CITY OF MISSION

CITY COUNCIL REGULAR MEETING
MISSION CITY HALL
FEBRUARY 10, 2026 at 4:30 PM

MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:
Eluid Garcia
Carlos Ortegon
Rachel Alvarez
Daniel Martinez

STAFF PRESENT:
Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Ezeiza Garcia, Assistant Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Sydney Hernandez, Media Relations Director
Jesse Mares, Facilities & Fleet Manager
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Brad Bentsen, Parks & Recreation Director
Candace Rodriguez, MEDC
Yenni Espinoza, Library Director
Joel Chapa, Police Officer
M. Sepulveda, Police Officer
M. Garza, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Eluid Garcia led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Norie Garza has one on file for item 25.

PRESENTATIONS

1. Proclamation - Black History Month – Carrillo

Councilwoman Jessica Ortega moved to approve the Proclamation - Black History Month - as presented. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 4-0.

2. Proclamation - 100th Anniversary National Junior Catholic Daughters of Americas – Carrillo

Councilwoman Ortega moved to approve the Proclamation – 100th Anniversary National Junior Catholic Daughters of Americas - as presented. Motion was seconded by Councilman Alberto Vela and approved unanimously 4-0.

3. Proclamation - American Heart Month – Venecia

Councilwoman Ortega moved to approve the Proclamation –American Heart Month - as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

4. Recognition of Sharyland Pioneer Cheer Team UIL Spirit 5A Division II State Championship – Hernandez

Sydney Hernandez, Media Relations Director, introduced the Sharyland Pioneer Cheer Team. The Sharyland Pioneer High School cheer team was recognized for winning the University Interscholastic League Spirit 5A Division II State Championship – an outstanding achievement that highlighted their discipline, teamwork, and dedication.

5. Recognition of Speer Memorial Library Writing and Illustration Contest Winner – Espinoza

Yenni Espinoza, Speer Memorial Library Director, recognized Daniela Macias de La Vega as the winner of the Speer Memorial Library's Writing and Illustration contest. This contest celebrated creativity, literacy, and the importance of encouraging young artists and writers in our community. Daniela's winning entry "Say Hi to Ale", was a heartfelt, original book inspired by her younger brother Alec. As part of her achievement, Daniela would be making her official debut as an author at AuthorCon 2026 which would be taking place at the Mission Event Center on February 13th and 14th.

6. Report from Mission Economic Development Corporation - Teclo Garcia

Candace Rodriguez, MEDC Communications & Public Relations Manager, gave an update on the operations of the EDC. Recently, San Luis Potosi was welcomed into the CEED building. The EDC had begun a new program, Mission Mindshare which consisted of an entrepreneur network which would be meeting quarterly. The next meeting would be in April. They were still hosting the UTRGV Market Lab which was a six-week program initiative that helped small businesses with practical tools to expand their brand. The last session would be held on March 6th. They attended the ribbon cutting for Point Padel Club. As always, the EDC was continuing its partnership with Leadership Mission. They also participated in the Texas Citrus Fiesta Parade this past Saturday.

Mayor Garza stepped out of the meeting at 5:55 p.m.

7. Racial Profiling and Analysis Report for 2025 – Torres

Cesar Torres, Chief of Police, shared the Racial Profiling an Analysis Report for 2025. Chief Torres stated that the Mission Police Department had adopted a policy on Racial Profiling which they have implemented and enforced within the department. They have ensured compliance with this both at the municipal and state levels. They were required to submit a report annually.

8. Departmental Reports – Terrazas / A. Garcia

Councilwoman Gerlach moved to approve the departmental reports as presented. Motion was seconded by Councilman Vela and approved unanimously 3-0.

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Mission Housing Authority Anacua Village Grand Opening on Thursday, February 12th, South Texas Authorcon at the Mission Event Center on Saturday, February 14th, Lecture Series at the Mission Historical Museum on Saturday, February 14th.

City Council – Councilwoman Gerlach thanked everyone who joined and attended the Texas Citrus Parade this past Saturday. She was looking forward to next year.

Mayor – No comments.

Mayor Garza rejoined the meeting at 6:05 p.m.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

10. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 9.83-acre tract out of Lot 33, Bell Woods CO’s Subdivision “C”, located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera, Adoption of Ordinance #5771– Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”) for a proposed 62-lot townhome development. The tract of land had 9.48 acres in net area and measured 256 feet along Conway Avenue and has a depth of 1,239.61 feet. The surrounding zones were outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land uses included agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and the Bellwood Manor (4-plex lots) subdivision was under construction to the West. The subject property was vacant. The Future Land Use Map showed the West two thirds of the property designated for low-density residential uses. The East one third of the property was designated for general commercial uses. Even though the requested rezoning of the property was not in line with the comprehensive plan, staff felt that the area was in transition to higher-density residential uses. Notices were mailed to 10 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Councilman Vela moved to approve the rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 9.83-acre tract out of Lot 33, Bell

Woods CO's Subdivision "C", located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera, Adoption of Ordinance #5771**.** Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5771

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING A 9.83-ACRE TRACT OUT OF LOT 33, BELL WOODS CO'S SUBDIVISION "C", LOCATED ALONG THE WEST SIDE OF CONWAY AVENUE, APPROXIMATELY 265 FEET NORTH OF VICTORY STREET, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1T (TOWNHOUSE RESIDENTIAL DISTRICT)

11. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #5772– Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family development. The tract of land had 0.316 acres in area and measured 51 feet along W. 18th Street and had a depth of 270 feet. The surrounding zones were Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South. The surrounding land uses were single-family homes in all directions. There was an unpaved alley along the East side of the property. The subject property was vacant. 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 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve the rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #5772**.** Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5772

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

12. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single

Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr., Adoption of Ordinance #5773– Cervantes

The subject site was located 1,056 feet East of S. Stewart Road along the South side of Oak Alley Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property had an area of 10,399.75 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. All building setbacks were being met. The driveway was more than sufficient to accommodate any incoming vehicle. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (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 ensured 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, and waive the minimum lot size requirements

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr., Adoption of Ordinance #5773**.** Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5773

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

13. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20th Street. Applicant: Guillermo Guerrero, Adoption of Ordinance #5774 – Cervantes

The subject site was located at the Cul-De-Sac of E. 20th Street and Cardinal Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property had an area of 14,493 square feet. The code required a 12,000-square-foot minimum lot. The guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. A variance to the Glasscock Road setbacks was approved by the Zoning

Board of Adjustments on 09-24-2025. The driveway was more than sufficient to accommodate any incoming vehicle. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit 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, and waive the minimum lot size requirements

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

There were no comments.

Councilman Vela moved to approve a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20th Street. Applicant: Guillermo Guerrero, Adoption of Ordinance #5774**.** Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5774

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE IN A (R-1) SINGLE FAMILY RESIDENITAL DISTRICT, 2004 E. 20th STREET, BEING LOT 36, SHARY UNIT VII SUBDIVISION

14. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #5775 – Cervantes

The subject site was located approximately 565 feet North of 1st Street along the West side of North Shary Road. Access to the site was off North Shary Road via a 34-foot driveway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window. The applicant was leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that had been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals. Parking: The suite had 9 tables and 10 booths with a total of 82 seating spaces, which required 27 parking spaces. There was a total of 135 parking spaces held in common that would be shared with other businesses. Days/Hours of Operation: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m. Staff: 10 employees Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There were no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (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: Permit for two (2) years to continue to assess this operation; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Must comply with TABC requirements; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Must comply with noise ordinance; Hours of operation to be as followed: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m; Wet zone property; Maximum occupancy was 57 people.

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

There were no comments.

Councilwoman Vela moved to approve a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #5775**.** Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5775

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – CHICK-PO ON THE GRILL IN A (C-3) GENERAL BUSINESS DISTRICT, 301 N. SHARY ROAD, SUITE 200, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION

15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance #5776 – Cervantes

The subject site was located approximately 200 feet South of 4th Street along the East side of Shary Road. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business had been in operation since June 2020 and added alcoholic beverages to its menu in January 2024. The applicant was also requesting extended hours of operation and to be allowed to play live music. The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year. Access to the site was via two 25-foot driveways off of North Shary Road along the north and South sides of the property. Parking: There was a total of 76 seating spaces, which required 25 parking spaces. There was a total of 80 parking spaces held in common, which were shared with other businesses. Days/Hours of Operation: Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday – Saturday from 7:00 a.m. to 2:00 a.m. Staff: 5 employees Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There were no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. No incidents have been reported for this business. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for three (3) years to continue to assess this new business; Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); Continued compliance with TABC requirements; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Must comply with the noise ordinance; Hours of operation to be as followed: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m.; Maximum occupancy is 90 people.

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

There were no comments.

Councilwoman Ortega moved to approve a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance #5776**.** Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5776

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – LAS CALLES DE MEXICO TAQUERIA IN A (C-3) GENERAL BUSINESS DISTRICT, 308 N. SHARY ROAD, SUITE A, BEING ALL OF LOT 1, SUNDANCE CROSSING SUBDIVISION

CONSENT AGENDA

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

16. Approval of Minutes – Carrillo

Regular Meeting – January 27, 2026

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

Mission Economic Development Authority – October 15, October 30, 2025

Mission Tax Increment Reinvestment Zone – November 12, 2025

Mission Redevelopment Authority – November 12, 2025

Mission Economic Development Corporation – December 10, 2025

Traffic Safety Meeting – December 11, 2025

Parks & Recreation Board – October 14, 2025

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

Civil Service Commission – December 19, 2025

18. Authorization to Solicit Proposals for Foundation Evaluation and Repair at Speer Memorial Library- Gonzalez

Staff was seeking authorization to solicit Request for Proposals (RFPs) for limited structural evaluation and foundation repair work at Speer Memorial Library. The building had experienced areas of structural settling that required leveling and support to ensure long-term stability and safety. Addressing these issues was essential to protect the facility, preserve public investment, and maintain a safe environment for staff and patrons. The RFP would request proposals for a combined scope of professional evaluation and repair services, with a total project cost not to exceed $150,000, ensuring sufficient funds were available to complete necessary repairs.

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

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

20. Authorization to Solicit for Bids for Liquid Ammonium Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez

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

21. Authorization to Extend Second & Final One-Year renewal option for Electrical Repair & Maintenance Services, RFB 24-246-02-12, with Hill-Tex Electric (Regular Services) and J&E Lift Station (Emergency Repairs Only) – Gonzalez

Staff was seeking authorization to exercise the Second & Final One-Year Renewal Option for Electrical Repair & Maintenance Services with J&E Lift Station Services and Hill-Tex Electric. J&E Lift Station Services provided the emergency repairs and Hill-Tex Electric the regular repairs. The Contract term was for one (1) year with the option to renew for two additional one-year renewals. The performance of electrical repairs and maintenance would be on a “as needed” basis for electrical repairs and maintenance at the Water Treatment Plants, Wastewater Treatment Plant, & Water Distribution Division. The agreement would extend Bid No: 24-246-02-12 from March 4, 2026 through March 3, 2027. Prices would remain the same.

22. Approval of Memorandum of Understanding between Speer Memorial Library and La Joya ISD ACE Program – Espinoza

Speer Memorial Library expressed its willingness to partner with La Joya ISD under this MOU, enabling the La Joya ISD Texas ACE Program to provide after-school enrichment, academic support, and family engagement opportunities for participating elementary campuses and feeder schools. This partnership aimed to enhance student learning, promote literacy, support safe and structured after-school environments, and foster family and community involvement.

23. Approval of Resolution #2038 authorizing the submittal of grant application for the FY27 Border Zone Fire Department Grant to the Texas Office of the Governor in the amount of $250,000 with no match requirement – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of grant application for the FY27 Border Zone Fire Department Grant to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative. The department sought to purchase various critical fire safety equipment to support its Fire/EMS border-related operations. The total grant request was for $250,000 and did not require a match.

RESOLUTION NO. 2038

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY27 BORDER ZONE FIRE DEPARTMENT GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR.

24. Approval of Resolution #2039 authorizing the Fire Department's submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of $2,000,000 with no match requirement – Elizalde

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

RESOLUTION NO. 2039

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY27 OPERATION LONE STAR GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR

25. Approval of Resolution No. 2040 authorizing the submittal of a grant application for the FY26-27 Regional Solid Waste Grant Program to the LRGVDC in the amount of $30,000 with a 10% cash match – Elizalde

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

RESOLUTION NO. 2040

RESOLUTION OF LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL (LRGVDC) AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT; AUTHORIZING NORIE GONZALEZ GARZA, MAYOR TO ACT ON BEHALF OF THE CITY OF MISSION IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF MISSION WILL COMPLY WITH THE GRANT

REQUIREMENTS OF THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS

26. Approval of Resolution No. 2041 authorizing the submittal of a grant application to the Texas Department of State Health Services for the Texas Spay and Neuter Program in the amount of $499,998 with no match requirement – Elizalde

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

RESOLUTION NO. 2041

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE TEXAS SPAY AND NEUTER PROJECT TO THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES

27. Approval of Resolution #2042 authorizing the Police Department's submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of $3,000,000 with no match requirement – Torres

The Mission Police Department was seeking approval of resolution authorizing the submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative. The police department sought to purchase various equipment such as ten (10) police vehicles, Skywatch towers, portable p25 radios, command post vehicle, and overtime costs needed to reduce border-related criminal activity and increase effectiveness of its operations. The total grant request was $3,000,000 and did not require a cash match.

RESOLUTION NO. 2042

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY27 OPERATION LONE STAR GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR

28. Authorization to purchase five (5) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman Units pertaining to the Parks & Recreation Department from D&M Leasing Company under Lease of City Fleet Vehicles RFP 19-139-02-22 in the total amount of $26,957.60 – Mares

Staff was seeking authorization to complete the purchase of five (5) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman Units pertaining to the Parks & Recreation Department. These units had originally been leased under Lease of City Vehicles RFP 19-139-02-22 for a period of five (5) years (02.01.2020-01.31.2025) and renewed the lease for an additional one (1) year (02.01.2025-01.31.2026). Due to there being no additional renewal option available, and given the current conditions of the vehicles, staff was recommending to "buyout" the units. The total purchase capitalized cost for the purchases amounted to $29,957.60.

29. Authorization to Award RFQ 26-004-11-05 Land Surveying Services to Melden & Hunt, Inc. – Cervantes

The City of Mission received eleven (11) Statements of Qualifications (RFQs) for Land Surveying Services. Following evaluation, staff recommended awarding the contract to Melden

& Hunt, Inc., the firm receiving the highest overall evaluation score and meeting all required specifications. Services would be provided on an as-needed basis and may include topographic surveys, boundary surveys, platting and preliminary surveys, and other land surveying services as required by the City.

30. Approval to Waive 100% Rental Fees at All Inclusive Lions Park for Mission Lions Club for 100 Year Anniversary Celebration – Bentsen

Seeking approval to waive associated rental fees for Mission All-Inclusive Lions Park for Mission Lions Club on April 18, 2026, for celebration of their 100 Year Anniversary serving the Mission area. This Fee Waiver Application was to request the use of the Lions Park BBQ Pavilion at no cost as they would like to promote the services they provide to the public. They envision the invitation of groups that work with children with disabilities such as sight impaired, Autism, and diabetes. They would also share information about Texas Lions Camp in Kerrville. In addition, we would like to have participation from City Departments such as Mission Police, Mission Fire, Speer Memorial Library, Mission Animal Shelter, Keep Mission Beautiful and other Departments that would like to showcase the services they provide and programs available to the citizens of Mission. These groups would set up through-out the park in general. The pavilion rental fee requested to be waived was a total of $150.00

31. Authorization to Accept the Donation of 6’ Timber Posts and Brick Pavers from Pulice Construction – Bentsen

Authorization to accept the donation of approximately 65 x 6’ round top timber posts and undetermined amount of brick pavers from Pulice Construction of Pharr, Texas. These posts would be installed as a security safety post and cable protective barrier at Shary Municipal Golf Course to prevent unauthorized vehicular access to fairways and greens. Approximate cost of these used posts, if purchased new were worth $20.00 each at a total cost savings of $1,300.00. Cost of brick pavers was undermined at this time as quantity is uncertain. City Staff to pick up from construction storage yard in Pharr, Texas

32. Authorization to solicit proposals for professional services for bond counsel – Roman

Staff was seeking authorization to solicit request for proposals for bond counsel to render an objective legal opinion with respect to the validity and enforceability of the bonds and underlying documents, and other matters incident there to.

33. Approval to Transition of Commercial Charge Services from Citi Bank to U.S. Bank (Texas SmartBuy Contract No. 946-M2) – Roman

The Texas Comptroller of Public Accounts had awarded Texas SmartBuy Contract No. 946-M2 for Commercial Charge Card Services to U.S. Bank, replacing Citi Bank as the statewide vendor. This contract provided participating governmental entities with procurement and payment card solutions, including purchasing cards (P-Cards), travel cards, and related program administration services.

The City currently utilized Citi Bank for Commercial Charge Card Services. To remain aligned with statewide contracting and to continue receiving contract pricing, compliance support, and administrative benefits, staff proposed transitioning the City’s Commercial Charge Card Services to U.S. Bank under the Texas SmartBuy contract.

There was no anticipated fiscal impact associated with approving this transition. Commercial Charge Card Services were provided under the Texas SmartBuy contract, and costs were paid

Councilwoman Ortega moved to approve all consent agenda items 16 thru 24 and 26 thru 33 as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

Councilwoman Ortega moved to approve consent agenda item 25. Motion was seconded by Councilwoman Gerlach and approved unanimously, 3-0; with Mayor Garza abstaining.

APPROVALS AND AUTHORIZATIONS

34. Authorization to enter into an Agreement between the City of Mission and RIMAGA LLC, Ricardo Marroquin Director, regarding sewer service for the proposed Conway Village Subdivision, being a 19.118 acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Avenue (SH 107) and Mile 4 Road – Cervantes

This 37-lot proposed subdivision was located within the Mission ETJ. The agreement was required by the Hidalgo County Planning Department to allow the plat to get recorded. The property would connect to the City of Mission's sewer main line along Conway Avenue. The proposed subdivision was made up of 36-lots for four-plex apartments with one commercial lot with frontage on Conway Avenue. The infrastructure was completed and approved for the subdivision and all the fees had been paid by the developer. The plat was approved by the City Council on January 13, 2026. The water for the subdivision would be provided by the Sharyland Water Supply Corporation (SWSC). The monthly sewer fees would 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 agreed not to issue any building permits unless approved by the City of Mission first. This would ensure that the City of Mission Authorization for Billing of Sewer Services form was filled and signed by the property owner. This would guarantee that the City of Mission would receive the monthly sewer revenues in perpetuity for each lot once a building permit was issued.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to enter into an Agreement between the City of Mission and RIMAGA LLC, Ricardo Marroquin Director, regarding sewer service for the proposed Conway Village Subdivision, being a 19.118 acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Avenue (SH 107) and Mile 4 Road. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

35. First Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia

AEP Texas Inc. had submitted a request to renew its franchise agreement with the City of Mission. The current franchise expired on December 31, 2025. The proposed franchise agreement was for 20-years. This was the first reading of the ordinance, second reading will be on February 24, 2026 with final approval of Ordinance on March 10, 2026 (30 days after 1st reading). Ordinance would take effect on April 10, 2026 which was 30 days after final passage as per City Charter Section 10.02.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve the first reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045. Motion was seconded by Councilman Vela and approved unanimously 4-0.

36. Authorization to accept voluntary surrender of 1004 Reynosa St., Mission, TX 78572, for CDBG program and Mechanic's Lien non-compliance, including assumption of $14,252.89 in outstanding taxes and authorizing the execution of related transfer of deed documents – Elizalde

The City was requesting authorization to accept the voluntary surrender of the property located at 1004 Reynosa Street due to noncompliance with CDBG program requirements and a Mechanic's Lien. Acceptance of the property included the assumption of outstanding property taxes totaling $14,252.89. Any proceeds resulting from the disposition of the property would be reprogrammed into the City of Mission's CDBG program in accordance with applicable federal requirements.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to accept voluntary surrender of 1004 Reynosa St., Mission, TX 78572, for CDBG program and Mechanic's Lien non-compliance, including assumption of $14,252.89 in outstanding taxes and authorizing the execution of related transfer of deed documents. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

UNFINISHED BUSINESS

None

At 4:41 p.m., Councilwoman Gerlach motioned to move into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Mayor Pro Tem Plata stepped out of the meeting at 5:33 p.m.

EXECUTIVE SESSION

At 5:34 p.m., Councilwoman Gerlach motioned to reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

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

Councilman Vela moved to proceed as discussed in executive session regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

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

Councilman Vela moved to proceed as discussed in executive session related to 1401 E. 24th Street, Mission, Texas. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ADJOURNMENT

At 6:19 p.m., Councilwoman Gerlach moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 4-0.

____
Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary