



## **MINUTES**

### **PRESENT:**

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

### **ABSENT:**

### **ALSO PRESENT:**

Brenda Enriquez  
Christie Gonzalez  
Eluid Garcia  
Cathy Garcia  
Rick Salinas  
Ernie Villarreal  
Jessica Barrera  
Leanna Pecina  
Antonio Villarreal  
Francisco Huerta  
Tim Brown  
Adela Ortega  
Lisa Rivera  
Julian Alvarez

### **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  
Aida Lerma, Mission Event Center Director  
Joe Salazar, MEDC  
Candace Rodriguez, MEDC  
Michael Silva, Fire Chief  
Teclo Garcia, MEDC CEO  
Jesse Mares, Facilities/Fleet Manager  
Brad Bentsen, Parks & Recreation Director  
Yenni Espinoza, Speer Memorial Library Dir.  
Pete Lopez, Parks & Recreation Supervisor

## **REGULAR MEETING**

### **CALL TO ORDER AND ESTABLISH QUORUM**

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:37 p.m.

### **INVOCATION AND PLEDGE ALLEGIANCE**

Pastor Cathy Garcia led the invocation and Pledge of Allegiance

### **DISCLOSURE OF CONFLICT OF INTEREST**

None

### **PRESENTATIONS**

#### **1. Presentation of TAAF Silver Award received by Parks and Recreation – Bentsen**

Brad Bentsen, Parks & Recreation Director, stated that the Mission Parks & Recreation Department had been awarded the TAAF Silver Award. TAAF was made up of 17 regions within the state of Texas. The City of Mission was Region 2 which made up one of the strongest

regions of this organization. Region 2 was made up of 12 valley cities. There are three tiers for this recognition and due to our population, the Mission Parks & Recreation was awarded the Silver Award. Mr. Bentsen thanked the Mayor and City Council for all of their support.

## **2. Proclamation - Centennial Anniversary of the Mission Lions Club – Carrillo**

Mayor Pro Tem Ruben Plata moved to approve the Proclamation – Centennial Anniversary of the Mission Lions Club. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

## **3. Proclamation - National Day of Prayer - A. Lerma**

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

## **4. Proclamation - National Economic Development Week - T. Garcia**

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

## **5. Proclamation - National Small Business Week - T. Garcia**

Mayor Pro Tem Plata moved to approve the Proclamation – National Small Business Week. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

## **6. Proclamation - National Travel and Tourism Week 2026 – Carrillo**

Councilwoman Ortega moved to approve the Proclamation – National Travel and Tourism Week 2026. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

## **7. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez**

Brenda Enriquez, Greater Mission Chamber of Commerce President, gave an update on events that happened throughout the month such as: several ribbon cuttings and milestone celebrations throughout the month, a very successful 1<sup>st</sup> Annual Woman On a Mission Seminar. The Chamber did have several upcoming events such as: 5/1/26 – Citrus Golf Classic Golf Tournament, 5/6/26 – Ribbon Cutting for Buena Vida, 5/6/26 – Lunch and Learn: AI, 5/7/26 – Mayors Evening of Prayer, 5/14/26 – Governor's Small Business Summit. They have also welcomed three new members to the chamber. They would be hosting two mixers next month, one in the morning and one in the afternoon.

## **8. Report from Mission Economic Development Corporation - Teclo Garcia**

Teclo Garcia, MEDC CEO, gave an update on the operations of the EDC. Stanley Black and Decker was expanding and would be creating 88 new jobs. The CEED Building would be welcoming a new tenant, Xcelerate. Ready Mix Concrete, a tenant of the CEED building would be having a ribbon cutting ceremony. The EDC had also launched their Mission Ready program. This was a program that would allow students from Mission to participate in a six week, paid internship program. They currently had more than 130 applications for this program. Ruby Red Ventures was also underway with 54 applicants. For this program, applicants would have to complete a 14 week program, and ten applicants would be chosen to present their business idea in a "Shark Tank" style presentation. The EDC had the opportunity to attend the North American Manufacturing Expo & Summit where they made many connections. Two of the EDC's employees attended Oklahoma University's Economic Development Institute for continued education. UTRGV would be hosting a Business Resource Showcase at the CEED building on May 12<sup>th</sup>.

## **9. Quarterly Report by Ambulance Board on EMS - Tim Brown**

Tim Brown, Ambulance Board Chairman, gave an update on the operations of the Mission Fire Department's EMS Program. Mr. Brown presented data for two quarters for the EMS program. Over the last two quarters, they averaged 600 calls per month with an average response time of 6:52 for one quarter and 7:00 minutes for the second quarter, which was well under the 8 minute national response time. On average 60% of all transports were remaining in the Mission area. The call distribution was still very steady with few calls being overlapped. The addition of Medic 5 and Medic 6 had greatly assisted with the call volume and had allowed for regular maintenance on the medic units. Cash collections to date were above \$1.6 million. They were collecting an average of \$583 per call.

## **10. Departmental Reports – Terrazas / A. Garcia**

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

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

None

## **ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER**

City Manager – Mr. Terrazas spoke about upcoming events: Dia Del Nino/Dia Del Nino at the Speer Memorial Library on April 30<sup>th</sup> at 5:30 pm.; Mayor's Evening of Prayer on May 7<sup>th</sup> at the Mission Event Center, and the Police Memorial Ceremony at the Mission Police Department on May 11<sup>th</sup> at 9:30 am.

City Council – Councilwoman Ortega thanked staff for going above and beyond to organize such meaningful events for the City. The Autism Awareness Walk was a great success.

Councilwoman Gerlach spoke about the Annual Trash Bash. She was glad to see so many students and different organizations participate. She was looking forward to next year's event.

Mayor – Mayor Garza also spoke about the city's events and thanked staff for all their hard work in organizing such events. April had been filled with plenty of meaningful events such as the Lion's Club 100<sup>th</sup> Anniversary, the Capes 4 a Cause, and the Annual Trash Bash. She was amazed at the number of volunteers that showed up to clean up and was looking forward to next year's event. Mayor also invited the public to attend the Mayor's Evening of Prayer on May 7<sup>th</sup> at the Mission Event Center.

## **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 #5804 - Cervantes**

The site was 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 required the approval of a conditional use permit by the City Council. The applicant was 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 were as follows: Tuesday through Sunday from 4:00 p.m. to 12:00 am; Staff: 3 employees; Parking: The Mobile Food Park measured 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they were required to have 23 parking spaces. The landlord had a total of 67 parking spaces available in this area and had submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (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 were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for a 2-year re-evaluation to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were every day from 4:00 pm to 12:00 am; Must comply with the noise ordinance; Acquisition of a business license before occupancy; CUP was not transferable to others.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a Mobile Food Unit – 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 #5804. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **ORDINANCE NO. 5804**

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

#### **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 #5805 - Cervantes**

The subject site WAS located within a commercial plaza located at the Southeast corner of Conway Avenue and E. 28<sup>th</sup> 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 planned to host small-scale events such as weddings, quinceañeras, graduations, baby showers, meetings, posadas, and indoor markets. Since she was a new owner, a new conditional use permit was 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 was 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 were calculated based on the number of seats, 1 parking space for every 3 seats. (88 seats/3=29.33 parking spaces). It was noted that the parking area was held in common for this commercial plaza (72 existing parking spaces). Alcoholic Beverages – This request was compliant with Sec. 6-4, which required that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. The Planning staff had 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 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. 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: Monday – Sunday from 8:00 a.m. to 1:00 a.m. Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. Maximum occupancy was 115 people. BYOB establishments must not exceed three calls for emergency within any 90-day period categorized as major disturbance. Place “No alcohol beyond this point” signs at every exit and in parking lot. The applicant or representative of the applicant must be present during all events. Must acquire a business license.

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

There were no comments.

Mayor Pro Tem Plata wanted to verify that this would fall in line with the conditions previously established for security guards.

Mr. Xavier Cervantes, Director of Planning, assured him that it did, and the applicant was willing to comply with all of the conditions set forth.

Mayor Pro Tem Plata moved to approve 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 #5805. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **ORDINANCE NO. 5805**

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

**14. Conduct a public hearing and consideration of the adoption of Ordinance No. 5806 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**

This ordinance would 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 would assist with the city's water conservation efforts.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this new business. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.). 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: Monday – Sunday from 8:00 a.m. to 1:00 a.m. Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. Maximum occupancy was 115 people. BYOB establishments must not exceed three calls for emergency within any 90-day period categorized as major disturbance. Place “No alcohol beyond this point” signs at every exit and in parking lot. The applicant or representative of the applicant must be present during all events. Must acquire a business license.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the adoption of Ordinance No. 5806 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. Motion was seconded by Councilwoman Gerlach and approved unanimously **5-0**.

#### **ORDINANCE NO. 5806**

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

**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**

The applicant was 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 was 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 was 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 was a total of eight (8) existing billboards along Griffin Parkway within the city limits. As per Code of Ordinance: Billboard sign was 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 and Co-Interim City Managers recommended denial.

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

Antonio and Melissa Villarreal, applicants, were excited to bring this new billboard to the City of Mission. This was a great opportunity for the City of Mission to be seen and heard. They wanted to be able to advertise city events and let the community know what was happening in our city.

Mayor Pro Tem Plata asked if the tenants in this plaza had been advised of the proposed change. They tenants pay a lot of money and had their advertisement on the current billboard. He wanted to know if they had been notified that it would be torn down and if they would be charged to advertise on the new one. He also stated that he felt more comfortable if there was a contract in place before approving this item.

Mr. Cervantes stated that the owner of the plaza should have notified the tenants of the change. He was unsure whether they had done so or not.

Mayor Garza and Mayor Pro Tem Plata both suggested that the item be tabled until the tenants were formally notified and there were some kind of contract in place.

Mayor Pro Tem Plata moved to table this item. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

## **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**

Staff requested authorization to finalize the purchase of 10 fleet vehicles for the Fire and Police Departments. These units were originally leased for five years (April 1, 2020 – March 31, 2025) and recently underwent a one-year lease extension through March 31, 2026. As no further renewal options are available, and given the vehicles' current condition, staff recommended exercising the "buyout" option. The total capitalized cost for all units was \$55,507.10.

Fire Department: (1) 2020 Chevrolet Suburban; Police Department: (2) 2020 Dodge Chargers, (2) 2019 Ram 1500s, and (5) 2019 Chevrolet Impalas

**19. Authorization to convey 200 surplus chairs to Iglesia Cristiana Ebenezer from the Mission Event Center– A. Lerma**

Staff respectfully requested 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 had 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

**20. Authorization to approve 100% Fee Waiver Application RGV Cyber – A. Lerma**

RGV Cyber was requesting 100% fee waiver for the Mission Event Center to host the BSides RGV cyber security conference which would 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 was scheduled to take place on June 27, 2026 and estimated attendance was 300 guests.

**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**

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

**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**

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

**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**

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 was 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.

**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**

This project involved public improvements related to the utilities portion of road improvements for the Taylor Road II Project in the amount of \$4,000,000. This Reimbursement Agreement was approved by the Mission Redevelopment Authority/TIRZ #1 Board at their April 20, 2026 Board meeting and the Authority's legal counsel, Gene Vaughan with Jones Galligan Key & Lozano LLP, created the reimbursement agreement. The public improvements would be financed and designed, and all necessary right of way will be acquired by the City of Mission.

Mayor Garza asked to remove item 22 and 23 from the list and be discussed individually.

Mayor Pro Tem Plata moved to approve all consent agenda items 16 thru 21 and 24 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Eden Ramirez Jr, City Attorney, stated that MEDC had not been able to meet; therefore item 22 would have to be tabled.

Mayor Pro Tem Plata moved to table item 22. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Mayor Garza requested to discuss item 23 in Executive Session.

**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**

This 5-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 Moorefield Road. The proposed subdivision was 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 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 agrees 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.

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

**26. Consideration and possible action to approve Ordinance #5807 repealing Ordinance # 5794 temporarily suspending the acceptance, processing, and approval of applications for new car wash facilities – Cervantes**

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.

Staff and Co-Interim City Managers recommended approval.

City Attorney, Mr. Ramirez, stated that he recommended approval of this item.

Mayor Pro Tem Plata moved to approve Ordinance #5807 repealing Ordinance # 5794 temporarily suspending the acceptance, processing, and approval of applications for new car wash facilities. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**ORDINANCE NO. 5807**

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

**27. Approval of Ordinance No. 5808 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.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance No. 5808 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.

**ORDINANCE NO. 5808**

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

**28. Approval of a Tax Increment Reinvestment Zone No. 1 Updated Final Project & Finance Plan - T. Garcia**

On April 7, 2026 the Mission Redevelopment Authority/TIRZ #1 Board of Directors approved an Updated Final TIRZ No. 1 Project & Finance Plan. The update aligned with goals ensuring current economic and future community area needs. The purpose of the update was to identify potential financing sources to enhance future projects fostering transparency and support. The Project & Finance Plan would be updated every two years. It included participating taxing entity projections and revenues, current and past project descriptions, and estimated costs. Attached is the Updated Final Project & Finance Plan for your review and approval.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve a Tax Increment Reinvestment Zone No. 1 Updated Final Project & Finance Plan. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**29. Authorize Mayor to execute Resolution No. 2058 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**

The Mission Redevelopment Authority Reinvestment Zone Number One was seeking to secure a bond in the amount of \$18,000,000.00 for various Mission area projects. This resolution required Mission City Council approval for the initiative. The approval was crucial for advancing the planned projects.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to Authorize Mayor to execute Resolution No. 2058 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. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

### **RESOLUTION NO. 2058**

A RESOLUTION APPROVING THE ISSUANCE OF BONDS BY THE MISSION REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, IN AND AMOUNT NOT TO EXCEED \$18,000,000 AND MAKING CERTAIN FINDINGS RELATION THERETO

#### **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**

The City of Mission was 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 included 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 eliminated conflicts, avoid street closure, and result in an overall cost reduction.

This modification resulted 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 would allow the project to proceed without street closure, avoid utility conflicts, and maintain compliance with GLO CDBG-DR project requirements.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Change Order #1 with an increase of \$64,495 for Rehabilitation of La Cuchilla Drainage Project for the Public Works Department. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

#### **31. Presentation of Unaudited Financial Statements for quarter ending December 2025 – Roman**

Unaudited Financial Statements for quarter ending December 2025.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the Presentation of Unaudited Financial Statements for quarter ending December 2025. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **32. Presentation of 2026 Budget to Actual Report for quarter ending March 2026 – Roman**

Quarter ending March 2026 Budget to Actual Report

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Presentation of 2026 Budget to Actual Report for quarter ending March 2026. Motion was seconded by Councilman Vela and approved unanimously 5-0.

### **33. Acceptance of Quarterly Report of Investments for the Quarter ending March 31, 2026, including interest earned – Roman**

Acceptance of quarterly report required by the Public Funds Investment Act Section 2256.023 of the Texas Government Code on the total investments for the quarter ending 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 was in compliance with State Law and the investment strategy and policy approved by the City Council.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to accept the Quarterly Report of Investments for the Quarter ending March 31, 2026, including interest earned. Motion was seconded by Councilman Vela and approved unanimously 5-0.

### **UNFINISHED BUSINESS**

None

At 6:12 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**

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.

Mayor Pro Tem Plata stepped out of the meeting at 7:05 p.m.

Upon conclusion of Executive Session at 7:06 p.m., Councilwoman Ortega moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

At this time the council proceed with item #23 of the agenda.

Councilman Vela moved to table to solicit requests for Proposals for Third-Party Administrator (TPA) Services (Including Pharmacy Benefit Management), Stop-Loss Insurance, and Voluntary Supplemental Products pending solicitation for a RFQ for an Insurance Consultant. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

**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.

Councilman Vela moved to authorize City Manager to sell easement located within Lot 192, John H. Shary Subdivision to abutting property owner. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

2. Consideration and action if any, related to 1401 E. 24th Street, Mission, Texas.

Councilman Vela authorized Legal Counsel to move forward to identify board of directors of the owners of the property. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

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.

No Action

**ADJOURNMENT**

At 7:09 p.m., Councilwoman Ortega moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary