

SPEER MEMORIAL LIBRARY BOARD

The Speer Memorial Library Board met for its regularly scheduled meeting on December 9th, 2025, at Speer Memorial Library.

A. Call to order

The Meeting was called to order by Cynthia Leon at 5:03 p.m.

Attendance was taken.

Present:

Cynthia Leon

Rose Mary Gallager

Elizabeth Garza

Perri Ann Huntley

Mayra Rocha

Jeff Taylor

Absent:

Lina Cruz (Excused- work related)

Library Staff Present:

Yenni Espinoza, Library Director

1. Approval/Disapproval of Absences

Lina Cruz did plan to attend the meeting but was unable to leave work. Rosemary moved to have Lina Cruz's absence excused. Elizabeth seconded the motion and the motion passed unanimously.

2. Board Minutes

Elizabeth Garza moved to approve the minutes as presented for the September 16th, 2025, Speer Memorial Library Board Meeting. Mayra Rocha seconded the motion, and the motion passed unanimously.

3. Treasurer's Report

For the treasurer's report, Yenni shares with the Library Board how there is still money showing on the accounts, that has already been spent for the Shush booths. She explains to everyone how the two booths were expected to be shipped around the end of January, or the beginning of February but were shipped early and have already arrived at the library. Because of their early arrival, the booths were just paid off, they are not reflected just yet. She points out how on the Treasurer's report shows \$5810 for Shush Booth one, and \$5990 for Shush Booth two. Once that gets deducted the account will be left with \$5 in one account and \$610 in the other one which will be spent throughout the year.

B. Routine Business

4. HCLS

Yenni Espinoza, Library Director reported from September to November. She let them know that in September, Palmview Municipal Library was accepted as a new member of the HCLS which in turn means that they will be added into the new interlocal system with the county, making the total number of librarians on that system to 14. This new addition will also be reflected on an updated logo of HCLS which will now have 14 stars. In the October HCLS meeting, a motion was passed to remove all patron data from Edinburg's Dustin Sekula Memorial Library on Insignia along with the removal of our information from their account due to Edinburg leaving the Hidalgo library system. The only patrons remaining in the system are patrons of Edinburg who checked out an item or owe money to one of the libraries in an attempt to collect the item or the fines. Because of the changes, Speer will be requests items from Edinburg through the state LLC, however both libraries will still continue to do courtesy returns. For now, the item stays within the patrons account and with Speer's 10-day grace period, the item won't accumulate fees. Speer has created two accounts for McAllen and Edinburg to check in items. This will allow Speer to check in their items, taking the responsibility of the item away from the patron and onto the library if something happens to the items during its transit.

5. Librarian's Report

Yenni Espinoza presented the Board members with the monthly reports for the months of September, October, and November. Yenni reported the numerous library activities held for each department, such as the Author's Night Out event in September and the Children's Costume Contest in October. She also shared how the Christmas Train Village by Mr. Flores was already set up for the holidays.

C. Any Discussion or Action on Board Items-

The action on the board was to confirm the dates for the 2026 Library Board meeting. Cynthia moved for a discussion which brought forth Mary to point out how Spring break was on March 17, so the March should be on the 10th instead. The board together decided on March 10, 2026, May 19, 2026, September 15, 2026, and December 8, 2026.

Elizabeth Garza made a motion to approve the dates for the 2026 Library Board Meetings. Perri Ann seconded the motion. The motion passed unanimously.

D. Unfinished Business –

There is on unfinished business.

E. New Business –

Under new business is the acceptance of the nominations of the 2026 officers for the Library Board. Perry Ann Huntly for President, Mayra Rocha for Vice-President, Rose Mary Gallagher for Secretary, and Jeff Taylor for Treasurer.

F. Announcements or Remarks

The next Speer Memorial Library Board meeting is tentatively scheduled for March 10, 2026, at 5:00 p.m.

G. Adjournment

Elizabeth Garza made a motion to adjourn the meeting, and Mayra Rocha seconded the motion which passed unanimously.

Cynthia Leon adjourned the meeting at 5:57 p.m.

Library Board Secretary _____



(Lina Cantu Cruz)

Date 03-04-26

**NOTICE OF REGULAR MEETING
AUDIT COMMITTEE
February 27, 2026 - 2:00 PM - CITY OF MISSION CITY HALL
1201 E. 8TH STREET, MISSION, TEXAS 78572**

PRESENT:
David Penoli
Marissa Gerlach
Dr. Charles Austin
Ruben D. Plata

ABSENT:

STAFF PRESENT:
Andy Garcia
Ezeiza Garcia
Vidal Roman
Patricia Rigney

ALSO PRESENT:
Guillermo Reyna
Luis Lopez
Ricky Longoria
Luis Orozco
Jesus Moncayo

1. Call to order

Chairman David Penoli called the meeting to order at 2:02 p.m. Present at the call to order: Mr. David Penoli, Mr. Ruben D. Plata, Mrs. Marissa Gerlach, and Dr. Charles Austin. Staff present at call to order included Mr. Andy Garcia, Mr. Vidal Roman, Mrs. Ezeiza Garcia.

2. Approval of Minutes – October 29, 2025

Dr. Charles Austin moved to approve of the minutes presented for the Audit Committee meeting of October 29, 2025. The motion was seconded by Mrs. Marissa Gerlach and approved 3-0.

Mr. David Penoli inquired whether CRI was currently working onsite or remotely. Mr. Andy Garcia responded that CRI is working remotely based on their availability, while Mr. Guillermo Reyna and Mr. Luis Orozco are present onsite. Additionally, it was noted that the City had engaged Cherry Bekaert, an accounting firm, to assist with the audit.

Mr. Penoli also requested an update on the Police Department internal audit. Mr. Reyna and Mr. Garcia stated that the internal audit had not yet resumed, as efforts are currently focused on the ongoing external audit.

3. New Business

A. Presentation of 2024 Comprehensive Annual Financial Report

Mr. Ricky Longoria presented the Fiscal Year 2024 Comprehensive Annual Financial Report, outlining the roles and responsibilities of both the auditors and the City. His presentation included an overview of audit opinions and standards, different types of financial statements and recognition.

Mr. Longoria also reviewed the draft audit, providing an explanation of the General Fund balance sheet. He noted that the Golf Course Fund balance was reclassified from unassigned to non-spendable. Additionally, he addressed a policy deficiency on the Fund Balance.

Mr. Garcia stated that directives had been issued to departments to liquidate nonproductive assets and allocate one-time revenues to the stabilization fund, in accordance with the City Manager's authority under the Fund Balance Policy.

To conclude the presentation, Mr. Longoria reviewed the statement of revenues, expenditures, and changes in fund balance.

B. Discussion and Update on 2025 Comprehensive Annual Financial Report

Mr. Garcia provided an update on the status and progress of the Fiscal Year 2025 Comprehensive Annual Financial Report. Burton, McCumber and Longoria Firm explained timeline details, summarizing a projection date for May or June of 2026. Patricia Rigney, City Attorney joined the meeting.

C. Approval of Extension for Internal Auditor Agreement

As discussed in Executive Session.

At about 3:35 p.m., Mr. Penoli motioned to move into Executive Session. The motion was second by Dr. Austin and approved 3-0.

EXECUTIVE SESSION

4. Closed Session Pursuant to Local Government Code Section 551.071 (1) (2)
(Consultation with Attorney) Approval of Extension for Internal Auditor Agreement

RECONVENE

The Audit Committee will reconvene in open session to take any actions necessary, on any item(s) discussed in closed session

At about 4:05 p.m., Mrs. Gerlach motioned to reconvene. Motion was seconded by Dr. Austin and approved 3-0.

Mr. Penoli moved to proceed as discussed in executive session regarding Mr. Guillermo Reyna and Mr. Luis Orozco's agreement. Motion was seconded by Mrs. Gerlach and approved 3-0.

5. Date and time of next meeting

Mrs. Gerlach moved to schedule the next Audit Committee meeting for March 27, 2026, at 2:00 p.m. Motion was seconded by Dr. Austin and approved 3-0.

6. Chairman's comments

There were no comments.

7. Member's comments

There were no comments.

8. Adjournment

At about 4:10 p.m., Mrs. Gerlach moved to adjourn. The motion was seconded by Dr. Austin and approved 3-0.



David Penoli, Chairman

ATTEST:



Board Secretary

SHARY GOLF COURSE ADVISORY BOARD MINUTES
FEBRUARY 4TH, 2026

- **Call to Order**
 - Mr. Ben Lau called the meeting to order.

- **Roll Call**
 - The following board members were present: Isaac Martinez (late), Ben Lau, Toby Garza, Thomas Lee, Joe Salinas, Nacho Pecina (late)
 - The following board members were absent: Javier Barrera
 - The following staff members and others were present: Michael Fernuik Golf Director, Efrain Gutierrez Golf Course Superintendent, Carl Davis MEDC Board Member.

- **Public Participation**
 - None

- **Approval of Minutes**
 - The minutes from the January 7th, 2026 were approved as written. Motion made to accept Toby Garza, seconded Joe Salinas, approved unanimously.

- **Golf Director's Report**
 - Progress Report on Holes 19 to 27. MUSCO will be on site tomorrow February 5th, to fix the dark spot on #8 front tee box. No other poles will be needed; the fix will come from adding a light fixture to an existing light pole. There will be a palm tree or two needing to be cut down in that area. The grass grow in is progressing. Restrooms are basically done with the exception of some minor roof constructions, bathroom partitions and fixture installation. The contractor will definitely beat the deadline to be complete. Start date of the night opening has been pushed back to late May. Greens are being fertilized 2 times a week, top dressed and rolled. Fairways and tees are being mowed 3 times a week. The greens are also being covered when it gets cold to aid in growth by trapping the heat from the ground and creating a "greenhouse effect." Plan on starting to spray for weeds and treat ants as well. Surface algae was treated and soil samples were taken to make sure there was nothing underground. The use of a bunker rake was also used to help break up the surface crust.
 - Superintendent's Report Holes 1 – 18. Superintendent Gutierrez explained the grass is dormant due to the recent cold temperatures. Nothing is growing right now, but warm weather will green us up. Mowing less and less now due to this. Fairway on #7 needs help. Issue with irrigation communication controllers along with other fairways. Discussion regarding the possible sprigging of holes 7 and 14 ensued. The type of soil being a made of a sandy loam texture does not help with growth. Cost of new irrigation boxes and controllers were discussed. Mr. Martinez asked about aerification of fairways and greens. The culture of the

Shary golfers need to change because the golf cart etiquette here is terrible. Golfers drive everywhere with little regard to the course condition. Ropes on 7 have been tried and golfers keep taking them down. Volunteers seem to be the popular choice to aid in prevention of rule violations. Interested parties will still need to fill out the volunteer application with the city and be approved. Mr. Salinas questioned the timeliness of the response to the irrigation problems. Mr. Lee brought up the number of golfing groups that play out here and getting them involved to help with cart violations and take some type of ownership of the situation since they are as much at fault as everyone else. The mounds between holes 8 and 10 and their condition was discussed. The number of oak trees planted also is a contributing factor to the lack of turf. There was discussion about a long-term trimming/removal project of the oak trees. The number of staff for the grounds crew was discussed and compared to other 27 hole courses. Shary has 8 employees including Efrain and as an example Lozano Golf Center in Corpus has a total of 21 employees, 9 of those are on the Firefly nine-hole course. It was put into a motion that the board approves an additional 4 full time grounds maintenance workers to be added.

- **Public Participation**
 - None

- **Unfinished Business**
 - Discussion of perimeter fencing was discussed. In particular types of vinyl chain link and where to use cable & posts. The area by the new #6 tee box where the ditch is located was a definite need for post & cable that was not previously noticed. Cable & post concept was also discussed between Poinsettia Ave and the golf course.

- **Chairman's Comments**
 - Obviously, we have issues with the golf course. We cannot keep blaming the weather for course conditions. There needs to be a plan in place to help 7 fairway and 5 green which are the worst.

- **Adjournment**
 - Meeting was adjourned at 6:20 pm.

**ZONING BOARD OF ADJUSTMENTS
FEBRUARY 25, 2026
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
William Ueckert Jr.

ZBA ABSENT

Dolly Elizondo

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Jessica Munoz
Alex Hernandez
Elisa Zurita
Ana Bazaldua

GUESTS PRESENT

Rebecca Martinez
Ray Garcia
Heron Alexis Lugo
Anthony Malone

CALL TO ORDER

Chairman Salazar called the meeting to order at 4:36 p.m.

CITIZENS PARTICIPATION

Chairman Salazar asked if there was anyone in the audience who had anything to present or express that was not on the agenda.

There was none.

APPROVAL OF MINUTES FOR JANUARY 28, 2026

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

ITEM # 1

TO ALLOW A 0' REAR SETBACK INSTEAD OF THE REQUIRED 10' REAR SETBACK/UTILITY EASMENT AND TO ALLOW A 0' SIDE SETBACK ALONG THE SOUTH SIDE OF THE PROPERTY INSTEAD OF THE REQUIRED 4.5' AND TO ALLOW A 0' SIDE SETBACK, ALONG THE NORTHSIDE OF THE PROPERTY INSTEAD OF THE REQUIRED 1.5' SETBACK FOR A 12'x30' AND 15'x19' PATIO, BEING LOT 12, BLOCK 1, AT SHARY GARDENS SUBDIVISION, LOCATED AT 2310 GARDEN VIEW DRIVE REQUESTED BY REBECCA MARTINEZ.

Mr. Hernandez stated that the subject site was located along the East side of Garden View Drive, approximately 635 feet North of E. Griffin Parkway (F.M. 495). The applicant is requesting a variance to keep two patio structures 12' by 30' and 15' by 19' within the 10' rear and the 4.5' and 1.5' side setbacks. The Sunrise Meadows Subdivision was recorded on March 18, 1997. The subject property is a regular lot with a depth of 100.00 feet and a width of 48.8 feet along Garden View Drive. The subject lot has a total area of 4,880 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 legal notices to surrounding property owners. No variances have been processed in this subdivision.

STAFF RECOMMENDATION:

Staff recommends denial. This request does not qualify as an undue hardship. However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

Chairman Salazar asked Mr. Hernandez if there had previously been variances in the neighborhood.

Mr. Hernandez replied No.

Chairman Salazar asked if the applicant was present in the audience and requested for Ms. Martinez to step forward and to state her full name and address for the record.

Rebecca Martinez, who resides at address 2310 Garden View Drive, stated that when she worked on the project, she did not realize that she wasn't in compliance with the setbacks and since she is planning on selling the house she wants to make sure she does things right by soliciting a variance authorization from the City to avoid any problems in the process of selling her house.

Chairman Salazar asked Mrs. Martinez if she is under contract?

Mrs. Martinez replied "Not Yet, because I needed to do all this stuff before, well that was the recommendation"

Chairman Salazar asked the board if there were any question for the applicant.

Mr. Garza asked when was the structure built.

Ms. Martinez stated she did not have exact dates but that it was an old structure.

Chairman Flores asked if she had come forth on her own.

Ms. Martinez replied she had been advised by her real state agent to apply for the variance.

Mr. Flores asked the applicant if she has talked to utility companies.

Ms. Martinez stated 811 had conducted a dig test and a Spectrum line was located along the East side of the property and along the South side of the property she had an ATT line that she does not use since they are land lines that are no longer in use.

Chairman Salazar asked about the recommendations from the real state agent in regards to the structure.

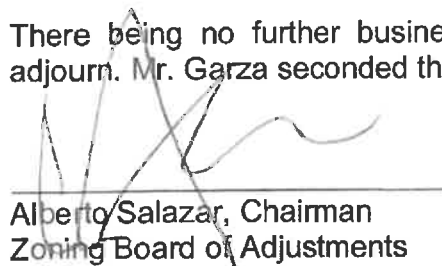
Ms. Martinez stated her real estate agent recommended for the structure to remain as is to avoid the costs that come with taking the structure down.

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

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

ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion, Mr. Flores moved to adjourn. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously at 4:42 p.m.



Alberto Salazar, Chairman
Zoning Board of Adjustments

**ACCOMODATIONS REVIEW BOARD
FEBRUARY 25, 2026
CITY HALL'S COUNCIL CHAMBERS**

ARB PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
William Ueckert Jr.

ARB ABSENT

Dolly Elizondo

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Alex Hernandez
Jessica Munoz
Elisa Zurita
Ana Bazaldua

GUESTS PRESENT

Rebecca Martinez
Ray Garcia
Heron Alexis Lugo
Anthony Malone

CALL TO ORDER

Chairman Salazar called the meeting to order at 4:47 p.m.

ITEM #3

TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FRONT SETBACK AND TO ALLOW A 3.5' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR AN 10X20 EXISITNG CARPORT, BEING LOT 8, BLOCK 218, MISION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 1305 OBLATE AVENUE, AS REQUESTED BY ANTHONY MALONE

Ms. Jessica Munoz stated that the site is located approximately 50' North of E.13th Street along the West side of Oblate Avenue. The applicant is seeking the Board's consideration to keep a 10' x 20' carport within the 20' front setback and the 6' side setback. The carport was constructed without obtaining a building permit. The carport was constructed for medical reasons to protect against heat-related chemicals inside the vehicle. Staff notes that the Code Enforcement Department had a case in this property for construction without a permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed a notice to the property owner.

ZBA has considered the following variances within the subdivision:

- Block 191, 7'4" rear setback, approved 1-9-90
- Lot 6, Block 185, 0' corner side setback, approved 1-13-98
- Lot 1-12, Block 191, 1' corner side setback, approved 1-19-11
- Lot 12, Block 242 7' front setback, approved 1-30-01
- Lots 17-18, Block 174 0' rear setback, approved 2-14-95

The Zoning Board of Adjustments considered this variance request on December 6, 2023, and denied the request. Staff recommends approval subject to: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint" and if the structure is ever removed or the need is no longer there, the prevailing setbacks shall be complied with thereafter, 2) obtaining a building permit and assessing a double permit fee, 3) if the property is sold in the future, the applicant must disclose to the buyer that the carport structure must be removed before the sale.

Mr. Garza questioned the enforcement of the destruction of the structure if the property were to be sold.

Ms. Jessica Munoz stated the hold harmless agreement is a recorded document with Hidalgo County Clerks Office and only pertains to the applicant/person requesting the special accommodation.

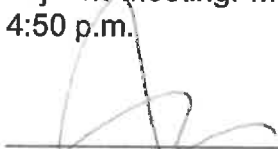
Chairman Salazar asked if the applicant was present in the audience and requested for Mr. Malone to step forward and to state his full name and address for the record.

Mr. Malone stated his name as Anthony Joseph Malone who resides at 1305 Oblate Avenue, Mission, Texas. Mr. Malone added that the reason for the Special Accommodation Request was due to his daughter having Leukemia. He mentioned the carport was constructed for medical reasons to protect against heat-related chemicals inside the vehicle.

There being no discussion. Chairman Flores entertained a motion. Ms. Elizondo moved to approve the special accommodations request as per staff recommendation. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

4 ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion. Mr. Ueckert Jr. moved to adjourn meeting. Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously at 4:50 p.m.



Alberto Salazar, Chairman
Accommodations Review Board