item 44 and Councilman Vela asked to remove item 45 from the list and be discussed individually

Mayor Pro Tem Plata moved to approve all consent agenda items 20 thru 43 and 46 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

For item number 44, Councilman Vela inquired as to how many citizens had raised concerns about implanting speed humps in the area. Chief Torres stated that they had met the requirement by the planning department which was 60% of the residents in the area. Mr. Terrazas stated that they had conducted a traffic study upon receipt of this request and had found that there were no incidents of speeding or violations recorded during the study. This made them comfortable in not approving the request. Mayor then asked what the process was for these types of requests, and Chief Torres stated the had to fill out an application which was then verified by the planning department. Upon verification, the application was then sent to the police department to be reviewed by the Traffic Safety Committee. If approved by Traffic Safety, it was then taken to council for final approval. Councilman Vela asked what the price was for the rumble strips. Mr. Terrazas stated they were about \$1,000. Councilman Vela said that he recommended to approve the rumble strips based on the cost and for peace of mind for the residents in the area.

Councilman Vela moved to approve the implementation of rumble strips in the area of the 500-700 Block of Ramirez Ln., in accordance with the City of Mission Code of Ordinances, Division

5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

For item 45, Chief Torres stated that this was the same process and scenario as item 44. Councilman Vela suggested that they approve rumble strips for this request instead of the speed humps.

Councilman Vela moved to approve the implementation of rumble strips in the area of the 900 Block of Pamela Drive., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Ortega and approved unanimously, 5-0.

APPROVALS AND AUTHORIZATIONS

47. Consideration and possible action to approve Ordinance No. 5803 to abandon and vacate a Temporary Fire Lane Easement being the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision, located at 1910 E. Business 83, Applicant Ivan E. De Leon and Maria F. Martinez – Cervantes

Ivan E. De Leon and Maria F. Martinez, a married couple and the applicants, were requesting that the Temporary Fire Lane Easement located along the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision be abandoned and vacated to allow for commercial development on the subject property. The Shary Meadows Subdivision was recorded on October 27, 1994. At the time of the Shary Meadows subdivision processing, the property to the East, where the Auto Zone business was located, was not developed at the time. Due to the property not being developed at the time, the Temporary Fire Lane Easement was required. Since the development of the property to the East had taken place, the alley along the South side was extended and connected to Glasscock Road. As a result, the Temporary Fire Lane Easement established during the recording of the Shary Meadows subdivision was not needed anymore. The subject property was currently vacant. The requested abandonment of the Temporary Fire Lane Easement had been reviewed and approved by the Engineering, Public Works and Fire Departments. The abandonment of the easement would allow the construction of a new business in the property. The attached ordinance would abandon and vacate the Temporary Fire Lane Easement located along the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance No. 5803 to abandon and vacate a Temporary Fire Lane Easement being the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision, located at 1910 E. Business 83, Applicant Ivan E. De Leon and Maria F. Martinez. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO 5803

AN ORDINANCE ABANDONING AND VACATING THE EAST 15 FEET TEMPORARY FIRE LANE EASEMENT, DESCRIBED AS A 2,684.81 SQUARE FOOT TRACT OF LAND OUT OF LOT 1, BLOCK 1, SHARY MEADOWS SUBDIVISION, LOCATED AT 1910 E. BUSINESS 83.

48. Second Reading of Ordinance No. amending Ordinance No. 2683 designating Reinvestment Zone Number One, City of Mission, Texas, by extending the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and amending the City’s tax increment contribution to the zone – A. Garcia

This ordinance amended Ordinance No. 2683, which originally created Reinvestment Zone Number One, City of Mission, Texas, pursuant to Chapter 311 of the Texas Tax Code. The amendment extended the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and modified the City of Mission’s tax increment contribution to the Tax Increment Reinvestment Zone (TIRZ). The ordinance also confirmed the continued operation of the zone’s Board of Directors and included standard severability and emergency clauses.

This was the second reading of the ordinance

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the Second Reading of Ordinance No. amending Ordinance No. 2683 designating Reinvestment Zone Number One, City of Mission, Texas, by extending the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and amending the City’s tax increment contribution to the zone. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

49. Approval of Eighth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission – T. Garcia

The MRA/TIRZ Zone #1 Board of Directors sought approval of an Eighth Amendment to Interim Administrative Services by the City Manager’s Office. Under this Amendment, the MRA/TIRZ Zone #1 would compensate the City of Mission \$12,376 per month for the duration of the agreement to cover costs associated with administrative services and support. Upon approval, the eighth amendment would be effective through September 30, 2026. The MRA/TIRZ #1 Board’s approved the amendment at their meeting of March 25, 2026.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve of Eighth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission. Motion was seconded by Councilman Vela and approved unanimously 5-0.

50. Authorization to Extend Second and Final One-Year renewal option with Estrada Hinojosa & Company, Inc. for Municipal Financial Advisor Services RFP 24-204-01-17-Roman

On March 30, 2024 the city awarded a contract to the TRB Capital Markets LLC (d/b/a Estrada Hinojosa) for municipal financial advisor services. As part of that contract the City reserved the right to extend for two additional one-year renewal terms.

This would be the second renewal extension of a one-year term with TRB Capital Markets LLC (d/b/a Estrada Hinojosa). The renewal would have no change in terms and conditions. The agreement would extend Bid No: 24-204-01-17 from March 30, 2026 through March 29, 2027. Fees will remain unchanged.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve of Extend Second and Final One-Year renewal option with Estrada Hinojosa & Company, Inc. for Municipal Financial Advisor Services RFP 24-204-01-17. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

51. Authorization to engage Records Consultants, Inc. for physical fixed asset inventory services utilizing Buyboard contract 716-23 and TIPS contracts 240903 in the amount not to exceed \$47,500 – Roman

The City of Mission maintained an inventory of fixed assets, vehicles and equipment. Periodic audits were necessary to ensure accurate records, compliance with applicable regulations, and proper asset management practices. Due to the updated capital asset policy whereas the threshold was changed to \$5,000, this inventory would be conducted.

Staff was requesting authorization for the City to engage Records Consultants, Inc. to perform audit services related to fixed assets, vehicles, equipment, and general inventory

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to engage Records Consultants, Inc. for physical fixed asset inventory services utilizing Buyboard contract 716-23 and TIPS contracts 240903 in the amount not to exceed \$47,500. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

52. Authorize staff to enter into negotiations with SVN Hanna Solutions Commercial Real Estate, Sperry Commercial Global Affiliates (Adrian A. Arriaga), and Zuazua Real Estate Group for Real Estate Broker Services (RFQ 26-285-03-02), and authorize the Co-Interim City Manager to execute contracts incident thereto – Roman

City Council previously authorized staff to solicit qualifications for Real Estate Broker Services to assist with the marketing and sale of certain City-owned real property. Four (4) proposals were received and reviewed by an evaluation committee appointed for this purpose, with all proposals determined to be responsive. Based on the committee's evaluation, SVN Hanna Solutions Commercial Real Estate, Sperry Commercial Global Affiliates (Adrian A. Arriaga), and Zuazua Real Estate Group were identified as the highest-ranked firms. Staff was requesting authorization to enter into negotiations with these firms for Real Estate Broker Services under RFQ 26-285-03-02.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to enter into negotiations with SVN Hanna Solutions Commercial Real Estate, Sperry Commercial Global Affiliates (Adrian A. Arriaga), and Zuazua Real Estate Group for Real Estate Broker Services (RFQ 26-285-03-02), and authorize the Co-Interim City Manager to execute contracts incident thereto. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

None

At 5:57 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

Mayor Pro Tem Plata and Councilman Vela stepped out of the meeting at 7:25 p.m.

At 7:27 p.m., Councilwoman Gerlach motioned to move reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 3-0.

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

No Action Taken

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas, et al.

No Action Taken

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding possible litigation related to Ordinance No. 5794 temporarily suspending the acceptance, processing, and approval of applications for new car wash facilities and declaring a 180-day moratorium, or until updated regulations are adopted and implemented.

No Action Taken

4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding potential Interlocal Agreement for surplus equipment.

Councilwoman Ortega moved to proceed as discussed in executive session related to potential Interlocal Agreement for surplus equipment. Motion was seconded by Councilwoman Gerlach and approved 3-0.

5. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding Memorandum of Understanding between the City of Mission and Texas Citrus Fiesta.

Councilwoman Ortega moved to proceed as discussed in executive session related to Memorandum of Understanding between the City of Mission and Texas Citrus Fiesta. Motion was seconded by Councilwoman Gerlach and approved 3-0.

ADJOURNMENT

At 7:28 p.m., Councilwoman Ortega moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: April 28, 2026

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

AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
 Planning and Zoning – March 4, 2026
 Mission Redevelopment Authority – February 25, 2026
 Mission Tax Increment Reinvestment Zone – February 25, 2026
 Mission Economic Development Corporation – February 26, 2026
 Ambulance Board Meeting – September 16, 2025
 Traffic Safety Committee – January 22, 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 _____

**PLANNING AND ZONING COMMISSION
MARCH 4, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Diana Izaguirre
Kevin Sanchez
Raquenel Austin
Connie Garza
Steven Alaniz

P&Z ABSENT

David Villarreal

STAFF PRESENT

Patricio Martinez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna
Ana G. Bazaldua

GUEST PRESENT

Lourdes Lerma
Ramon Sotelo

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR FEBRUARY 18, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 18, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Conditional Use Permit:

**The Sale & On-Site Consumption of
Alcoholic Beverages – Ricardi Café, LLC
being Lot 15, Block 3, Shary Garden Subdivision
This property is located at 1601 E. Griffin Parkway, Suite A
C-3
Ricardi Café, LLC
c/o Lourdes Lerma**

Ms. De Luna stated that the subject site is located at 1601 E. Griffin Parkway 83 within the Shary Gardens Commercial Plaza. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,368 square foot suite within a commercial plaza for a Café Shop. This business has been in operation since October 2025, and the applicant would like to offer alcoholic beverages with their meals. The applicant would like to provide live music entertainment, such as a pianist or guitarist, during special events. According to the applicant, 86 percent of the total sales are food-related, and 14 percent are alcoholic beverages-related. The hours of operation are as follows: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m. Staff: 4 employees in different shifts. Parking: There are a total of 61 seating spaces available, which require 20 parking spaces. It is noted that the parking is held in common, and there are 119 parking

spaces that are shared with the other businesses within the commercial plaza. 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 is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for two (2) years to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Must comply with the noise ordinance; 8) Maximum occupancy to be 78 people at all times; and 9) Hours of operation: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson inquired whether staff typically recommends a Conditional Use Permit for one or two years for the Sale & On-site consumption of alcoholic beverages.

Ms. De Luna stated that staff recommends aligning the permit with the TABC license renewal, which is for two years. She mentioned that the owners are the business owners of the restaurant located in the plaza.

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

Ms. Connie Garza arrived to the meeting at 5:31p.m.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

Conditional Use Permit

Renewal:

**To install a Temporary Mobile Office
being Lot 2A, Mission Business Park Subdivision
This property is located at 107 international Boulevard
I-1
B2Z Builders, LLC**

Ms. De Luna stated that the site is located at the Northeast corner of Industrial Way and International Boulevard. Pursuant to Section 1.45 (3) (f) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant desires to place two (2) 8' x 20' modular offices for the sole use of the day-to-day business operations of said construction company. The initial approval took place on February 29, 2024 but the site has not developed yet. The access to the site is off International Boulevard by a 36-foot driveway. The property has an area of 142,270.99 square feet. The proposed hours of operation are as follows: Monday – Saturday, from 7:00 am to 6:00 pm. The working staff will be 4 employees. Parking & Landscaping: The applicant is proposing 7 parking spaces, thus compliant with the parking requirements. The city requires 10% of the landscaping to be irrigated. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Approval for 2-year re-evaluation subject to; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m.; 4) No Business License will be issued before landscaping is in place; 5) Acquisition of a business license prior to occupancy; 6) Must comply with the noise ordinance; and 7) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

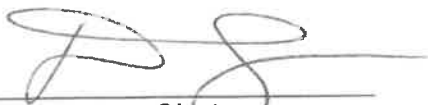
There was none

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

ITEM#4

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:32 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**Mission Redevelopment Authority
Board of Directors Meeting
February 25, 2026**

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, in person, February 25, 2026, at 4:00 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
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Director Burleson and Vice Chair Chapa. Participating in person were Candace Rodriguez, Charlie Garcia, Ray Garcia, Heron Lugo, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Abel Bocanegra, Damien D. Tijerina, Ruben James de Jesus, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Tecló J. Garcia.

1. Call Meeting to Order at 4:03 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: January 21, 2026

There being no changes or corrections, upon a motion made by Director Dr. Noel O. Garza and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Board meeting minutes of January 21, 2026.

4. Acceptance of Project Reports.

Chairman Martin Garza recognized Abel Bocanegra, P.E. from Killam Development, who updated the Board on the **El Milagro Phase I Project**. He confirmed that the El Milagro subdivision plat has been recorded, and a reimbursement request has been submitted. Co-Interim City Manager JP Terrazas announced a forthcoming ribbon-cutting and noted that a punch list has been completed. The only outstanding issue is the power connections from AEP, which are delaying progress as they work on wiring and transformer installations. Expected completion is set for April.

Chairman Garza inquired about the city's maintenance schedule for the subdivision, to which Mr. Terrazas responded that maintenance on the subdivision commenced after the plat was recording. Chairman Garza expressed concern about the timeline, stating he would not approve a \$12 million reimbursement until AEP completes their installation of electrical panels and transformers. He suggested inviting an AEP representative to the next meeting for clarification on the delays. Mr. Terrazas mentioned he had spoken

with AEP's Dan Lucio, who promised to prioritize the issues raised. Chairman Garza insisted the Board needs answers from AEP before considering the reimbursement invoice. Secretary Aissa I. Garza requested detailed documentation supporting the invoice and the reimbursement agreement concerning electricity, indicating that payment will not be made at this time.

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

Chairman Martin Garza recognized Damien Tijerina, P.E. of L&G Engineering, who updated the Board on the **Inspiration Rd./Military Parkway Loop Phases II and III**. **Phase II** has been separated from the main project, focusing on designing Inspiration Rd. Mr. Tijerina noted that a railroad packet has been submitted to TxDOT, which is currently under review, and that construction is ongoing south of the railroad without affecting the road. They are addressing feedback on their 95% PS&E submittal and plan to collaborate with the City of Mission for bid letting.

The Advance Funding Agreement (AFA) for the Military Highway design is fully executed, allowing them to submit plans to TxDOT for this stand-alone project. Regarding **Phase III**, which involves acquiring Right-of-Way (ROW) for Inspiration Road's 22 parcels, Mr. Tijerina reported that 11 parcels have been acquired, two are under negotiation, six are closing, one is being appraised, and two are in eminent domain. The Military Parkway has 25 parcels, and although the AFA is executed, the firm will collaborate with the City of Mission on the update of the ROW map, parcel plats, and appraisals.

Mr. Tijerina provided a drawing indicating parcel location points for the Board's review, while Mr. Terrazas explained that Phase I has been split into two projects: one from Expressway to Military Highway, costing about \$17 million, and the Military Highway project, which faces a \$9M to \$10M funding shortfall. They have requested additional funding from Congresswoman Monica de la Cruz and the MPO. Mr. Tijerina added that L&G Engineering acts as the ROW property agent, coordinating appraisals and negotiations, while the City of Mission handles condemnation and eminent domain processes.

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

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. Mr. Terrazas announced that the design for this project is 100% complete by Halff Associates. Ongoing negotiations with United Irrigation District (UID) have led to an agreement for the City to purchase 50 feet of ROW for an estimated \$150,000, a significant reduction from initial appraised value for the property. This amount is acceptable to UID, and documentation is pending. The project's total budget is \$90,000, covering design costs alone, and an amendment to the existing Reimbursement Agreement will be necessary once final estimates on the ROW with UID are finalized. Mr. Terrazas anticipates construction costs to reach \$1.5 million, pending bid letting.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the Hoerner Street Project report as presented.

Chairman Garza recognized Ruben James de Jesus, P.E. from Melden & Hunt Inc. (M&H) to discuss the **Tierra Dorada Sanitary Sewer Improvements Project**. This initiative aims to eliminate Lift Stations No. 13 and 14 in the Tierra Dorada Subdivision by constructing a new lift station to redirect sewer discharge into the existing trunkline along Los Ebanos Road. De Jesus noted delays due to testing challenges, although the gravity line has been installed. The contractor is currently addressing unforeseen leaks with point repairs. His firm is pressuring the contractor and has added crew members to ensure project completion by May 2026, focusing on testing, control panels, and the lift station. Mr. Terrazas mentioned that he is thankful that contractor has not charged for unforeseen Change Orders.

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 updated the Board on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**, which involves rerouting Lift Station #10 from Mile 2 & FM 495 to the AGUA SUD lift station on FM 364 via force main. A 30% design has been submitted to the City of Mission, AGUA SUD, and the Drainage District for feedback. A meeting has been held with AGUA SUD to coordinate the connection to their wet well. Mr. de Jesus plans to submit a 60% design by March and a 90-100% by April, with bid letting anticipated in May. The Drainage District has approved the start of crossing permits. He also included an estimated \$150,000 upgrade for Lift Station #10, which may use contingency funds. Final estimates will be available after the 60% design is completed, and he can provide an agreement with AGUA SUD regarding passage rates at the next meeting.

Upon a motion made by Director Riddle and seconded by Director Dr. Noel O. Garza, 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 extends the road from Perez St. to Frontage Rd. for about ¼ mile. The project plans are complete, with TxDOT entrance and utility permits secured. It includes a 60-ft ROW with a 36-ft back-to-back curb section, and the appraisal for the remaining ROW is underway. He met with landowner Mr. Flores, who has yet to execute closing documents but intends to do so by Monday, March 2, 2026. Mr. de Jesus plans to meet with City staff to request a bid number and start the bidding process once he receives the closing documents. Approval from United Irrigation District has been obtained, and permits from TxDOT are in place. Chairman Garza requested a detailed overview of the project's budget and the amount spent so far. He asked for a breakdown of expenses to evaluate the project's financial status. Financial Officer Joe Salazar said he will provide this information at the next Board meeting.

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

Mr. de Jesus provided a brief update on the **Glasscock & Bryan Road Sanitary Sewer Improvements Project**, noting that point repairs have affected Contractor RDH due to Tierra Dorada. Currently, the contractor is dewatering and preparing for bore crossing on Bryan Road, with two water pumps in operation. The project will extend from Business 83 to the Expressway and from Glasscock to Shary Road.

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

Chairman Martin Garza invited Co-City Manager J.P. Terrazas to update on the **TIRZ Building** (1301 E. 8th Street) Improvements. Mr. Terrazas introduced Architect Charlie Garcia and Contractor Rey Garcia. Architect Charlie Garcia reported ongoing delays with the elevator installation due to issues with the elevator's manufacturer, Otis Elevator, whose components—some sourced domestically and others internationally, have caused setbacks. Rey Garcia also mentioned that once the elevator is installed, the company then hires electrical companies and other vendors to complete all working mechanisms. The stucco work outside the building will probably take an additional two weeks to complete, or by the end of March. He noted that McAllen Roofing did come by to take some measurements on the building's roof. Chairman Garza requested a timeline on pending items listed on their report, other than the elevator components, which are expected to arrive by April 10, 2026. He requested their presence at the next meeting for another update on the project. Mr. Terrazas mentioned that city staff also continue with the

remodeling of the building and have a presence every day on the site. Remodeling of the building should be completed by early April.

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

At **5:09 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Dr. Noel O. Garza moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.

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

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

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

At **5:42 PM**, Chairman Garza announced that the Mission Redevelopment Board of Directors were reconvening in open session. Director Dr. Noel O. Garza moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.

No action was taken.

6. Discussion and possible action regarding a Directors & Officers Commercial Insurance Policy for 2026-2027.

Executive Director Tecló J. Garcia mentioned that this item was related to a Directors & Officers commercial insurance that includes several policies. He noted that not very many companies were offering coverage for this type of policy, but we have worked with HUB International for several years and the insurance policies expire next month. Staff provided a breakdown and brief descriptions of the policies including Professional Liability, Directors & Officers Commercial, Automobile Liability, Umbrella, Crime, General Liability, and Terrorism, along with premium amounts and increases in premiums (if any). Mr. Garcia recommends approval.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Directors & Officers Commercial Insurance Policy package for 2026-2027 as presented.

7. Acceptance of Unadjusted Financial Reports for January 2026.

Financial Officer Joe Salazar presented the Unadjusted Financial Report for January 2026.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the Financial Reports for the month of January 2026 as presented.

8. Approval of invoices for February 2026.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously approved all invoices for the month of February 2026 as presented.

9. Discussion and possible action concerning the MRA 2026 Board meeting dates.

Executive Director Teclo Garcia indicated that he and Executive Assistant Judy Vega have reviewed potential dates for the MRA Board meetings. Ms. Vega noted that they discussed selecting dates that would not conflict with City Council meetings. It was concluded that the most suitable schedule would be to hold the meetings every third Wednesday of each month at 4:00 PM.

Chairman Garza called for a motion to approve the proposed date for MRA Board meetings moving forward.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno the Board unanimously approved the third Wednesday of each month at 4:00 PM for MRA Board meetings.

10. Adjournment.

As there was no further business to discuss, upon a motion made by Secretary Aissa I. Garza and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to adjourn the meeting at 5:56 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
February 25, 2026

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 February 25, 2026 at 801 N. Bryan Road, Mission, Texas and at 5:57 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
- Hector Moreno
- Andrew C. Riddle
- Dennis Burleson
- Dr. Noel O. Garza

All the above were present except Director Burleson, Director Riddle, and Vice Chair Chapa. Participating in person were Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call meeting to order and establish quorum.
2. Consent Agenda:
 - A. Approve minutes of the meeting of November 12, 2025 of the TIRZ #1.
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the February 25, 2026 meeting.
3. Adjournment.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously approved the Consent Agenda.

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 Moreno, the Board unanimously voted to adjourn the meeting at 5:58 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: _____

**NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
FEBRUARY 26, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

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

ABSENT:**ALSO PRESENT:**

Eugene Vaughn, JGKL LLP
Mark Hanna, Hanna Solutions

STAFF PRESENT:

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

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation President Richard Hernandez called the meeting to order at 4:00 PM.

2. Invocation: Jose G. Vargas.**3. Pledge of Allegiance:** Treasurer Julian Alvarez.**4. Citizen's Participation:** None.**5. Approval of Minutes: Regular Meeting & Public Hearings of January 22, 2026.**

There being no corrections or additions, Jose G. Vargas moved for approval of the meeting minutes of January 22, 2026. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

6. Deliberation and possible action for the acceptance of the Unadjusted Financial Statement for January 2026.

Financial Officer Joe Salazar presented the unadjusted financial statement for January 2026.

Carl Davis moved for acceptance of the Unadjusted Financial Statement for January 2026. Motion was seconded by Jose G. Vargas and approved 7-0.

At **4:08 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

7. 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):

Report from CEO as to potential prospect(s):

- A. Project Tool
- B. Project Javelina
- C. Project 495X
- D. Project Recycle
- E. Project Omar
- F. Project Greens

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

- A. MEDC Land
- B. Perkins Lots Update

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

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

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

Motions are as follows:

Report on Potential Project(s):

Project Tool: Jose G. Vargas moved to authorize staff to negotiate and execute a Letter of Intent for Project Tool as discussed in closed session. Motion was seconded by Vice President Deborah L. Cordova and approved 7-0.

Project Greens: Mayor Norie Gonzalez Garza moved to proceed with the settlement of litigation and closing of the sale as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 7-0.

- Project Javelina:** No action.
- Project 459X:** No action.
- Project Recycle:** No action.
- Project Omar:** No action.

Regarding Real Property:

- A. MEDC Land: No action.
- B. Perkins Lot Update: No action.

Consultation with Attorney: No action.

8. CEO Report on Economic Activity.

Chief Executive Officer Tecló J. Garcia presented this item by sharing the recent announcement of the Mission International Innovation District (MI2D), a 7,000-acre, next-generation economic development ecosystem located within the City of Mission. It is a purpose-built initiative to accelerate advanced manufacturing, technology, entrepreneurship and global logistics.

The Mission International Innovation District strategically brings together industrial parks, innovative firms, critical infrastructure, a skilled talent pipeline all within minutes of the U.S.–Mexico border. The result is a highly competitive environment where global companies scale faster, operate more efficiently, leverage supply chains and access markets across North America.

9. President Comments.

President Richard Hernandez thanked the MEDC staff for their hard work and dedication. He congratulated staff for their recent award of the Texas Economic Development Corporation’s Certificate of Achievement for Economic Excellence.

10. Adjournment.

Carl Davis moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 7-0. The meeting was adjourned at 5:32 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary



**Ambulance Board Meeting
Mission City Hall
September 16, 2025 at 3:00 pm**

MINUTES

PRESENT:

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

ALSO PRESENT:

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

CITIZENS PRESENT:

Tammy Patina
Teodoro Rodriguez, Assistant Chief of Police

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Presiding Chair Tim Brown called the meeting to order at 3:03 p.m. Dr. Ivan Melendez presented himself at 3:09 p.m. (for the record). Kane Dawson excused himself at 4:17 p.m., still had quorum present (for the record)

INVOCATION AND PLEDGE ALLEGIANCE

Fire Chief Mike Silva led the invocation and Pledge of Allegiance.

INTRODUCTION OF City Management/ Council Members:

Andy Garcia, Co-Interim City Manager, Juan Pablo Terrazas, Co-Interim City Manager

INTRODUCTION OF GUESTS

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

Emergicon Kassi High and Jimmy White were present via Microsoft Teams

Approval of minutes from May 21, 2025 board meeting - Action Item

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

PRESENTATIONS

1. **Mission Fire Department Quarterly Report – Deputy Chief Jorge Flores**
 - Numbers were presented for 04/01/2025- 06/31/2025
 - Charges have slightly increased, cash collections have increased \$153k
 - Cash per transport \$494.00
 - Quarter 3 commission rate is 8% and response time is 6:41
 - Need to address “patient preference” issue

2. **Mission Police Department Presentation – Chief of Police Cesar Torres**
 - Enforcement on traffic has helped prevent accidents
 - Tactical EMS group needed for PD, some training has been integrated with FD
 - When SWAT hits, FD department is always incorporated. Unit is posted a block away, they are sent in if needed after scene is safe
 - Mission has reduced traffic incidents and road rage due to the presents of patrol units in the streets

3. Old Business

Discussion on the roles and responsibilities of Ambulance Board Members (Policies)

- Fire Chief Mike Silva introduced the ordinance approved by council in regards to the roles and responsibilities of the board members

4. New Business

- Introduction of ordinance #5669
- Dr. Melendez stated section 5 lacks clarity
- Section 3 (a) is not the purpose of the board
- Co-Interim City Manager Andy Garcia will take to council to amend and will pass it on to legal department
- Board members want something drafted for next meeting to be discussed

5. Comments

- Tim Brown – We have figured out a formula that works, administration does more than admin work and he appreciates us
- Dr. Ivan Melendez – Need to clearly define role in community, what is our cost based on runs
- Alvin Patina – Doing a hell of a job, start thinking about giving calls away and use final unit for necessary major calls for Mission citizens
- Chief Cesar Torres – Thanks everyone for attending this board meeting
- Co-Interim City Manager Andy Garcia – Thanks everyone for the invite, team has done a great job on establishing the analytics. Response time suggestion NFPA guide lines anytime it goes over threshold to have a hot wash
- Chief Mike Silva – Thanks everyone for coming, working on ALS units, training done for EMT's to do IV's, Dr. Melendez will sign off skills sheet

ADJOURNMENT

At 4:36 p.m., Dr. Ivan Melendez moved motion for adjournment. Motion was seconded by Alvin Patina and approved unanimously.



Mike Silva, Fire Chief

ATTEST:



Adelina Reyna, EMS & CD Administrative Assistant

**Mission Police Department
Traffic Safety Meeting Minutes
Thursday, January 22,2026 12:00 pm
Mission Police Department – Conference Room
1200 E. 8th Street
Mission, Texas 78572**

MEMBERS PRESENT

Orlando Barrera
Rodolfo Treviño
Apolinar Solis
Luis Moreno
Manuel Salinas

STAFF PRESENT

Assistant Ted Rodriguez
Cpl. Victor Arispe
Maribel Castellanos
Edgar Gonzalez

GUESTS PRESENT

Maria Johson
Lisa Tovar

I. Call To Order

With a quorum being present, Chairman Rodolfo Treviño called the Regular Meeting to order at 12:01 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 and possible action on placing speed humps on Ramirez Lane and Francisco Avenue.

Chairman Rodolfo Treviño begin by giving an opportunity to Ms. Maria Johnson to express her concern about the request. She started by saying that she is concerned about people speeding when driving by her neighborhood. The High School is close to the neighborhood and every time the bus drops off kids near my business, I always have to get children because I'm afraid, they get ran over. She also expressed that every morning students tend to speed when running late to class and afterschool when leaving campus. Mr. Apolinar Solis recommended to have a speed survey done before it gets presented to City

Council base on the number of calls report provided by Corporal Arispe. The report only has 3 traffic stops, 1 public assistance, 2 accident minor, 1 suspicious circumstance, 1 debris, based on these calls it was determined that having an assessment done will help determine moving forward with the request. There being no further discussion, Mr. Luis Moreno entertained a motion to have an assessment done by the Mission Police Department Traffic Bureau to help determine the request to get approve and Mr. Orlando Barrera 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, December 11, 2025.

Chairman Rodolfo Treviño asked if there were any corrections to the minutes for December 11, 2025. There was none. Mr. Luis Moreno moved to approve of the minutes as presented. Mr. Apolinar Solis seconded the motion. Upon a vote, the motion passed unanimously.

VIII. Traffic Report

No Traffic Report

IX. Adjournment

At 12: 28 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

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

CUST# 362277FC

RETAIL PURCHASE AGREEMENT

Deal Number: 6652

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78572 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 CHEVROLET	MODEL SUBURBAN	COLOR RED	STOCK NO. 362277FC
VIN/SERIAL NO. 1GNSKKEC4LR233078		ODOMETER READING <input type="checkbox"/> Not Accurate 56224	SALESPERSON JERRY 1SPP HADDAD	
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				
<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>			CASH PRICE OF VEHICLE	7680.98
			OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker	N/A
				N/A
				N/A
				N/A
				N/A
				N/A
			TOTAL SELLING PRICE	7680.98
			LESS: TRADE-IN ALLOWANCE	N/A
				N/A
			SUBTOTAL	7680.98
				N/A
			SALES TAX	N/A
			DEALER'S INVENTORY TAX	14.37
				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
			TOTAL DUE	8051.85
			<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A
				N/A
				N/A
			LESS CASH DUE AT DELIVERY	N/A
			AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	8051.85

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser

76830*1*

149

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

CUST# 362274FC

RETAIL PURCHASE AGREEMENT

Deal Number: **6649**

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78572 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 2019	MAKE CHEVROLET	MODEL IMPALA	COLOR BLACK	STOCK NO. 362274FC
VIN/SERIAL NO. 1G11Y5S33KU147421		ODOMETER READING <input type="checkbox"/> Not Accurate 72814	SALESPERSON JERRY 1SPP HADDAD	

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		CASH PRICE OF VEHICLE	4677.46
<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>		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
		N/A	N/A
<p>TRADE-IN VEHICLE INFORMATION</p> <p>Year: <u>N/A</u> Make: <u>N/A</u> Model: <u>N/A</u> Color: <u>N/A</u></p> <p>VIN/Serial No: <u>N/A</u> Odometer Reading: <input type="checkbox"/> Not Accurate <u>N/A</u></p> <p>Trade-In Allowance: <u>N/A</u> Balance Owed & Lienholder: <u>N/A</u></p>		TOTAL SELLING PRICE	4677.46
		LESS: TRADE-IN ALLOWANCE	N/A
		N/A	N/A
		SUBTOTAL	4677.46
		N/A	N/A
		SALES TAX	N/A
		DEALER'S INVENTORY TAX	8.75
		N/A	N/A
		DOCUMENTARY FEE *	225.00
		STATE INSPECTION FEE	N/A
<p>OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS</p> <p><input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION</p> <p><input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT</p>		DEPUTY SERVICE FEE	N/A
		LICENSE FEE	98.50
		TITLE FEE	33.00
		N/A	N/A
		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: Veá Párrafo 13.</p>		TOTAL DUE	5042.71
		<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)	5042.71

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

76830*1*

150

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

CUST# 362276FC

RETAIL PURCHASE AGREEMENT

Deal Number: **6648**

Purchaser's Name(s): CITY OF MISSION TEXAS Date: **03/26/2026**

Address: 1201 E 8TH ST MISSION TX 78572 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 2019	MAKE CHEVROLET	MODEL IMPALA	COLOR BLACK	STOCK NO. 362276FC
VIN/SERIAL NO. 1G11Y5S30KU136716		ODOMETER READING <input type="checkbox"/> Not Accurate 46659	SALESPERSON JERRY 1SPP HADDAD	

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: N/A	Make: N/A	Model: N/A	Color: N/A	CASH PRICE OF VEHICLE	4677.46
VIN/Serial No: N/A				OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker	N/A
Trade-In Allowance: N/A					N/A
Balance Owed & Lienholder: N/A					N/A
				TOTAL SELLING PRICE	4677.46
				LESS: TRADE-IN ALLOWANCE	N/A
				SUBTOTAL	4677.46

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
	TOTAL DUE	5042.71
	<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A
		N/A
	LESS CASH DUE AT DELIVERY	N/A
	AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	5042.71

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:** Veá Párrafo 13.

Purchaser: _____ Date: **03/26/2026** Accepted by Authorized Dealership Representative: _____ Date: **03/26/2026**

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

CUST# 362273FC

RETAIL PURCHASE AGREEMENT

Deal Number: **6643**

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH STREET MISSION TX 78572 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 2019	MAKE CHEVROLET	MODEL IMPALA	COLOR BLUE	STOCK NO. 362273FC
VIN/SERIAL NO. 2G11Y5S30K9159913		ODOMETER READING <input type="checkbox"/> Not Accurate 37664	SALESPERSON JERRY 1SPP HADDAD	
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		CASH PRICE OF VEHICLE	4677.46
<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
		N/A	N/A
		N/A	N/A
		N/A	N/A
		N/A	N/A
<p>TRADE-IN VEHICLE INFORMATION</p> <p>Year: <u>N/A</u> Make: <u>N/A</u> Model: <u>N/A</u> Color: <u>N/A</u></p> <p>VIN/Serial No: <u>N/A</u> Odometer Reading: <input type="checkbox"/> Not Accurate <u>N/A</u></p> <p>Trade-In Allowance: <u>N/A</u> Balance Owed & Lienholder: <u>N/A</u></p>		TOTAL SELLING PRICE	4677.46
		LESS: TRADE-IN ALLOWANCE	N/A
		N/A	N/A
		SUBTOTAL	4677.46
		N/A	N/A
		SALES TAX	N/A
		DEALER'S INVENTORY TAX	8.75
		N/A	N/A
		DOCUMENTARY FEE *	225.00
		STATE INSPECTION FEE	N/A
<p>OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS</p> <p><input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION</p> <p><input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT</p>		DEPUTY SERVICE FEE	N/A
		LICENSE FEE	98.50
		TITLE FEE	33.00
		N/A	N/A
		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>		TOTAL DUE	5042.71
		<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A
		N/A	N/A
		N/A	N/A
<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: Veá Párrafo 13.</p>		LESS CASH DUE AT DELIVERY	N/A
		AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	5042.71

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

76830*1*

152

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

CUST# 362272FC

RETAIL PURCHASE AGREEMENT

Deal Number: **6641**

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH STREET MISSION TX 78752 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 2019	MAKE CHEVROLET	MODEL IMPALA	COLOR GRAY	STOCK NO. 362272FC
VIN/SERIAL NO. 2G11Y5S33K9150509		ODOMETER READING <input type="checkbox"/> Not Accurate 54828	SALESPERSON JERRY 1SPP HADDAD	
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		CASH PRICE OF VEHICLE	4677.46
<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. <u>Traducción española:</u> 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
			N/A
			N/A
			N/A
TRADE-IN VEHICLE INFORMATION		TOTAL SELLING PRICE	4677.46
Year: N/A	Make: N/A	LESS: TRADE-IN ALLOWANCE	N/A
Model: N/A	Color: N/A		N/A
VIN/Serial No: N/A	Odometer Reading: <input type="checkbox"/> Not Accurate N/A	SUBTOTAL	4677.46
Trade-In Allowance: N/A	Balance Owed & Lienholder: N/A	SALES TAX	N/A
OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS		DEALER'S INVENTORY TAX	8.75
<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION			N/A
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT		DOCUMENTARY FEE *	225.00
<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. <u>Traducción española:</u> Veá Párrafo 13.</p>		STATE INSPECTION FEE	N/A
		DEPUTY SERVICE FEE	N/A
		LICENSE FEE	98.50
		TITLE FEE	33.00
			N/A
			N/A
		TOTAL DUE	5042.71
		<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt	N/A
			N/A
			N/A
		LESS CASH DUE AT DELIVERY	N/A
		AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)	5042.71

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

76830*1*

153

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

CUST# 362275FC

RETAIL PURCHASE AGREEMENT

Deal Number: 6644

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78752 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 2019	MAKE CHEVROLET	MODEL IMPALA	COLOR BLUE	STOCK NO. 362275FC
VIN/SERIAL NO. 2G11Y5SA6K9161003		ODOMETER READING <input type="checkbox"/> Not Accurate 56344	SALESPERSON JERRY 1SPP HADDAD	
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		CASH PRICE OF VEHICLE	4677.46
<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. <u>Traducción española:</u> 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
		N/A	N/A
		N/A	N/A
		N/A	N/A
		N/A	N/A
<p>TRADE-IN VEHICLE INFORMATION</p> <p>Year: <u>N/A</u> Make: <u>N/A</u> Model: <u>N/A</u> Color: <u>N/A</u></p> <p>VIN/Serial No: <u>N/A</u> Odometer Reading: <input type="checkbox"/> Not Accurate <u>N/A</u></p> <p>Trade-In Allowance: <u>N/A</u> Balance Owed & Lienholder: <u>N/A</u></p>		TOTAL SELLING PRICE	4677.46
		LESS: TRADE-IN ALLOWANCE	N/A
		SUBTOTAL	4677.46
		SALES TAX	N/A
		DEALER'S INVENTORY TAX	8.75
		DOCUMENTARY FEE *	225.00
		STATE INSPECTION FEE	N/A
<p>OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS</p> <p><input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION</p> <p><input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT</p>		DEPUTY SERVICE FEE	N/A
		LICENSE FEE	98.50
		TITLE FEE	33.00
		N/A	N/A
		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. <u>Traducción española:</u> Vea Párrafo 13.</p>		TOTAL DUE	5042.71
		<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)	5042.71

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

76830*1*0 154

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

CUST# 362271FC

RETAIL PURCHASE AGREEMENT

Deal Number: 6650

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78572 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 DODGE	MODEL CHARGER	COLOR SILVER	STOCK NO. 362271FC
VIN/SERIAL NO. 2C3CDXBGLH108134		ODOMETER READING <input type="checkbox"/> Not Accurate 43371	SALESPERSON JERRY 1SPP HADDAD	
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: 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

PLEASE SEE THE DELIVERY CONFIRMATION
 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:** Veá Párrafo 13.

CASH PRICE OF VEHICLE	4878.24
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	4878.24
LESS: TRADE-IN ALLOWANCE	N/A
N/A	N/A
SUBTOTAL	4878.24
N/A	N/A
SALES TAX	N/A
DEALER'S INVENTORY TAX	9.13
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	5243.87
<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)	5243.87

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

76830*1*0 155

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

CUST# 362270FC

RETAIL PURCHASE AGREEMENT

Deal Number: 6651

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78572 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 DODGE	MODEL CHARGER	COLOR BLACK	STOCK NO. 362270FC		
VIN/SERIAL NO. 2C3CDXBG0LH117098		ODOMETER READING <input type="checkbox"/> Not Accurate 49205	SALESPERSON JERRY 1SPP HADDAD			
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						
<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		4878.24	
			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	
TRADE-IN VEHICLE INFORMATION		TOTAL SELLING PRICE			4878.24	
Year: N/A Make: N/A Model: N/A Color: N/A		LESS: TRADE-IN ALLOWANCE			N/A	
VIN/Serial No: N/A Odometer Reading: <input type="checkbox"/> Not Accurate N/A		N/A			N/A	
Trade-In Allowance: N/A Balance Owed & Lienholder: N/A		DEALER'S INVENTORY TAX			9.13	
OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS						
<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION		DOCUMENTARY FEE *			225.00	
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT		STATE INSPECTION FEE			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: Veá Párrafo 13.</p>		DEPUTY SERVICE FEE			N/A	
		LICENSE FEE			98.50	
		TITLE FEE			33.00	
		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: Veá Párrafo 13.</p>		TOTAL DUE			5243.87	
		<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt			N/A	
		N/A			N/A	
<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: Veá Párrafo 13.</p>		LESS CASH DUE AT DELIVERY			N/A	
		AMOUNT TO BE FINANCED (See Paragraphs 12 and 16)			5243.87	

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03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

76830*1*

156

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

CUST# 362269FC

RETAIL PURCHASE AGREEMENT

Deal Number: 6646

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78572 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 2019	MAKE RAM TRK	MODEL 1500	COLOR SILVER	STOCK NO. 362269FC
VIN/SERIAL NO. 3C6RR6KT0KG712392		ODOMETER READING <input type="checkbox"/> Not Accurate 64169	SALESPERSON JERRY 1SPP HADDAD	
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		CASH PRICE OF VEHICLE	5510.17
<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. <u>Traducción española:</u> 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
		N/A	N/A
		N/A	N/A
		N/A	N/A
<p>TRADE-IN VEHICLE INFORMATION</p> <p>Year: N/A Make: N/A Model: N/A Color: N/A</p> <p>VIN/Serial No: N/A Odometer Reading: <input type="checkbox"/> Not Accurate N/A</p> <p>Trade-In Allowance: N/A Balance Owed & Lienholder: N/A</p>		TOTAL SELLING PRICE	5510.17
		LESS: TRADE-IN ALLOWANCE	N/A
		SUBTOTAL	5510.17
		SALES TAX	N/A
		DEALER'S INVENTORY TAX	10.31
		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	5876.98
		<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)	5876.98

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.

03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

76830*1*0

157

Purchaser
DealerCAP

CATALOG #8963171

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

CUST# 362268FC

RETAIL PURCHASE AGREEMENT

Deal Number: **6645**

Purchaser's Name(s): CITY OF MISSION TEXAS Date: 03/26/2026

Address: 1201 E 8TH ST MISSION TX 78572 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 2019	MAKE RAM TRK	MODEL 1500	COLOR GRAY	STOCK NO. 362268FC
VIN/SERIAL NO. 3C6RR6KTXXKG712352		ODOMETER READING <input type="checkbox"/> Not Accurate 73296	SALESPERSON JERRY 1SPP HADDAD	
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, <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.			CASH PRICE OF VEHICLE 5510.17	
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. <u>Traducción española:</u> 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.			OPTIONAL ACCESSORIES: <input type="checkbox"/> See attached Addendum Sticker N/A	
<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.			N/A	
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			DEALER'S INVENTORY TAX 10.31	
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL DELIVERY AGREEMENT			SALES TAX 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.			DOCUMENTARY FEE * 225.00	
*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. <u>Traducción española:</u> Veá Párrafo 13.			STATE INSPECTION FEE N/A	
			DEPUTY SERVICE FEE N/A	
			LICENSE FEE 98.50	
			TITLE FEE 33.00	
			N/A	
			N/A	
			TOTAL DUE 5876.98	
			<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> DOWN PAYMENT If Deposit, see Deposit Receipt N/A	
			N/A	
			N/A	
			LESS CASH DUE AT DELIVERY N/A	
			AMOUNT TO BE FINANCED (See Paragraphs 12 and 16) 5876.98	

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03/26/2026

03/26/2026

Purchaser

Accepted by Authorized Dealership Representative

N/A

Purchaser
DealerCAP

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CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026
PRESENTED BY: Aida Lerma, Mission Event Center Director
AGENDA ITEM: Authorization to convey 200 surplus chairs to Iglesia Cristiana Ebenezer from the Mission Event Center– A. Lerma

NATURE OF REQUEST:

Staff respectfully requests authorization from the City Council to convey two hundred (200) surplus chairs currently located at the Mission Community Center to Iglesia Cristiana Ebenezer.

The chairs have been declared as surplus due to significant damage and no longer meeting the needs of the Event Center’s quality standards for client satisfaction and professional presentation.

BUGETED: _____ **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 *AG*

RECORD OF VOTE:

APPROVED: _____
DISAPPROVED: _____
TABLED: _____

_____ AYES
 _____ NAYS
 _____ DISSENTING _____



2 de April del 2026

Estimados representantes de la Ciudad de Mission:

Por medio de la presente, reciban un cordial saludo de parte de la comunidad de la Iglesia Cristiana Ebenezer.

El motivo de esta misiva es solicitar formalmente la donación de 200 sillas que han sido clasificadas como equipo excedente (*surplus*) por la Ciudad de Mission. Tenemos conocimiento de que la ciudad renueva periódicamente su mobiliario y buscamos darle un segundo uso con un propósito comunitario y espiritual.

Nuestra iglesia, Iglesia Cristiana Ebenezer, es una congregación recientemente establecida. Como organización naciente, nuestro principal objetivo es servir a las familias de nuestra localidad, brindando un espacio de apoyo, valores y crecimiento espiritual. Sin embargo, al estar en nuestra etapa inicial, carecemos del mobiliario básico necesario para recibir a nuestros miembros de manera adecuada.

Consideramos que esta donación sería un pilar fundamental para asegurar nuestro continuo crecimiento y progreso, permitiéndonos:

- Brindar un espacio digno y cómodo para los asistentes a nuestros servicios.
- Facilitar la realización de programas comunitarios y actividades de apoyo social.

Estamos a su entera disposición para coordinar la logística de recolección y completar cualquier documentación o trámite administrativo que la Ciudad de Mission requiera para formalizar este traspaso.

Agradecemos de antemano su tiempo y su disposición para apoyar a las organizaciones locales que, como la nuestra, buscan fortalecer el tejido social de nuestra querida ciudad. Quedamos a la espera de su amable respuesta.

Atentamente,

Pastora Martha Serrato
Iglesia Cristiana Ebenezer



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026
PRESENTED BY: Aida Lerma, Mission Event Center Director
AGENDA ITEM: Authorization to approve 100% Fee Waiver Application RGV Cyber – A. Lerma

NATURE OF REQUEST:

RGV Cyber is requesting 100% fee waiver for the Mission Event Center to host the BSides RGV cyber security conference which will provide high-quality technical education and professional networking opportunities to the community. This event features expert speakers and hands-on competitions designed to cultivate a skilled-cybersecurity community in the Rio Grande Valley, laying the ground to attract and sustain the technology industry as our region continues to grow. The event is scheduled to take place on June 27, 2026 and estimated attendance is 300 guests.

BUGETED: _____ **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *AG*

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

_____ AYES
 _____ NAYS
 _____ DISSENTING _____



CITY OF MISSION, TEXAS

100% Fee Waiver Application Form

Please Note: All applications must be submitted at least six (6) months in advance of the event or requested service date to allow for proper review. Submission of this form does not guarantee approval. Only one (1) request per organization can be submitted annually to request the 100% Fee Waiver.

SECTION 1: ORGANIZATION INFORMATION

Legal Name of Organization: **RGV Cyber**

Is your organization a non-profit? (Please check one)

Yes No

If yes, please provide your 501(c)(3) tax ID number and attach proof of your non-profit status. **(REQUIRED) 33-4048474**

Primary Contact Person: **Jeremy Foley**

Title: **Founder & President**

Mailing Address: **1608 Sheri Lee Dr**

City, State, ZIP Code: **Mission, Tx 78572**

Phone Number: **608-322-1241**

Email Address: **jeremy@rgv-cyber.org**

Website (if applicable): **www.rgv-cyber.org**

SECTION 2: EVENT/PROJECT INFORMATION

Name of Event/Project: **BsidesRGV 2026**

Date(s) of Event/Project: **June 27th 2026**

Time(s) of Event/Project (Start & End): **6:00 am CST – 6:00 pm CST (including setup and breakdown)**

Purpose/Description of Event: (Please provide a clear and concise summary)
BSidesRGV is a free, community-driven cybersecurity conference providing high-quality technical education and professional networking. The event features expert speakers and hands-on “Capture the Flag” competitions designed to cultivate a skilled cybersecurity community in the Rio Grande Valley, laying the groundwork to attract and sustain the technology industry as our region continues to grow.

Expected Number of Attendees/Participants: **300**

Will this event be open to the public?

Yes No

Will there be an admission fee or charge for participation?

Yes No

SECTION 3: CITY SERVICES REQUESTED

Please check all that apply and provide specific details:

Facilities:

Which facility is being requested: Event Center Historical Museum Golf Course
 Library Boys & Girls Club Gymnasium(s) Other _____

Specific request is for use of room/area, tournament/permit fee? **Full facility use, including main ballroom (Grand Orchard), individual salon breakout rooms, foyer, and outdoor patio areas as needed. Specific room allocations and configuration to be finalized in coordination with Event Center staff following approval.**

Parks & Trails:

Which park/trail is being requested?

Specific area within the park? _____

Equipment:

List all requested equipment being requested (e.g., tables, chairs, sound system, etc.):

Tables & Chairs: Total quantity to be determined based on final floor plan/layout (typically includes registration tables, exhibitor tables, and theater or classroom seating for attendees).

Additional: Stage, AV/Sound system, and high-speed internet access for technical demonstrations.

Staffing:

Please describe the type of staffing needed (e.g., event security, special services):

Standard event services, janitorial services for common areas, and on-site technical support for facility-provided AV equipment.

Estimated Total Cost of Services (if known): \$_____

SECTION 4: JUSTIFICATION FOR WAIVER/DISCOUNT

Please provide detailed justification for your request. Explain the community benefit of your event and why your organization requires a fee waiver or discount. (You may attach a separate sheet if needed.)

RGV Cyber is requesting a 100% fee waiver to maintain a zero-cost model for our participants. By removing the admission fee, we ensure that students, local job-seekers, educators, and the community can access world-class cybersecurity education regardless of their financial situation. Year over year, this event has served to create opportunities for the community and directly contribute to the development of the technology workforce not only for the City of Mission, but the Rio Grande Valley as a whole. As this event is run entirely by volunteers for the community, the fee waiver will allow us to reinvest our limited funds in high-quality educational materials and infrastructure. This event serves as a vital workforce development tool for the City of Mission, directly contributing to the local tech economy and helping build the next generation of cybersecurity professionals in the Valley.

SECTION 5: INSURANCE & INDEMNIFICATION

The City of Mission will require that organization/applicant purchase general liability coverage for the event, naming the City of Mission as an additional insured. The organization/applicant assumes liability including cost of defense and attorney's fees for all

bodily injury, personal injury, property damage or theft that may occur on the premises/equipment as a result of organization's/applicant's activities.

Organization/applicant agrees to hold the City of Mission harmless and further agrees to indemnify for any and all injuries or damages to the premises/equipment arising from organization's/applicant's use or occupation of the premises or from any act or negligence of organization/applicant, its agents, contractors, employees, licenses, or invitees in or about the premises.

Organization/applicant will indemnify and hold the City of Mission harmless from all costs arising out of any and all claims, suits, causes of action, and liability resulting from any damage and/or injury resulting from the presentation of any copyrighted work or material or violation of any other proprietary rights, any of which arise in conjunction with or are occasioned by organization's/applicant's use of the premises/equipment.

If the organization/applicant serves, sells, arranges or provides for the serving or sale of food or alcohol, then organization/applicant, representing all the event guests and participants, accepts full liability and holds the City of Mission harmless from and all liabilities, including but not limited to litigation brought due to the sale or donation, as well as damages arising from consumption, of such food or alcohol.

Insurance requirements are as follows, with limits of at least:

1. \$1,000,000 coverage against the claims of any and all persons for personal or bodily injury (including wrongful death) arising out of the work and services to be performed hereunder by organization's/applicant's third-party vendors, its officers, agents, employees, subcontractors, licensees or invitees, whether or not caused in whole or in part by the alleged negligence of the officers, servants, employees of the City.

TEXAS LAW TO APPLY

This agreement shall be construed under and in accordance with the laws of the State of Texas. All obligations and disputes related to this Agreement are subject to the jurisdiction of Hidalgo County, Texas, and any litigation shall be exclusively heard in Hidalgo County, Texas.

SECTION 6: AGREEMENT & AUTHORIZED AGENT SIGNATURE

The signer of this 100% Fee Waiver Application for the Organization/applicant hereby represents and warrants that he/she has full authority to execute this 100% Fee Waiver Application on behalf of the organization/applicant.

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that any false information may result in the denial of this

application and may impact future requests. I also agree to comply with all City of Mission rules, regulations, and policies related to the use of City services.

AUTHORIZED AGENT

The signer of this 100% Fee Waiver Application for the Organization/applicant hereby represents and warrants that he/she has full authority to execute this 100% Fee Waiver Application on behalf of organization/applicant.

Organization/Applicant: **RGV Cyber**_____

Jeremy Foley
Printed Name of Authorized Agent


Signature of Authorized Agent

4-03-2026
Date

Please submit the completed form and all supporting documentation to:

City Manager's Office
1201 E. 8th St., Mission, Texas 78572

For more information, please call (956) 580-8662.

FOR CITY OF MISSION USE ONLY

Date Received: 4/3/26

Received By: Aide Luma

Decision:

Presented before Mission City Council on _____

Approved Denied

Other details or special considerations/NOTES (Please explain):



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

RGV CYBER
1608 SHERI LEE DR
MISSION, TX 78572-3118

Date:
06/02/2025
Employer ID number:
33-4048474
Person to contact:
Name: L. Jermer
ID number: 1793049
Telephone: 877-829-5500
Accounting period ending:
January 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 03, 2025
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053499002985

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Aida Lerma, Mission Event Center Director

AGENDA ITEM: Authorization to exceed the FY 2025–2026 \$25,000 threshold for cumulative emergency repairs with DEA Specialties Co., Inc. in the total amount of \$26,944. – A. Lerma

NATURE OF REQUEST:

Due to unforeseen operational failures of the facility’s partition wall system, the department initiated emergency repairs in March 2026 to restore functionality critical to ongoing operations. Additional failures identified in April 2026 required continued emergency services from the same vendor to ensure the facility remains operational and able to meet contractual obligations.

To date, cumulative expenditures with DEA Specialties Co., Inc. for these emergency repairs total \$26,944, exceeding the \$25,000 threshold requiring City Council approval.

In accordance with the City of Mission Procurement Manual regarding emergency purchases and cumulative thresholds, staff is requesting City Council authorization to exceed the \$25,000 threshold for these necessary repairs.

These repairs are essential to:

- Maintain contractual commitments for facility rentals
- Ensure operational continuity of divisible event space
- Prevent disruption to scheduled events and revenue generation

BUDGETED:	<u>Yes</u>	FUND:	<u>Event Center</u>	ACCT.#:	<u>23-452-44620</u>
BUDGET:	<u>\$110,000</u>	EST.COST:	<u>\$26,944.00</u>	CURRENT BUDGE BALANCE:	<u>\$56,061.00</u>

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 _____

"YOUR TRUSTED PARTNER"
Since 1984
5151 Castroville Rd
San Antonio TX 78227
al@deaspecialties.com
www.deaspecialties.com



San Antonio
Office (210) 298-5585
Fax (210) 523-1544
Austin
Office (512) 440-7872

Mission Event Center

SERVICE CONTRACT -- OPERABLE WALL- Service & Assessment

DEA Specialties Co., Inc. agrees to provide service in your facility in accordance with the following:

- Service Work to be completed with a minimum crew of two (2) trained technicians.
- Rooms must be vacant for DEA to perform the work.
- Man-lift to be furnished by Customer at Facility if needed, or DEA will bill additional amount.

--STANDARD LABOR RATES--

**** MECHANICAL PROBLEMS****

- Standard service during our normal service hours of 7:30 A.M. until 4:00 P.M. weekdays
- Onsite Hrs., Day 1:2 men 3.5hrs.-Day 2: 2 men 8hrs.-Day 3: 2 men 3.5hrs.
- Truck Charge, Man Lift, Travel and Perdiium
- Minimum Labor Estimate \$8,464.00
- Needed Parts: \$2,060.00
- Service to be scheduled at least 48 hours in advance.
- Service work that is cancelled less than 24 hours prior to the scheduled service will be billed at \$350.00.

--EMERGENCY (24 HOUR) & AFTER HOUR SERVICE RATES--

- Emergency service (requiring immediate assistance) or after normal DEA working hours of service (weekdays after 4 P.M. and Saturdays/Sundays/Holidays) to be billed at the rate of \$300.00 per hour per technician portal to portal charge, truck charge, plus parts.
- Charges are based on base-to-base for an emergency or after hour response.

--PARTS--

- If replacement parts are required, customer will be notified and given a parts estimate. Some parts may need to be ordered or fabricated. Customer will be billed for actual parts cost-plus markup and freight. Any labor cost to be invoiced as stated above.

--TERMS--

- New Customers are required to pay upon completion of the service work with a Business Check or a Credit Card.
- Existing Customers: Net 15 days. A 1.0% per month fee will be added to the unpaid delinquent balance after 15 days.
- If DEA does not have Customer's tax exempt certificate, Sales tax will be added to the invoice and must be paid in accordance with the prevailing rate at the invoice date. Rates are subject to change annually.
- DEA accepts VISA, MasterCard, Discover, American Express.

CONTRACTOR
DEA Specialties Co., Inc.
By: [Signature]
Al Neubauer
Date: 3-12-26

FACILITY REPRESENTATIVE
By: [Signature]
(Signature) Title: Director
Aide Lerma
(Printed Name) Date: 3-16-26

*Approved by
EM-Jordan*

PLEASE RETURN AN EXECUTED COPY FOR DEA.

Exclusive factory authorized distributor for *Modernfold Operable Partitions*, Also Scranton, Accurate, Bobrick, Bradley & JL
HUB certified with the State of Texas/8M SCTRCA DBE/SBE/WBE WOB certified with the City of Austin.
DEA Specialties Co., Inc., is a Nevada Sub-S Corporation



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Teclo J. Garcia, CEO, Mission EDC

AGENDA ITEM: Approval of Resolution # _____, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – Garcia

NATURE OF REQUEST:

Lee McCormick, President of Community Development Associates, has facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Graphic Packaging International LLC, under the assistance of MEDC's Private Activity Bond program.

Attached is a staff report and the proposed resolution.

Mr. McCormick will be available to answer any questions City Council members may have.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF GRAPHIC PACKAGING INTERNATIONAL, LLC; AND MATTERS RELATED THERETO

WHEREAS, the Mission Economic Development Corporation (the “Issuer”) was created by the City Council (as herein defined) of the City of Mission, Texas (the “Unit”) pursuant to the provisions of the Development Corporation Act, Chapters 501-505, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, on April 21, 2026, the Issuer adopted a resolution in the form attached hereto as **Exhibit A** (as more particularly described in Section 1 hereof, the “Issuer Resolution”) among other things: (i) authorizing the issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed \$145,548,078 (the “Bonds”), pursuant to the terms and provisions of one or more indentures (whether one or more, the “Indentures”) and one or more loan agreements (whether one or more, the “Loan Agreements”); (ii) providing for the payment of the principal of and premium, if any, and interest on the Bonds with revenues derived from the loan of the proceeds of the sale of the Bonds to Graphic Packaging International, LLC, and/or its subsidiaries or affiliates (the “User”); (iii) approving the loan of the proceeds of the Bonds to the User pursuant to the Loan Agreements to be used to finance all or a portion of the costs of acquisition, construction, improving, and/or equipping of certain solid waste disposal facilities as described and defined in the Issuer Resolution (the “Project”), to pay capitalized interest, the costs of issuance of the Bonds and/or to fund any reserve funds with respect to the Bonds and for such other purposes as set forth in the Issuer Resolution; and (iv) authorizing certain other actions in connection with the foregoing; and

WHEREAS, Section 501.204 of the Act requires that the governing body of the Unit approve the Issuer Resolution no more than 60 days prior to the delivery of the Bonds; and

WHEREAS, the City Council of the Unit (the “City Council”) is the governing body of the Unit and deems it necessary and advisable that this Resolution be adopted; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), further requires that the plan of finance, including the Bonds and the Project, be approved (such approval, the “AER Approval”) by an “applicable elected representative” (the “AER”) of a governmental unit in which the Issuer is located, after a public hearing following reasonable public notice; and

WHEREAS, with respect to the Bonds, either the City Council or the Mayor of the Unit is an AER for the Unit; and

WHEREAS, a telephonic public hearing with respect to the plan of finance, the Bonds and the Project (the “Public Hearing”) has been held, and notice of such Public Hearing was posted no less than 7 days before the date of such Public Hearing, and all comments from interested persons were taken at such Public Hearing, all as shown in **Exhibit B** attached hereto; and

WHEREAS, the City Council desires to (i) approve the issuance of the Bonds by the Issuer as authorized pursuant to the Issuer Resolution and (ii) approve the plan of finance, including the Bonds and the Project, as required by Section 147(f) of the Code.

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

Section 1. The *Resolution Of Mission Economic Development Corporation Authorizing The Issuance Of One Or More Series Of Revenue Bonds and the Loan Of the Proceeds Thereof To Graphic Packaging International, LLC; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith* adopted by the Issuer on April 21, 2026 (referred to herein as the “Issuer Resolution”), a copy of which is attached hereto as **Exhibit A** and made a part hereof for all purposes, is hereby approved.

Section 2. The approval herein given is in accordance with the provisions of Section 501.204 of the Act, and is not to be construed as an undertaking by the Unit. The Bonds shall never constitute an indebtedness or pledge of the Unit or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Unit, or the State of Texas except those revenues assigned and pledged by the Issuer in the Indentures that will be executed and delivered in connection with the Bonds.

Section 3. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 4. The Public Hearing with respect to the plan of finance, the Bonds and the Project, the posting of notice of such Public Hearing on the Unit’s public website and the certificate of the hearing officer regarding such Public Hearing, all as shown in **Exhibit B** attached hereto, are hereby approved and ratified.

For the purpose of satisfying the requirements of Section 147(f) of the Code, the plan of finance, including the issuance of the Bonds and the Project to be financed by the plan of finance and the Bonds, in one or more series over the next thirty-six months in the aggregate maximum stated principal amount of \$145,548,078, and the facilities to be financed by the plan of finance, including the facilities and operations located at 301 Sheehy Parkway, Waco, McLennan County, Texas 76712 (all as described in the notice of Public Hearing attached hereto as **Exhibit B**) are hereby approved. THE APPROVAL HEREIN GRANTED IS FOR PURPOSES OF SATISFYING THE REQUIREMENTS OF THE CODE, AND SHALL NOT BE CONSTRUED AS A REPRESENTATION, WARRANTY OR OTHER UNDERTAKING OF ANY KIND BY THE UNIT WITH RESPECT TO THE BONDS OR THE PROJECT. THE BONDS SHALL NOT CONSTITUTE OBLIGATIONS OF THE UNIT OR A PLEDGE OF ITS FAITH AND CREDIT, AND THE UNIT SHALL NOT BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON OR OTHERWISE INCUR ANY LIABILITY WITH RESPECT THERETO.

Section 5. This Resolution is expressly for the purpose of approving the issuance of the Bonds for the purposes described herein and in the Issuer Resolution, and approving the matters relating to the Bonds as provided herein and in the Issuer Resolution, and does not constitute an approval by the City Council or the Unit of any other matters relating to the User or its business operations.

Section 6. The Mayor of the Unit, the City Council, the City Secretary of the Unit and any other officers of the Unit are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

PASSED AND APPROVED this 28th day of April, 2026.

Exhibit A
Issuer Resolution
[Attached]

A-1

RESOLUTION NO. _____

RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF REVENUE BONDS AND THE LOAN OF THE PROCEEDS THEREOF TO GRAPHIC PACKAGING INTERNATIONAL, LLC; APPROVING DOCUMENTS RELATING THERETO; AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Mission Economic Development Corporation (the “Issuer”) was created by the City Council of the City of Mission, Texas (the “Creating Unit”) pursuant to the provisions of the Development Corporation Act, Chapters 501-505, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, the Act authorizes and empowers the Issuer to issue bonds on behalf of the Creating Unit: (a) to finance a project (including land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements with respect to a project) found by the Board of Directors (the “Board”) of the Mission Economic Development Corporation (the “Issuer”) to be required or suitable for the development, retention or expansion of solid waste disposal facilities, or, in the alternative, to finance a project found by the Board of the Issuer to be required or suitable for the development, retention or expansion of solid waste disposal facilities and/or manufacturing and industrial facilities, (b) to finance a project that creates or retains primary jobs and that is found by the Board of the Issuer to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including solid waste disposal facilities, and (c) to pay all or part of the cost with respect to a “project” as defined in the Act, and to loan the proceeds of the bonds to others to finance all or part of the cost of a project; and

WHEREAS, the Issuer was created by a municipality wholly or partly located in a county that is bordered by the Rio Grande, has a population of at least 500,000 and has wholly or partly within its boundaries at least four municipalities that each have a population of at least 25,000; and

WHEREAS, the Issuer is a Type B corporation under Chapter 505, Texas Local Government Code, as amended, including for purposes of Section 505.005; and

WHEREAS, Graphic Packaging International, LLC, a Delaware limited liability company qualified to do business in Texas (the “Borrower”) has requested that the Issuer issue its revenue bonds in one or more series as hereinafter described, and loan the proceeds of the sale thereof to the Borrower (or any affiliates or subsidiaries of the Borrower), to be used to finance all or a portion of the costs of acquisition, construction, improving, and/or equipping of certain solid waste disposal facilities consisting of recycled paperboard manufacturing facilities as further described in the Prior Resolutions (defined below) and/or in the hereinafter defined Indentures and/or Loan Agreements relating to the hereinafter defined Bonds (such costs referred to herein as the “Project”), including reimbursing the Borrower for prior expenditures related to the Project, to

B-1

pay capitalized interest, to pay the costs of issuance of such Bonds and/or to fund any reserve funds with respect to such Bonds; and

WHEREAS, the Issuer previously adopted certain resolutions with respect to the Project, captioned as a *Resolution Regarding Request Of Graphic Packaging International, LLC For The Issuance Of One Or More Series Of Revenue Bonds; Authorizing The Filing Of An Application For Allocation Of Volume Cap for Private Activity Bonds With The Texas Bond Review Board; Authorizing Public Hearings Regarding The Bonds; And Authorizing Other Action Related Thereto*, on November 29, 2023 and a *Resolution Regarding Request Of Graphic Packaging International, LLC For The Issuance Of One Or More Series Of Revenue Bonds; Authorizing The Filing Of An Application For Allocation Of Volume Cap for Private Activity Bonds With The Texas Bond Review Board; Authorizing Public Hearings Regarding The Bonds; And Authorizing Other Action Related Thereto*, on August 20, 2025 (collectively, the “Prior Resolutions”); and

WHEREAS, the governing body of the City of Waco, Texas (the “Requesting Unit”) has requested or is expected to request, prior to the issuance of the Bonds, the Issuer to exercise its powers to finance the Project, which will be located entirely within the corporate limits of the Requesting Unit;

WHEREAS, in order to provide funds for the Issuer to make the loan to the Borrower to be used to finance the Project and related costs described above, the Issuer now proposes to issue one or more series of its revenue bonds (collectively, the “Bonds”), in an aggregate principal amount not to exceed \$145,548,078 pursuant to and in accordance with this Resolution; and

WHEREAS, the Issuer does not support the Project with sales and use tax revenue collected under Chapters 504 or 505 of the Act; and

WHEREAS, pursuant to the Act, the Bonds shall never constitute an indebtedness or pledge of the Creating Unit or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Creating Unit, or the State of Texas except those revenues assigned and pledged by the Issuer in the indenture(s) that will be executed and delivered in connection with the Bonds; and

WHEREAS, the City Council of the Creating Unit proposes to adopt a written resolution for the purpose of approving this Resolution of the Issuer providing for the issuance of the Bonds as required by the Act and approving the Bonds and the Project as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the Board desires to approve the forms of one or more trust indentures, one or more loan agreements, one or more bond purchase agreements, and to authorize the officers of the Issuer executing such documents to negotiate the final terms of such documents and to execute and deliver such documents on behalf of and in the name of the Issuer; and

WHEREAS, the Board finds that the form and substance of the aforementioned documents are satisfactory and the recitals and findings contained therein are true, correct and complete, and the Board further finds that it is in the best interest of the public and the Issuer and

assists in carrying out the public purpose of the Issuer and of the Act to authorize the execution and delivery of such documents and the issuance of the Bonds; and

WHEREAS, the Board finds that the Project (as defined herein) furthers the public purposes of the Act; and

WHEREAS, the Board further desires to approve the form of one or more official statements (which may alternatively be designated as offering memoranda, limited offering memoranda, private placement memoranda, or similar designation) to be distributed in connection with the offering and sale of the Bonds (whether one or more, the “Offering Documents”), and desires hereby to authorize the use of certain information to be set forth in such Offering Documents concerning the Issuer under the captions “The Issuer” and “Absence of Material Litigation—The Issuer” (or similar captions relating to the Issuer or litigation involving the Issuer) and to approve and authorize the distribution of such Offering Documents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MISSION ECONOMIC DEVELOPMENT CORPORATION THAT:

1. The Issuer hereby authorizes and approves the issuance of the Bonds in one or more series bearing interest at variable rates and/or fixed rates (as selected by the Borrower) and maturing not later than forty years from their date of issuance, in the aggregate principal amount not to exceed \$145,548,078. The Bonds are hereby authorized and approved to be issued for any or all of the purposes described herein, including the financing of the Project. The Bonds may be issued as tax-exempt bonds and/or taxable bonds, as selected by the Borrower, and may be issued at a price of par or priced with a premium or discount, as selected by the Borrower. The Bonds may be captioned or titled as the “Mission Economic Development Corporation Solid Waste Disposal Revenue Bonds (Graphic Packaging International, LLC Project)” or similar designation as approved by the Issuer and provided in the Indentures and with the appropriate series designation as provided in the Indentures. The Bonds will be issued in accordance with one or more trust indentures or similarly designated agreements (whether one or more, the “Indentures”) between the Issuer and the trustee named therein (the “Trustee”), the form, terms and provisions of such Indentures and the Bonds being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Indentures and the Bonds on behalf of the Issuer, and the Secretary and/or Assistant Secretary of the Issuer is hereby authorized to attest and affix the Issuer’s seal to the Indentures, if required, and to the Bonds, with such changes therein as the officers executing the same may approve, such approval to be conclusively evidenced by such execution thereof.

2. The Issuer hereby approves the loan of the proceeds of the sale of the Bonds by the Issuer to the Borrower to provide for the financing of the costs of the Project, which loan will be made pursuant to the terms and provisions of one or more loan agreements or similarly designated agreements (whether one or more, the “Loan Agreements”) between the Issuer and the Borrower, the form, terms and provisions of such Loan Agreements being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver and the Secretary and/or Assistant Secretary of the Issuer is hereby authorized to attest and affix the Issuer seal to such Loan Agreements, if required, on behalf of the Issuer, with such changes therein as the officers executing the same may approve, such approval to be

conclusively evidenced by such execution thereof. To the extent required or requested, any one or more promissory notes (whether one or more, the “Notes”) issued by the Borrower to the Issuer under any of the Loan Agreements are hereby approved and the aforementioned officers of the Issuer (or any of them) are hereby authorized to execute and assign any such Notes to the Trustee as security for the Bonds and the repayment by the Borrower of its obligations under the Loan Agreements.

3. The issuance, sale and delivery of the Bonds by the Issuer is hereby authorized and approved, and shall be effected in accordance with the terms and provisions of one or more bond purchase agreements or similarly designated agreements (whether one or more, the “Bond Purchase Agreements”), substantially in the form of the Bond Purchase Agreement by and among Wells Fargo Securities, LLC, on behalf of itself and as representative of any other underwriter(s) named therein (together, the “Underwriters”), the Issuer and the Borrower, the form, terms and provisions of such Bond Purchase Agreements being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Bond Purchase Agreements on behalf of the Issuer, with such changes therein as the officer executing the same may approve, such approval to be conclusively evidenced by such execution thereof.

4. The Board hereby authorizes and approves the content and use of the information concerning the Issuer in the Offering Documents, and authorizes the distribution of such Offering Documents; provided that, in adopting this Resolution, the Issuer hereby disclaims any responsibility for the Offering Documents except for the information described as having been provided by it in the last recital of this Resolution and expressly disclaims any responsibility for any other information included as part of the Offering Documents.

5. The issuance of the Bonds by the Issuer is subject to and conditioned upon the prior receipt by (or on behalf of) the Issuer of (i) the approving opinion of the Attorney General of the State of Texas and evidence of registration of the Bonds by the Comptroller of Public Accounts of the State of Texas; and (ii) the purchase price for the Bonds; and (iii) such opinions, evidences, certificates, instruments or other documents as shall be requested by Issuer’s Counsel and Bond Counsel, in order to enable such counsel to render their legal opinions in connection with the issuance of the Bonds.

6. The Board hereby appoints Hunton Andrews Kurth LLP as bond counsel (“Bond Counsel”) and Bracewell LLP as Issuer’s counsel (“Issuer’s Counsel”) in connection with the Bonds. The Board hereby authorizes Bond Counsel to submit to the Attorney General of Texas, for approval as required under Section 1202.003, Texas Government Code, a transcript of legal proceedings relating to the issuance, sale and delivery of the Bonds. To the extent required by the Attorney General of Texas, Bond Counsel is authorized to make such changes to the text of this Resolution as may be required in connection with the issuance of the Bonds.

7. The officers, employees and agents of the Issuer, and each of them, shall be and each is expressly authorized, empowered and directed from time to time and at any time to do and perform all acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer all directions and notices, agreements, documents, certificates, financing statements, instruments and other papers, whether or not herein mentioned,

as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Bonds to be issued hereunder, as well as the terms and provisions of the Indentures, the Loan Agreements and the Bond Purchase Agreements hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument or other paper.

8. The Board hereby finds that the expenditures with respect to the Project are required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including solid waste disposal facilities pursuant to Section 501.107 of the Act. Alternatively, the Board hereby finds that the expenditures with respect to the Project are required or suitable for the development, retention or expansion of solid waste disposal facilities and/or manufacturing and industrial facilities, and, based on the representations of the Borrower, will create or retain primary jobs pursuant to Section 501.101 of the Act.

9. The Board hereby finds that the Project will contribute to the economic growth or stability of the Requesting Unit by (i) increasing or stabilizing employment opportunity; (ii) significantly increasing or stabilizing the property tax base; and (iii) promoting commerce within the Requesting Unit and the State of Texas.

10. To the extent required by the Code, the Board directs that an officer of the Issuer submit to the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, a statement containing the information required by Section 149(e) of the Code.

11. The actions of the Issuer and any hearing officer acting on behalf of the Issuer with regard to the required public hearing(s) relating to the Bonds as required under Section 147(f) of the Code, and the publication of notice of such public hearings are hereby authorized, ratified and approved.

12. The Board hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

13. This Resolution is expressly for the purpose of approving the issuance of the Bonds for the purposes described herein and approving the documents and matters relating to the Bonds as provided herein, and does not constitute an approval by the Board or the Issuer of any other matters relating to the Borrower or its business operations.

14. The recitals contained herein are true, correct and complete and are hereby adopted as findings of the Issuer. This Resolution shall take effect and be in full force and effect upon and after its passage.

PASSED AND APPROVED this 23rd day of April, 2026.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

Exhibit B

Certificate of Public Hearing Officer Regarding Public Hearing

[Attached.]

CERTIFICATE OF PUBLIC HEARING OFFICER
REGARDING PUBLIC HEARING (INTERNAL REVENUE CODE § 147(f))

MISSION ECONOMIC DEVELOPMENT CORPORATION
SOLID WASTE DISPOSAL REVENUE BONDS
(GRAPHIC PACKAGING INTERNATIONAL, LLC PROJECT)
SERIES 2026

I, the undersigned, do hereby make and execute this certificate for the benefit of all persons interested in the issuance of the above-referenced Bonds (the “Bonds”).

I hereby certify as follows:

1. I am the duly appointed hearing officer for the public hearing which was held in connection with the issuance of the Bonds at the time and place indicated in the Notice of Public Hearing included in **Exhibit A** attached hereto.
2. Notice of the public hearing was published no less than 7 days before the date of the public hearing in the City of Mission, Texas’s website, as evidenced by the Affidavit of Posting of Notice of Public Hearing attached hereto as **Exhibit A**.
3. All persons appearing at the public hearing were given an opportunity to comment on the proposed issuance of the Bond and the project to be financed with proceeds of the Bonds. No such persons appeared or made comments except as is set forth on **Exhibit B** attached hereto.
4. After giving all interested persons an opportunity to appear and comment, the public hearing was declared closed.

WITNESS MY HAND this 13th day of April, 2026.

Lee McCormick, Hearing Officer

Exhibit A - Affidavit of Posting of the Notice of Public Hearing

Exhibit B - Names and Comments of Persons Attending Public Hearing

EXHIBIT A

AFFIDAVIT OF POSTING OF THE NOTICE OF PUBLIC HEARING

[ATTACHED]

Screenshot of Notice of Public Hearing Website Posting (attached)

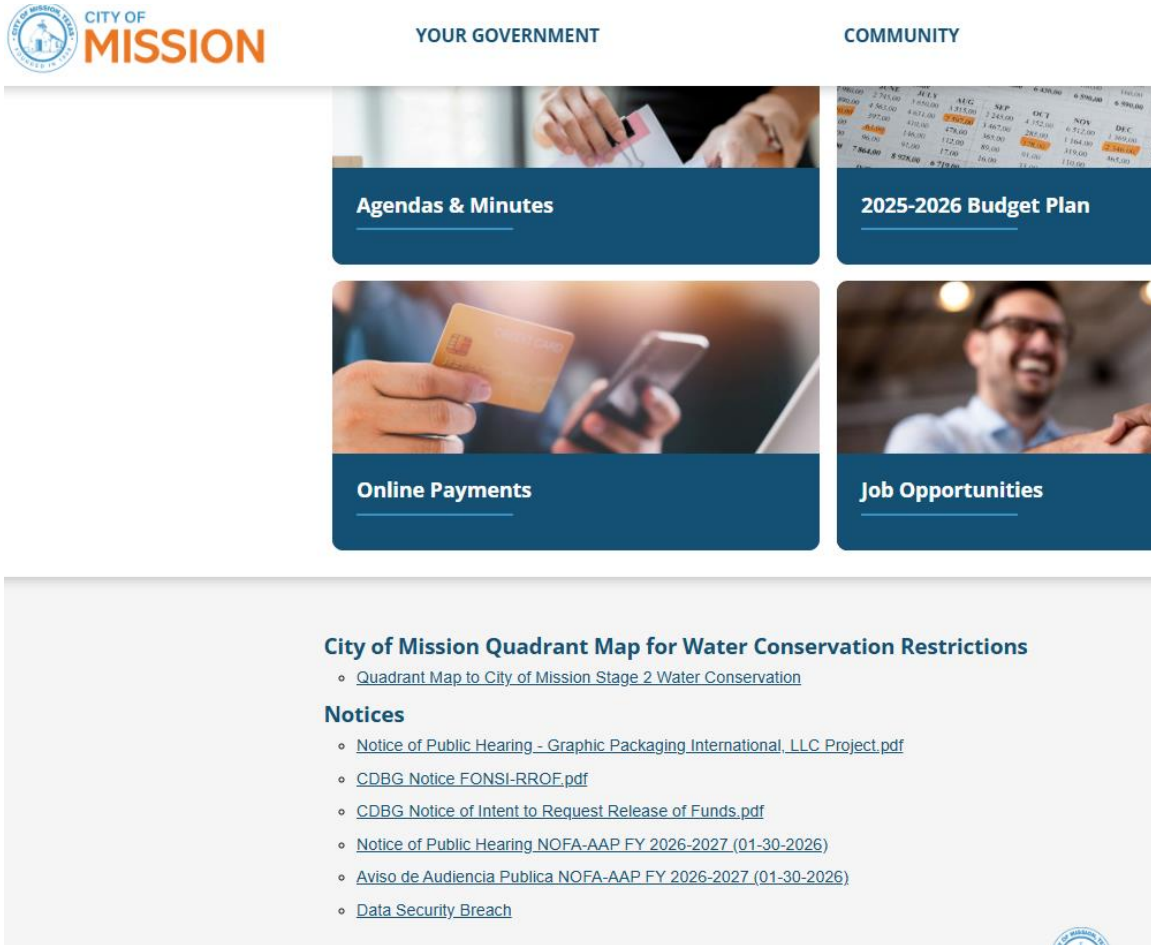


EXHIBIT B

NAMES AND COMMENTS OF PERSONS ATTENDING PUBLIC HEARING

NONE

<u>Name of Attendee</u>	<u>Comment</u>
1. _____ _____	_____ _____ _____ _____ _____
2. _____	_____ _____ _____ _____ _____
3. _____	_____ _____ _____ _____ _____

AGENDA ITEM

DATE: April 28, 2026

TO: City of Mission

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF GRAPHIC PACKAGING INTERNATIONAL, LLC; AND MATTERS RELATED THERETO

Background:

Graphic Packaging Holding Company (NYSE: GPK), parent company to Graphic Packaging International, LLC (GPIL" or the "Company") headquartered in Atlanta, Georgia, is committed to providing consumer packaging that makes a world of difference. The Company is a leading provider of sustainable fiber-based packaging solutions to the world's most widely recognized food, beverage, foodservice and other consumer products companies and brands. The Company operates on a global basis, is one of the largest producers of folding cartons and fiber-based foodservice products in the United States and Europe, and holds leading market positions in coated recycled paperboard, coated unbleached kraft paperboard and solid bleached sulfate paperboard. The Company's customers include many of the world's most widely recognized companies and brands. (See Attachment)

The MEDC previously approved a \$100 million tax-exempt bond transaction in April 2025, which closed in May of that year. In August 2025, the MEDC approved a new inducement resolution for \$200 million, allowing the company to apply to the Texas Bond Review Board for 2026 bond allocation. The Company received \$145,548,078 in tax-exempt bond allocation from the Texas Bond Review Board in January 2026 and anticipates closing the financing in May 2026.

The Project:

Graphic Packaging International, LLC constructed a new recycled paperboard manufacturing facility on a "greenfield" site located in the Gateway Business Park in Waco, Texas (the "Project"). The Project will recycle old corrugated containers, post-consumer waste, box and manufacturing clippings, paper cup manufacturing clippings, and recovered paper cups (collectively, "secondary fiber") into recycled paperboard.

The facility was operational in October 2025 and is expected to reach full production in the second half of 2026. When fully ramped up, the Project will have the capability to recycle fiber from the equivalent of 15 million paper cups daily. In total, the Project is expected to annually recycle approximately 500,000 tons of secondary fiber to produce approximately 550,000 tons of new, finished product. The recycled paperboard will be used to manufacture consumer packaging solutions for food, beverage, foodservice and other consumer products companies and retailers.

In addition to the solid waste recycling aspect, the Company expects the Project to improve the environmental footprint of its recycled paperboard manufacturing process by lowering greenhouse gas emissions intensity by an estimated 20% and energy and water usage intensity by approximately 18%.

Terms of Transaction

Amount: Up to \$145,548,078
Offering: Public
Est. Closing: May 2026
Est Rating: Ba2/BB

Finance Team

Bond Counsel: Hunton Andrews Kurth LLP
Issuer Counsel: Bracewell LLP
Issuer Advisor: Community Development Associates, LLC
Underwriter: Wells Fargo Securities, LLC
Borrower Counsel: In House Counsel
Trustee: U.S. Bank Trust Company, N.A.

Fiscal Impact & Risks:

The Company anticipates issuing \$145,548,078 of tax-exempt bonds in 2026 to reimburse construction costs. The MEDC is expected to receive approximately \$253,322 for serving as Issuer of the bonds, along with an annual fee of \$36,387 until maturity.

Approval of this Resolution does not impose any payment or obligation on the MEDC or the City of Mission in connection with the financing. The Bonds do not constitute a debt or obligation of the MEDC, the City, the County, or the State of Texas. They are solely the obligation and responsibility of the Company. More importantly, the Bonds will not require any general fund support or taxpayer dollars. There is no commitment of the credit ratings, and the Bonds do not, in any manner, restrict, impede, or limit the borrowing or bonding capacity of the MEDC or the City of Mission. There is potential “reputational risk” to the MEDC if the borrower defaults, as the MEDC name is included on the bonds.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Noemi Munguia, Human Resources Director

AGENDA ITEM: Authorization to Solicit Requests for Proposals for Third-Party Administrator (TPA) Services (Including Pharmacy Benefit Management), Stop-Loss Insurance, and Voluntary Supplemental Products - Munguia

NATURE OF REQUEST:

In 2023, the City of Mission entered into a contractual agreement with Blue Cross Blue Shield of Texas to provide Third-Party Administrator (TPA) services (including Pharmacy Benefit Management (PBM) and a PPO network), as well as Stop-Loss Insurance. The TPA services were established for a three-year term with two one-year renewal options, while Stop-Loss Insurance was established for a one-year term with four one-year renewal options.

In 2024, the City entered into a separate contractual agreement with Colonial to provide Voluntary Supplemental Products for a three-year term with two one-year renewal options.

Staff is now seeking authorization to solicit Requests for Proposals (RFPs) for Third-Party Administrator (TPA) services (including PBM and PPO network), Stop-Loss Insurance, and Voluntary Supplemental Products.

BUGETED: Yes **FUND:** 19 Group Health **ACCT. #:** 19-410-56010

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval to solicit Request for Proposals

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SECTION 5 – SCOPE OF SERVICE

The City of Mission's goal is to provide competitive, affordable employee benefit plans to all eligible employees, retirees, and elected officials. Proposals must include, at minimum, the following components unless otherwise specified:

5.1 Self-Funded Medical Plan (Base Requirement)

- Third Party Administrator (TPA) services for the City's self-funded group health plan
- PPO network access with regional and national coverage meeting disruption standards
- Pharmacy Benefit Management (PBM) services integrated with the medical plan
- Specific and Aggregate Stop Loss insurance with a \$160,000 or improved specific deductible; 24/12 coverage for medical and drug claims
- All benefit plan designs must match or exceed the current Base Plan and Buy-Up Plan designs; exceptions must be explicitly identified
- HIPAA compliance, including willingness to execute a Business Associate Agreement (BAA) with the City upon award
- Selerix-compatible enrollment data interface

5.2 Level-Funded Health Plan (Optional Alternative)

As described in Section 1A, carriers are encouraged to also submit a Level-Funded Health Plan proposal as an alternative to — or in addition to — the self-funded structure. Refer to Section 1A for minimum requirements applicable to Level-Funded submissions.

5.3 Supplemental Insurances

Proposals are requested for the following voluntary/supplemental benefit lines. All supplemental products must integrate with the Selerix enrollment platform:

- Cancer Insurance
- Accident Insurance
- Hospital Indemnity Insurance
- Critical Illness Insurance
- Whole/Permanent Life Insurance

For Group Life and AD&D, proposals should include both \$10,000 and \$20,000 benefit options. All supplemental plan designs should match or enhance current plan designs.

5.4 Additional Service Requirements

- Knowledgeable carrier/TPA representative available for employee enrollment meetings
- Organizational chart of support staff with names, titles, direct phone numbers, and email addresses
- Summary of Benefits and Coverage (SBC) draft for all proposed plans
- Proposed employee communication materials and recommended distribution methods
- Contingency/disaster recovery plan available upon request
- 60-day grace period for monthly billing

-
- Three (3) year rate guarantee on all Group Products preferred (minimum); contract not to exceed five (5) total years

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (the “Agreement”), effective as of _____, 2026, is made by and among **MISSION REDEVELOPMENT AUTHORITY, a local government corporation created under the provisions of the Texas Transportation Corporation Act, Chapter 431 of the Texas Transportation Code, and authorized and approved by the City of Mission, Texas, pursuant to Resolution No. 1021 adopted on November 26, 2001** (the “Authority”), **acting by and through its governing body, the Board of Directors** (the “Authority Board”), **REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, a tax increment reinvestment zone created by the City of Mission, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended** (the “TIRZ”), **acting by and through its governing body, the Board of Directors** (the “TIRZ Board”), and **THE CITY OF MISSION, TEXAS, a Texas home-rule city** (the “City”).

RECITALS

WHEREAS, by Ordinance No. 2683, the City Council of the City (the “City Council”) created the TIRZ and appointed the TIRZ Board; and

WHEREAS, the TIRZ Board adopted a Project Plan and Reinvestment Zone Financing Plan (the “Project and Financing Plan”), which Project and Financing Plan was submitted to the City Council for approval; and

WHEREAS, pursuant to Ordinance No. 2758, the City Council approved the Project and Financing Plan; and

WHEREAS, the City authorized the creation of the Authority to aid, assist with, and act on behalf of the City in the performance of the City’s governmental and proprietary functions with respect to the common good and general welfare of the City and its neighboring areas; and

WHEREAS, the City, the TIRZ, and the Authority entered into that certain agreement dated August 12, 2003, which was approved by the City pursuant to Ordinance No. 2768 (the “Mission Agreement”), pursuant to which the City and the TIRZ contracted with the Authority to administer the TIRZ and granted the Authority the power to engage in activities related to the acquisition and development of land, to construct and improve infrastructure in the City, to enter into development agreements with developers of land, to construct and improve infrastructure in the City, and to issue, sell, or deliver bonds, notes, or other obligations in accordance with the terms of the Mission Agreement; and

WHEREAS, the Texas Tax Code provides that the TIRZ may enter into agreements as the TIRZ Board considers it necessary or convenient to implement the Project and Financing Plan and to achieve its purposes; and

WHEREAS, the Authority Board and the TIRZ Board have determined that it is in the best interests of the TIRZ to contract with the City, in its capacity as a developer, to provide for the efficient and effective implementation of certain aspects of the Project and Financing Plan; and

WHEREAS, the City has determined that it will carry out and fund the Taylor Road Project, which is located partially within the TIRZ and also adjacent to the TIRZ, more particularly described in this Agreement, for the benefit of the TIRZ; and

WHEREAS, the Authority intends, at the earliest feasible date, to exercise its authority under the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the “Act”), and in accordance with applicable Texas and in accordance with the Mission Agreement, to issue bonds or notes, the proceeds of which will be used to reimburse the City for costs advanced on behalf of the Authority and the TIRZ pursuant to this Agreement.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits contained herein, the Authority, the TIRZ, and the City hereby agree as follows:

ARTICLE 1 **GENERAL TERMS**

1.01 **Definitions.** The terms “Act”, “Agreement”, “Authority”, “Authority Board”, “City”, “City Council”, “TIRZ”, “TIRZ Board”, “Project and Financing Plan”, and “Mission Agreement” have the meanings assigned in the Recitals, and the following terms have the following meanings:

“Available Tax Increment” shall mean the funds in the Tax Increment Revenue Fund.

“City Tax Increment” means the Available Tax Increment generated from the TIRZ that is not now otherwise committed to the reimbursement of a developer (other than the City).

“County” means Hidalgo County, Texas.

“City Advances” means any funds advanced by the City pursuant to Section 6.01 of this Agreement, expressly including, but not limited to, out-of-pocket expenses.

“Party” or “Parties” means one or more of the Authority, the TIRZ, and the City, the parties to this Agreement.

“Project Costs” means all costs relating to the planning, design, engineering, construction, and installation of the Public Improvements.

“Public Improvements” means, collectively, the projects described in Section 3.01 below.

“State” means the State of Texas.

“Tax Increment Revenue Fund” means the special fund established by the Authority and funded with payments made by the City and any other participating Taxing Units, pursuant to the Mission Agreement (which payments are attributable to increased ad valorem property taxes paid on the property within the boundaries of the TIRZ over the base year of 2001).

“Taxing Unit” means, individually and collectively, the City, the County, and any other taxing units that participate in the TIRZ.

1.02 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE 2

REPRESENTATIONS

2.01 Representations of the Authority. The Authority hereby represents to the City that:

A. The Authority is duly-authorized, created and exists in good standing under the laws of the State and is duly-qualified and authorized to carry out the governmental functions and operations contemplated by this Agreement.

B. The Authority has the power, authority, and legal right to enter into and perform this Agreement and the execution, delivery, and performance hereof (1) have been duly authorized; (2) to the best of the Authority's knowledge, will not violate any applicable judgment, order, law, or regulation; and (3) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the Authority under any agreement or instrument to which the Authority is a party or by which the Authority or its assets may be bound or affected.

C. The Public Improvements and the Project Costs are components of, or are consistent with, the Project and Financing Pla, and the Project Costs are eligible for reimbursement in accordance with the Act.

D. This Agreement has been duly-authorized, executed, and delivered by the Authority and constitutes a legal, valid, and binding obligation of the Authority, enforceable in accordance with its terms, except to the extent that (1) the enforceability of such instrument may be limited by bankruptcy, reorganization insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights; and (2) certain equitable remedies, including specific performance may be unavailable.

E. The execution, delivery, and performance of this Agreement by the Authority do not require the consent or approval of any person that has not been obtained.

F. The Authority has an exemption from the payment of sales and use taxes pursuant to the statute under which the Authority was created.

G. The Mission Agreement remains in full force and effect and has not been amended or supplemented since the date of its adoption and, to the best of the Authority's knowledge, no amendment of or supplement to Ordinance No. 2768 is contemplated by the Authority or the City.

2.02 Representations of the City. The City hereby represents to the Authority that:

A. The City is duly-authorized, created, and validly existing under the laws of the State.

B. The City has the power, authority, and legal right to enter into and perform the obligations set forth in this Agreement, and the execution, delivery, and performance

hereof (1) have been duly-authorized; (2) will not, to the best of the City's knowledge, violate any judgment, order law, or regulation applicable to the City or any provision of the City's organizational documents; and (3) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.

C. The City will have sufficient capital to perform its obligations under this Agreement at the time it needs to have sufficient capital.

D. This Agreement has been duly-authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the City, enforceable in accordance with its terms, except to the extent that (1) the enforceability of such instruments may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights; and (2) certain equitable remedies, including specific performance, may be unavailable.

ARTICLE 3 THE PUBLIC IMPROVEMENTS

3.01 Public Improvements. The Public Improvements consist of the Taylor Road Phase II Improvement Project, more particularly described on **Exhibit "A"**. The Parties acknowledge that the Public Improvements will be financed and designed, and all necessary right-of-way will be acquired by the City and consistent with the terms of this Agreement.

3.02 Project Costs. The Project Costs eligible for reimbursement under this Agreement shall be the City's actual design, engineering, construction management, material testing, and utility improvements that are eligible for financing by the Authority under the Project and Financing Plan shall not exceed \$4,000,000.00 and shall not include interest.

ARTICLE 4 DUTIES AND RESPONSIBILITIES OF THE CITY

4.01 Design, Engineering and Right-of-Way Acquisition. The City shall cause the design of the Public Improvements and acquire all necessary rights-of-way, securing all necessary permits and approvals therefor, and comply with all applicable competitive bidding laws. As applicable, the City will provide bid tabs and other information reasonably requested by the Authority to document the scope of the Public Improvements, and the costs thereof. Once the City has completed design of the Public Improvements, the City shall provide the Authority with a final cost summary of all costs associated with such Public Improvements, certificates of completion, and evidence that all amounts owing to contractors and subcontractors have been paid in full, as evidenced by customary affidavits executed by such contractors. The City will document the extent of the Public Improvements to the Authority as soon as practicable following completion thereof.

4.02 Cooperation. The City agrees that it will cooperate with the Authority and will provide all necessary information to the Authority and its consultants in order to assist the Authority in complying with the Mission Agreement, including, without limitation, the completion of a reimbursement audit and construction audit required therein.

4.03 Sales Taxes. The Authority has an exemption from the payment of sales and use taxes pursuant to the statute under which the Authority was created. The Parties shall use reasonable efforts to ensure that the Public Improvements shall have the benefit of such exemption, and the Authority shall provide the City with such certificates or other documents within its control as the City may require to qualify for such exemption under applicable laws.

ARTICLE 5

DUTIES AND RESPONSIBILITIES OF THE AUTHORITY

5.01 Authority Contributions. The Authority shall reimburse to the City the Project Costs, without interest, in the amount of the actual eligible costs of the Public Improvements. The total, actual Project Costs for which the Authority shall be responsible under the terms of this Agreement shall not exceed \$4,000,000.00. The Project Costs shall be financed and funded in accordance with Article 6 of this Agreement. In the event that any portion of the Public Improvements is determined by the Texas Attorney General or other authority with jurisdiction to be ineligible under the Act, the Project Costs shall be reduced by the cost of such ineligible Public Improvements. If the Authority has already reimbursed the City for such ineligible Public Improvements, the Parties agree that (1) the amount paid by the Authority for such ineligible Public Improvements shall be offset against future reimbursements to the City by the Authority; or (2) in the event there are not future reimbursements to be made by the Authority, the City shall reimburse the Authority for such ineligible reimbursement within 30 days following receipt of an invoice from the Authority.

5.02 Project Costs. The Authority shall reimburse the Project Costs in accordance with this Agreement.

ARTICLE 6

PUBLIC IMPROVEMENTS FINANCING AND FUNDING

6.01 City Advances.

A. The City will advance sufficient funds for all costs comprising the Project Costs, including, without limitation, all costs of design and engineering that arose or will arise in connection with the Public Improvements, including all payments arising under any contracts entered into by the City pursuant to this Agreement, all costs incurred in connection with obtaining governmental approvals, certificates, or permits (including any building permit fees) required as a part of any contracts entered into in accordance with this Agreement, all related legal fees and out-of-pocket expenses incurred in connection therewith.

B. Following the completion of the Public Improvements (or as various stages of the Public Improvements are completed), the Authority shall begin reimbursing the City for the City Advances and shall continue such reimbursement until the eligible Project Costs are paid in full, on the earliest date that funds are available from the City Tax Increment.

C. The Authority's obligation to reimburse the City for Project Costs is limited to the City Tax Increment generated by the TIRZ. The City Tax Increment shall be accounted for separately by the Authority and shall be used solely for the reimbursement of the City, subject to the terms of this Agreement. The rights of the City in and to the City Tax Increment granted herein are subject only to (1) the rights of any holders of bonds, notes, or other obligations that have been heretofore or are hereafter issued by the City

or any other participating Taxing Unit that are payable from and secured by a general levy of ad valorem taxes throughout the taxing jurisdiction of the City or any other participating Taxing Unit; (2) the rights of any holders of bonds and notes, including refunding bonds and notes, that are hereafter issued or incurred by the Authority and which are secured by a pledge of the Tax Increment Revenue Fund the proceeds of which are used to pay or to refund bonds or notes issued to pay Project Costs, including City Advances; and (3) the rights of any holders of notes that are hereafter issued or incurred by the Authority which are secured by a pledge of all or a part of the Tax Increment Revenue Fund, the proceeds of which are used solely to fund the annual operating and administration budget of the Authority Board and the City Council.

Subject to the availability of City Tax Increment generated by the TIRZ and further by the terms hereof, the obligation of the Authority to reimburse the City Advances as set forth herein from the City Tax Increment shall be absolute and unconditional until such time as the City Advances incurred pursuant to this Agreement have been fully repaid or provision for payment thereon to the City shall have been made in accordance with the terms of this Agreement. The City Advances constitute a special obligation of the Authority payable solely from the City Tax Increment as and to the extent provided credit or taxing powers of the Authority, the City, or the County, or any other Taxing Unit and is not payable except as provided herein. The City, its successor and assigns, shall not have the right to demand payment thereof out of any funds of the Authority other than the City Tax Increment.

D. The Authority shall provide to the City, upon written request of the City, and on the earliest date such information is available after the date of such request, certified copies of all statements of revenue and the source of such revenue of the TIRZ and of the Authority, the intended use of which is to verify the availability of funds for payment of the Project Costs or City Advances, if applicable, under this Section, and the extent of the City Tax Increment.

E. The Authority shall use its best efforts to cause each Taxing Unit to collect all ad valorem taxes due on property located within the TIRZ and shall use its best efforts to cause such Taxing Units to deposit all tax increments due with the City for transfer to the Tax Increment Revenue Fund pursuant to the Mission Agreement.

ARTICLE 7
DEFAULT

7.01 Default.

A. If the Authority does not perform its obligations hereunder in compliance with the terms hereof in all material respects, in addition to the other rights given the City under this Agreement, the City may enforce specific performance of this Agreement or seek actual damages incurred by the City for any such default if such default is not cured within 30 days after receipt by the Authority of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

B. In the event the City completes the Public Improvements but does not otherwise perform its obligations hereunder in all material respects in substantial compliance with this Agreement, in addition to the other rights given the Authority under

this Agreement, the Authority may enforce specific performance or seek actual damages incurred for any such default if such default is not cured within 30 days after receipt by the City of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

C. Force Majeure. If Force Majeure prevents either Party from performing any of its obligations hereunder, in whole or in part, then the obligations of such Party, to the extent affected by such Force Majeure, shall be suspended during the continuance of any inability, provided that such Party is exercising due diligence to resume performance at the earliest practical time. As soon as reasonably possible after the occurrence of the Force Majeure relied upon, the Party whose contractual obligations are affected thereby shall give notice and full particulars of such Force Majeure to the other Party. The term "Force Majeure", as used herein, shall include, without limited of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, direct orders of any kind of the government of the United States or the State or any civil or military authority, insurrections, riots epidemics, landslides lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, explosions, and any other incapacities of either Party, whether similar to those enumerated or otherwise, which are not within the control of the Party claiming such inability, and which such Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be remedied with all reasonable dispatch, but shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the Party having the difficulty.

ARTICLE 8 **GENERAL**

8.01 Inspection; Audits. The City agrees to keep such operating records relating to the Public Improvements as may be required by the Authority, or by State and federal law or regulation for a period not to exceed 4 years after completion, unless otherwise required by law. The City shall allow the Authority reasonable access to documents and records in the City's possession, custody or control that the Authority deems necessary to assist the Authority in determining the City's compliance with this Agreement.

8.02 Personal Liability of Public Officials. To the extent permitted by State law, no director, officer, employee or agent of the Authority, and no officer, official, employee or agent of the City, shall be personally responsible for any liability arising under or growing out of the Agreement.

8.03 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed (certified mail, return receipt requested), or sent by facsimile transmission confirmed by mailing written confirmation at substantially the same time as such facsimile transmission or personally delivered to an officer of the receiving Party at the following addresses:

If to the City: City Manager
City of Mission, Texas
1201 East 8th Street
Mission, Texas 78572

If to the Authority: Executive Director
Mission Redevelopment Authority
801 North Taylor Road
Mission, Texas 78572

Each Party may change its address by supplying written notice to the other Party in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, and any notice sent by facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication delivered in person shall be deemed to be given when actually received by the Authority or the City, as the case may be.

8.04 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Authority and the City. No course of dealing on the part of the City or the Authority, nor any failure or delay by the City or Authority with respect to exercising any right, power, or privilege of the City or the Authority under this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section 8.04.

8.05 Invalidity. In the event that any of the provisions of this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

8.06 Successors and Assigns. All covenants and agreements made herein by or on behalf of the Authority shall bind its successors and assigns and shall inure to benefit of the Parties' successor and assigns. The Authority may assign its rights and obligations under this Agreement or any interest herein, with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8.07 Exhibits; Titles of Articles, Sections and Subsections. The exhibits attached hereto are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings in this Agreement are included only for the convenience of the Parties and shall not be construed to have any effect or meaning as to the agreement between the Parties. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

8.08 Construction. This Agreement is a contract made under, and shall be construed in accordance with and governed by, the laws of the United States of America and the State of Texas, as such laws are now in effect.

8.09 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

8.10 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the date the eligible City Advances have been reimbursed in full, but in no event later than the expiration of the TIRZ. If the Authority is dissolved prior to the expiration of the TIRZ, the Mission Agreement requires the City to make satisfactory arrangements to provide for the payment of the Authority's obligations to the City hereunder.

8.11 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably withheld or delayed.

8.12 Additional Actions. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions, and intent.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties hereto have caused this Reimbursement Agreement to be duly-executed as of the ____ day of _____, 2026.

AUTHORITY:

MISSION REDEVELOPMENT AUTHORITY

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

TIRZ:

REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

CITY:

CITY OF MISSION, TEXAS

By: _____
NORIE GONZALEZ GARZA, Mayor

ATTEST:

ANNA CARRILLO, City Secretary

Exhibit "A"
The Public Improvements

[Copy of the Contract for Taylor Road Phase II Improvements follows.]



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

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

AGENDA ITEM: Authorization to enter into an Agreement between the City of Mission and EYLY, LLC, Esmeralda Lozano, Principal, regarding sewer service for the proposed Esmeralda Subdivision, being a five (5) lot subdivision out of a 5.73-acre tract of land out of Lot 35, La Homa Acres Unit No. 3 Subdivision, located along the West side of Moorefield Road approximately one (1) mile North of Mile 3 Road – Cervantes

NATURE OF REQUEST:

This 5-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 Moorefield Road. The proposed subdivision is made up of five (5) commercial lots with frontage on Moorefield Road.

The infrastructure was completed and approved and all the fees have been paid by the developer. The subdivision was processed administratively.

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 *JPT*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

**AGREEMENT REGARDING SANITARY SEWER SERVICE FOR THE PROPOSED
ESMERALDA SUBDIVISION**

PARTIES

This Agreement is made by and between City of Mission, a municipal corporation (the “City”), and **EYLY, LLC, Esmeralda Lozano, Principal** (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 **Esmeralda Subdivision**.

TERMS

This Agreement is entered into in partial satisfaction of the requirements of the City of Mission. The Subdivider has prepared a plat of the Subdivision for submission to the appropriate reviewing authority for approval. The Subdivider proposes to construct a sanitary sewer system for the Subdivision that will be connected to the City of Mission sanitary sewer line system.

The City of Mission warrants that necessary arrangements have been made to supply and maintain the public portion of the anticipated sanitary sewer services to the Subdivision for a period of at least thirty (30) years. The City of Mission further covenants that it has, or will have, sufficient capacity to provide the anticipated sanitary sewer services and that it will provide such services. These covenants shall remain in effect until thirty (30) years after the plat of the Subdivision has been recorded and the Subdivision’s sanitary sewer system has been connected to the City of Mission sanitary sewer line system.

The Subdivider covenants that the sanitary sewer line system shall be constructed in accordance with the approved plans and specifications and as provided through the plat-approval process, so that residents of the Subdivision may make use of sanitary sewer services provided by the City of Mission. Upon completion of the sanitary sewer line system, and upon approval and acceptance by the City of Mission, the Subdivider shall convey to the City of Mission all right, title, and interest in and to the sanitary sewer line system.

The Subdivider has paid to the City of Mission the sum of **\$4,275.00**, which represents the total fees associated with connecting the individual lot(s) within the Subdivision to the City of Mission sanitary sewer line system.

Notwithstanding the foregoing provisions, this Agreement shall be null and void and of no further force or effect if the plat of the Subdivision is not approved by the County and/or by any municipality whose approval is required.

The County of Hidalgo agrees not to issue building permits in this subdivision until the City of Mission sends an approval in writing to ensure that the City of Mission, Texas Authorization for billing of Sewer Services form has been properly filled and signed by the property owner.

By executing this Agreement, the undersigned represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the respective party.

EFFECTIVE DATE

This Agreement shall become effective on **April 28, 2026**.

SIGNATURES

CITY OF MISSION

By: _____

Name: _____

Title: _____

Date: _____

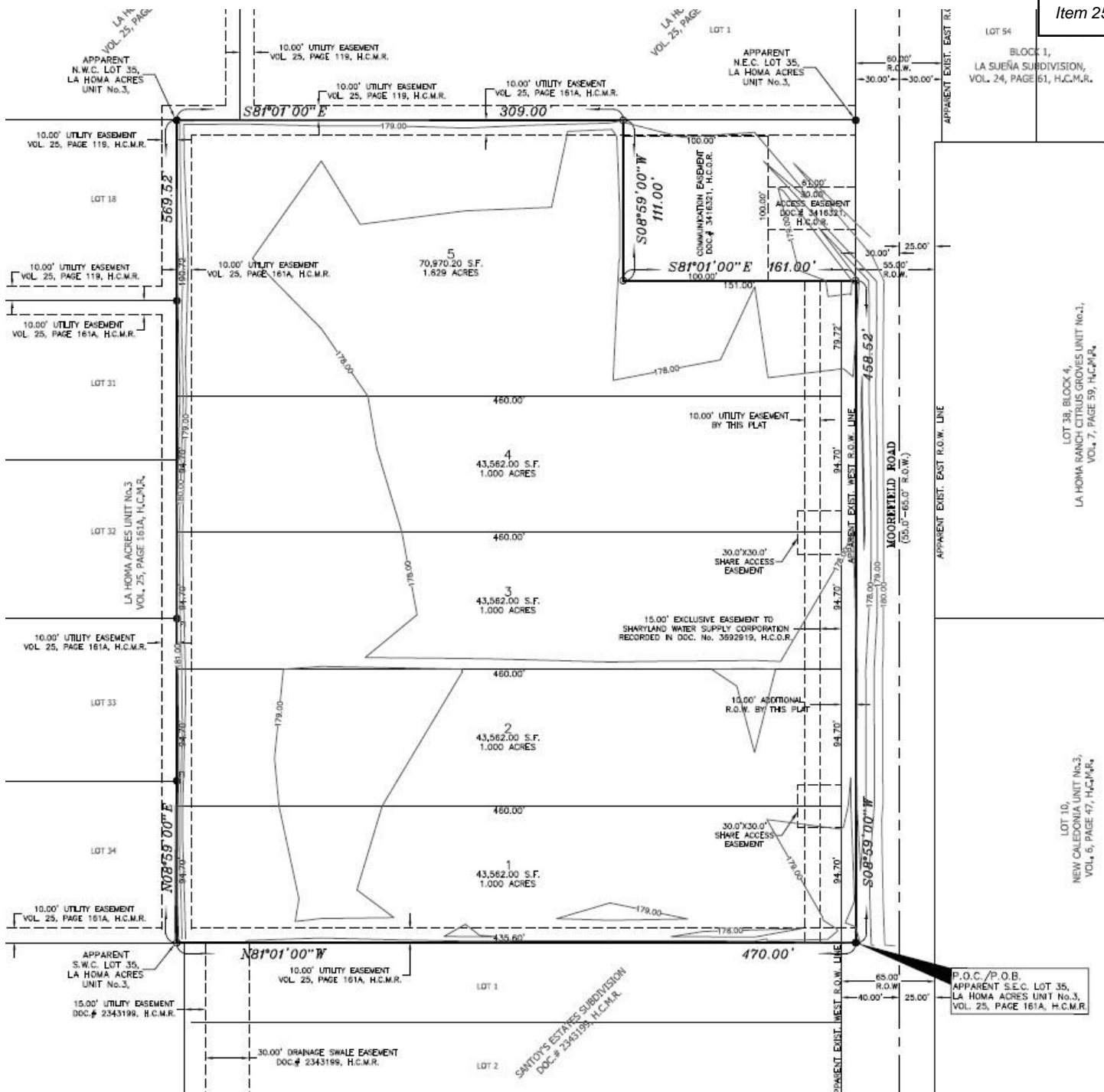
SUBDIVIDER – EYLY, LLC, ESMERALDA LOZANO, PRINCIPAL

By: _____

Name: Esmeralda Lozano

Title: Principal

Date: _____



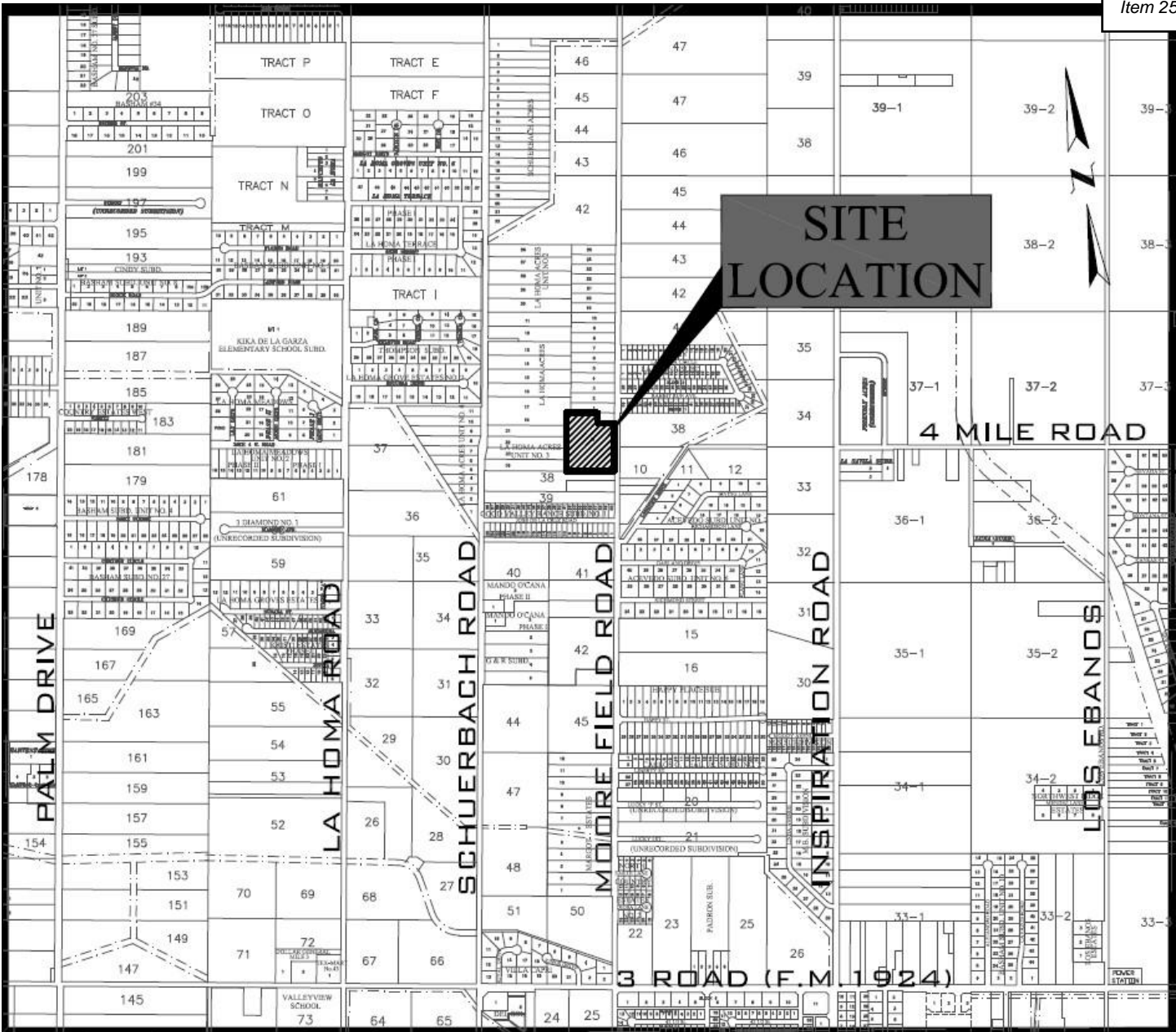
LOT 54
 BLOCK 1,
 LA SUEÑA SUBDIVISION,
 VOL. 24, PAGE 61, H.C.M.R.

LOT 38, BLOCK 4,
 LA HOMA RANCH CITRUS GROVES UNIT No.1,
 VOL. 7, PAGE 59, H.C.M.R.

LOT 10,
 NEW CALEDONIA UNIT No.3,
 VOL. 6, PAGE 47, H.C.M.R.

P.O.C./P.O.B.
 APPARENT S.E.C. LOT 35,
 LA HOMA ACRES UNIT No.3,
 VOL. 25, PAGE 161A, H.C.M.R.

SANTOY'S ESTATES SUBDIVISION
 DOC. # 2343199, H.C.M.R.



LOCATION MAP

SCALE : 1" = 2000'

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: April 28, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning
AGENDA ITEM: Consideration and possible action to approve Ordinance # _____ repealing Ordinance # 5794 temporarily suspending the acceptance, processing, and approval of applications for new car wash facilities – Cervantes

NATURE OF REQUEST:

On March 24, 2026, the City Council adopted a 180-day moratorium (Ordinance No. 5794) to suspend the development of new car wash facilities. This action was taken primarily to address concerns regarding water intensive uses during ongoing drought conditions and to allow the City to consider its regulatory options.

The proposed ordinance effectively ends this suspension as per legal recommendation.

BUGETED: Yes / No / N/A FUND: _____ ACCT. #: _____
BUDGET: \$ _____ EST. COST: \$ _____ CURRENT BUDGET BALANCE: \$ _____

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval [Signature]

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MISSION, TEXAS, REPEALING ORDINANCE NO. 5794 WHICH ESTABLISHED A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR NEW CAR WASH FACILITIES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Mission, Texas, previously adopted Ordinance No. 5794 on March 24, 2026, imposing a 180-day moratorium on new car wash facilities to preserve water resources and study regulatory updates; and

WHEREAS, the City Council has determined that it is in the best interest of the City to lift said moratorium as per legal recommendation; and

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

SECTION 1. FINDINGS OF FACT

The recitals set forth above are hereby incorporated as findings of fact as if fully set forth herein.

SECTION 2. REPEAL OF MORATORIUM

Ordinance No. 5794, adopted on March 24, 2026, which imposed a temporary moratorium on the acceptance, processing, review, and approval of site plans and building permits for new car wash facilities, is hereby repealed in its entirety.

SECTION 3. SEVERABILITY

If any provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining provisions of this ordinance.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and approval.

PASSED, APPROVED, AND ADOPTED this 28th day of April 2026, at a regular meeting of the City Council of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Eden Ramirez, City Attorney



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Andy Garcia, Co-Interim City Manager

AGENDA ITEM: Approval of Ordinance No. ____ amending Ordinance No. 2683 designating Reinvestment Zone Number One, City of Mission, Texas, by extending the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and amending the City’s tax increment contribution to the zone – A. Garcia

NATURE OF REQUEST:

This ordinance amends Ordinance No. 2683, which originally created Reinvestment Zone Number One, City of Mission, Texas, pursuant to Chapter 311 of the Texas Tax Code. The amendment extends the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and modifies the City of Mission’s tax increment contribution to the Tax Increment Reinvestment Zone (TIRZ). The ordinance also confirms the continued operation of the zone’s Board of Directors and includes standard severability and emergency clauses.

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *SP7 / AG*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING ORDINANCE NO. 2683 DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF MISSION AS REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; PROVIDING FOR THE EXTENSION OF THE TERM OF THE MISSION REDEVELOPMENT AUTHORITY – TAX INCREMENT REINVESTMENT ZONE NO. 1; AMENDING THE CITY’S TAX INCREMENT CONTRIBUTION TO THE ZONE; CONFIRMING THE CONTINUED OPERATION OF THE BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS: The City Council of the City of Mission, Texas previously adopted Ordinance No. 2683 creating Reinvestment Zone Number One, City of Mission, Texas, in accordance with Chapter 311 of the Texas Tax Code for the purpose of implementing tax increment financing to promote development and redevelopment within the zone; and

WHEREAS, the Reinvestment Zone is administered by the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 Board of Directors, which oversees the implementation of the Project and Financing Plan for the zone; and

WHEREAS, the current term of Reinvestment Zone Number One, City of Mission, Texas is scheduled to expire on December 31, 2030; and

WHEREAS, the City Council has determined that it is in the best interest of the City to extend the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 for an additional fifteen (15) years, in order to continue redevelopment and economic development activities within the zone; and

WHEREAS, the City Council has further determined that it is necessary to amend the City’s tax increment contribution to the Tax Increment Reinvestment Zone in order to continue funding eligible improvements and projects within the zone; and

WHEREAS, the City Council finds that the continuation and amendment of the Tax Increment Reinvestment Zone will promote development and redevelopment, enhance the value of taxable property, and benefit the public health, safety, and welfare of the residents of the City of Mission.

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

SECTION 1.

The findings and recitals set forth above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2.

The term of Reinvestment Zone Number One, City of Mission, Texas, also known as the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1, which is currently scheduled to expire on December 31, 2030, is hereby extended for an additional fifteen (15) years and shall expire on December 31, 2045, unless otherwise terminated in accordance with Chapter 311 of the Texas Tax Code.

SECTION 3.

The City of Mission’s tax increment contribution to the Tax Increment Reinvestment Zone No. 1 is hereby amended as follows: Beginning on January 1, 2031, the City’s participation level shall be reduced by five percent (5%) annually until the City’s participation level reaches fifty percent (50%), at which time the City’s participation level shall remain at fifty percent (50%) for the remainder of the term of the zone unless otherwise amended by ordinance.

SECTION 4.

The Board of Directors of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 shall continue to serve and operate in accordance with Chapter 311 of the Texas Tax Code and applicable City ordinances.

SECTION 5.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6.

The City Council finds that there is a public necessity for the continued operation of the Tax Increment Reinvestment Zone and that this ordinance shall take effect immediately upon its passage as provided by law.

PASSED AND APPROVED on First Reading this 24th day of March, 2026.

PASSED AND APPROVED on the Second Reading this 14th day of April, 2026.

PASSED AND APPROVED on Final Reading this 28th day of April, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

Tax Increment Reinvestment Zone One Updated Final Project & Finance Plan

April 7, 2026



Prepared by



TXP, Inc.

1310 South 1st Street, Suite 105

Austin, Texas 78704

(512) 328-8300 phone

www.txp.com

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Mission Redevelopment Authority TIRZ #1

The Mission Redevelopment Authority (MRA) is organized for the purpose of aiding, assisting, and acting on behalf of the City of Mission, Texas in the performance of its governmental functions to promote the common good and general welfare of the area included in the Tax Increment Reinvestment Zone Number One and neighboring areas in Mission. The MRA will promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the city.

Created as a local government corporation under Subchapter D of Chapter 431 of the Texas Transportation Code (the "Act") and Chapter 394 of the Texas Local Government Code, the MRA operates as a governmental unit as defined in the Texas Civil Practice and Remedies Code and is subject to all ethics and transparency laws applicable to governmental entities in Texas including the Texas Open Meetings Act, the Texas Public Information Act, the Texas Public Funds Investment Act and Chapter 171 of the Texas Government Code governing conflicts of interest. Its functions are deemed governmental, not proprietary, under the Texas Tort Claims Act. While it possesses the rights and powers of non-profit corporations in Texas, including the issuance of bonds with City Council consent, it is expressly prohibited from engaging in home mortgage activities or lending for residential developments. The MRA retains the power to acquire land in accordance with the Act, as amended.

Board of Directors

Martin Garza, Chairman
Dennis D. Burlison, Director
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Dr. Noel O. Garza, Director
Hector Moreno, Director
Andrew C. Riddle, Director

Section 1 – Introduction

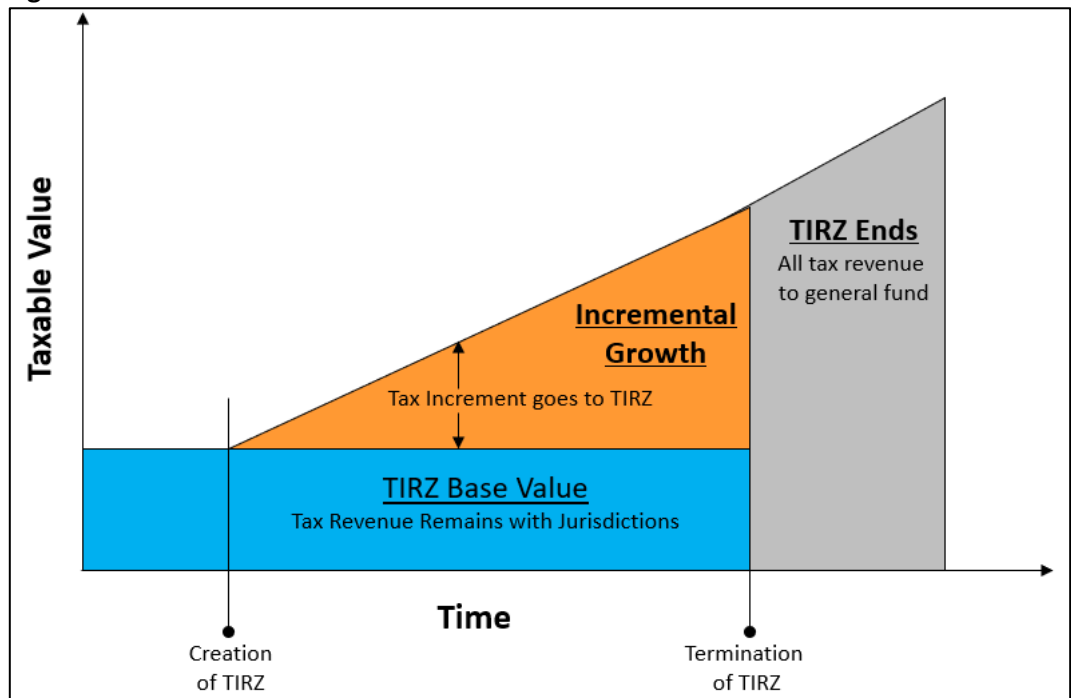
Background

In September 2001, the City of Mission, Texas (“City”) by ordinance (Number 2683) approved the creation of Tax Increment Reinvestment Zone One (“TIRZ #1”). The City enlarged TIRZ #1 by resolution (1022) in December 2001 and again in 2005. TIRZ #1 was created to fund a portion of infrastructure and maintenance costs associated with redeveloping vacant and blighted property located primarily south of Expressway 83 within the City of Mission. In 2002, Hidalgo County (“County”) agreed to participate in TIRZ #1 through a participation agreement. TIRZ #1 has a 30-year duration for both the City and County. The TIRZ will terminate on December 31, 2030.

Purpose of a Tax Increment Reinvestment Zone

A tax increment reinvestment zone (“TIRZ”) is a tool that local governments can use to finance needed improvements and infrastructure within a defined geographic area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises. The cost of eligible improvements is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. The additional incremental tax revenue that is received from the affected properties is referred to as the tax increment.

Figure 1: How the Tax Increment is Calculated



Each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within TIRZ. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements. The statutes governing tax increment financing are located in Chapter 311 of the Tax Code.

Purpose of this Document

This document is designed to meet the legal requirements of updating the TIRZ #1 final project and finance plan; and to provide guidance to the Mission Redevelopment Authority to manage TIRZ #1. The MRA serves as the TIRZ #1 Board. The sections and subsections of this report correspond to the required sections outlined in Chapter 311 of the Texas Tax Code.

Texas Tax Code allows the governing body of the municipality or county that designated the TIRZ to amend the plan and extend the term of the zone after notice and hearing in the manner provided for the designation of the zone. Any changes to this plan will need to be documented and approved by the TIRZ Board and Mission City Council.

The major changes and updates to the 2002 project and finance plan include:

- Extend the term of the zone by 15 years
- Decrease the percentage of tax increment to be contributed by the City of Mission
- Hidalgo County does not extend its participation in the zone
- Increase the amount of bonded indebtedness to be incurred
- Increase the total estimated project costs

Section 2 – Project Plan

TIRZ #1 covers approximately 7,295.63 acres. The 2001 baseline taxable property value of the TIRZ is \$29,980,637 for the City of Mission and \$29,186,713 for Hidalgo County.

Table 1: Existing Land Use in TIRZ #1 at Time of Creation

Land Use	Acreage	Percent
Vacant	7,047.47	96.60%
Public/Institutional	93.03	1.30%
Residential	79.17	1.10%
Commercial	75.96	1.00%
Total	7,295.63	100.00%

Source: Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)

Existing Zoning and Land Use Guidelines Applicable to TIRZ #1

Existing City of Mission land use, zoning guidelines, and policies would apply to all properties within the city limits.

Taxing Jurisdictions Applicable to TIRZ #1

TIRZ #1 is located within the following taxing jurisdictions:

- City of Mission
- Hidalgo County
- South Texas Community College
- Drainage District Number One
- La Joya Independent School District
- Mission Consolidated Independent School District
- Sharyland Independent School District
- South Texas Independent School District

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

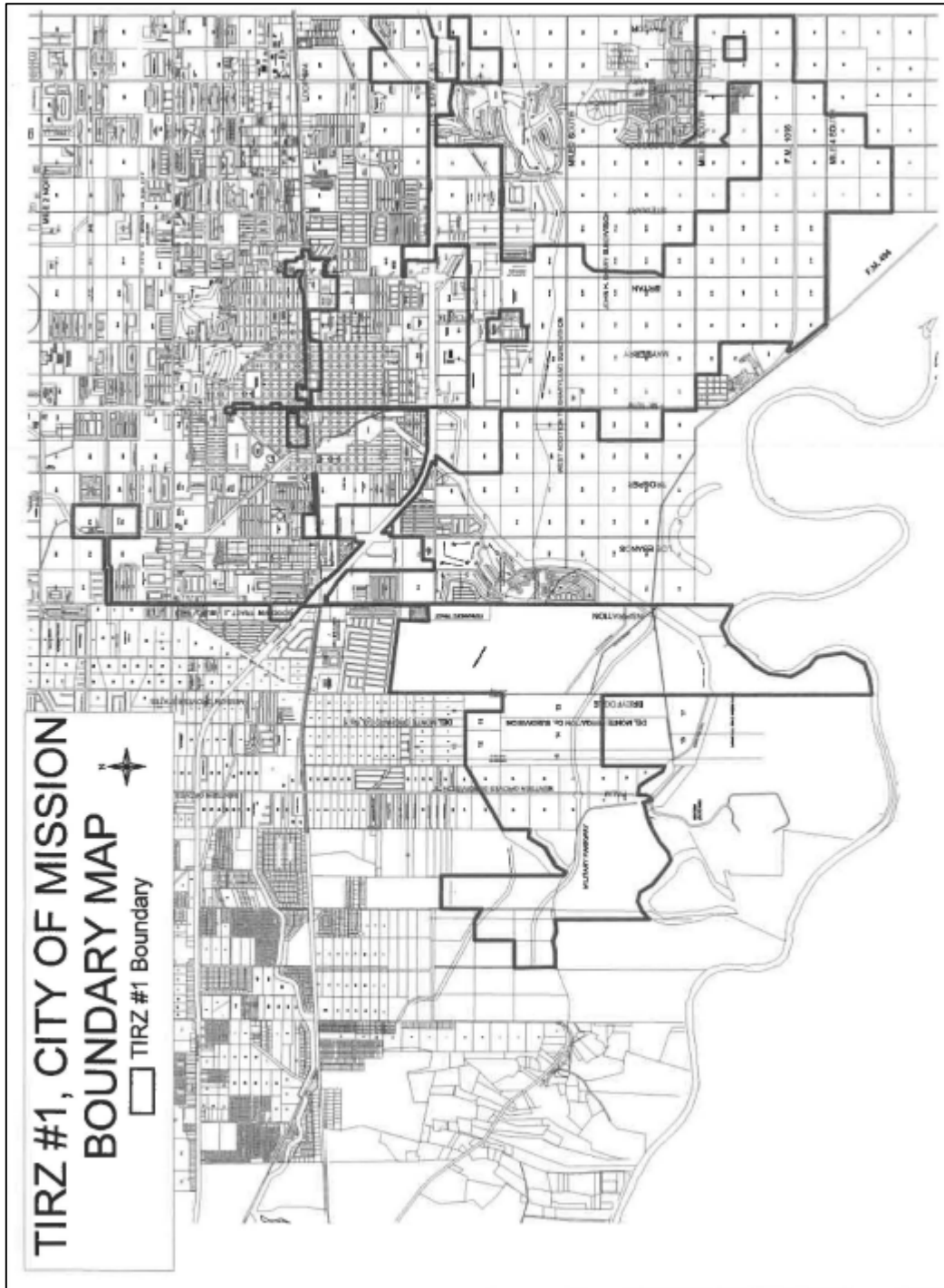
Relocation of Displaced Persons

Owners of residential property located in and around existing and growing light industrial, rail, and commercial property may be subject to relocation. If so, property will be acquired and assembled at fair market value with relocation costs considered.

Estimated Non-Project Costs

Non-project costs are estimated costs to be incurred by developers, the City of Mission, and other governmental entities to construct and provide public utilities and facilities that will not be paid for by TIRZ #1.

Figure 2: TIRZ #1 Geographic Boundary Map



Source: Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)

Section 3 – Revenue Forecast

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Compliance & Reporting

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

Public Sector Entities Participating in TIRZ #1

All project costs will be paid through the contribution of incremental property taxes collections. The City of Mission and Hidalgo County will contribute a portion of their total tax rate maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate.

Table 2: Participating Taxing Jurisdictions within the Mission TIRZ #1

Entity	Baseline Value	Contribution % 2001 to 2030	Contribution % 2031 to 2045
City of Mission	\$29,980,637	100%	100% to 50%**
Hidalgo County	\$29,186,713	100%*	0%

Source: TXP, Inc.

* Taxes collected at a rate above \$0.5095 shall be retained by Hidalgo County. The 2025 Hidalgo County tax rate is \$0.5750.

** The City of Mission’s tax-rate contribution shall decrease by 5% per year until it reaches 50%, at which level it shall remain for the years 2040 through 2045.

Financial Forecast Assumptions

- **TIRZ Duration** – The TIRZ will have a 45-year lifespan (original 30 years plus an additional 15 years).
- **TIRZ Allocation** – After 2030, only the City of Mission will continue to participate. The City of Mission’s tax-rate contribution will be reduced by 5% annually until it reaches 50%, where it will remain for the years 2040 through 2045.
- **Tax Rate** – While tax rates do change over time, the 2025 tax rates were held constant for the duration of the updated TIRZ.
- **Existing Properties** – The 2001 baseline property value of the TIRZ is \$29,980,637 for the City of Mission and \$29,186,713 for Hidalgo County.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 3.0 percent per year.
- **Future Development Patterns** – To provide an order of magnitude estimate, the forecast is based on projects under construction or in the design phase. Future growth and appreciation is based on past TIRZ performance at 8.0 percent per year.

Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 45 years. The first TIRZ increment occurred in 2002 (total 2002 value less the 2001 baseline value).

Table 3: Projected TIRZ #1 Revenue – City of Mission

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation	TIRZ Revenue*
0	2001	2002	\$29,980,637	\$0	\$0	100%	\$0
1	2002	2003	\$51,790,823	\$21,810,186	\$0.5500	100%	\$119,522
2	2003	2004	\$58,509,695	\$28,529,058	\$0.5500	100%	\$170,844
3	2004	2005	\$85,553,929	\$55,573,292	\$0.5398	100%	\$328,843
4	2005	2006	\$119,307,138	\$89,326,501	\$0.5589	100%	\$454,717
5	2006	2007	\$147,270,635	\$117,980,602	\$0.5566	100%	\$597,191
6	2007	2008	\$254,551,553	\$225,261,520	\$0.5566	100%	\$1,149,561
7	2008	2009	\$299,435,808	\$270,145,775	\$0.5666	100%	\$1,349,029
8	2009	2010	\$348,577,722	\$319,287,689	\$0.5566	100%	\$2,096,812
9	2010	2011	\$369,010,595	\$339,720,562	\$0.5566	100%	\$1,824,070
10	2011	2012	\$377,542,346	\$348,252,313	\$0.5388	100%	\$1,823,301
11	2012	2013	\$395,970,447	\$366,680,414	\$0.5288	100%	\$1,929,796
12	2013	2014	\$433,854,878	\$404,564,845	\$0.5288	100%	\$2,114,147
13	2014	2015	\$443,497,654	\$414,207,621	\$0.5188	100%	\$2,152,810
14	2015	2016	\$514,912,343	\$485,622,310	\$0.4988	100%	\$2,383,108
15	2016	2017	\$550,878,877	\$521,588,844	\$0.4962	100%	\$2,537,333
16	2017	2018	\$556,810,498	\$527,520,465	\$0.4862	100%	\$2,540,522
17	2018	2019	\$583,257,225	\$553,967,192	\$0.4862	100%	\$2,458,540
18	2019	2020	\$612,103,197	\$582,813,164	\$0.5212	100%	\$2,987,013
19	2020	2021	\$651,041,287	\$621,751,254	\$0.5299	100%	\$3,243,890
20	2021	2022	\$718,619,847	\$689,329,814	\$0.5299	100%	\$3,524,479
21	2022	2023	\$808,699,732	\$779,409,699	\$0.5299	100%	\$4,027,813
22	2023	2024	\$931,466,362	\$902,176,329	\$0.5276	100%	\$4,440,736
23	2024	2025	\$980,505,564	\$951,215,531	\$0.5580	100%	\$4,916,105
24	2025	2026	\$1,015,839,312	\$986,549,279	\$0.5580	100%	\$5,229,698
25	2026	2027	\$1,139,478,491	\$1,110,188,458	\$0.5580	100%	\$5,885,109
26	2027	2028	\$1,261,768,886	\$1,232,478,853	\$0.5580	100%	\$6,533,370
27	2028	2029	\$1,400,246,499	\$1,370,956,466	\$0.5580	100%	\$7,267,440
28	2029	2030	\$1,491,356,008	\$1,462,065,975	\$0.5580	100%	\$7,750,412
29	2030	2031	\$1,583,676,887	\$1,554,386,854	\$0.5580	100%	\$8,239,805
30	2031	2032	\$1,677,247,601	\$1,647,957,568	\$0.5580	95%	\$8,299,032
31	2032	2033	\$1,772,107,852	\$1,742,817,818	\$0.5580	90%	\$8,314,810
32	2033	2034	\$1,825,271,088	\$1,795,981,053	\$0.5580	85%	\$8,092,421
33	2034	2035	\$1,880,029,221	\$1,850,739,185	\$0.5580	80%	\$7,848,615
34	2035	2036	\$1,936,430,097	\$1,907,140,060	\$0.5580	75%	\$7,582,312
35	2036	2037	\$2,062,783,155	\$2,033,493,117	\$0.5580	70%	\$7,545,683
36	2037	2038	\$2,198,387,616	\$2,169,097,577	\$0.5580	65%	\$7,473,951
37	2038	2039	\$2,343,957,889	\$2,314,667,849	\$0.5580	60%	\$7,362,033
38	2039	2040	\$2,500,264,761	\$2,470,974,720	\$0.5580	55%	\$7,204,250
39	2040	2041	\$2,668,139,891	\$2,638,849,849	\$0.5580	50%	\$6,994,272
40	2041	2042	\$2,848,480,649	\$2,819,190,606	\$0.5580	50%	\$7,472,265
41	2042	2043	\$3,042,255,355	\$3,012,965,311	\$0.5580	50%	\$7,985,865
42	2043	2044	\$3,250,508,925	\$3,221,218,880	\$0.5580	50%	\$8,537,841
43	2044	2045	\$3,474,368,975	\$3,445,078,929	\$0.5580	50%	\$9,131,182

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation	TIRZ Revenue*
	2045	2046	\$3,715,052,409	\$3,685,762,362	\$0.5580	50%	\$9,769,113
Total							\$209,689,660

Source: TXP, Inc.

* TIRZ Revenue values for Years 2001 to 2024 reflect actual collections. TIRZ Revenue projections for subsequent years are based on 95% of taxes owed being paid and collected.

Table 4: Projected TIRZ #1 Revenue – Hidalgo County

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation*	TIRZ Revenue**
0	2001	2002	\$0	\$0	\$0	100%	\$0
1	2002	2003	\$29,186,713	\$0	\$0	100%	\$0
2	2003	2004	\$59,848,437	\$30,661,724	\$0.5095	100%	\$144,169
3	2004	2005	\$88,566,173	\$59,379,460	\$0.5095	100%	\$273,790
4	2005	2006	\$130,774,321	\$101,553,719	\$0.5095	100%	\$442,378
5	2006	2007	\$157,557,847	\$128,337,245	\$0.5095	100%	\$550,000
6	2007	2008	\$242,231,282	\$213,010,680	\$0.5095	100%	\$1,045,230
7	2008	2009	\$321,538,050	\$292,317,448	\$0.5095	100%	\$1,399,516
8	2009	2010	\$355,391,314	\$326,170,712	\$0.5095	100%	\$1,705,690
9	2010	2011	\$364,015,470	\$334,794,868	\$0.5095	100%	\$1,716,679
10	2011	2012	\$374,081,899	\$344,861,297	\$0.5095	100%	\$1,761,108
11	2012	2013	\$392,811,004	\$363,590,402	\$0.5095	100%	\$1,838,694
12	2013	2014	\$434,510,686	\$405,290,084	\$0.5095	100%	\$2,029,496
13	2014	2015	\$456,307,703	\$427,087,101	\$0.5095	100%	\$2,060,675
14	2015	2016	\$510,391,050	\$481,170,448	\$0.5095	100%	\$2,407,788
15	2016	2017	\$547,533,165	\$518,312,563	\$0.5095	100%	\$2,568,815
16	2017	2018	\$567,543,508	\$538,322,906	\$0.5095	100%	\$2,711,868
17	2018	2019	\$583,346,714	\$554,126,112	\$0.5095	100%	\$2,736,752
18	2019	2020	\$610,304,182	\$581,083,580	\$0.5036	100%	\$2,780,680
19	2020	2021	\$647,108,856	\$617,888,254	\$0.5043	100%	\$3,208,137
20	2021	2022	\$703,570,341	\$674,349,739	\$0.5095	100%	\$3,244,952
21	2022	2023	\$797,203,947	\$767,983,345	\$0.5095	100%	\$3,584,010
22	2023	2024	\$922,511,961	\$893,291,359	\$0.5095	100%	\$4,521,514
23	2024	2025	\$976,442,468	\$947,221,866	\$0.5095	100%	\$4,247,154
24	2025	2026	\$1,015,839,312	\$986,618,710	\$0.5095	100%	\$4,775,481
25	2026	2027	\$1,139,478,491	\$1,110,257,889	\$0.5095	100%	\$5,373,926
26	2027	2028	\$1,261,768,886	\$1,232,548,284	\$0.5095	100%	\$5,965,842
27	2028	2029	\$1,400,246,499	\$1,371,025,897	\$0.5095	100%	\$6,636,108
28	2029	2030	\$1,491,356,008	\$1,462,135,406	\$0.5095	100%	\$7,077,101
29	2030	2031	\$1,583,676,887	\$1,554,456,285	\$0.5095	100%	\$7,523,957
30	2031	2032	\$1,677,247,601	\$1,648,026,999	\$0.5095	0%	\$0
31	2032	2033	\$1,772,107,852	\$1,742,887,249	\$0.5095	0%	\$0
32	2033	2034	\$1,825,271,088	\$1,796,050,484	\$0.5095	0%	\$0
33	2034	2035	\$1,880,029,221	\$1,850,808,616	\$0.5095	0%	\$0
34	2035	2036	\$1,936,430,097	\$1,907,209,491	\$0.5095	0%	\$0
35	2036	2037	\$2,062,783,155	\$2,033,562,548	\$0.5095	0%	\$0
36	2037	2038	\$2,198,387,616	\$2,169,167,008	\$0.5095	0%	\$0
37	2038	2039	\$2,343,957,889	\$2,314,737,280	\$0.5095	0%	\$0
38	2039	2040	\$2,500,264,761	\$2,471,044,151	\$0.5095	0%	\$0
39	2040	2041	\$2,668,139,891	\$2,638,919,280	\$0.5095	0%	\$0
40	2041	2042	\$2,848,480,649	\$2,819,260,037	\$0.5095	0%	\$0
41	2042	2043	\$3,042,255,355	\$3,013,034,742	\$0.5095	0%	\$0
42	2043	2044	\$3,250,508,925	\$3,221,288,311	\$0.5095	0%	\$0
43	2044	2045	\$3,474,368,975	\$3,445,148,360	\$0.5095	0%	\$0

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation*	TIRZ Revenue**
	2045	2046	\$3,715,052,409	\$3,685,831,793	\$0.5095	0%	\$0
							\$84,331,511

Source: TXP, Inc.

* Taxes collected at a rate above \$0.5095 shall be retained by Hidalgo County. The 2025 Hidalgo County tax rate is \$0.5750.

** TIRZ Revenue projections for subsequent years are based on 95% of taxes owed being paid and collected.

Table 5: Projected TIRZ #1 Revenue – All Entities Participating

Period	Year	Fiscal Year	City of Mission	Hidalgo County*	Total**
0	2001	2002	\$0	\$0	\$0
1	2002	2003	\$119,522	\$0	\$119,522
2	2003	2004	\$170,844	\$144,169	\$315,013
3	2004	2005	\$328,843	\$273,790	\$602,633
4	2005	2006	\$454,717	\$442,378	\$897,095
5	2006	2007	\$597,191	\$550,000	\$1,147,191
6	2007	2008	\$1,149,561	\$1,045,230	\$2,194,791
7	2008	2009	\$1,349,029	\$1,399,516	\$2,748,546
8	2009	2010	\$2,096,812	\$1,705,690	\$3,802,502
9	2010	2011	\$1,824,070	\$1,716,679	\$3,540,750
10	2011	2012	\$1,823,301	\$1,761,108	\$3,584,409
11	2012	2013	\$1,929,796	\$1,838,694	\$3,768,490
12	2013	2014	\$2,114,147	\$2,029,496	\$4,143,643
13	2014	2015	\$2,152,810	\$2,060,675	\$4,213,485
14	2015	2016	\$2,383,108	\$2,407,788	\$4,790,896
15	2016	2017	\$2,537,333	\$2,568,815	\$5,106,149
16	2017	2018	\$2,540,522	\$2,711,868	\$5,252,390
17	2018	2019	\$2,458,540	\$2,736,752	\$5,195,292
18	2019	2020	\$2,987,013	\$2,780,680	\$5,767,693
19	2020	2021	\$3,243,890	\$3,208,137	\$6,452,027
20	2021	2022	\$3,524,479	\$3,244,952	\$6,769,430
21	2022	2023	\$4,027,813	\$3,584,010	\$7,611,822
22	2023	2024	\$4,440,736	\$4,521,514	\$8,962,250
23	2024	2025	\$4,916,105	\$4,247,154	\$9,163,260
24	2025	2026	\$5,229,698	\$4,775,481	\$10,005,179
25	2026	2027	\$5,885,109	\$5,373,926	\$11,259,035
26	2027	2028	\$6,533,370	\$5,965,842	\$12,499,212
27	2028	2029	\$7,267,440	\$6,636,108	\$13,903,548
28	2029	2030	\$7,750,412	\$7,077,101	\$14,827,513
29	2030	2031	\$8,239,805	\$7,523,957	\$15,763,762
30	2031	2032	\$8,299,032	\$0	\$8,299,032
31	2032	2033	\$8,314,810	\$0	\$8,314,810
32	2033	2034	\$8,092,421	\$0	\$8,092,421
33	2034	2035	\$7,848,615	\$0	\$7,848,615
34	2035	2036	\$7,582,312	\$0	\$7,582,312
35	2036	2037	\$7,545,683	\$0	\$7,545,683
36	2037	2038	\$7,473,951	\$0	\$7,473,951
37	2038	2039	\$7,362,033	\$0	\$7,362,033
38	2039	2040	\$7,204,250	\$0	\$7,204,250
39	2040	2041	\$6,994,272	\$0	\$6,994,272
40	2041	2042	\$7,472,265	\$0	\$7,472,265
41	2042	2043	\$7,985,865	\$0	\$7,985,865
42	2043	2044	\$8,537,841	\$0	\$8,537,841
43	2044	2045	\$9,131,182	\$0	\$9,131,182
44	2045	2046	\$9,769,113	\$0	\$9,769,113

Period	Year	Fiscal Year	City of Mission	Hidalgo County*	Total**
			\$209,689,660	\$84,331,511	\$294,021,171

Source: TXP, Inc.

* Taxes collected at a rate above \$0.5095 shall be retained by Hidalgo County. The 2025 Hidalgo County tax rate is \$0.5750.

** TIRZ Revenue projections for subsequent years are based on 95% of taxes owed being paid and collected.

Section 4 – Finance Plan

Project Overview & Costs

TIRZ #1 will provide support for catalytic infrastructure and economic development projects that will facilitate the redevelopment of properties primarily south of Expressway 83 within the City of Mission. Public infrastructure investment is required to redevelop the area. This is the priority spending focus of TIRZ #1. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves. Line item amounts may be adjusted with approval of the TIRZ Board, if total costs do not exceed the Financing Plan Budget. The anticipated project costs are divided into major categories.

Duration of the Zone

The total duration of TIRZ #1 is 45 years. The baseline year is 2001. It is scheduled to terminate on December 31, 2045, (including collection of the 2045 increment in calendar year 2046 and any related matters to be concluded in 2046).

Method of Financing Project Costs

All project costs will be paid through the contribution of incremental property taxes collections. The City of Mission and Hidalgo County will contribute a portion of incremental tax revenue to the Zone through December 31, 2030. Thereafter, only the City of Mission will continue to contribute a portion of incremental tax revenue to the Zone as detailed in this plan.

Estimated Time when Related Costs or Monetary Obligations Incurred

The TIRZ will reimburse developers and pay for projects as funds become available. It might also take the TIRZ multiple years to accrue funds required for a project or to repay a developer.

Estimated Amount of Bonded Indebtedness

It is anticipated that TIRZ #1 will continue to issue debt. The estimated amount of bonded indebtedness to be incurred by TIRZ #1, including both principal and interest, is approximately \$35.0 million.

Economically Feasible

The TIRZ Board reviewed the forecasts and model assumptions. It was determined that the TIRZ would generate sufficient revenue to pay for the Project Plan. Therefore, the financial forecasts are reasonable and its assumptions appear to be sound. The project plan is economically feasible.

Implementation of the Project Plan

The Mission City Council shall have and retain paramount authority to direct the actions of the TIRZ #1 Board in connection with the administration of the Plan, and in that regard the Board shall have only the powers and authority granted to it from time to time by the City Council.

Eligible Project Costs & Categories

1. Parks & Streetscape Enhancements

This category includes gateway features, parks, corridor landscaping, public plazas, lighting etc.

2. Infrastructure Improvements

This category includes water, sanitary sewer, drainage systems, and water retention ponds as well as storm water improvements that improve the TIRZ area's safety, facilities, public service facilities and related right of way. This includes compliance with ADA and other City, State, County, or Federal regulations.

This category also includes roadway and street intersection enhancements, public transportation, utilities, sidewalks, public safety facilities, and related right of way. This includes compliance with ADA and other City, State, County, or Federal regulations.

This category includes eligible expenditures for design, engineering, and construction.

3. Economic Development Grants

It is anticipated that economic development loans or grants might be made to assist in implementing the project plan. The City, with advisement from the TIRZ Board shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants be made, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment or underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ.

4. Developer Reimbursement for Public Improvements

The TIRZ Board will seek to enter into agreements as necessary with other owners of undeveloped property in the Zone for the repayment of costs associated with infrastructure that benefit the Zone such as streets, water and sewer improvements, open space improvements, landscaping, flood control, and any other public projects that benefit the Zone. These projects will be evaluated and approved on a case-by-case basis.

A developer will typically apply for and be authorized by the TIRZ and City for TIRZ improvements, then fund and build the improvements. Upon completion and acceptance of the work by the City, the developer will be reimbursed with TIRZ funds if and when they are available. TIRZ payments are made based on available increment and other conditions set forth in project development agreements.

Private developers must enter into a development agreement with the TIRZ if they desire the public sector to share in the costs of infrastructure improvements required for their projects. Reimbursement priorities and the method of apportioning available increment will be described in the development agreement. Each development agreement is unique. Accordingly, the nature and extent of support from the TIRZ may change over time as the area becomes more developed.

5. Municipal Services Fee (MSF)

The TIRZ Board may enter into a Municipal Services Agreement with the City to provide for the incremental increase of the cost of providing municipal services to TIRZ #1 since its inception. Given the growth within TIRZ #1 since its inception in 2001, the cost of providing municipal services to the area has increased and a Municipal Services Agreement allows for the TIRZ to assist in paying these costs. Additionally, the Municipal Services Fee shall only be paid for through the City's portion of the TIRZ's increment.

6. Administrative Support

The City might support the TIRZ administration with staff personnel. This support shall include keeping and maintaining the records of the Zone, accounting services as the Zone Board may request, and other administrative support. In addition, other eligible operations costs under this project category would include contracting for professional services as requested by the Board (ex. engineering firm, land planning, or other technical support).

Future Eligible Projects

The TIRZ Board may deem other public improvements necessary for the development of the TIRZ. If it is determined that additional public improvements are required, such improvements will be incorporated as amendments to the Project Plan in accordance and conformity with applicable law requiring the approval of the City Commission.

Table 6: Estimated TIRZ Project Descriptions and Estimated Costs

Project	Cost	Category	Payment
Completed Projects, Interest, & Other Expenses	\$51,885,789	Various	N.A.
Balance Due on Approved Projects			
Tierra Dorada Sanitary Sewer Improvements	\$927,816	Infrastructure	Bond
Inspiration Road Trunk Lines	\$110,000	Infrastructure	Bond
Inspiration Road/Military Parkway Loop Phase II	\$145,998	Infrastructure	Bond
Inspiration Road/Military Parkway Loop Phase III	\$1,134,865	Infrastructure	Bond
Walsh Road Expansion	\$1,708,948	Infrastructure	Cash
Hoerner Street Project	\$36,600	Infrastructure	Cash
Sanitation Building	\$3,871,147	Infrastructure	Bond
El Milagro (Killam Project)	\$12,574,934	Infrastructure	Bond
1st Street Extension (Dragonfly 6265 LLC)	\$91,659	Infrastructure	Bond
Estimated Interest	\$7,506,351		
Subtotal	\$28,108,318		
Future Bond Projects			
Bryan Road Reconstruction	\$5,500,000	Infrastructure	Bond
Taylor Road Construction	\$4,000,000	Infrastructure	Bond
Treated Water Line/Cimarron	\$2,100,000	Infrastructure	Bond
South Water Plant Feasibility	\$4,000,000	Infrastructure	Bond
Citriana Street Drainage	\$1,300,000	Infrastructure	Bond
Horner Street	\$1,600,000	Infrastructure	Bond
Downtown Park	\$2,500,000	Park	Bond
Parks & Recreation Building	\$3,000,000	Park	Bond
Bentsen Palm Park Renovation	\$2,500,000	Park	Bond
Estimated Interest	\$22,199,801		
Subtotal	\$48,699,801		
Future Cash Projects			
New South Water Plan	\$30,000,000	Infrastructure	Cash
Los Ebanos Road	\$20,000,000	Infrastructure	Bond/Cash
Trinity Road Reconstruction	\$10,000,000	Infrastructure	Cash
Spikes & Jupiter Drainage Project	\$9,500,000	Infrastructure	Cash
Sanitary Sewer Lines	\$8,500,000	Infrastructure	Cash
So. Wastewater Plant Expansion	\$6,000,000	Infrastructure	Cash
Industry West Road	\$5,000,000	Infrastructure	Cash
South Recreation Facility	\$5,000,000	Infrastructure	Cash
Trails & Sidewalks Projects	\$2,000,000	Streetscape	Cash
Madero Park Rehab/Expansion	\$1,000,000	Park	Cash
Subtotal	\$97,000,000		
Municipal Services Fee	\$4,350,000	MSF	Cash
Administrative Support	\$23,004,572	Administration	Cash
Total TIRZ Eligible Project Costs	\$253,048,480		

Source: Mission Redevelopment Authority

Legal Disclaimer

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Any statements involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that such opinions or estimates will be realized. The information and expressions of opinion contained herein are subject to change without notice, and shall not, under any circumstances, create any implications that there has been no change or updates.

Appendix 1 – Completed TIRZ Projects

Table 7: Completed MRA TIRZ Projects (2008 to 2024)

Projects	Project Costs
CIP Projects (<i>Not identified in financials</i>)	\$4,374,677
Anzalduas & FM 396 Overpass-Phase I	\$1,874,970
Anzalduas Lift Stations	\$1,835,893
Anzalduas Phase II Project	\$5,107,570
Bentsen Palm Lift Station	\$1,398,200
Bentsen Palm Sanitary Sewer Line	\$1,187,925
Bryan Road Lift Station	\$2,406,005
FM 396 Overpass at US 83 Exp	\$815,331
Military Hwy West Trunklines Project	\$83,948
Military Parkway Project	\$360,737
Mission Water Tower	\$2,260,239
North Inspiration Road ROW	\$313,559
Rail Project	\$327,200
South Conway Lift Station	\$2,838,640
Streetscape Conway Project	\$1,051,530
US 83 Overpass at Inspiration Rd-Phase I	\$339,750
US 83 Overpass at Inspiration Rd-Phase II	\$1,856,962
US 83 Overpass at Inspiration Rd-Phase III	\$142,593
Waterloop Project	\$715,639
Event Center Debt payment	\$3,500,000
Hoerner Street	\$141,700
Military and Inspiration Expansion	\$8,326,682
PD/Fire Substation #6	\$7,763,418
Tierra Dorada Sanitary Sewer	\$1,781,195
Walsh Road Expansion	\$55,422
Anzalduas Industrial Park Phase I	\$307,232
1st Street Extension(Dragonfly)	\$718,772
Total	\$51,885,789

Source: Mission Redevelopment Authority

Appendix 2 – Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)

See Attached



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Teclo Garcia, Executive Director

AGENDA ITEM: Authorize Mayor to execute Resolution No. _____ approving the issuance of bonds by the Mission Redevelopment Authority on behalf of Reinvestment Zone Number One, of City of Mission, Texas in amount not to exceed \$18,000,000.00 and making findings related thereto – T. Garcia

NATURE OF REQUEST:

The Mission Redevelopment Authority Reinvestment Zone Number One is seeking to secure a bond in the amount of \$18,000,000.00 for various Mission area projects. This resolution requires Mission City Council approval for the initiative. The approval is crucial for advancing the planned projects.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval of Resolution

Departmental Approval: N/A

Advisory Board Recommendation: Mission Redevelopment Authority

City Manager's Recommendation: Approval *SP7 / AG*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Resolution No. _____

A RESOLUTION APPROVING THE ISSUANCE OF BONDS BY THE MISSION REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, IN AN AMOUNT NOT TO EXCEED \$18,000,000 AND MAKING CERTAIN FINDINGS RELATION THERETO.

WHEREAS, the City of Mission, Texas (the “City”), created Reinvestment Zone Number One, City of Mission, Texas (the “Zone”), for the purposes of redevelopment of the area of the City within the Zone; and

WHEREAS, the City created the Mission Redevelopment Authority (the “Authority”), a local government corporation established pursuant to Chapter 431, Texas Transportation Code, delegating to it the implementation of the Zone and its Project Plan and Reinvestment Zone Financing Plan adopted in connection with the creation of the Zone (the “Plans”); and

WHEREAS, it is necessary that the Authority be authorized to issue additional contract tax increment revenue bonds to implement the Plans, the financial terms of the bonds have been negotiated on behalf of the Authority with the underwriter of the bonds, and such terms have been presented to and reviewed by the City Council;

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

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are adopted as part of this Resolution for all purposes.

Section 2. The financial terms of the Authority’s proposed Tax Increment Contract Revenue Bonds, Series 2026, are hereby approved, and the issuance of such bonds in an amount not to exceed \$18,000,000 in principal amount for the purpose of implementing the Plans, as amended, is approved.

Section 3. The officers and employees of the City are hereby authorized and directed to execute such instruments and take such actions as are consistent with the provisions of this Resolution, and to assist the Authority in the issuance of the bonds above as authorized.

Section 4. If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Resolution shall not be affected thereby, it being the intent of the City Council in adopting this Resolution that no portion hereof or provision or regulation contained herein provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Resolution are declared to be severable for that purpose.

Section 5. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered and acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

APPROVED this ___ day of April 2026.

CITY OF MISSION, TEXAS

Mayor

ATTEST:

City Secretary

(SEAL)



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026
PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer
AGENDA ITEM: Authorization to approve Change Order #1 with an increase of \$64,495 for Rehabilitation of La Cuchilla Drainage Project for the Public Works Department – Gonzalez

NATURE OF REQUEST:

The City of Mission is seeking authorization to approve Change Order #1 for the Rehabilitation of La Cuchilla Drainage Project, GLO CDBG-DR Grant No. 23-152-003-E070.

Change Order #1 includes additions for drainage, erosion control, and fencing improvements, and deducts unused storm sewer, structural, and fencing items due to revised design and field conditions. These adjustments eliminate conflicts, avoid street closure, and result in an overall cost reduction..

This modification results in a increase in the contract amount of \$64,495.00, reducing the original contract price from **\$479,508.25** to a revised contract price of **\$544,003.25**.

Approval of this change order will allow the project to proceed without street closure, avoid utility conflicts, and maintain compliance with GLO CDBG-DR project requirements.

BUGETED: Yes **FUND:** _____ **ACCT. #:** 15-402-74930

BUDGET: \$ _____ **EST. COST:** \$544,003.25 **CURRENT BUDGET BALANCE:** \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT, AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

CHANGE ORDER REQUEST



To: Perez Consulting Engineers
From: P&C Utilities and Construction
Date: 03/24/2026

Project Name: City of Mission La Cuchilla Drainage Project
Project Number: GLO 23-152-003-E070
Original Contract Price: \$479,508.25
Original Contract Time: 180 days

Change Order #1

Description of Change

The city of Mission is requesting a change in scope. The change would occur by the inlet tie in at approximate station 3+25 through 3+50.

Additions

- ITEM 18: 7'x5' REINFORCED CONCRETE PRE-CAST INLET TYPE C, 1 EA
- ITEM 19: STORM SEWER MANHOLE CONCRETE COLLAR, 1 EA

Deductions

- ITEM 3: 60" ASTM C76 CLASS III RCP, 10 LF
- ITEM 7: 7'x5' REINFORCED CAST IN PLACE CONFLICT BOX, 1 EA
- ITEM 16: REMOVAL AND DISPOSAL OF 54 INCH RCP, 10 LF
- ITEM 17: REMOVAL AND DISPOSAL OF EXISTING STORM SEWER STRUCTURES, 1 EA

An additional 0 days are requested to complete the change in scope.

P&C Utilities and Construction
Address: 7123 N Bentsen Palm Dr, Mission, TX 78574

Phone: +1 (956) 929-8243
Email: info@pandc-llc.com

Cost Breakdown

Item	Description	Qty	Unit Cost	Total Cost
Additions				
18	7' X 5' REINFORCED CONCRETE PRE-CAST INLET TYPE C	1	\$13,300.00	\$13,300.00
19	STORM SEWER MANHOLE CONCRETE COLLAR	1	\$5,400.00	\$5,400.00
Deductions				
3	60" ASTM C76 CLASS III REINFORCED CONCRETE PIPE WITH RUBBER GASKET JOINT	-10	\$260.00	\$(2,600.00)
7	7' X 5' REINFORCED CAST IN PLACE CONFLICT BOX, ALL DEPTHS	-1	\$48,900.00	\$(48,900.00)
16	REMOVAL AND DISPOSAL OF 54 INCH REINFORCED CONCRETE PIPE	-10	\$21.00	\$(210.00)
17	REMOVAL AND DISPOSAL OF EXISTING STORM SEWER STRUCTURES	-1	\$2,000.00	\$(2,000.00)
Change Order #1 Total				\$(35,010.00)

Change Order Summary

Previous Contract Price	<u>\$ 479,508.25</u>	Previous Contract Time	<u>180 days</u>
Net Cost CO #1	<u>\$ (35,010.00)</u>	CO #1 Additional Time	<u>0 days</u>
Revised Contract Price	<u>\$ 444,498.25</u>	Revised Contract Time	<u>180 days</u>

Approval

Prepared By	Reviewed By	Approved By (Engineer)
Name: Pedro Espinoza Jr	Name: Pedro Cantu Jr.	Name: David Perez, P.E.
Title: Project Engineer	Title: Project Executive	Title: President
Date: 03/24/2026	Date: 03/24/2026	Date: 3/31/2026

P&C Utilities and Construction
Address: 7123 N Bentsen Palm Dr, Mission, TX 78574

Phone: +1 (956) 929-8243
Email: info@pandc-llc.com

Saw cut and remove asphalt, & caliche. Replace with a 6" 5'x5' concrete collar

Proposed grate inlet behind curb and gutter

Remove and replace Curb and Gutter to new configuration as per bid



P&C Utilities and Construction

7123 N. Bentsen Palm Dr.

Mission, TX 78574

Contact: Pedro Espinoza

Phone: +1 (956) 402-8749

E-Mail: pedro.espinoza@pandc-llc.com

Quote To:

City of Mission

Job Name:

La Cuchilla Drairage Project

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	5" Thick Cast-In-Place Reinforced Concrete Rip/Rap	670.00	SF	150.00	100,500.00
20	4 in thick No. 57 Agg w/ Non-Woven Geo Textile	670.00	SF	6.25	4,187.50
30	30 in - 3in to 5 in bullrock wrapped	670.00	SF	28.25	18,927.50
50	18" Thick Rock Rip/Rap	175.00	SY	110.00	19,250.00
60	Dissipator Blocks	18.00	EA	750.00	13,500.00
GRAND TOTAL					\$156,365.00

NOTES:

- Concrete slab will use the same unit rates as the contract. Concrete slab will be 6" as shown on the drawings with footings, Description states 5 in for simplicity in contract.
- 4 in thick, No 57 aggregates with non woven geotextile was added under the base of the concrete
- 30 in thick, 3-5in bullrock with non woven geotextile was added under the 4 in thick no 57 aggregate.
- 18" thick rock rip/rap price was subject to change as the thickness near the lip of the concrete slab was increased.
- Dissipators will be added as a separate item for simplicity.



March 31, 2026

Texas General Land Office
Community Development & Revitalization
Attn: Cindy Ramos, MPA, Grant Manager
1700 N. Congress Ave.
PO Box 12873
Austin, Texas 78711

**Re: Change Order #1 for Rehab of La Cuchilla Drainage Project (2018)
CDBG-DR Project Number 23-152-003-E070
Mission, Texas**

This letter serves as justification for the proposed changes listed under Change Order #1 for the above-mentioned CDBG DR Project.

As per the City of Mission's request, not to close the street for the removal and installation of structure A-2 at STA. 3+49.17 and to avoid existing conflict with a sanitary sewer line. As a result, a new structure would be installed behind the curb, and a short length of the existing 54" storm pipe will be left in place between the new structure location and the original design location. This change will result in a total decrease of \$35,010.00 to the contract amount.

Because the proposed fence is adjacent to a residential area, the City of Mission prefers a solid fence rather than a chain-link fence to enhance the safety and privacy of nearby residents.

During construction, it was discovered that the existing outfall concrete riprap has a negative slope, which impedes proper drainage. This addition to the contract will remove and replace the existing concrete floor riprap with a positive slope and add energy dissipators, calculated to reduce channel scouring.

The plans were updated to reflect these changes, which in no way alter the beneficiary's original identity. The Contractor is requesting an additional 30 days to complete this work, which would not exceed the allotted grant time frame.

If you have any questions, please feel free to contact me at 956.631.4482 or email me at dp@perezce.com. We look forward to working with you on this important project.

Respectfully submitted,
Perez Consulting Engineers, LLC

J. David Perez, P.E.
President



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.

Subrecipient: GLO Contract Number: Date:

Engineer Name Address & Phone	Subrecipient Name, Address, & Phone Number:	Contractor Name, Address & Phone Number:
Perez Consulting Engineers 808 Dallas Ave. McAllen. Texas 78501 956-631-4482	City of Mission 1201 E. 8th St. Mission. TX 78572 956-580-8650	P&C Utilities and Construction 7123 N. Bentsen Palm Dr. Mission TX 78574 956-402-8749

Project #: Bid Package #: Change Order #:

Contract Origination Date: Project Description:

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc	Decrease in Contract Price	Increase in Contract Price
3	60" ASTM C76 CLASS III REINFORCED CONCRETE PIPE WITH RUBBER GASKET JOINT - \$260.00/LF x 10 LF	\$ 2,600.00	
7	7' X 5' REINFORCED CAST IN PLACE CONFLICT BOX, ALL DEPTHS - \$48,900.00/EA x 1 EA	\$ 48,900.00	
16	REMOVAL AND DISPOSAL OF 54 INCH REINFORCED CONCRETE PIPE - \$21.00/LF x 10 LF	\$ 210.00	
17	REMOVAL AND DISPOSAL OF EXISTING STORM SEWER STRUCTURES - \$2,000.00/EA x 1 EA	\$ 2,000.00	
18	7' X 5' REINFORCED CONCRETE PRE-CAST INLET TYPE C - \$13,300.00/EA x 1 EA		\$ 13,300.00
19	STORM SEWER MANHOLE CONCRETE COLLAR - \$5,400.00/EA x 1 EA		\$ 5,400.00
9	8' TALL ALL HOT DIPPED GALVANIZED CHAIN-LINK FENCE SITE SECURITY FENCE INCLUDING 3-8FT DOUBLE GATES - \$32.00/LF x 780 LF	\$ 24,960.00	
20	CEDAR FENCE WITH SWING GATES - \$780.00/LF x 45.00		\$ 35,100.00
4	5" THICK CAST-IN-PLACE REINFORCED CONCRETE RIP/RAP - \$50.00/SF x 670 LF		\$ 33,500.00
21	4" THICK NO. 57 AGGREGATE WITH NON-WOVEN GEO TEXTILE - \$6.25/SF x 670 SF		\$ 4,187.50
22	30" - 3" TO 5" BULLROCK (WRAPPED) - \$28.25/SF x 670 SF		\$ 18,927.50
23	18" THICK ROCK RIP RAP - \$110.00/SY x 175 SY		\$ 19,250.00
24	DISSIPATOR BLOCKS - \$750.00/EACH X 18 EACH		\$ 13,500.00

See sheet 2 to add additional entries

Change in Construction Contract Price

Change in Contract Time (Calendar Days)

Original Contract Price:	\$ 479,508.25
Cumulative Previous Change Order(s) Total:	0
Contract Price Prior to this Change Order:	\$ 479,508.25
Net Increase/Decrease of this Change Order:	\$ 64,495.00

Original Contract Time in Days:	180
Net Change from Previous Change Order(s) in Days:	0
Contract Time Prior to this Change Order in Days:	0
Net Increase/Decrease of this Change Order in Days:	30



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:

Contract Time with All Approved Change Orders in Days:

Cumulative Percent Change in Contract Price: 13.45%

Subrecipient Contract End Date: 9/30/2026

Construction Contract Start Date: 1/17/2026

Construction Contract End Date: 8/15/2026

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

*This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements

Table with 3 columns: Subrecipient Signature, Engineer Signature (David Perez, P.E., President), Contractor Signature (Pedro Espinoza Jr, Project Engineer)

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? No Change

If there is a change, how many beneficiaries will be affected? Total: N/A, LMI: N/A

2. Effect of this change on the scope of work: No Change

3. Effect on operation and maintenance costs: No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? Yes

If "no", explain: No, please see engineer justification letter.

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? No

If "yes", is an environmental assessment required?



COMMUNITY DEVELOPMENT & REVITALIZATION The Texas General Land Office Construction Change Order Request

6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? N/A

7. Is the CCN permit still valid? (sewer projects only) N/A

8. Are the disability access requirements/approval still valid (if applicable)? N/A

9. Are other Disaster Recovery contractual special condition clearances still valid? Yes

If "no", explain:

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable.

CHANGE ORDER REQUEST



To: Perez Consulting Engineers
From: P&C Utilities and Construction
Date: 04/17/2026

Project Name: City of Mission La Cuchilla Drainage Project
Project Number: GLO 23-152-003-E070
Original Contract Price: \$479,508.25
Original Contract Time: 180 days

Change Order #1

Description of Change

The city of Mission is requesting a change in scope which includes the following items.

Additions

- ITEM 18: 7'x5' REINFORCED CONCRETE PRE-CAST INLET TYPE C, 1 EA
- ITEM 19: STORM SEWER MANHOLE CONCRETE COLLAR, 1 EA
- ITEM 20: CEDAR FENCE WITH SWING GATES, 780 LF
- ITEM 21: 6" THICK CAST IN PLACE REINFORCED CONCRETE RIP/RAP, 670 SF
- ITEM 22: 4" THICK NO. 57 AGGREGATE WITH NON-WOVEN GEO TEXTILE, 670 SF
- ITEM 23: 30" - 3"-5" BULLROCK (WRAPPED), 670 SF
- ITEM 24: 18" THICK ROCK RIP RAP, 175 SY
- ITEM 25: DISSIPATOR BLOCKS, 18 EA

Deductions

- ITEM 3: 60" ASTM C76 CLASS III RCP, 10 LF
- ITEM 7: 7'x5' REINFORCED CAST IN PLACE CONFLICT BOX, 1 EA
- ITEM 9: 8 FT TALL ALL HOT DIPPED GALVANIZED CHAIN-LINK FENCE SITE SECURITY FENCE, 780 LF
- ITEM 16: REMOVAL AND DISPOSAL OF 54 INCH RCP, 10 LF
- ITEM 17: REMOVAL AND DISPOSAL OF EXISTING STORM SEWER STRUCTURES, 1 EA

An additional 30 days are requested to complete the change in scope.

P&C Utilities and Construction
Address: 7123 N Bentsen Palm Dr, Mission, TX 78574

Phone: +1 (956) 929-8243
Email: info@pandc-llc.com

Cost Breakdown

Item	Description	Qty	Unit Cost	Total Cost
Additions				
18	7' X 5' REINFORCED CONCRETE PRE-CAST INLET TYPE C	1	\$13,300.00	\$13,300.00
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20	CEDAR FENCE WITH SWING GATES	780	\$45.00	\$35,100.00
21	6" THICK CAST IN PLACE REINFORCED CONCRETE RIP/RAP	670	\$50.00	\$33,500.00
22	4" THICK NO. 57 AGGREGATE WITH NON-WOVEN GEO TEXTILE	670	\$6.25	\$4,187.50
23	30" - 3"-5" BULLROCK (WRAPPED)	670	\$28.25	\$18,927.50
24	18" THICK ROCK RIP RAP	175	\$110.00	\$19,250.00
25	DISSIPATOR BLOCKS	18	\$750.00	\$13,500.00
Deductions				
3	60" ASTM C76 CLASS III REINFORCED CONCRETE PIPE WITH RUBBER GASKET JOINT	-10	\$260.00	\$(2,600.00)
7	7' X 5' REINFORCED CAST IN PLACE CONFLICT BOX, ALL DEPTHS	-1	\$48,900.00	\$(48,900.00)
9	8 FT TALL ALL HOT DIPPED GALVANIZED CHAIN-LINK FENCE SITE SECURITY FENCE	-780	\$32.00	\$(24,960.00)
16	REMOVAL AND DISPOSAL OF 54 INCH REINFORCED CONCRETE PIPE	-10	\$21.00	\$(210.00)
17	REMOVAL AND DISPOSAL OF EXISTING STORM SEWER STRUCTURES	-1	\$2,000.00	\$(2,000.00)
Change Order #1 Total				\$64,495.00

Notes

- **Item 19**
5' x 5' x 6" concrete collar
- **Item 20**
Inclusions: 8 ft, Cedar picket fence, 4"x4" pressure treated pine posts at 6ft spacing, 4 pressure treated pine rails, 3 – 12ft double swing gates, hot dipped galvanized nails, fast setting concrete (4,000 PSI)
Exclusions: Stain or sealer, security wire
- **Item 21**
Concrete will be 6" thick as shown on the drawings with footings
- **Item 22**
4" thick, No 57 aggregates with non-woven geotextile to be installed under the base of the concrete.
- **Item 23**
30" thick, 3"-5" bull rock with non-woven geotextile to be installed under the 4" thick No 57 aggregate

Change Order Summary

Previous Contract Price	<u>\$ 479,508.25</u>	Previous Contract Time	<u>180 days</u>
Net Cost CO #1	<u>\$ 64,495.00</u>	CO #1 Additional Time	<u>30 days</u>
Revised Contract Price	<u>\$ 544,003.25</u>	Revised Contract Time	<u>210 days</u>

Approval

Prepared By	Reviewed By	Approved By (Engineer)
Name: Pedro Espinoza Jr	Name: Pedro Cantu Jr	Name: David Perez, P.E. ,
Title: Project Engineer	Title: Project Executive	Title: President, Perez Consulting Engineers
Date: 04/17/2026	Date: 04/17/2026	Date: 4/20/2026



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026
PRESENTED BY: Vidal Roman, Finance Director
AGENDA ITEM: Presentation of Unaudited Financial Statements for quarter ending December 2025 – Roman

NATURE OF REQUEST:

Unaudited Financial Statements for quarter ending December 2025 (attached)

BUDGETED: 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 *JR7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**CITY OF MISSION, TEXAS
ALL OTHER ENTERPRISE FUNDS
INCOME STATEMENTS AND BALANCE SHEET
FOR THE MONTH ENDING 10/31/25
UNADJUSTED**

Item 31.

	Golf Course Fund 03	Solid Waste Fund 05	Event Center Fund 23
Beginning Unadjusted Retain Earnings	\$ 820,244.65	\$ 7,907,549.86	\$ 91,830.04
Revenues:			
Charges for Services	-	-	-
Pro shop/Beverage Sales	15,744.16	-	11,231.71
Rentals	18,194.62	-	(1,500.00)
Green Fees	39,587.08	-	-
Driving Range Fees	11,477.03	-	-
Membership Fees	25,375.10	-	-
Garbage Fees	-	115,982.60	-
Commercial Fees	-	73,657.89	-
Brush Fees	-	28,265.44	-
Roll off Fees	-	8,546.00	-
Interest Earned	-	(20,425.94)	-
Miscellaneous	-	5.00	-
Total Revenues:	110,377.99	206,030.99	9,731.71
Transfers In:	-	-	-
Total Revenues and Transfer Ins:	<u>110,377.99</u>	<u>206,030.99</u>	<u>9,731.71</u>
Expenditures:			
Golf Course:			
Club House	42,815.67	-	-
Grounds	45,818.92	-	-
Restaurant	5,480.58	-	-
Organizational	5,683.61	-	-
Solid Waste	-	182,100.71	-
Event Center	-	-	52,916.50
Principal and Interest Payments	2,221.34	-	-
Total Expenditures:	102,020.12	182,100.71	52,916.50
Transfers - Out:	-	-	-
Excess of Revenues over/(under) Expenditures	8,357.87	23,930.28	(43,184.79)
Ending Unadjusted Retain Earnings	<u>\$ 828,602.52</u>	<u>\$ 7,931,480.14</u>	<u>\$ 48,645.25</u>
Assets:			
Cash:	(1,634,528.25)	221,040.90	(42,221.86)
Investments:	-	224,550.06	-
Prepaid items	5,000.00	-	2,000.00
Receivables:			
Accounts	28,262.86	857,165.43	(42,709.14)
Less: allowance for uncollectibles	-	(145,810.68)	-
Accrued interest receivable	-	4,428.10	-
Due from other governments	-	-	-
Due from other funds	409.15	3,790,734.74	302,775.36
Inventory	52,389.67	-	16,555.93
Total Current Assets	<u>(1,548,466.57)</u>	<u>4,952,108.55</u>	<u>236,400.29</u>
Non-Current Assets			
Accrued interest receivable	-	-	-
Deferred charges	90,835.71	16,242.76	(18,356.54)
Capital Assets:			
Land	1,642,918.52	-	-
Sprinkler system	1,711,483.55	-	-
Buildings	1,495,983.32	36,000.00	-
Equipment	1,938,777.22	13,189,898.75	253,197.03
Other improvements	1,762,645.72	337,945.48	-
Accumulated depreciation and amortization	(5,511,005.90)	(7,829,279.02)	(249,534.36)
Total Non-current assets	<u>3,131,638.14</u>	<u>5,750,807.97</u>	<u>(14,693.87)</u>
Total Assets:	<u><u>1,583,171.57</u></u>	<u><u>10,702,916.52</u></u>	<u><u>221,706.42</u></u>
Liabilities:			
Accounts Payable	48,968.52	(21,768.42)	132,433.23
Payroll Taxes payable	2,986.65	3,858.09	1,338.30
Accrued interest payable	8,668.77	44,620.33	-
Other liabilities (Sales Tax)	-	130,735.64	1,141.50
Short Term Debt Payables	-	847,688.93	-
Compensated absences	-	78,120.60	6,636.00
Accrued payroll	88,332.87	35,591.12	3,111.64
Due to other funds	2,423.25	-	-
Customer deposits	20,553.99	-	-
Deferred Revenue	25,100.96	-	112,487.55
Current portion of long-term	103,935.63	-	-
Leases	195,835.65	47,711.37	-
Deferred Inflows (TMRS, OPEBS)	59,430.42	182,748.51	15,451.12
Long-term obligations:	130,267.40	167,017.44	8,142.52
Total Liabilities	<u>686,504.11</u>	<u>1,516,323.61</u>	<u>280,741.86</u>
Net Assets:			
Nonspendable	5,031,818.91	5,702,584.91	(36
Restricted	(1,006.77)	-	-
Assigned	-	-	-
Unassigned	(4,134,144.68)	3,484,008.00	31
Total Net Assets:	<u>\$ 896,667.46</u>	<u>\$ 9,186,592.91</u>	<u>\$ (59,035.44)</u>

CITY OF MISSION, TEXAS
ALL OTHER ENTERPRISE FUNDS
INCOME STATEMENTS AND BALANCE SHEET
FOR THE MONTH ENDING 11/30/25
UNADJUSTED

Item 31.

	Golf Course Fund	Solid Waste Fund	Event Center Fund 23
Unadjusted Retain Earnings	\$ 828,602.52	\$ 7,931,480.14	\$ 48,645.25
Revenues:			
Charges for Services		-	
Pro shop/Beverage Sales	17,110.07	-	6,813.33
Rentals	21,159.04	-	32,098.10
Green Fees	64,559.47	-	
Driving Range Fees	12,954.21	-	
Membership Fees	24,729.00	-	
Garbage Fees	-	446,322.38	
Commercial Fees	-	266,321.70	
Brush Fees	-	109,757.59	
Roll off Fees	-	5,465.00	-
Interest Earned	-	5,658.13	-
Miscellaneous	11.54	277.54	-
Special Assessments	-	-	-
Total Revenues:	<u>140,523.33</u>	<u>833,802.34</u>	<u>38,911.43</u>
Transfers In:	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues and Transfer Ins:	<u>140,523.33</u>	<u>833,802.34</u>	<u>38,911.43</u>
Expenditures:			
Golf Course:			
Club House	47,685.63	-	-
Grounds	55,315.72	-	-
Restaurant	5,459.40	-	-
Organizational	6,648.14	-	-
Solid Waste	-	429,233.05	-
Event Center	-	-	85,243.22
Principal, Interest & Fees	3,444.75	-	-
Total Expenditures:	<u>118,553.64</u>	<u>429,233.05</u>	<u>85,243.22</u>
Excess of Revenues over/(under) of Expenditures	<u>21,969.69</u>	<u>404,569.29</u>	<u>(46,331.79)</u>
Ending Unadjusted Retain Earnings	<u>850,572.21</u>	<u>8,336,049.43</u>	<u>2,313.46</u>
Assets:			
Cash:	(1,622,481.54)	494,341.49	(179,939.70)
Investments:	-	224,550.06	-
Prepaid items	5,000.00	-	2,000.00
Receivables:			
Accounts	10,758.40	983,213.18	(56,884.02)
Less: allowance for uncollectibles	-	(145,846.18)	-
Due from other governments	-	-	
Due from other funds	409.15	3,790,734.74	305,145.53
Inventory	52,389.67	-	16,555.93
Total Current Assets	<u>(1,553,924.32)</u>	<u>5,346,993.29</u>	<u>86,877.74</u>
Non-Current Assets			
Restricted Assets:			
Deferred charges	90,859.93	16,926.96	(18,518.47)
Capital Assets:			
Land	1,642,918.52	-	-
Sprinkler system	1,711,483.55	-	-
Buildings	1,495,983.32	-	-
Equipment	1,935,176.27	-	-
Other improvements	1,710,048.22	-	-
Construction in progress	52,597.50	-	-
Accumulated depreciation and amortization	(5,511,005.90)	-	-
Other capital assets, net of accumulated depreciation	3,600.95	5,734,565.21	3,662.67
Total Non-current assets	<u>3,131,662.36</u>	<u>5,751,492.17</u>	<u>(14,855.80)</u>
Total Assets:	<u>1,577,738.04</u>	<u>11,098,485.46</u>	<u>72,021.94</u>
Liabilities:			
Accounts Payable	1,955.30	(27,621.51)	24,434.77
Payroll Taxes payable	3,156.17	4,227.32	1,542.02
Accrued interest payable	241.35	44,620.33	-
Other liabilities	15,816.01	126,534.70	222.94
Compensated absences	36,240.32	78,120.60	6,240.99
Accrued payroll	9,405.89	35,591.12	3,506.65
Due to other funds	2,423.25	-	1,522.58
Deferred Revenue	77,632.72	163,179.07	117,487.55
Current portion of long-term	203,419.44	1,897,083.77	970.96
Leases	137,356.73	47,711.37	-
Deferred Inflows (TMRS,OPEBS)	345,318.67	163,179.07	15,289.19
Long-term obligations:	44,608.28	229,060.55	8,142.52
Total Liabilities	<u>877,574.13</u>	<u>2,761,686.39</u>	<u>179,360.17</u>
Net Assets:			
Nonspendable	5,035,419.86	3,462,168.78	
Restricted	(7,775.25)	-	
Committed	-	334,897.87	
Unassigned	(4,327,480.70)	4,539,732.42	(107,338.23)
	<u>\$ 700,163.91</u>	<u>\$ 8,336,799.07</u>	<u>\$ (107,338.23)</u>

**CITY OF MISSION, TEXAS
ALL OTHER ENTERPRISE FUNDS
INCOME STATEMENTS AND BALANCE SHEET
FOR THE MONTH ENDING 12/31/25
UNADJUSTED**

Item 31.

	Golf Course Fund 03	Solid Waste Fund 05	Event Center Fund 23
Unadjusted Retain Earnings	\$ 850,572.21	\$ 8,336,049.43	\$ 2,313.46
Revenues:			
Charges for Services			
Pro shop/Beverage Sales	13,125.04	-	25,360.65
Rentals	20,327.63		32,009.00
Green Fees	41,758.00		-
Driving Range Fees	5,768.01		-
Membership Fees	14,550.00	-	-
Garbage Fees	-	449,328.57	-
Commercial Fees	-	266,906.02	-
Brush Fees	-	110,968.37	-
Roll off Fees	-	3,564.00	-
Interest Earned	-		-
Miscellaneous	12.75	391.36	-
Special Assessments (Franchise)	-	-	-
Total Revenues:	<u>95,541.43</u>	<u>831,158.32</u>	<u>57,369.65</u>
Transfers In:	<u>109,700.00</u>	<u>-</u>	<u>12,500.00</u>
Total Revenues and Transfer Ins:	<u>205,241.43</u>	<u>831,158.32</u>	<u>69,869.65</u>
Expenditures:			
Golf Course:			
Club House	64,118.76		
Grounds	128,268.26	-	-
Restaurant	9,997.03	-	-
Organizational	13,962.98	-	-
Solid Waste	-	606,746.29	-
Event Center	-	-	-
Bond Principal and Interest Payments	-	-	120,752.24
Total Expenditures:	<u>216,347.03</u>	<u>606,746.29</u>	<u>120,752.24</u>
Transfers - Out:	<u>-</u>	<u>212,500.00</u>	<u>-</u>
	<u>216,347.03</u>	<u>819,246.29</u>	<u>120,752.24</u>
Excess of Revenues over/(under) of Expenditures	<u>(11,105.60)</u>	<u>11,912.03</u>	<u>(50,882.59)</u>
Ending Unadjusted Retain Earnings	<u>\$ 216,347.03</u>	<u>\$ 394,246.29</u>	<u>\$ 120,752.24</u>
Assets:			
Cash:	(1,642,292.58)	-	-
Investments:	-	-	-
Prepaid items	5,000.00	-	-
Receivables:	-	-	-
Accounts	7,716.70	-	-
Less: allowance for uncollectibles	-	-	-
Accrued interest receivable	-	-	-
Due from other governments	-	-	-
Due from other funds	409.15	-	-
Inventory	52,389.67	-	-
Total Current Assets	<u>(1,576,777.06)</u>	<u>-</u>	<u>-</u>
Non-Current Assets			
Restricted Assets:			
Cash and cash equivalents			
Investments	-	-	-
Deferred charges	90,859.93	-	-
Capital Assets:			
Land	1,642,918.52	-	-
Sprinkler system	1,711,483.55	-	-
Buildings	1,495,983.32	-	-
Equipment	1,938,777.22	-	-
Other improvements	1,710,048.22	-	-
Construction in progress	52,597.50	-	-
Accumulated depreciation and amortization	(5,511,005.90)	-	-
Other capital assets, net of accumulated depreciation	-	-	-
Total Non-current assets	<u>-</u>	<u>6,817,336.89</u>	<u>-</u>
Total Assets:	<u>3,131,662.36</u>	<u>6,817,336.89</u>	<u>-</u>
	<u>1,554,885.30</u>	<u>6,817,336.89</u>	<u>-</u>
Liabilities:			
Accounts Payable			
Retainage payable	13,946.82	200,327.31	23,815.35
Accrued interest payable	277.22	-	(64.27)
Other liabilities	241.35	62,748.68	-
Compensated absences	15,090.74	141,148.26	8,308.99
Accrued payroll	36,240.32	34,019.92	8,729.04
Due to other funds	9,405.89	15,699.99	8,452.20
Customer deposits	2,423.25	-	1,522.58
Deferred Revenue	-	-	-
Current portion of long-term	75,871.50	-	65,718.00
Subdividers deposits	203,419.44	786,162.89	-
Leases	-	-	-
Unfunded Contributions (TMRS,OPEBS)	137,356.73	2,450,505.60	5,409.36
Long-term obligations:	345,318.67	642,833.67	86,078.79
Total Liabilities	<u>44,608.28</u>	<u>83,048.40</u>	<u>11,106.38</u>
	<u>884,200.21</u>	<u>4,416,494.72</u>	<u>219,076.42</u>
Net Assets:			
Nonspendable			
Restricted	5,035,419.86	6,734,288.49	-
Committed	(12,792.12)	-	-
Assigned	-	-	-
Unassigned	(4,351,942.65)	496,444.51	-
	<u>-</u>	<u>(4,829,890.83)</u>	<u>(219,076.42)</u>
Total	<u>\$ 670,685.09</u>	<u>\$ 2,400,842.17</u>	<u>\$ (219,076.42)</u>

CITY OF MISSION, TEXAS
UTILITY ENTERPRISE FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING 10/31/25
UNADJUSTED

Item 31.

	Total Utility Funds 02	Utility Fund	Utility Reserve Funds	Utility I&S Funds	Capital Project Fund
Unadjusted Retain Earnings	\$ 68,067,092.45	\$ 62,726,916.59	\$ 2,929,834.19	\$ 1,529,334.39	\$ 881,007.28
Revenues:					
Charges for Services			-	-	-
Water Sales	343,817.05	343,817.05			
Sewer Sales	211,425.00	211,425.00			
Re/Connection fees	63,489.66	63,489.66			
Other Associated charges and fees	15,654.70	15,654.70			
Special Assessments	13,390.00	13,390.00			
Reimbursements	11,435.67	11,435.67	-	-	-
Interest Earned	(45,775.07)	(47,356.75)	849.79	625.09	106.80
Miscellaneous	31,469.34	31,469.34	-	-	-
Other Financing Sources	818,950.00	818,950.00	-	-	-
Total Revenues:	<u>1,463,856.35</u>	<u>1,462,274.67</u>	<u>849.79</u>	<u>625.09</u>	<u>106.80</u>
Transfers In:	-	-	-	-	-
Total Revenue and Transfer In:	<u>1,463,856.35</u>	<u>1,462,274.67</u>	<u>849.79</u>	<u>625.09</u>	<u>106.80</u>
Expenditures:					
Administration	58,171.48	58,171.48	-	-	-
Water Distribution	159,171.90	159,171.90	-	-	-
South Water Treatment	123,321.02	123,321.02	-	-	-
Wastewater Treatment	279,814.10	279,814.10	-	-	-
Industrial Pre-Treatment	7,705.78	7,705.78	-	-	-
Utility Billing and Collecting	36,230.19	36,230.19	-	-	-
Organizational Expense	46,686.37	46,686.37	-	-	-
Meter Readers	30,251.87	30,251.87	-	-	-
North Water Plant	137,041.98	137,041.98	-	-	-
Total Expenditures:	<u>878,394.69</u>	<u>878,394.69</u>	<u>-</u>	<u>-</u>	<u>-</u>
Transfers - Out:	-	-	-	-	-
Excess of Revenues over/(under) of Expenditures	<u>585,461.66</u>	<u>583,879.98</u>	<u>849.79</u>	<u>625.09</u>	<u>106.80</u>
Ending Retain Earnings: (unadjusted)	<u>\$ 68,652,554.11</u>	<u>\$ 63,310,796.57</u>	<u>\$ 2,930,683.98</u>	<u>\$ 1,529,959.48</u>	<u>\$ 881,114.08</u>
Assets:					
Cash:			-	-	-
Claim on Cash	1,730,644.00	1,730,644.00	-	-	-
Operations Reserve	2,929,834.19	2,929,834.19	-	-	-
Investments:	331,668.60	331,668.60	-	-	-
Prepaid items	6,100.00	6,100.00	-	-	-
Receivables:					
Accounts	1,904,524.02	1,904,524.02	-	-	-
Less: allowance for uncollectibles	(351,706.86)	(351,706.86)	-	-	-
Accrued interest receivable	838.07	838.07	-	-	-
Due from other funds	2,174,275.24	2,174,275.24	-	-	-
Inventory	215,510.82	215,510.82	-	-	-
Total Current Assets	<u>8,941,688.08</u>	<u>8,941,688.08</u>	<u>-</u>	<u>-</u>	<u>-</u>
Non-Current Assets					
Restricted Assets:					
Cash and cash equivalents	11,722,380.82	9,327,717.99	692,532.96	1,529,334.39	172,795.48
Investments	507,769.85	219,766.40	109,683.14	178,320.31	-
Accrued interest receivable	-	-	-	-	-
Deferred charges	165,309.09	165,309.09	-	-	-
Capital Assets:					
Land, water rights, and construction in progress	34,894,770.56	34,894,770.56	-	-	-
Other capital assets, net of accumulated depreciation	56,311,321.23	56,311,321.23	-	-	-
Total Non-current assets	<u>103,601,551.55</u>	<u>100,918,885.27</u>	<u>802,216.10</u>	<u>1,707,654.70</u>	<u>172,795.48</u>
Total Assets:	<u>112,543,239.63</u>	<u>109,860,573.35</u>	<u>802,216.10</u>	<u>1,707,654.70</u>	<u>172,795.48</u>
Liabilities:					
Accounts Payable	854,043.73	854,043.73	-	-	-
Retainage payable	224,881.00	224,881.00	-	-	-
Accrued interest payable	-	-	-	-	-
Other liabilities	42,233.96	42,233.96	-	-	-
Compensated absences	174,111.23	174,111.23	-	-	-
Accrued payroll	15,310.83	15,310.83	-	-	-
Due to other funds	5,732,202.10	5,732,202.10	-	-	-
Customer deposits	2,919,224.74	2,919,224.74	-	-	-
Deferred Revenue	161,206.66	161,206.66	-	-	-
Current portion of long-term	1,262,139.65	1,262,139.65	-	-	-
Subdividers deposits	2,834,067.86	2,834,067.86	-	-	-
Leases	883,688.67	883,688.67	-	-	-
Unfunded Contributions (TMRS,OPEBS)					
Long-term obligations:	25,875,104.93	25,875,104.93	-	-	-
Total Liabilities	<u>40,978,215.36</u>	<u>40,978,215.36</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Assets:					
Nonspendable	61,804,071.60	61,804,071.60	-	-	-
Restricted	2,682,666.28	-	802,216.10	1,707,654.70	-
Assigned	1,564,277.73	1,564,277.73	-	-	-
Unassigned	5,514,008.66	5,514,008.66	-	-	-
	<u>\$ 71,565,024.27</u>	<u>\$ 68,882,357.99</u>	<u>\$ 802,216.10</u>	<u>\$ 1,707,654.70</u>	<u>\$ 172,795.48</u>

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Unadjusted Retain Earnings**Revenues:****Charges for Services**

Water Sales

Sewer Sales

Re/Connection fees

Other Associated charges and fees

Special Assessments**Reimbursements**

Interest Earned

Miscellaneous

Other Financing Sources**Total Revenues:****Transfers In:****Total Revenue and Transfer In:****Expenditures:**

Administration

Water Distribution

South Water Treatment

Wastewater Treatment

Industrial Pre-Treatment

Utility Billing and Collecting

Organizational Expense

Meter Readers

North Water Plant

Total Expenditures:**Transfers - Out:****Excess of Revenues over/(under) of Expenditures****Ending Retain Earnings: (unadjusted)****Assets:****Cash:**

Claim on Cash

Operations Reserve

Investments:

Prepaid items

Receivables:

Accounts

Less: allowance for uncollectibles

Accrued interest receivable

Due from other funds**Inventory****Total Current Assets****Non-Current Assets****Restricted Assets:**

Cash and cash equivalents

Investments

Accrued interest receivable

Deferred charges

Capital Assets:

Land, water rights, and construction in progress

Other capital assets, net of accumulated depreciation

Total Non-current assets**Total Assets:****Liabilities:**

Accounts Payable

Retainage payable

Accrued interest payable

Other liabilities

Compensated absences

Accrued payroll

Due to other funds

Customer deposits

Deferred Revenue

Current portion of long-term

Subdividers deposits

Leases

Unfunded Contributions (TMRS,OPEBS)

Long-term obligations:**Total Liabilities****Net Assets:**

Nonspendable

Restricted

Assigned

Unassigned

**CITY OF MISSION, TEXAS
UTILITY ENTERPRISE FUND
INCOME STATEMENTS FOR THE MONTH ENDING 12/31/2022
UNADJUSTED**

Item 31.

	Total Utility Funds 02	Utility Fund	Utility Reserve & Ext Funds	Utility I&S Funds	Utility Capital Project Fund
Beginning Unadjusted Retain Earnings	\$ 68,652,554.11	\$ 63,310,796.57	\$ 2,930,683.98	\$ 1,529,959.48	\$ 881,114.08
Revenues:					
Charges for Services	-				
Water Sales	1,318,225.23	1,318,225.23	-	-	-
Sewer Sales	767,935.44	767,935.44	-	-	-
Re/Connection fees	23,767.98	23,767.98	-	-	-
Other Services	13,057.31	13,057.31	-	-	-
Special Assessments	5,930.00	5,930.00	-	-	-
Reimbursements	150,500.00	150,500.00	-	-	-
Interest Earned	5,774.89	2,806.55	2,283.94	584.57	99.83
Miscellaneous	29,856.92	29,856.92	-	-	-
Total Revenues:	<u>2,315,047.77</u>	<u>2,312,079.43</u>	<u>2,283.94</u>	<u>584.57</u>	<u>99.83</u>
Transfers In:	-	-	-	-	-
Total Revenue and Transfer In:	<u>2,315,047.77</u>	<u>2,312,079.43</u>	<u>2,283.94</u>	<u>584.57</u>	<u>99.83</u>
Expenditures:					
Administration	62,951.69	62,951.69	-	-	-
Water Distribution	283,771.74	283,771.74	-	-	-
Water Treatment	230,841.71	230,841.71	-	-	-
Wastewater Treatment	177,583.24	177,583.24	-	-	-
Industrial Pre-Treatment	14,244.69	14,244.69	-	-	-
Utility Billing and Collecting	91,529.75	91,529.75	-	-	-
Organizational Expense	94,691.94	94,691.94	-	-	-
Meter Readers	62,103.39	62,103.39	-	-	-
North Water Plant	256,752.41	256,752.41	-	-	-
Total Expenditures:	<u>1,274,470.56</u>	<u>1,274,470.56</u>	<u>-</u>	<u>-</u>	<u>-</u>
Transfers - Out:	-	-	-	-	-
Total Expenditures:	<u>1,274,470.56</u>	<u>1,274,470.56</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues over/(under) of Expenditures	<u>1,040,577.21</u>	<u>1,037,608.87</u>	<u>2,283.94</u>	<u>584.57</u>	<u>99.83</u>
Ending Unadjusted Retain Earnings	<u>\$ 69,693,131.32</u>	<u>\$ 64,348,405.44</u>	<u>\$ 2,932,967.92</u>	<u>\$ 1,530,544.05</u>	<u>\$ 881,213.91</u>
Assets:					
Cash:			-	-	-
Claim on Cash	1,600,578.90	1,600,578.90	-	-	-
Operations Reserve	2,930,556.61	2,930,556.61	-	-	-
Investments:	765,542.97	765,542.97	-	-	-
Prepaid items	6,100.00	6,100.00	-	-	-
Receivables:			-	-	-
Accounts	2,233,960.95	2,233,960.95	-	-	-
Less: allowance for uncollectibles	(351,756.99)	(351,756.99)	-	-	-
Accrued interest receivable	838.07	838.07	-	-	-
Due from other funds	2,174,275.24	2,174,275.24	-	-	-
Inventory	215,510.82	215,510.82	-	-	-
Total Current Assets	<u>9,575,606.57</u>	<u>9,575,606.57</u>	<u>-</u>	<u>-</u>	<u>-</u>
Non-Current Assets					
Restricted Assets:					
Cash and cash equivalents	11,723,502.72	9,328,249.42	692,703.72	1,529,711.49	172,838.09
Investments	509,434.40	220,486.81	110,042.71	178,904.88	-
Deferred charges	165,309.09	165,309.09	-	-	-
Capital Assets:					
Land, water rights, and construction in progress	35,049,559.58	35,049,559.58	-	-	-
Other capital assets, net of accumulated depreciation	56,740,693.74	56,740,693.74	-	-	-
Total Non-current assets	<u>104,188,499.53</u>	<u>101,504,298.64</u>	<u>802,746.43</u>	<u>1,708,616.37</u>	<u>172,838.09</u>
Total Assets:	<u><u>113,764,106.10</u></u>	<u><u>111,079,905.21</u></u>	<u><u>802,746.43</u></u>	<u><u>1,708,616.37</u></u>	<u><u>172,838.09</u></u>
Liabilities:					
Accounts Payable	313,225.27	313,225.27	-	-	-
Retainage payable	224,881.00	224,881.00	-	-	-
Other liabilities	206,773.12	206,773.12	-	-	-
Compensated absences	174,111.23	174,111.23	-	-	-
Accrued payroll	15,310.83	15,310.83	-	-	-
Due to other funds	5,779,506.08	5,779,506.08	-	-	-
Customer deposits	2,931,519.74	2,931,519.74	-	-	-
Deferred Revenue	161,206.66	161,206.66	-	-	-
Current portion of long-term	1,262,139.65	1,262,139.65	-	-	-
Subdividers deposits	2,788,313.06	2,788,313.06	-	-	-
Leases	883,688.67	883,688.67	-	-	-
Long-term obligations:	19,764,167.00	19,764,167.00	-	-	-
Total Liabilities	<u>34,504,842.31</u>	<u>34,504,842.31</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Assets:					
Nonspendable	61,804,071.60	61,804,071.60	-	-	-
Restricted	2,684,200.89	-	802,746.43	1,708,616.37	-
Committed	2,731,655.87	2,731,655.87	-	-	-
Unassigned	12,039,335.43	12,039,335.43	-	-	-
Total Net Assets:	<u>\$ 79,259,263.79</u>	<u>\$ 76,575,062.90</u>	<u>\$ 802,746.43</u>	<u>\$ 1,708,616.37</u>	<u>\$ -</u>

**CITY OF MISSION, TEXAS
UTILITY ENTERPRISE FUND
INCOME STATEMENTS FOR THE MONTH ENDING 12/31/25
UNADJUSTED**

	Total Utility Funds 02	Utility Fund	Utility Reserve & Ext Funds	Utility I&S Funds	Utility Capital Project Fund
Unadjusted Retain Earnings	\$ 69,693,131.32	\$ 64,348,405.44	\$ 2,932,967.92	\$ 1,530,544.05	\$ 881,213.91
Revenues:					
Charges for Services					
Water Sales	1,271,266.44	1,271,266.44	-	-	-
Re/Connection fees	34,052.50	34,052.50	-	-	-
Sewer Sales	746,186.96	746,186.96	-	-	-
Other Services	41,359.82	41,359.82	-	-	-
Interest Earned	4,879.53	1,999.24	2,199.40	581.53	99.36
Miscellaneous	31,416.60	31,416.60	-	-	-
Sale of Assets	-	-	-	-	-
Special Assessments	8,730.50	8,730.50	-	-	-
Total Revenues:	<u>2,137,892.35</u>	<u>2,135,012.06</u>	<u>2,199.40</u>	<u>581.53</u>	<u>99.36</u>
Transfers In:	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue and Transfer In:	<u><u>2,137,892.35</u></u>	<u><u>2,135,012.06</u></u>	<u><u>2,199.40</u></u>	<u><u>581.53</u></u>	<u><u>99.36</u></u>
Expenditures:					
Administration	68,672.61	68,672.61	-	-	-
Water Distribution	518,311.87	518,311.87	-	-	-
Water Treatment	259,547.77	259,547.77	-	-	-
Wastewater Treatment	372,243.66	372,243.66	-	-	-
Industrial Pre-Treatment	16,863.26	16,863.26	-	-	-
Utility Billing and Collecting	42,031.75	42,031.75	-	-	-
Organizational Expense	98,966.20	98,966.20	-	-	-
Meter Readers	80,718.30	80,718.30	-	-	-
North Water Plant	339,206.61	339,206.61	-	-	-
2014 TWDB Bond	16,500.00	16,500.00	-	-	-
Total Expenditures:	<u>1,813,062.03</u>	<u>1,813,062.03</u>	<u>-</u>	<u>-</u>	<u>-</u>
Transfers - Out:	<u>758,561.00</u>	<u>758,561.00</u>	<u>-</u>	<u>-</u>	<u>-</u>
	2,571,623.03	2,571,623.03	-	-	-
Excess of Revenues over/(under) of Expenditure:	<u>(433,730.68)</u>	<u>(436,610.97)</u>	<u>2,199.40</u>	<u>581.53</u>	<u>99.36</u>
Ending Retain Earnings: (unadjusted)	<u><u>\$ 69,259,400.64</u></u>	<u><u>\$ 63,911,794.47</u></u>	<u><u>\$ 2,935,167.32</u></u>	<u><u>\$ 1,531,125.58</u></u>	<u><u>\$ 881,313.27</u></u>

Assets:					
Cash:			-	-	-
Claim on Cash	9,318,130.73	9,318,130.73			
Operating Reserve	2,931,303.30	2,931,303.30			
Petty and Till Boxes Cash	4,000.00	4,000.00			
Investments:	767,384.69	767,384.69	-	-	-
Prepaid items	6,100.00	6,100.00	-	-	-
Receivables:					
Accounts	2,000,310.56	2,000,310.56	-	-	-
Less: allowance for uncollectibles	(352,225.70)	(352,225.70)	-	-	-
Accrued interest receivable	-	-	-	-	-
Due from other funds	(5,935,990.91)	(5,935,990.91)	-	-	-
Inventory	215,510.82	215,510.82	-	-	-
Total Current Assets	<u>8,954,523.49</u>	<u>8,954,523.49</u>	<u>-</u>	<u>-</u>	<u>-</u>
Non-Current Assets					
Restricted Assets:					
Cash and cash equivalents	11,722,587.15	9,328,798.70	692,880.22	1,528,026.10	172,882.13
Investments	511,090.30	221,203.50	110,400.39	179,486.41	-
Deferred charges	165,309.09	165,309.09	-	-	-
Capital Assets:					
Land, water rights, and construction in progress	34,894,770.56	34,894,770.56	-	-	-
Other capital assets, net of accumulated depreciation	56,311,321.23	56,311,321.23	-	-	-
Total Non-current assets	<u>103,605,078.33</u>	<u>100,921,403.08</u>	<u>803,280.61</u>	<u>1,707,512.51</u>	<u>172,882.13</u>
Total Assets:	<u>112,559,601.82</u>	<u>109,875,926.57</u>	<u>803,280.61</u>	<u>1,707,512.51</u>	<u>172,882.13</u>
Liabilities:					
Accounts Payable	174,897.05	174,897.05	-	-	-
Other liabilities	55,118.77	55,118.77	-	-	-
Compensated absences	174,111.23	174,111.23	-	-	-
Accrued payroll	15,310.83	15,310.83	-	-	-
Due to other funds	5,510,303.81	5,510,303.81	-	-	-
Customer deposits	2,946,334.74	2,946,334.74	-	-	-
Deferred Revenue	161,206.66	161,206.66	-	-	-
Current portion of long-term	1,262,139.65	1,262,139.65	-	-	-
Subdividers deposits	2,827,471.17	2,827,471.17	-	-	-
Leases	883,688.67	883,688.67	-	-	-
Long-term obligations:	19,764,167.00	19,764,167.00	-	-	-
Total Liabilities	<u>34,022,883.08</u>	<u>34,022,883.08</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Assets:					
Nonspendable	61,804,071.60	61,804,071.60	-	-	-
Restricted	2,683,675.25	-	803,280.61	1,707,512.51	172,882.13
Committed	2,650,168.27	2,650,168.27	-	-	-
Unassigned	11,398,803.62	11,398,803.62	-	-	-
	<u>\$ 78,536,718.74</u>	<u>\$ 75,853,043.49</u>	<u>\$ 803,280.61</u>	<u>\$ 1,707,512.51</u>	<u>\$ 172,882.13</u>

**CITY OF MISSION, TEXAS
GENERAL FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING 10/31/2011**

Item 31.

**General
Fund**

REVENUES

Property Taxes		
Current	\$	69,271.21
Delinquent		113,219.40
Penalty & Interest		-
Sales Taxes		-
Licenses and permits		72,929.52
Intergovernmental Revenues		713.24
Charges for Services		116,869.82
Fines and Forfeits		111,121.35
Interest Earned		16,093.67
Net interest in Investments		(22,469.41)
Miscellaneous		11,106.92
Total Revenues:		488,855.72

EXPENDITURES

Legislative		1,051.01
Executive		32,584.38
Finance		191,632.34
Municipal Court		45,064.01
Planning		78,494.15
Facilities Maintenance		66,073.91
Fleet Maintenance		21,941.02
Organizational		63,675.84
Purchasing		17,069.54
City Secretary		27,961.21
Risk Management		5,399.04
Human Resources		29,630.78
Information Technology		34,833.05
Media Relations		25,842.66
Legal		30,692.44
Police		1,580,014.09
Fire		958,352.99
Fire Prevention		66,958.90
Streets		195,099.95
Health		23,848.50
Animal Welfare		46,473.42
Museum		19,534.69
Parks and Recreation		17,004.77
Parks		136,103.84
Recreation		7,906.31
Library		67,821.67
Bannworth Pool		9,512.40
Mayberry Pool		9,897.50
Total Expenditures:		3,810,474.41

Excess (Deficiency) of Revenues Over (Under) Expenditures:	\$	(3,321,618.69)
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**CITY OF MISSION, TEXAS
GENERAL FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING**

Item 31.

General
Fund

Unaudited Fund balance at the beginning of the month	6,452,659.47
Fund balance at the end of the month	\$ 3,131,040.78

Assets:

Cash:	3,710,542.46
Investments:	4,379,371.86
Prepaid items	115,445.77
Receivables:	
Taxes	34,000,085.82
Accounts	2,097,621.19
Less: allowance for uncollectibles	(1,916,963.88)
Accrued interest	-
Due from other governments	589,342.62
Due from other funds	12,197,120.85
Due from component unit (MEDC)	2,539,030.38
Inventory	6,266.71
Restricted assets	-
Total Assets:	57,717,863.78

Liabilities and Fund Balance:

Accounts Payable	809,665.88
Reserves	257,621.35
Other liabilities	446,676.04
Accrued payroll	279,103.62
Due to other funds	21,344,203.31
 Deferred Revenue	 31,449,552.80
Total Liabilities	54,586,823.00

Net Assets:

Nonspendable	121,712.48
Restricted	-
Committed	2,040,305.19
Assigned	-
Unassigned	96,023.11
Total Fund Balance	\$ 3,131,040.78

**CITY OF MISSION, TEXAS
GENERAL FUND
INCOME STATEMENT FOR THE MONTH ENDING**

Item 31.

**General
Fund**

REVENUES

Property Taxes	
Current	\$ 1,721,138
Delinquent	52,959
Penalty & Interest	22,553
Sales Taxes	12,963
Other Taxes	163,235
Licenses and Permits	63,475
Intergovernmental Revenues	49
Charges for Services	370,929
Fines and Forfeits	75,888
Interest Earned	15,051
Miscellaneous revenue	20,355
Special Assessments	-
Total Revenues:	2,518,595

EXPENDITURES

Legislative	5,329
Executive	35,642
Finance	82,050
Municipal Court	55,094
Planning	92,673
Facilities Maintenance	67,570
Fleet Maintenance	84,800
Organizational	148,351
Purchasing	20,840
City Secretary	31,996
Risk Management	21,181
Civil Service	34
Human Resources	43,752
Information Technology	350,213
Media Relations	32,062
Legal	56,466
Police	1,733,134
Fire	1,129,365
Fire Prevention	67,116
Streets	325,035
Health	38,496
Animal Welfare	38,801
Museum	21,464
Parks and Recreation Administration	21,986
Parks	162,377
Recreation	10,180
Library	79,951
Bannworth Pool	9,528
Mayberry Pool	9,392
Total Expenditures:	4,774,877

Excess (Deficiency) of Revenue Over (Under) Expenditures	\$ (2,256,282)
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Unaudited Fund balance at the beginning of the month	2,121,941
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Fund balance at the end of month	\$ 269 59
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**CITY OF MISSION, TEXAS
GENERAL FUND
BALANCE SHEET FOR THE MONTH ENDING**

Item 31.

Assets:

Cash:	\$	3,144,708
Investments:		4,393,802
Prepaid items		114,073
Receivables:		
Taxes		
Property		30,426,947
Sales		-
Accounts		1,943,269
Less: allowance for uncollectibles		(1,916,964)
Due from other governments		583,370
Due from other funds		12,233,532
Due from component unit		2,539,030
Inventory		6,235
Total Assets:		53,468,003

Liabilities and Fund Balance:

Accounts Payable		361,690
Other liabilities		300,692
Payable from restricted assets:		
Retainage payable		257,621
Accrued payroll		279,104
Due to other funds		21,665,722
Deferred Revenue		29,728,415
Total Liabilities		52,593,244

FUND BALANCES

Nonspendable		120,308
Committed		522,886
Assigned		-
Unassigned		5,112
Total Fund Balance	<div style="border: 1px solid black; padding: 5px; display: inline-block;">270</div>	\$ 874,759

**CITY OF MISSION, TEXAS
GENERAL FUND
INCOME STATEMENTS FOR THE MONTH ENDING**

Item 31.

	Fund
<u>REVENUES</u>	
Property Taxes	
Current	\$ 11,561,276.31
Delinquent	-
Penalty & Interest	24,455.19
Sales Taxes	1,710,465.34
Other Taxes	156,582.80
Licenses and permits	77,684.88
Intergovernmental Revenues	132,735.86
Charges for Services	317,524.24
Fines and Forfeits	104,502.25
Interest Earned	23,343.52
Miscellaneous	24,379.85
Total Revenues:	14,132,950.24
Total Resources Available:	14,132,950.24

EXPENDITURES

Legislative	4,178.75
Executive	36,964.12
Finance	83,322.60
Municipal Court	55,250.31
Planning	91,568.62
Facilities Maintenance	124,649.55
Fleet Maintenance	145,883.99
Organizational	331,019.17
Purchasing	20,726.09
City Secretary	42,393.75
Risk Management	15,363.12
Civil Service	3,777.07
Human Resources	35,792.81
Information Technology	349,958.93
Media Relations	29,591.31
Legal	51,977.29
Police	2,156,103.23
Fire	1,895,229.93
Fire Prevention	91,166.23
Streets	469,914.12
Health	35,434.92
Animal Welfare	55,388.47
Museum	22,782.44
Parks and Recreation Administration	21,460.76
Parks	223,379.61
Recreation	14,759.74
Library	97,255.95
Banworth Pool	17,361.65
Mayberry Pool	26,217.00
Total Expenditures:	6,548,871.53

Excess (Deficiency) of Revenue Over (Under) Expenditures	\$ 7,584,078.71
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OTHER FINANCING SOURCES (USES)

Transfer in	
Utility fund	758,561.00
Solid Waste fund	325,000.00
Transfer out	
Event Center	(12,500.00)
Boys & Girls fund	(175,000.00)
Capital Asset Replacement Fund	(375,000.00)
Golf Course fund	(109,700.00)
Net Change in fund balances	\$ 7,005,180.71
Unaudited Fund balance at the beginning of the month	271
Fund balance at the end of year	\$ 8,870,198.36

**CITY OF MISSION, TEXAS
GENERAL FUND
BALANCE SHEET FOR THE MONTH ENDING 12/31/05**

Assets:

Cash:	\$	<i>Item 31.</i>
Investments:		4,009,928.52
Prepaid items		13,416,528.39
Receivables:		116,169.50
Taxes		
Property		30,354,111.00
Sales		-
Accounts		1,940,346.58
Less: allowance for uncollectibles		(1,916,963.88)
Accrued interest receivable		-
Due from other governments		378,461.60
Due from other funds		12,257,802.32
Due from component unit		2,539,030.38
Long-term receivable		-
Inventory		6,220.69
Restricted assets		-
Total Assets:		63,161,635.10

Liabilities and Fund Balance:

Accounts Payable		79,985.63
Accrued interest payable		-
Other liabilities		172,853.04
Accrued payroll		279,103.62
Due to other funds		23,773,458.06
Deferred Revenue		29,728,415.04
Total Liabilities		54,291,436.74

Nonspendable

Restricted		122,390.19
Committed		-
Assigned		726,740.56
Unassigned		272

Total Fund Balance	\$	8,870,198.36
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CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026
PRESENTED BY: Vidal Roman, Finance Director
AGENDA ITEM: Presentation of 2026 Budget to Actual Report for quarter ending March 2026 – Roman

NATURE OF REQUEST:

Quarter ending March 2026 Budget to Actual Report (attached)

BUDGETED: 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 AG

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

01 -GENERAL FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
REVENUE SUMMARY					
	69,714,024.00	3,708,965.61	41,797,711.83	59.96	27,916,312.17
*** TOTAL REVENUES ***	69,714,024.00	3,708,965.61	41,797,711.83	59.96	27,916,312.17
EXPENDITURE SUMMARY					
10-LEGISLATIVE	31,477.00	1,134.09	13,199.33	41.93	18,277.67
11-EXECUTIVE	726,179.25	67,782.67	244,886.55	33.72	481,292.70
12-FINANCE	1,871,063.34	311,039.20	1,027,761.93	54.93	843,301.41
13-MUNICIPAL COURT	698,001.30	69,038.81	341,853.72	48.98	356,147.58
14-PLANNING	949,465.96	117,962.69	558,433.85	58.82	391,032.11
15-FACILITIES MAINTENANCE	1,773,503.61	110,394.09	570,704.29	32.18	1,202,799.32
16-FLEET MAINTENANCE	1,233,301.74	68,256.41	434,976.43	35.27	798,325.31
17-ORGANIZATIONAL EXPENSE	1,117,237.00	76,305.72	901,474.95	80.69	215,762.05
18-PURCHASING	289,530.00	27,063.38	142,535.27	49.23	146,994.73
19-CITY SECRETARY	452,117.00	48,486.78	215,467.90	47.66	236,649.10
22-RISK MANAGEMENT	846,580.80	11,501.04	70,057.60	8.28	776,523.20
23-ELECTIONS	0.00	0.00	0.00	0.00	0.00
24-CIVIL SERVICE	58,159.26	0.00	9,446.44	16.24	48,712.82
25-HUMAN RESOURCES	422,288.56	46,820.29	221,537.85	52.46	200,750.71
26-INFORMATION TECHNOLOG	2,232,908.00	66,077.55	945,189.54	42.33	1,287,718.46
27-MEDIA RELATIONS	386,368.22	39,138.58	187,848.21	48.62	198,520.01
28-LEGAL	712,153.00	100,549.13	361,814.90	50.81	350,338.10
30-POLICE	24,684,508.96	2,326,200.44	11,262,887.74	45.63	13,421,621.22
31-FIRE	13,917,214.00	1,515,365.87	7,658,877.24	55.03	6,258,336.76
32-FIRE PREVENTION	1,034,347.00	107,738.70	482,173.91	46.62	552,173.09
40-STREETS	4,778,415.35	481,802.74	2,255,113.02	47.19	2,523,302.33
43-HEALTH REGULATION & IN	773,719.19	39,855.85	189,253.29	24.46	584,465.90
44-ANIMAL CONTROL	1,055,956.00	51,632.64	278,715.07	26.39	777,240.93
51-MISSION HISTORICAL MUS	432,612.00	31,447.84	138,941.77	32.12	293,670.23
60-PARKS & RECREATION ADM	296,377.27	28,095.06	129,987.09	43.86	166,390.18
61-PARKS	2,906,189.48	228,726.33	1,200,133.65	41.30	1,706,055.83
63-RECREATION	349,479.97	8,719.69	54,460.14	15.58	295,019.83
64-LIBRARY	1,603,867.12	116,272.08	541,257.07	33.75	1,062,610.05
65-BANNWORTH POOL	334,760.77	12,972.51	78,364.40	23.41	256,396.37
67-MAYBERRY POOL	478,178.01	13,274.37	80,691.45	16.87	397,486.56
99-TRANSFERS OUT	2,962,928.00	797,200.00	1,469,400.00	49.59	1,493,528.00

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

01 -GENERAL FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE

*** TOTAL EXPENDITURES ***	69,408,887.16	6,920,854.55	32,067,444.60	46.20	37,341,442.56
	=====	=====	=====	=====	=====

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

01 -GENERAL FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
????					
300-31000	CURRENT AD VALOREM TAXES 29,781,774.00	0.00	26,282,807.56	88.25	3,498,966.44
300-31100	TAX ADJUSTMENTS 0.00	0.00	0.00	0.00	0.00
300-31150	TAX REFUNDS 0.00	0.00	0.00	0.00	0.00
300-31200	DELINQUENT AD VALOREM TAXES 338,356.00	0.00	317,032.04	93.70	21,323.96
300-31300	INTEREST & PENALTIES ON TAXE 495,189.00	0.00	143,777.75	29.03	351,411.25
300-31400	SALES TAX 14,626,000.00	1,133,977.69	5,111,112.29	34.95	9,514,887.71
300-31410	SALES TAX-TAX ABATEMENT 7,354,263.00	566,988.85	2,555,556.16	34.75	4,798,706.84
300-31420	BINGO TAX 40,400.00	12,084.81	12,084.81	29.91	28,315.19
300-31500	FRANCHISE TAX 3,535,000.00	121,245.64	1,214,290.84	34.35	2,320,709.16
300-31520	TELECOMM. LINE ACCESS FEES 45,450.00	5,016.02	10,573.97	23.27	34,876.03
300-31600	CORP COURT SERVICE FEE 40,400.00	0.00	15,021.04	37.18	25,378.96
300-31620	BIRTH CERTIFICATE SERVICE FE 2,525.00	656.00	1,387.80	54.96	1,137.20
300-31625	TRUANCY PREVENTION & DIVERSI 30,300.00	4,145.11	20,736.45	68.44	9,563.55
300-31700	MIXED DRINK TAX 55,045.00	3,707.37	14,227.06	25.85	40,817.94
300-32000	OCCUPATIONAL LICENSES 51,510.00	4,175.00	18,575.00	36.06	32,935.00
300-32025	HEALTH PERMIT 50,500.00	5,050.00	29,130.00	57.68	21,370.00
300-32050	SEISMOGRAPHIC TESTING PERMIT 0.00	0.00	0.00	0.00	0.00
300-32051	OIL AND GAS PERMITS 0.00	0.00	0.00	0.00	0.00
300-32100	MOVING & BUILDING PERMITS 650,000.00	87,627.97	259,662.42	39.95	390,337.58
300-32200	ELECTRICAL PERMITS 210,000.00	15,795.00	86,693.50	41.28	123,306.50
300-32250	MECHANICAL PERMITS 69,108.00	7,811.50	30,953.50	44.79	38,154.50
300-32300	PLUMBING PERMITS 120,000.00	13,735.00	54,189.00	45.16	65,811.00
300-32320	2% INSPECTION FEE 227,250.00	0.00	25,585.00	11.26	201,665.00
300-32325	PLANNING TECHNOLOGY FEE 16,160.00	1,329.00	6,642.00	41.10	9,518.00
300-32330	CONST. MATERIAL TESTING FEE 252,500.00	0.00	108,598.55	43.01	143,901.45
300-32340	ROW ANNUAL TOWER FEES 0.00	0.00	0.00	0.00	0.00
300-32350	BOARD OF ADJUSTMENTS FEE 0.00	0.00	0.00	0.00	0.00
300-32400	MISC. LICENSES & PERMITS 45,000.00	0.00	2,460.00	5.47	42,540.00
300-32500	GARAGE SALE PERMITS 0.00	4,515.00	22,085.00	0.00	(22,085.00)
300-33080	G.R.E.A.T. PROGRAM 0.00	0.00	0.00	0.00	0.00
300-33090	MCISD & SISD - DARE PROG. 1,476,585.00	169,962.15	567,216.27	38.41	909,368.73
300-33140	UNIVERSAL SERVICE FUND REBAT 0.00	0.00	0.00	0.00	0.00
300-33146	REIMB.-TXDOT/ R.O.W. 0.00	0.00	0.00	0.00	0.00
300-33160	MISSION ECONOMIC DEV AUTHORI 0.00	0.00	0.00	0.00	0.00
300-33177	REIMB. HIDALGO CO.-TAYLOR RO 0.00	0.00	0.00	0.00	0.00
300-33178	REIMB. CITY MCALLEN-TAYLOR R 0.00	0.00	0.00	0.00	0.00
300-33179	REIMB.-MCALLEN BRIDGE BOARD 0.00	0.00	0.00	0.00	0.00
300-33181	REIMBURSEMENT - LRGVDC 39,659.00	0.00	0.00	0.00	39,659.00
300-33182	REIMB - OTHER STATE AGENCIES 10,000.00	0.00	0.00	0.00	10,000.00
300-33183	REIMB - OTHER LOCAL GOV'T 0.00	0.00	0.00	0.00	0.00
300-33184	REIMB-OPIOD SETTLEMENT 0.00	0.00	0.00	0.00	0.00

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

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01 -GENERAL FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
300-33185 REIMB-B&G CLUB	0.00	60,326.88	60,326.88	0.00 (	60,326.88)
300-33215 REIMB.-TX CITRUS FIESTA DIRE	0.00	0.00	0.00	0.00	0.00
300-33217 STATE OF CITY ADDRESS	100,000.00	0.00	0.00	0.00	100,000.00
300-33220 REIMB. R.G.INITITIVE PART. G	0.00	0.00	0.00	0.00	0.00
300-33250 CONTRIBUTIONS--RURAL FIRES/S	20,200.00	0.00	0.00	0.00	20,200.00
300-33252 FIRE INSPECTION FEES	20,200.00	4,430.00	18,845.00	93.29	1,355.00
300-33260 COUNTY RESTITUTION REIMB.	0.00	0.00	49.42	0.00 (	49.42)
300-33280 OVERHEAD VETERANS	80,000.00	0.00	0.00	0.00	80,000.00
300-33281 OVERHEAD AND INDIRECT COST	404,050.00	0.00	0.00	0.00	404,050.00
300-33282 TIRZ REIMBURSEMENT	674,240.00	12,376.00	61,880.00	9.18	612,360.00
300-33500 FEMA REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
300-33580 LEOSE - PEACE OFFICER ALLOC.	0.00	0.00	0.00	0.00	0.00
300-33600 ST. HWY. TRAFIC SIGNAL MAINT	0.00	0.00	0.00	0.00	0.00
300-33620 COPS UNIVERSAL HIRING	631,868.00	0.00	0.00	0.00	631,868.00
300-33632 FBI OVERTIME	0.00	0.00	0.00	0.00	0.00
300-33640 TASK FORCE PROGRAM	35,000.00	0.00	0.00	0.00	35,000.00
300-33660 PEACE OFFICERS ALL. FIRE PRE	1,510.00	0.00	0.00	0.00	1,510.00
300-33680 D.E.A. OVERTIME TASK FORCE	20,000.00	0.00	3,529.59	17.65	16,470.41
300-34150 LOT CLEANING	101,000.00	2,259.32	(37,939.32)	37.56-	138,939.32
300-34155 LOT CLEANING- ADMIN. FEE	30,300.00	1,100.00	7,800.00	25.74	22,500.00
300-34300 LEASE-CITY PROPERTIES	15,150.00	0.00	4,217.97	27.84	10,932.03
300-34350 RENT-CITY BLDGS.	2,525.00	250.00	1,001.00	39.64	1,524.00
300-34489 TAAF - SUMMER PROGRAMS	24,240.00	0.00	0.00	0.00	24,240.00
300-34490 MAYBERRY POOL FEES	33,330.00	1,160.00	1,425.00	4.28	31,905.00
300-34491 BASKETBALL FEES & CHARGES	4,040.00	425.00	850.00	21.04	3,190.00
300-34492 SOFTBALL FEES & CHARGES	1,010.00	0.00	0.00	0.00	1,010.00
300-34493 FOOTBALL FEES & CHARGES	1,212.00	0.00	0.00	0.00	1,212.00
300-34494 KICKBALL FEES & CHARGES	0.00	0.00	0.00	0.00	0.00
300-34495 VOLLEYBALL FEES AND CHARGES	2,525.00	0.00	0.00	0.00	2,525.00
300-34496 PARK FACILITY RENTALS	30,300.00	6,455.00	27,785.00	91.70	2,515.00
300-34497 BANNWORTH POOL FEES	26,260.00	1,480.00	21,987.00	83.73	4,273.00
300-34498 YEAR-ROUND SWIM PROGRAM	22,220.00	1,725.00	11,355.00	51.10	10,865.00
300-34499 SUMMER RECREATIONAL FEES	101.00	0.00	0.00	0.00	101.00
300-34500 CEMETERY CHARGES	20,200.00	1,410.00	11,471.00	56.79	8,729.00
300-34550 VITAL STATISTICS	121,200.00	13,129.00	57,399.00	47.36	63,801.00
300-34580 BURIAL TRANSIT PERMIT	1,010.00	105.00	355.00	35.15	655.00
300-34584 ANIMAL ADOPTION FEES	1,010.00	2,000.00	8,515.00	843.07 (	7,505.00)
300-34585 ANIMAL CONTROL & SHELTER FEE	101.00	335.00	4,038.88	3,998.89 (	3,937.88)
300-34586 CONTRACTED ANIMAL SVC FEE	20,200.00	0.00	0.00	0.00	20,200.00
300-34600 ZONING & SUBDIVISION FEES	75,750.00	8,200.00	42,550.00	56.17	33,200.00
300-34610 PLANS & SPECIFICATIONS	0.00	0.00	0.00	0.00	0.00
300-34650 FOOD MANAGER/HANDLER ID FEE	0.00	0.00	0.00	0.00	0.00
300-34700 POLICE DEPT. SERVICE CHARGES	9,090.00	1,472.00	5,959.00	65.56	3,131.00
300-34701 FIRE ACADEMY FEES/FIRE BILLI	0.00	0.00	4,684.00	0.00 (4,684.00)

BUDGET TO ACTUAL
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01 -GENERAL FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE	
300-34705	FIRE DEPT TRAINING FEE	0.00	0.00	0.00	0.00	
300-34710	FIRE EMS RESPONSE FEES	1,500,000.00	195,272.85	1,474,372.85	98.29	25,627.15
300-34725	ARREST FEES - M.P.D.	32,320.00	1,169.78	5,396.32	16.70	26,923.68
300-34750	ALARM PERMITS	0.00	1,642.00	13,727.00	0.00 (	13,727.00)
300-34765	DETAINING CONTRACT SVCS	5,050.00	648.00	3,962.00	78.46	1,088.00
300-34775	ABANDONED MOTOR VEHICLE FEE	303.00	140.00	410.00	135.31 (	107.00)
300-34790	SECURITY EVENT FEE	4,040.00	0.00	0.00	0.00	4,040.00
300-34800	WARRANT EXECUTION FEE (102.0	127,260.00	8,962.04	79,350.29	62.35	47,909.71
300-34801	5% CREDIT CARD SERVICE FEE	30,300.00	6,698.90	22,601.82	74.59	7,698.18
300-34802	LOCAL JURY FEE	750.00	81.62	408.48	54.46	341.52
300-35000	CORPORATION COURT FINES	706,500.00	109,214.75	505,454.34	71.54	201,045.66
300-35010	CHILD SAFETY FEES	2,500.00	856.48	4,486.77	179.47 (	1,986.77)
300-35015	COURT EXPUNCTION FEE	0.00	0.00	0.00	0.00	0.00
300-35016	RESTITUTION FEE - LOCAL	0.00	0.00	0.00	0.00	0.00
300-35017	JUDICIAL FEE - CITY	0.00	0.00	0.00	0.00	0.00
300-35300	LIBRARY FINES	10,100.00	1,194.74	4,545.68	45.01	5,554.32
300-35310	LIBRARY COPIES	23,230.00	5,085.65	17,411.56	74.95	5,818.44
300-35311	LIBRARY RESERVATION FEE	0.00	0.00	715.00	0.00 (	715.00)
300-35312	LIBRARY RENTALS	101.00	110.00	1,495.75	1,480.94 (	1,394.75)
300-35320	LIBRARY DONATION/MEMORIAL-SU	0.00	0.00	325.00	0.00 (	325.00)
300-35340	HIDALGO COUNTY - LIBRARY	107,060.00	0.00	713.24	0.67	106,346.76
300-36000	COKE MACHINE & VENDING COMM	2,000.00	706.60	2,111.85	105.59 (	111.85)
300-36050	INTEREST EARNED ON INVESTMEN	40,400.00	0.00	136,061.47	336.79 (	95,661.47)
300-36051	NET INCREASE (DECREASE) IN F	0.00	0.00	(22,469.41)	0.00	22,469.41
300-36100	INTEREST EARNED-DEMAND DEPOS	5,050.00	5.78	5.78	0.11	5,044.22
300-36150	MISCELLANEOUS INCOME	150,000.00	15,253.88	125,180.38	83.45	24,819.62
300-36160	MISCELLANEOUS-INSURANCE SETT	40,000.00	0.00	0.00	0.00	40,000.00
300-36165	MISCELLANEOUS-COURT SETTLEME	0.00	0.00	0.00	0.00	0.00
300-36250	STREET LIGHTS REIMB.	0.00	0.00	0.00	0.00	0.00
300-36251	GAIN (LOSS) ON INVESTMENTS	0.00	0.00	0.00	0.00	0.00
300-36300	STREET SIGNS REIMB.	0.00	0.00	0.00	0.00	0.00
300-36330	SUBDIVIDERS REIMB. - STREETS	0.00	0.00	0.00	0.00	0.00
300-36500	OIL LEASE	0.00	0.00	0.00	0.00	0.00
300-36510	CONTRIBUTIONS AND DONATIONS	0.00	1,901.23	25,841.23	0.00 (	25,841.23)
300-39000	SALE OF CITY EQUIP. & ASSETS	0.00	0.00	0.00	0.00	0.00
300-39010	SALE OF CEMETERY LOTS	0.00	0.00	0.00	0.00	0.00
300-39020	REIMB-ECONOMIC DEVELOPMENT	0.00	0.00	0.00	0.00	0.00
300-39021	REIMB-MEDC-EMPLOYEES	0.00	0.00	0.00	0.00	0.00
300-39022	REIMB-MEDC	50,000.00	0.00	0.00	0.00	50,000.00
300-39050	OTHER FINANCING SOURCES-CL	0.00	0.00	0.00	0.00	0.00
300-39051	BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00
300-39900	TRANSFERS IN--UTILITY FUND	3,034,244.00	758,561.00	1,517,122.00	50.00	1,517,122.00
300-39905	TRANSFERS IN-SOLID WASTE FUN	1,300,000.00	325,000.00	650,000.00	50.00	650,000.00
300-39908	TRANSFERS IN-DEBT SERVICE FU	450,000.00	0.00	0.00	0.00	450,000.00

BUDGET TO ACTUAL
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01 -GENERAL FUND
REVENUES

		ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
300-39909	TRANSFER IN - CAPITAL PROJ	0.00	0.00	0.00	0.00	0.00
300-39911	TRANSFER IN-FEDERAL SHARING	0.00	0.00	0.00	0.00	0.00
300-39914	TRANSFER IN-TECHNOLOGY FUND	0.00	0.00	0.00	0.00	0.00
300-39916	TRANSFER IN -DRAIN. ASSESS.	0.00	0.00	0.00	0.00	0.00
300-39924	TRANSFER IN-HOTEL/MOTEL FUND	0.00	0.00	0.00	0.00	0.00
300-39925	TRANSFER IN-MC BUILDING SEC	0.00	0.00	0.00	0.00	0.00
300-39935	TRANSFERS IN-VETERANS FUND	0.00	0.00	0.00	0.00	0.00

***	TOTAL REVENUES ***	69,714,024.00	3,708,965.61	41,797,711.83	59.96	27,916,312.17
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BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

02 -UTILITY FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
REVENUE SUMMARY					
????	26,445,500.00	2,692,010.19	13,194,777.19	49.89	13,250,722.81
*** TOTAL REVENUES ***	26,445,500.00	2,692,010.19	13,194,777.19	49.89	13,250,722.81
EXPENDITURE SUMMARY					
10-ADMINISTRATION	1,053,966.06	86,578.05	404,039.08	38.34	649,926.98
12-WATER DISTRIBUTION/SEW	5,989,833.53	441,998.04	2,249,821.75	37.56	3,740,011.78
13-SOUTH WATER PLANT	3,036,461.00	216,520.25	1,302,845.12	42.91	1,733,615.88
14-WASTEWATER TREATMENT	2,501,701.00	553,946.13	1,677,217.53	67.04	824,483.47
15-INDUSTRIAL PRE-TREATME	481,751.00	22,893.70	86,464.80	17.95	395,286.20
16-UTILITY BILLING AND CO	835,920.00	81,063.84	352,600.50	42.18	483,319.50
17-ORGANIZATIONAL EXPENSE	5,411,068.59	662,826.17	1,338,855.92	24.74	4,072,212.67
18-METER READERS	925,237.50	158,573.34	480,005.58	51.88	445,231.92
30-NORTH WATER PLANT	3,806,382.81	287,161.53	1,758,044.37	46.19	2,048,338.44
60-2014 TWDB BOND	0.00	0.00	16,500.00	0.00	(16,500.00)
61-2015 TWDB-2015 BOND	0.00	0.00	0.00	0.00	0.00
63-2021 PSI BOND	0.00	0.00	0.00	0.00	0.00
99-TRANSFERS OUT	3,034,244.03	758,561.00	1,517,122.00	50.00	1,517,122.03
98-CONTRA ACCOUNTS	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	27,076,565.52	3,270,122.05	11,183,516.65	41.30	15,893,048.87

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

02 -UTILITY FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
????					
300-31000 WATER SALES	14,700,000.00	1,226,562.88	6,603,968.49	44.92	8,096,031.51
300-31025 WATER SALES-GRANJENO	29,000.00	2,376.56	11,326.52	39.06	17,673.48
300-31100 CONNECTION FEES	380,000.00	38,714.35	204,369.84	53.78	175,630.16
300-31200 RECONNECT FEES	120,000.00	10,050.00	49,850.00	41.54	70,150.00
300-31300 SEWAGE SERVICE	8,338,000.00	694,465.96	3,742,764.73	44.89	4,595,235.27
300-31305 SEWAGE-SHARYLAND WATER	310,000.00	23,964.76	127,146.20	41.01	182,853.80
300-31310 SEWAGE-AGUA SUD	150,000.00	15,112.73	92,068.89	61.38	57,931.11
300-31325 SEWAGE-GRANJENO	16,000.00	1,202.90	5,828.65	36.43	10,171.35
300-31350 INDUSTRIAL SEWER SURCHARGE	20,000.00	1,540.56	11,158.47	55.79	8,841.53
300-31360 RGSC CAPITAL REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
300-31380 W/W SYST. CAP. RECOVERY FEE	138,000.00	14,095.00	66,073.00	47.88	71,927.00
300-31400 WASTEWATER ASSESSMENT	86,000.00	9,790.00	60,040.00	69.81	25,960.00
300-31500 SERVICE CHARGE	96,000.00	9,110.00	59,247.20	61.72	36,752.80
300-33000 MISC. INCOME	100,000.00	33,667.67	190,257.93	190.26	(90,257.93)
300-33050 WATERLINE & SEWER REIMBURSEM	1,000.00	0.00	11,435.67	1,143.57	(10,435.67)
300-33133 T.W.D.B.	0.00	0.00	0.00	0.00	0.00
300-33134 PSI-PPFA LEASE PURCHASE AGRE	0.00	0.00	0.00	0.00	0.00
300-33140 AGUA UT DIST REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
300-33183 REIMBURSEMENTS - OTHER	0.00	237,000.00	237,000.00	0.00	(237,000.00)
300-33280 RMA REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
300-33282 TIRZ REIMBURSEMENT	1,887,500.00	368,554.53	883,604.53	46.81	1,003,895.47
300-34801 5% CREDIT CARD SERVICE FEE	42,000.00	4,840.06	26,961.20	64.19	15,038.80
300-36050 INTEREST EARNED ON INVESTMEN	32,000.00	962.23	16,660.36	52.06	15,339.64
300-36052 NET INCREASE (DECREASE) IN F	0.00	0.00	(50,193.27)	0.00	50,193.27
300-36100 INTEREST EARNED ON DEMAND AC	0.00	0.00	26,258.78	0.00	(26,258.78)
300-36160 MISCELLANEOUS-INSURANCE SETT	0.00	0.00	0.00	0.00	0.00
300-36251 GAIN (LOSS) ON INVESTMENTS	0.00	0.00	0.00	0.00	0.00
300-39000 SALE OF CITY EQUIP. & ASSETS	0.00	0.00	0.00	0.00	0.00
300-39002 GAIN/LOSS ON SALE OF F. ASSE	0.00	0.00	0.00	0.00	0.00
300-39050 OTHER FINANCING SOURCES-CL	0.00	0.00	818,950.00	0.00	(818,950.00)
300-39090 TRANSFERS IN - SUBDIVIDERS F	0.00	0.00	0.00	0.00	0.00
300-39701 CAPITAL ASSET CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
399-39915 TRANSFER IN-DESIGNATED PURPO	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	26,445,500.00	2,692,010.19	13,194,777.19	49.89	13,250,722.81

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

03 -GOLF COURSE FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE

REVENUE SUMMARY					
????	2,412,829.60	282,811.38	952,279.44	39.47	1,460,550.16
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*** TOTAL REVENUES ***	2,412,829.60	282,811.38	952,279.44	39.47	1,460,550.16
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EXPENDITURE SUMMARY					
10-CLUB HOUSE	1,026,101.00	83,906.09	330,157.02	32.18	695,943.98
11-GROUNDS	708,814.00	172,017.73	500,092.78	70.55	208,721.22
12-RESTAURANT	270,494.00	3,003.43	29,788.07	11.01	240,705.93
17-ORGANIZATIONAL EXPENS	48,500.00	0.00	26,623.10	54.89	21,876.90
98-CONTRA ACCOUNTS	0.00	0.00	0.00	0.00	0.00
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*** TOTAL EXPENDITURES ***	2,053,909.00	258,927.25	886,660.97	43.17	1,167,248.03
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BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

03 -GOLF COURSE FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
????					
300-31000 PRO SHOP SALES	127,230.60	6,777.24	40,543.00	31.87	86,687.60
300-31100 CART RENTAL	467,415.00	25,030.12	128,178.32	27.42	339,236.68
300-31200 FOOD AND BEVERAGE SALES	191,694.20	8,239.63	46,882.39	24.46	144,811.81
300-31300 DAILY GREEN FEES	939,224.80	64,503.34	296,746.48	31.59	642,478.32
300-31320 DRIVING RANGE	66,730.00	7,164.00	52,215.25	78.25	14,514.75
300-31400 PREPAID MEMBERS	139,050.00	10,813.00	93,057.10	66.92	45,992.90
300-31500 PULL CARTS & CLUB RENTALS	1,545.00	242.76	1,867.88	120.90 (	322.88)
300-31520 JR'S FEES	3,090.00	701.00	3,133.00	101.39 (	43.00)
300-31600 TRAIL FEES	36,050.00	3,759.00	24,291.91	67.38	11,758.09
300-31700 MISCELLANEOUS INCOME	2,000.00	181.29	264.11	13.21	1,735.89
300-33500 FEMA REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
300-34801 5% CREDIT CARD SERVICE FEE	0.00	0.00	0.00	0.00	0.00
300-36050 INTEREST EARNED ON INVESTMEN	0.00	0.00	0.00	0.00	0.00
300-36100 INTEREST EARNED ON DEMAND AC	0.00	0.00	0.00	0.00	0.00
300-36160 MISCELLANEOUS-INSURANCE SETT	0.00	0.00	0.00	0.00	0.00
300-39001 SALE OF CITY EQUIP. & ASSETS	0.00	0.00	0.00	0.00	0.00
300-39002 GAIN/LOSS ON SALE OF F. ASSE	0.00	0.00	0.00	0.00	0.00
300-39020 REIMB-ECONOMIC DEVELOPMENT	0.00	45,700.00	45,700.00	0.00 (	45,700.00)
300-39050 OTHER FINANCING SOURCES-CL	0.00	0.00	0.00	0.00	0.00
300-39701 CAPITAL CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
300-39901 TRANSFER IN-GENERAL FUND	0.00	109,700.00	219,400.00	0.00 (	219,400.00)
300-39902 TRANSFER IN UTILITY	438,800.00	0.00	0.00	0.00	438,800.00
*** TOTAL REVENUES ***	2,412,829.60	282,811.38	952,279.44	39.47	1,460,550.16

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

05 -SOLID WASTE FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
REVENUE SUMMARY					
????	10,834,500.00	1,138,675.71	5,101,081.44	47.08	5,733,418.56
*** TOTAL REVENUES ***	10,834,500.00	1,138,675.71	5,101,081.44	47.08	5,733,418.56
EXPENDITURE SUMMARY					
10-SOLID WASTE	7,517,837.00	1,304,693.74	3,462,117.56	46.05	4,055,719.44
17-ORGANIZATIONAL	916,740.50	4,742.17	21,043.02	2.30	895,697.48
99-TRANSFER OUT	1,750,000.00	662,500.00	875,000.00	50.00	875,000.00
98-CONTRA ACCOUNTS	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	10,184,577.50	1,971,935.91	4,358,160.58	42.79	5,826,416.92

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

05 -SOLID WASTE FUND
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE	
????						
300-30000	GARBAGE FEES	6,150,000.00	455,240.00	2,373,509.07	38.59	3,776,490.93
300-30010	COMMERCIAL DUMPSTER FEES	3,200,000.00	271,217.02	1,417,411.73	44.29	1,782,588.27
300-30020	BRUSH FEES	1,382,000.00	113,064.70	586,948.46	42.47	795,051.54
300-30040	ROLL-OFF FEES	72,100.00	7,640.00	40,387.15	56.02	31,712.85
300-31025	GARBAGE FEES-GRANJENO	1,000.00	0.00	0.00	0.00	1,000.00
300-31125	BRUSH FEES-GRANJENO	1,200.00	0.00	0.00	0.00	1,200.00
300-31500	FRANCHISE FEES	24,000.00	3,888.19	9,573.98	39.89	14,426.02
300-33000	MISCELLANEOUS INCOME	1,200.00	237.42	1,442.19	120.18	(242.19)
300-36050	INTEREST EARNED-INVESTMENTS	3,000.00	0.00	5,658.13	188.60	(2,658.13)
300-36051	NET INCREASE (DECREASE) IN F	0.00	0.00	(20,425.94)	0.00	20,425.94
300-36100	INTEREST EARNED-DEMAND DEPOS	0.00	0.00	0.00	0.00	0.00
300-36160	MISCELLANEOUS-INSURANCE SETT	0.00	(111,909.62)	(111,909.62)	0.00	111,909.62
300-39001	SALE OF CITY EQUIP. & ASSETS	0.00	0.00	0.00	0.00	0.00
300-39002	GAIN/LOSS ON SALE OF F. ASSE	0.00	0.00	0.00	0.00	0.00
300-39050	OTHER FINANCING SOURCES-CL	0.00	399,298.00	798,486.29	0.00	(798,486.29)
300-39701	CAPITAL ASSET CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
399-39915	TRANSFER IN-DESIGNATED PURPO	0.00	0.00	0.00	0.00	0.00
***	TOTAL REVENUES ***	10,834,500.00	1,138,675.71	5,101,081.44	47.08	5,733,418.56

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

23 -EVENT CENTER

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE

REVENUE SUMMARY					
????	885,600.00	60,896.05	281,087.11	31.74	604,512.89
	-----	-----	-----	-----	-----
*** TOTAL REVENUES ***	885,600.00	60,896.05	281,087.11	31.74	604,512.89
	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY					
52-EVENT CENTER	1,127,981.00	87,419.96	574,156.18	50.90	553,824.82
98-CONTRA ACCOUNTS	0.00	0.00	0.00	0.00	0.00
	-----	-----	-----	-----	-----
*** TOTAL EXPENDITURES ***	1,127,981.00	87,419.96	574,156.18	50.90	553,824.82
	=====	=====	=====	=====	=====

BUDGET TO ACTUAL
AS OF: MARCH 31ST, 2026

Item 32.

23 -EVENT CENTER
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
????					
300-34350 RENT-EVENT CENTER	360,500.00	35,250.50	175,592.60	48.71	184,907.40
300-36050 INTEREST ON INVESTMENTS	100.00	0.00	0.00	0.00	100.00
300-36100 INTEREST ON DEMAND	0.00	0.00	0.00	0.00	0.00
300-36150 MISCELLANEOUS INCOME	0.00	15.52	15.52	0.00	(15.52)
300-36160 MISCELLANEOUS-INSURANCE SETT	0.00	0.00	0.00	0.00	0.00
300-39000 BEVERAGE SALES	225,000.00	13,130.03	80,478.99	35.77	144,521.01
300-39001 SALE OF CITY EQUIP. & ASSETS	0.00	0.00	0.00	0.00	0.00
300-39701 CAPITAL ASSET CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
399-39901 TRANSFER IN-GENERAL FUND	50,000.00	12,500.00	25,000.00	50.00	25,000.00
399-39924 TRANSFER IN-HOTEL MOTEL FUND	250,000.00	0.00	0.00	0.00	250,000.00
*** TOTAL REVENUES ***	885,600.00	60,896.05	281,087.11	31.74	604,512.89



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2026

PRESENTED BY: Vidal Roman, Finance Director

AGENDA ITEM: Acceptance of Quarterly Report of Investments for the Quarter ending March 31, 2026, including interest earned - Roman

NATURE OF REQUEST:

Acceptance of quarterly report required by the Public Funds Investment Act Section 2256.023 of the Texas Government Code on the total investments for the quarter ending March 31, 2026. The total activity in investment balances for the period increased by \$4,052,253.09 and decreased by \$1,685,218.05 including a market value loss of \$139.44 for a net amount of \$2,585,451.90 which \$218,556.30 is interest.

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

BUGETED: 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 *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**City of Mission, Texas
Quarterly Investment Report-Summary
For the Quarter Ending March 2026**

	<u>TEXPOOL</u> <u>(Detail Attached)</u>	<u>Agencies</u> <u>(Detail Attached)</u>	<u>Total</u>
Market Value			
Beginning of Period	\$ 23,501,537.96	\$ 493,873.88	\$ 23,995,411.84
Change during Period	\$ 2,835,147.66	\$ (249,695.76)	\$ 2,585,451.90
End of Period	<u>\$ 26,336,685.62</u>	<u>\$ 244,178.12</u>	<u>\$ 26,580,863.74</u>
Book Value			
Beginning of Period	\$ 23,501,537.96	\$ 493,000.00	\$ 23,994,537.96
Change during Period	\$ 2,835,147.66	\$ (249,000.00)	\$ 2,586,147.66
End of Period	<u>\$ 26,336,685.62</u>	<u>\$ 244,000.00</u>	<u>\$ 26,580,685.62</u>
Net Change during Period			
Purchases	\$ 4,052,253.09	\$ -	\$ 4,052,253.09
Maturities	\$ (1,436,218.05)	\$ (249,000.00)	\$ (1,685,218.05)
Gain or (Loss) on Sales	\$ -	\$ (139.44)	\$ (139.44)
Increase (Decrease) in Accrued Interest	\$ 219,112.62	\$ (556.32)	\$ 218,556.30
Net Change during Period	<u>\$ 2,835,147.66</u>	<u>\$ (249,695.76)</u>	<u>\$ 2,585,451.90</u>

This investment portfolio complies with the Public Funds Investment Act as well as the City of Mission Investment Policy.

Prepared By: 
Vidal Roman, Finance Director

Approved By: 
Ezeiza Garcia, Assistant Finance Director

Approved By: 
Andy Garcia, Co-City Manager

Approved By: 
J.P. Terrazas, Co-City Manager

CITY OF MISSION, TEXAS
OUTSTANDING INVESTMENTS BY FUND
 As of March 31, 2026

<u>SECURITY NUMBER</u>	<u>TYPE</u>	<u>DATE PURCHASED</u>	<u>MATURITY DATE</u>	<u>DAYS INVESTED</u>	<u>INTEREST RATE</u>	<u>AMOUNT INVESTED</u>
3 05600XQB9	Agencies	11/6/23	5/8/26	914.00	4.6000	244,000.00
Subtotal						244,000.00
<u>ACCOUNT NUMBER</u>	<u>INTEREST THIS QUARTER</u>	<u>INTEREST FISCAL YTD</u>	<u>ENDING BALANCE</u>			
Texpool	7895300011	127,399.72	179,986.33	17,566,397.52		
Texpool	7895300005	1,637.06	3,428.25	181,123.47		
Texpool	7895300001	5,184.80	9,416.19	573,640.75		
Texpool	7895300002	279.60	585.59	30,934.12		
Texpool	7895300004	1,737.95	3,639.45	192,286.93		
Texpool	7895300003	1,006.93	2,108.67	111,407.32		
Texpool	7895300010	215.99	575.27	0.00		
Texpool	7895300006	46.27	97.65	5,194.39		
Texpool	7895300022	10,820.61	22,659.82	1,197,188.76		
Texpool	7895300023	3,150.55	6,597.72	348,578.44		
Texpool	7895300025	67,444.69	145,741.62	6,077,492.38		
Texpool	7895300026	188.45	188.45	52,441.54		
Subtotal		219,112.62	375,025.01	26,336,685.62		

26,580,685.62