CITY OF MISSION

CITY COUNCIL REGULAR MEETING
MISSION CITY HALL
AUGUST 11, 2026 at 4:30 PM

MINUTES

PRESENT:
Norie Gonzalez Garza, Mayor
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Shelly Smith, City Attorney
Anna Carrillo, City Secretary
Juan Pablo Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager

ABSENT:
Ruben D. Plata, Mayor Pro-Tem

ALSO PRESENT:
Gracie Reyna
Dalinda Garcia
Dr. Jerry Peña
Stephanie Casas
Esther Salinas
Daisy Reyes
Joe Salinas
Elaine S.
Robert Galligan
Charlie Garcia

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
Roel Mendiola, Sanitation Director
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Brad Bentsen, Parks & Recreation Director
Teclo Garcia, MEDC CEO
Jose Cavazos, 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 4:34 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilman Alberto Vela led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Proclamation - Tiger Fury Kajukenbo Self Defense Institute World Championship – Carrillo

Councilman Vela moved to approve the Proclamation – Tiger Fury Kajukenbo Self Defense Institute World Championship as presented. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 3-0.

2. Report from Mission Economic Development Corporation - Teclo Garcia
Teclo Garcia, MEDC CEO, gave an update on the operations of the EDC. They would be hosting the Small Business Expo on September 16th at the Mission Event Center from 9am –

5pm. Members of the EDC attended the PlanCon26 TxDOT Conference. They were also looking forward to participating in the following upcoming events: Expo Potosi in San Luis Potosi, Retail Live in Austin, TxDOT Freight Advisory Committee Meeting. Mr. Garcia also gave a snapshot of the city's growth by presenting year-to-date totals for all residential and commercial permits. So far for this year, there had been over 500 residential permits sold.

3. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Linebarger would be hosting a Property Tax Information Session at City Hall tomorrow from 5:30pm – 7:30pm. National Night Out would be held on Thursday, August 13th from 6:30-9:30pm at the Mission Event Center

City Council – No Comments

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

5. Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T"), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street, Applicant: Mario Reyna c/o Abrego & Sons, Inc., Adoption of Ordinance #5851 - Cervantes

The applicant was requesting to rezone the subject property located at the Southwest corner of 2 ½ Street and Glasscock Road from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T") for a proposed 6-unit townhome development. The tract of land had 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road. The surrounding zones were Duplex-Fourplex Residential (R-2) to the South, Multifamily Residential (R-3) to the East and Single-family Residential (R-1) to the West and North. The surrounding land uses were single-family homes to the West and North, apartments to the East and a vacant tract to the South. The vacant tract to the South was recently rezoned to R-2. The subject property had what appeared to be a vacant residential structure, and vehicles were parked in the paved area facing Glasscock Road. The Future Land Use Map shows the property designated for low-density residential uses. Even though the requested rezoning 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 21 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.

Mr. Xavier Cervantes, Director of Planning, stated that there was another item for a variance that was related to this one. He requested that this item be voted on after the variance was seen.

Councilman Vela moved to approve the rezoning request from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T"), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street, Applicant: Mario Reyna c/o Abrego & Sons, Inc., Adoption of Ordinance #5851. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ORDINANCE NO. 5851

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 0.40 OF AN ACRE TRACT OUT OF LOT 182, JOHN H. SHARY SUBDIVISION, LOCATED AT 1906 E. 2 1/2 STREET, FROM (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT TO (R-1T) TOWNHOUSE RESIDENTIAL DISTRICT

6. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena, Adoption of Ordinance #____ - Cervantes

The subject site was located along the North side of Nicole Drive approximately 450' West of Taylor Road. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicants were applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tabacco, Firearms, and Explosives (ATF) requirements was that they have permission from the City to utilize their home address to obtain the license. The applicant desired to use his home for administrative home office operations related to a private security and training business. He intended to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications. The applicant stated that no retail storefront operations would occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities. The P&Z Commission had seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive. The Planning staff had received objections to the request from the surrounding property owners. Staff mailed out 25 legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. A petition was submitted in opposition to the conditional use permit citing several corners about a business in the neighborhood. The 41 petitioners make up 71.95% of the land area within 200 feet and 37.33 percent of the land area within 400 feet. A supermajority vote of the City Council will be required for the permit to be approved.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1 year approval to assess this new operation; Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); Acquire a business license; CUP was not transferable to others; Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence; Must sign an affidavit stating there would be no customer traffic, public gatherings or on-site training activities from the residence.

Mr. Cervantes asked if they could review this item at a later time since Councilwoman Ortega was not present at the time.

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

Gracie Reyna, neighbor of the applicant, stated that there were major concerns by the residents in this neighborhood with this permit being issued. They had submitted a petition in which the majority were in opposition of this request. If the applicant's reason for obtaining this permit was to be able to receive mail, then he could acquire a P.O. box. She also stated that it seemed as though their garage was being converted, and they feared this may be for sales of weapons. The permit should not be issued as written since it states "for the sale of Firearms". Issuing such a permit would open up the doors for more homes in the area to apply for home occupation permits and conduct business from home. They would like to keep it a residential area.

Dalinda Garcia, lives two houses down from the applicant, also spoke in opposition of this request stating that there should not be any type of business being conducted in a residential area. The neighbors were all opposed to the permit request and had signed a petition. She also stated that the city was not equipped to monitor the compliance of the conditions they would set.

Dr. Jerry Peña, 2705 Nicole Drive, stated that there would be no business conducted at his home. He was simply trying to obtain this permit from the city so that he could submit it to ATF for compliance purposes. He and his wife both worked from home and out of their garage. He also wanted to clarify that he would not be selling any guns from his home or online. He did not have any inventory at home other than his own person weapons.

Councilwoman Ortega stated that they had seen several similar requests prior to this one and had questions as to how many had been approved and if there were any limits on the amount that could be approved. She suggested taking no action and discussing it further.

Mayor Garza asked if the purpose of this was just to receive his mail from ATF at home to which Mr. Cervantes stated it was. He further stated that ATF required a letter from the city showing that they allowed it.

Councilwoman Gerlach inquired if the change of address would allow him to receive guns at home.

Mr. Cervantes stated that it would allow him to; however, one of the conditions on the ordinance was for him to not have any inventory at home.

Councilman Vela asked if the wording to the permit could be modified since it did state for the sale of firearms.

Mr. Cervantes stated that the wording could not be changes on the permit; however, the city was allowed to add/modify the conditions on the ordinance.

Mayor Garza discussed with the City Attorney, Eden Ramirez, the wording of the conditional use permit as it stated that it was for the sale of firearms, however, we were adding a condition that he would not be allowed to have inventory at home. Mr. Ramirez stated that this was allowed; however, Mayor Garza stated that she was not comfortable with the wording.

Councilwoman Ortega moved to deny the Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena, Adoption of Ordinance #____. Motion was seconded by Councilwoman Gerlach and denied unanimously 4-0.

7. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, Adoption of Ordinance #5847 – Cervantes

The site was located 165 feet West of Washington Avenue along the North side of West Business Highway 83. Per Code of Ordinances, portable buildings required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a Conditional Use Permit to allow a portable building for office use. The use would be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision. The proposed days and hours of operation were Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed; Staff: 2 Employees; Parking: Staff required a minimum of 4 parking stalls for the site. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: A 2-year approval with the understanding there would be no renewal. This would apply to the property not the applicant; Must comply with all City Codes (Building, Fire, Health, etc.); Must comply with landscaping and parking code; Hours of operation were Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm; Must comply with the noise ordinance; CUP was not transferable to others; Must obtain a business license

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

There were no comments.

Councilman Vela moved to approve the Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, Adoption of Ordinance #5847. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ORDINANCE NO. <u>5847</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR OFFICE USE IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING A 0.468-ACRE TRACT OUT OF LOT 3, MISSION ACRES SUBDIVISION, LOCATED AT 1612 WEST BUSINESS HIGHWAY 83

8. Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance #5848 – Cervantes

The site was located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street. Per Code of Ordinances, portable buildings required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a Conditional Use Permit to allow a 20’ x 76’ portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas. The proposed days and hours of operation were Monday–Sunday, 24/7; Staff: 7 Employees; Parking: A business this size required a minimum of 7 parking stalls. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: A 2-year approval with the understanding there would be no renewal. This would apply to the property not the applicant; Hours of operation were Monday through Sunday, 24/7; Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.); Must comply with the noise ordinance; CUP was not transferable to others

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

There were no comments.

Councilman Vela moved to approve the Conditional Use Permit to allow a 20’ x 76’ portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance #5848. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ORDINANCE NO. 5848

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A 20’ X 76’ PORTABLE BUILDING FOR OFFICE USE – MEDCARE – EMS IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING THE EAST FRACTION OF LOTS 1 & 2, BLOCK 178, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 511 W. 11TH STREET

9. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance #5849 - Cervantes

The subject site was located 1,320’ east of Shary Road along the North side of Victoria Drive. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone required the approval of a Conditional Use Permit by the City Council. The applicant has a 4-story hotel that had been in business since October 2008. Access to the site was off two 26’ driveways of Victoria Drive. The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons. The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years. Hours of Operation: Hotel hours were 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours; Staff: 22 employees in different shifts; Parking: In reviewing the site plan, the 4-story building has 108 rooms, which required 108 parking spaces (1 parking space x per room). The hotel had a total of 111 parking spaces, thus exceeding code. Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300' from the nearest residence, church, school, or publicly owned property. There was a residential subdivision directly behind the alley that fall within the 300 feet; however, P&Z and City Council had waived this separation requirement in the previous conditional use permit. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. Staff noted that there had been no incidents reported to the Police Department. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of the use permit with the understanding it can be revoked for noncompliance; Waiver of the 300' separation requirement from residential homes; Compliance with all City Codes (Building, Fire, Health, etc.); CUP not to be transferable to others; Hours of Operation: Hotel hours were 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours

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

There were no comments.

Councilwoman Gerlach moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance #5849. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5849

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – HAMPTON INN & SUITES IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, HAMPTON INN & SUITES SUBDIVISION, LOCATED AT 2505 VICTORIA DRIVE

10. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance #5850 – Cervantes

The subject site was located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance, a bar, cocktail lounges and taverns required the approval of a Conditional Use Permit by the City Council. The hours of operation were as followed: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant was requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees; Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant had reached out to the owner of the vacant property to the North, but the owner was not willing to lease a portion of his property for parking. Such uses required that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There was a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicated one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Police Chief had no objections to the permit renewal for one year. 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. During the Planning and Zoning Commission public hearing there was opposition from two (2) surrounding property owners with concerns about noise and parking. Even though P&Z recommended denial, a super majority vote of the City Council was not required based on H.B. 24(2025) becoming state law.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this business. Continued compliance with all City Codes (Building, Fire, Health, etc.) Waiver of the 300' separation requirement from the residential homes; 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. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; Must continue to use the acquired decibel reader to monitor for excessive noise

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

Stephanie Casas, 324 E. 8th Street, spoke in opposition of the request. She stated that since they started with the live music again, it had been very loud. She worked nights, and it was very difficult for her to get rest throughout the day. She felt that they should not be allowed to have live music in an area where residents lived.

Esther Salinas, 709 Oblate, stated that at the P&Z meeting, they had three children and three adults show up to state that they were suffering from headaches due to the loud music. As an educator, she was concerned and did not want anything to affect the children's education. Ms. Salinas stated that this establishment had been grandfathered as a store and not a bar or cantina. She was also concerned with the environmental effects such as the obstruction of the sidewalks in some areas as well as other areas not having sidewalks. They had mentioned that they would station police watch towers in the area; however, that was never done. She was completely against them having outdoor music at any time during their hours of operation.

Daisy Reyes, 714 N. Francisco, lived two houses down from Ice House. She stated that in the past 18 months, there had not been any type of outdoor live music. They had not had very many events. She did state that there was a lot of traffic in the area; however, that was just due to regular traffic passing through. She also commented that the train in the area was much louder than any noise coming from Ice House.

Jose Salinas, 3305 San Nicolas, spoke in support of the Ice House. He moved to Mission a while back and had been there many times. They have only had music inside but not outside. It was a very wholesome place that was enjoyed by many Winter Texans. He also addressed Esther's concern with the sidewalks stating that was a city issue. He felt that they should remain open for the community to enjoy.

Elaine Surgen, was also in support of Ice House as it was a big part of our community. A lot of Winter Texans enjoyed visiting Ice House and seeing their friends there. They enjoyed having the outdoor music and having a place to enjoy with friend, and she hoped the City would reconsider and allow them to remain open and have outdoor music.

Robert Galligan, stated that 18 months ago they had been extended a permit for outdoor music; however, they had not had outdoor music at their venue at all. Derogatory claims were made by a certain individual against the business which had caused them to now have various restrictions placed upon them. Ice House had always been a big part of the community and had always helped in times of need. They also now had a catering service that worked out of their kitchen. He felt as though they were being targeted as a business. There was a tire shop that just moved in next door to them, and their shop is very noisy yet no one has complained. Mr. Galligan stated that at the P&Z meeting it was noted that 6 police reports were filed at the establishment within the last 6 months; however, after an open records request, he noted that there were only 3. He was also requesting that the hours for the live outdoor music be changed to Monday through Friday from 2pm – 7pm. They would not have any live music on the weekends.

Charlie Garcia, 203 Thornwood, was a local musician who played at many different bars. He stated that this version of Ice House was the best that it had ever been, and he hoped that the city would consider keeping it open.

Mayor Garza asked for clarification of the request wanting to know if it was for allowing live music to which Mr. Cervantes said yes.

Mr. Cervantes noted that the applicant was requesting to modify the hours for the live music to Monday through Friday from 2pm – 7pm. He also stated that they self-imposed a restriction in attendance allowing 150 occupants before 8pm and only 60 after 8pm.

Councilwoman Gerlach moved to approve the Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance #5850. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5850

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A BAR AND FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – THE ICE HOUSE, LLC IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING THE SOUTH 109.5 FEET OF LOT 2, BLOCK 137, MISSION ORIGINAL TOWNSITE SUBDIVISION AND ALL OF LOT 52, JOHN H. SHARY INDUSTRIAL SUBDIVISION, LOCATED AT 815 N. FRANCISCO AVENUE

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

11. Approval of Minutes – Carrillo

Regular Meeting – July 28, 2026

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

Mission Economic Development Authority – May 28, 2026

Mission Education Development Council – April 29, 2026

Mission Economic Development Corporation – June 25, 2026

Ambulance Board Meeting – April 15, 2026

Keep Mission Beautiful – May 21, 2026

Traffic Safety Committee – May 21, 2026

Citizen’s Advisory Committee – June 10, July 1, 2026

Civil Service Commission – June 19, 2026

Zoning Board of Adjustments – May 27, 2026

13. Consideration and action regarding approval of Resolution No. 2075 amending Resolution No. 1804 to authorize the Shary Municipal Golf Course to assess the 5% credit card processing fee on credit card transactions – Fernuik

Resolution No. 1804 currently exempted the Shary Municipal Golf Course from charging the City's 5% credit card processing fee on credit card transactions. Staff requested approval to amend Resolution No. 1804 to remove this exemption and authorize the Shary Municipal Golf Course to assess the 5% processing fee on all eligible credit card transactions. This amendment would ensure consistency with the City's credit card payment policy.

RESOLUTION NO. 2075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING RESOLUTION NO. 1804 TO REMOVE THE EXEMPTION FOR THE SHARY MUNICIPAL GOLF COURSE FROM THE CITY'S CREDIT CARD PROCESSING FEE POLICY;

AUTHORIZING THE ASSESSMENT OF A FIVE PERCENT (5%) CREDIT CARD PROCESSING FEE ON ELIGIBLE CREDIT CARD TRANSACTIONS AT THE SHARY MUNICIPAL GOLF COURSE; AND PROVIDING AN EFFECTIVE DATE

14. Consideration and action regarding approval of Ordinance No. 5852 amending Ordinance No. 5693 to establish a Starlight Tournament Fee at the Shary Municipal Golf Course and providing for an effective date – Fernuik

Staff was requesting approval of an ordinance to establish a Starlight Tournament Fee of $55.00 per person, including cart rental, for nine (9) holes of play at the Shary Municipal Golf Course.

The proposed fee would apply to all organizations, City entities, and 501(c)(3) charitable organizations that conduct tournament events utilizing the Starlight lighting system.

The fee included green fees and cart rental only. Additional services and amenities, including food and beverage services, driving range activities, prize funds, merchandise, and other event-related expenses, were not included and may be negotiated separately by the Golf Course Director.

ORDINANCE NO. 5852

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING ORDINANCE NO. 5693 TO ESTABLISH A STARLIGHT TOURNAMENT FEE AT THE SHARY MUNICIPAL GOLF COURSE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

15. Discussion and action regarding the approval of Interlocal Agreement between Mission Consolidated Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of $19,000.00 – Fernuik

Agreement between the City and District to coordinate accessibility and compensation for the District's use of the Shary Municipal Golf by District golf teams, in an effort to maximize resources and provided increased services to the public during the 2026/2027 District school year. Also, to provide a secure area designated under the Shary Municipal Golf Course Clubhouse for the storage of Golf clubs and Bags if the school district so desired. Mission CISD agreed to compensate Shary Municipal Golf Course the sum of $19,000 for the usage once the Interlocal Agreement was signed.

16. Discussion and action regarding the approval of Interlocal Agreement between Sharyland Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of $19,000.00 – Fernuik

Agreement between the City and District to coordinate accessibility and compensation for the District's use of the Shary Municipal Golf by District golf teams, in an effort to maximize resources and provided increased services to the public during the 2026/2027 District school year. Also, to provide a secure area designated under the Shary Municipal Golf Course Clubhouse for the storage of Golf Clubs and Bags if the school district so desired. Sharyland ISD agreed to compensate Shary Municipal Golf Course the sum of $19,000 for the usage once the Interlocal Agreement was signed.

17. Authorization to lease forty-five (45) 2027 Tempo 2 Next Gen lithium powered golf carts for a term of 48 months (4 years) from Club Car via OMNIA Partners Public Sector Contract Number EV2671-01 in the monthly amount of $9,580.95 – Fernuik

Staff was seeking authorization to replace the current seventy (70) golf cart fleet upon expiration of current lease in October 2026 with forty-five (45) 2027 Tempo 2 Next Gen lithium battery powered golf carts. This would bring down our current fleet size from 115 to 90 golf carts all lithium powered. All 90 carts would service our 18-hole golf course and our 9-hole Starlight illuminated course. This fleet would be equipped with fleet management controls, like geo fencing and car tracking. The cost increase of these additional carts would be covered by a rental cart price increase.

- Golf Cart – 45 carts at $186.91 per cart = $8,410.95 per month
- Fleet Management Modules - 45 carts at $26.00 per cart = $1,170.00 per month
- Monthly Total = $9,580.95

18. Consideration and possible action on granting a variance to Ordinance No. 2198 to allow Sharyland ISD fireworks display on Wednesday, October 14, 2026, as part of the Homecoming Day festivities, under the supervision of the Mission Fire Department and Fire Prevention Division. – Silva

Approval of a request to allow a fireworks display on Wednesday, October 14, 2026, at approximately 9:00 p.m. in the vicinity of 1201 N. Shary Rd. as part of the Sharyland High School Homecoming Day festivities. The display would be conducted in accordance with all applicable safety requirements and regulations.

19. Consideration and action related to matters regarding approval of an Interlocal Agreement with Agua Special Utility District on the request to utilize the City’s long range excavator – Terrazas

Agua Special Utility District had requested to utilize the City's long-range excavator to conduct maintenance operations at their facility for approximately one week. The excavator was to be operated by a designated City of Mission employee. Total cost of the rental of the excavator and use of City of Mission employee was $5,000.00.

20. Discussion and Possible Action on Matters Related to Exercising the First One-Year Renewal of RFB No. 25-597-07-15 Flexible Base Commercial Caliche Services for the Public Works Department with Frontera Materials, Inc. – Gonzalez

Seeking authorization to exercise the First One-Year Renewal of RFB 25-597-07-15 – Flexible Base Commercial Caliche Services with Frontera Materials, Inc. for the Public Works Department. This renewal represented the first of two available one-year renewal options under the original contract.

The renewal would extend the contract term from August 13, 2026, through August 12, 2027. Pricing would increase by 5% in accordance with the renewal terms, changing the unit price for Flexible Base Commercial Caliche from $13.21 per ton delivered to $13.87 per ton delivered.

The recommendation was based solely on estimated quantities, and orders would be placed on an as-needed basis throughout the renewal term.

21. Discussion and Possible Action on matters related to exercising the Second One-Year Renewal for RFB No. 24-581-07-17 Roadside Mowing and Litter Removal Services for the Public Works Department with Alvarado's Maintenance Services – Gonzalez

Staff was seeking authorization to exercise the Second One-Year Renewal with Alvarado's Maintenance Services for RFB No. 24-581-07-17, Roadside Mowing and Litter Removal Services. This was the second and final one-year renewal option under the contract. The original agreement provided for a one-year base term with the option for two additional one-year renewals.

The renewal would extend the contract term from August 15, 2026, through August 14, 2027. The recommendation was based solely on estimated quantities, and services would be ordered on an as-needed basis. In accordance with the contract terms, pricing would not increase.

- Roadside Mowing: $51.25 per acre
- Litter Removal: $25.63 per acre
- Litter Removal (Spots): $3.59 per acre

22. Discussion and possible action on matters related to Award of RFB No. 26-523-07-23 for Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant to C&C Waste Management dba CB3 Consultant – Gonzalez

The City of Mission received and publicly opened three (3) responses for RFB No. 26-523-07-23, Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant. After review of the submitted responses, staff recommended awarding the contract to C&C Waste Management dba CB3 Consultant, as the lowest responsive and responsible bidder meeting all specifications. The recommendation was based on estimated quantities only. Services would be utilized and purchased on an as-needed basis throughout the contract term. The contract would consist of a one (1) year base term, with two (2) additional one-year renewal options, subject to mutual agreement and approval in accordance with the contract terms.

23. Discussion and possible action on matters related to the award of RFB 26-522-07-02 Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System to Blue Star Chemical Co. – Gonzalez

The City of Mission received and opened five (5) bid responses for RFB 26-522-07-02 – Odor Control Chemical. Staff recommended awarding the contract to Blue Star Chemical Co., the lowest responsible bidder meeting all specifications.

The recommendation was based on estimated quantities only, and purchases would be made on an as-needed basis throughout the one-year base contract term. The contract would be for a period of one (1) year, with the option to renew for two (2) additional one-year terms.

24. Discussion and possible action on matters related to approval of Resolution #2076 approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – T. 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.

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

RESOLUTION NO. 2076

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

25. Discussion and possible action on matters related to the acceptance of a grant award from the Best Friends Animals Society in the amount of $36,000 with no match requirement and respect to a budget amendment – Elizalde

On July 29, 2026, the Mission Health Department- Animal Control Unit received notice of grant award from Best Friends Animals Society in the amount of $36,000. The project would allow for transporting efforts of animals in care, adoption programs, dog behavior and enrichment program, and community cat programming such as spay/neuter. The program allowed an additional $3,000 in grant funding if the project goals were accomplished by maintaining a save rate of 90% or higher for three consecutive months during the term of the program. The program did not have a match requirement.

26. Discussion and possible action on matters related to the acceptance of a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the Governor in the amount of $35,000 with no match requirement and respect to a budget amendment – Elizalde

The Mission Police Department was seeking authorization to accept a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the Governor. Grant funding will be used to purchase four (4) LPR camera kits. Each kit includes two (2) license plate recognition cameras designed to maximize plate captured from a single patrol unit. The equipment would be installed in four (4) vehicles assigned to the department’s Interdiction/K-9 unit. The total award was in the amount of $35,000 and did not have a match requirement.

27. Discussion and possible action on matters related to the authorization to solicit requests for proposals (RFP) for Grant Administrative Services for management and implementation services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) – Elizalde

The City haf been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) and was seeking to procure qualified professional grant administration firms to assist with the implementation and management of the project in accordance with state procurement requirements. The awarded project budget included grant administrative service and other professional service costs. We were seeking authorization to solicit RFP for Administrative Services related to the CDBG-DR grant award.

28. Discussion and possible action on matters related to the authorization to solicit requests for qualifications (RFQ) for Engineering Services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) – Elizalde

The City had been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) and was seeking to procure qualified engineering services to assist with the implementation of the city’s project in accordance with state procurement requirements. The awarded project budget included engineering services and other professional service costs. We were seeking authorization to solicit RFQ for Engineering Services related to the CDBG-DR grant award.

29. Discussion and possible action on matters related to Facilities Use Agreement between City of Mission and South Texas Community College for Pool Use – Bentsen

City of Mission and South Texas Community College (STC) desired to enter into a Facilities Use Agreement for the use of Bannworth Natatorium, located at 1822 North Shary Road Mission, Texas. The agreement was for the 2026-2027 school year from August 24, 2026 – August 7, 2027. Pool use rates would be based on enrollment numbers unknown at this time at hours agreed upon by both parties.

30. Discussion and possible action on matters related to the purchase of 1000 Residential Refuse Carts from Toter LLC in the amount of $62,472.00 via Sourcewell Contract #120324-TOT – Mendiola

Authorization to purchase1000 residential refuse carts for our Residential Division. Due to the city's rapid growth, the Sanitation Department was requesting these refuse carts to keep up with the demand and the city's current services. Carts would be purchased from Toter LLC via Sourcewell Contract #1203241-TOT

31. Discussion and possible action on matters related to a Final Plat Approval for the De Leon Subdivision (Suburban ETJ), a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road. Developer: Jose A. De Leon, Engineer: Urban Infrastructure Group, Inc. – Cervantes

The property was located along the West side of S. H. 107 approximately 2,150 feet North of N. Mile 3 Road. This development consisted of 24-multifamily residential lots, 2-lots dedicated to storm detention; and 2-lots for commercial use. Water would be provided by the Sharyland Water Supply Corporation and sewer services would be provided by the City of Mission. There was a total of 3 filling stations via direction of the Fire Marshall. The internal public street was 32 feet back-to-back within 50 feet right-of-way. This subdivision was only accessible from S.H. 107 being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which would route storm water to the [proposed detention pond. The City's Engineering department had reviewed and approved the drainage report and design. Sewer fees would be collected through an existing agreement with Sharyland Water Supply. The subdivision was ready for recording upon ultimate approval from the County Planning Department.

32. Discussion and possible action on matters of the authorization to enter into an Agreement between the City of Mission and Jose A. De Leon, Owner, regarding sewer service for the proposed De Leon Subdivision, being a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision, located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road – Cervantes

This 26-lot subdivision was located within Mission's 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 two (2) commercial lots with frontage on Conway Avenue and 24-multifamily lots. The infrastructure was completed and approved, and all the fees had been paid by the developer. The subdivision got preliminary plat approval from the City Council on March 25, 2023 and final plat approval on August 11, 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). The language stated that 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.

Mayor Garza asked to remove item 22 from the list and for no action to be taken at this time.

Councilwoman Gerlach moved to approve all consent agenda items 11 thru 21 and 23 thru 32 as presented. Motion was seconded by Councilman Vela and approved unanimously 3-0.

APPROVALS AND AUTHORIZATIONS

33. Discussion and possible action on matters related to a Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum lot frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

Abrego Abodes Subdivision consisted of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83. The subdivision lots would have access from E. 2-1/2 Street, which would be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road would also be widened and paved with curb & gutters. The Engineering Department had reviewed and approved the drainage report. The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z. The subdivision engineer was requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6. The required Capital Sewer Recovery Fees ($200xlot), Park Fees ($675xlot), and all other format findings would be complied with prior to the City Council approval.

All items on the subdivision checklist would be addressed prior to recording the plat.

Staff and Co-Interim City Managers recommended approval subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Councilwoman Gerlach moved to approve Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum lot frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc. Motion was seconded by Councilman Vela and approved unanimously 3-0.

34. Discussion and possible action on matters related to acceptance of a grant award from the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of $2,000,000 with a 10% cash match requirement and respect to a budget amendment – Elizalde

The City of Mission received notice of award from the Texas General Land Office (GLO) under the Disaster Recovery Reallocation Program (DRRP). The project would support approximately one mile of street improvements along Holland Avenue, from Expressway 83 to 9th Street, including portions of Perez Street, Walsh Street, and 1st Street. These roadways were identified as significantly impacted during the 2018 flood event, and the proposed improvements would enhance roadway conditions, improve mobility, and increase safety for residents and the traveling public. The total project award was $2,000,000 and required a 10% local cash match in the amount of $200,000.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to accept a grant award from the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of $2,000,000 with a 10% cash match requirement and respect to a budget amendment. Motion was seconded by Councilman Vela and approved unanimously 3-0.

Councilwoman Jessica Ortega joined the meeting at 5:30 p.m.

35. Discussion and possible action on matters related to the denied implementation of a speed hump in the area of 1708 E. 21st Street., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for a speed hump in the area of 1708 E. 21st Street. Representatives of the area previously filed an application with the City of Mission for the aforementioned speed hump. After review of the application by the City of Mission Planning Department, it was confirmed that at least two thirds of the homeowners were in favor of the placing of speed humps on their street. On July 15, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee did not recommend implementing the requested speed humps in the area of 1708 E. 21st Street. The request was being forwarded to you for your review and consideration.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela asked what the reason for the denial was.

Chief Torres explained that during the traffic study that was conducted, out of 75 vehicles that passed through the area, only one was speeding and for this reason, the Traffic Safety Committee recommended denial.

Mayor Garza recommended that the item be tabled.

Councilman Vela moved to table matters related to the denied implementation of a speed hump in the area of 1708 E. 21st Street., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

36. Discussion and possible action on matters related to the authorization for the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for the installation of speed humps along 20th Street, between Conway Avenue and Holland Avenue, to address speeding concerns and improve traffic safety. Traffic Safety Committee tabled this item on July 15, 2026 the request was being brought forward by the City due to the urgency of addressing ongoing speeding concerns in the area. The proposed installation includes speed humps on the south side of 20th Street at Thornton Avenue and Nicholson Avenue.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to approve the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

37. Discussion and possible action on matters related to the approval of Resolution No. 2077 adopting Economic Development Program Guidelines and Criteria governing agreements authorized under Chapter 380 of the Texas Local Government Code and providing an effective date – A. Garcia

Consideration of a resolution adopting Economic Development Program Guidelines and Criteria for the administration of economic development incentives authorized under Chapter 380 of the Texas Local Government Code. The guidelines established the criteria and procedures for evaluating, negotiating, and approving future Chapter 380 economic development agreements intended to promote business development, job creation, capital investment, and expansion of the City's tax base. Adoption of the guidelines does not obligate the City to enter into any agreement or provide incentives, and all proposed agreements will continue to require separate City Council approval on a case-by-case basis.

Existing 380 agreements, if any, would remain unaffected by this action.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to Resolution No. 2077 adopting Economic Development Program Guidelines and Criteria governing agreements authorized under Chapter 380 of the Texas Local Government Code and providing an effective date. Motion was seconded by Councilman Vela and approved unanimously 4-0.

RESOLUTION NO. 2077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, ADOPTING ECONOMIC DEVELOPMENT PROGRAM GUIDELINES AND CRITERIA GOVERNING AGREEMENTS AUTHORIZED UNDER CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING AN EFFECTIVE DATE

UNFINISHED BUSINESS

None

At 6:00 p.m., Councilwoman Gerlach motioned to move into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 4-0.

EXECUTIVE SESSION

At 6:33 p.m., Councilwoman Gerlach motioned to move reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development Negotiations) related to 380 Grant Agreement by and between the City of Mission and Shops at 495-Lot 7 LTD, a Texas Limited Partnership

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) regarding the appointment, employment, duties, qualifications, recruitment, and selection of a City Manager, including the proposed search process and related matters

3. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.

4. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.

5. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.

6. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.

7. Discussion regarding complaints, grievances, allegations, administrative investigations, workplace conduct matters, and related personnel or employment issues involving City officers or employees pursuant to Texas Government Code §§ 551.071 and 551.074.

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

1. Consideration and action if any, regarding the 380 Grant Agreement by and between the City of Mission and Shops at 495-Lot 7 LTD, a Texas Limited Partnership

Councilwoman Ortega moved to approve as discussed in executive session regarding the 380 Grant Agreement between the City of Mission and Shops at 495-Lot 7 LTD. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

2. Discussion and possible action to approve and initiate the search and recruitment process for a City Manager, including the search timeline, position posting, qualifications, recruitment procedures, and all related actions necessary to fill the position

No Action was taken

ADJOURNMENT

At 6:35 p.m., Councilman Vela moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary