

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING AND SUPPLEMENTING SECTION 2(g) OF RESOLUTION NO. 1968 AUTHORIZING THE CREATION OF THE CIMARRON PUBLIC IMPROVEMENT DISTRICT; REALIGNING THE COMPOSITION OF THE BOARD OF DIRECTORS OF THE DISTRICT; ESTABLISHING DESIGNATED PLACES AND QUALIFICATIONS FOR DIRECTORS; APPOINTING DIRECTORS TO PLACES 1 THROUGH 5; ESTABLISHING TERMS OF OFFICE; AUTHORIZING THE BOARD TO ELECT ITS OWN OFFICERS; AND PROVIDING FOR MATTERS RELATING THERETO.

* * *

WHEREAS, on February 24, 2025, the City Council of the City of Mission, Texas (the *City*), adopted Resolution No. 1960 making findings pertaining to the advisability of the establishment of the Cimarron Public Improvement District (the *District*) and the improvements proposed to be financed therein, pursuant to Chapter 372 of the Texas Local Government Code, as amended (the *PID Act*), upon the petition of the owners of the real property within the District; and

WHEREAS, on March 24, 2025, the City Council adopted Resolution No. 1968 authorizing the creation of the District (the *Authorization Resolution*); and

WHEREAS, the District consists of all real property as described in the Authorization Resolution; and

WHEREAS, the District was established at the request of the owners within the Cimarron Neighborhood to finance improvements and services benefitting the District following the decline of the Golf Course under prior ownership, and the Mission Economic Development Corporation (the *EDC*) acquired the Golf Course in order to preserve it as an amenity of the Cimarron Neighborhood and the City; and

WHEREAS, the EDC has since conveyed the Golf Course to New Cimarron Group, LLC (together with its successors and assigns as owner of the Golf Course, the *Golf Course Owner*), which intends to restore and operate the Golf Course as a quality golf course and country club; and

WHEREAS, Section 2(g) of the Authorization Resolution provides that the District shall be managed by a Board of Directors (the *Board*) representing a partnership between the City and the private sector, comprised of five (5) directors appointed by the City, and Section 2(h) of the Authorization Resolution provides that the District shall be managed without the creation of an advisory body; and

WHEREAS, the initial directors of the Board were appointed by separate action of the City Council (the *Prior Board Action*); and

WHEREAS, the Authorization Resolution does not establish designated places or qualifications for directors, or provide for the election of officers of the Board; and

WHEREAS, at a meeting of the Board held on Monday, October 12, 2026, the Board passed a motion formally recommending that the City Council re-evaluate and realign the composition of the Board such that Places 1, 2, and 3 are held by representatives of the Cimarron Neighborhood, Place 4 is held by a representative of the Golf Course Owner, and Place 5 is held by a representative of the City, and that the Board be empowered to appoint its own officers (the *Board Recommendation*); and

WHEREAS, the City Council finds that the Board Recommendation appropriately reflects the interests of the owners of property liable for assessment within the District, the Golf Course Owner, and the City, and that realigning the Board in accordance with the Board Recommendation will promote the effective management of the District as a partnership between the City and the private interests within the District; and

WHEREAS, the City Council finds that the adoption of this Resolution is in the best interest of the City, the District, and the owners of property within the District;

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

Section 1. Findings.

The facts and recitations contained in the preamble of this Resolution are found to be true and correct and are adopted as findings of the City Council and made a part of this Resolution for all purposes.

Section 2. Board Composition; Designated Places.

The Board shall consist of five (5) directors, each serving in a numbered place, as follows:

- (a) **Places 1, 2, and 3 – Cimarron Neighborhood.** Each director serving in Places 1, 2, and 3 shall be a record owner of residential real property located within the Cimarron Neighborhood that is liable for assessment within the District, or the designated representative of such an owner that is an entity.
- (b) **Place 4 – Golf Course Owner.** The director serving in Place 4 shall be an officer, manager, employee, or other authorized representative of the Golf Course Owner, nominated in writing by the Golf Course Owner and appointed by the City Council. If the Golf Course Owner ceases to own the Golf Course, the director then serving in Place 4 may continue to serve until a successor nominated by the subsequent owner of the Golf Course is appointed by the City Council.
- (c) **Place 5 – City of Mission.** The director serving in Place 5 shall be a member of the City Council, the City Manager, or a City officer or employee designated by the City Council, and shall represent the interests of the City.

- (d) **Qualifications; Effect of Disqualification.** A director who ceases to satisfy the qualifications of the director's Place shall be deemed to have vacated that Place, and the vacancy shall be filled in accordance with Section 6.

Section 3. Appointment of Directors.

The following persons are hereby appointed (or reappointed, as applicable) to serve as directors of the Board in the Places and for the terms set forth below:

Place	Category	Director	Term Expires
1	Cimarron Neighborhood		[, 2029]
2	Cimarron Neighborhood		[, 2028]
3	Cimarron Neighborhood		[, 2029]
4	Golf Course Owner		[, 2028]
5	City of Mission		[, 2029]

Any director serving on the Board immediately prior to the effective date of this Resolution who is not named above shall cease to serve as a director as of the effective date of this Resolution. The City thanks such directors for their service to the District.

Section 4. Terms of Office.

Consistent with Section 2(g)(3) of the Authorization Resolution, directors serving in odd-numbered Places (Places 1, 3, and 5) shall be appointed for three (3) year terms, and directors serving in even-numbered Places (Places 2 and 4) shall be appointed for two (2) year terms. Each director appointed by this Resolution shall serve a term commencing on the effective date of this Resolution and expiring on the date set forth for that director's Place in Section 3. Each director shall serve until a successor is appointed and qualified, and a director may be reappointed. All directors serve at the pleasure of the City Council.

Section 5. Officers.

The Board is hereby authorized to elect its own officers from among its directors, including a Chair, a Vice Chair, and a Secretary, and such other officers as the Board deems appropriate. The Board shall elect its officers at its first meeting following the effective date of this Resolution and annually thereafter, or at such other times as the Board may determine. Officers shall serve until their successors are elected. The Chair shall preside over meetings of the Board; the Vice Chair shall preside in the absence of the Chair; and the Secretary shall cause minutes of each meeting to be kept. The Board may adopt bylaws or rules of procedure not inconsistent with this Resolution, the PID Act, or other applicable law.

Section 6. Vacancies; Removal.

A vacancy in any Place shall be filled by the City Council for the unexpired term with a person satisfying the qualifications for that Place; provided, that a vacancy in Place 4 shall be filled upon the written nomination of the Golf Course Owner. The Board may submit recommendations to the City Council for any vacancy in Places 1, 2, and 3. Any director may be removed by the City Council at any time, with or without cause.

Section 7. Management of the District; Powers of the Board.

As provided in Section 2(g) of the Authorization Resolution, the District shall continue to be managed by the Board, representing a partnership between the City and the private sector. The Board shall manage the District and its day-to-day operations; shall, with the assistance of a consultant, from time to time (and at least annually) advise the City regarding the operations of the District; and shall prepare and present to the City a service and assessment plan and assessment roll on an annual basis. All actions of the Board shall be evidenced by approved minutes, which shall be maintained as records of the Board. The City reserves exclusive right and jurisdiction over the District's ability to levy assessments, approval of the District's annual budget, and the obligation of funds on deposit or to be deposited from assessments, together with the right to inspect and audit the books, accounts, and records of the District upon reasonable notice, as provided in Section 2(g)(5) of the Authorization Resolution. A majority of the directors then serving shall constitute a quorum. Meetings of the Board shall be conducted in accordance with Chapter 551, Texas Government Code, and records of the Board are subject to Chapter 552, Texas Government Code.

Section 8. Relationship to Authorization Resolution; Prior Actions.

This Resolution amends and supplements Section 2(g) of the Authorization Resolution with respect to the composition of the Board, the qualifications, appointment, and terms of directors, and the election of officers, and supersedes the Prior Board Action to the extent inconsistent herewith. In the event of a conflict between this Resolution and the Authorization Resolution, this Resolution shall control. Actions taken by the Board prior to the effective date of this Resolution are hereby ratified and confirmed. Except as expressly provided herein, the Authorization Resolution remain in full force and effect.

Section 9. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Resolution, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Resolution, or their application to other persons or circumstances, shall not be affected thereby, it being the intent of the City in adopting this Resolution that no portion hereof shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Resolution are declared severable for that purpose.

Section 10. Open Meetings.

It is hereby found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of the meeting of the City Council at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public for the time required by law preceding such meeting, as required by Chapter 551, Texas Government Code, and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon.

Section 11. Effective Date.

This Resolution shall take effect immediately upon its adoption.

CONSIDERED, PASSED, AND APPROVED this 27th day of October, 2026, at a regular meeting of the City Council of the City of Mission, Texas, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF MISSION

By: _____
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Eden Ramirez, Jr. City Attorney