

**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE CITY OF MISSION, TEXAS, &  
MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
RELATED TO REAL ESTATE TRANSACTIONS AND LAND DONATIONS FOR  
FLOOD MITIGATION PURPOSES**

**WHEREAS**, the City of Mission, Texas (the “City”), is a home-rule municipality operating under the authority granted by Article XI of the Texas Constitution and its City Charter, which authorizes the City to take all actions necessary and proper to preserve the government, interests, health, welfare, and good order of the City and its inhabitants, including but not limited to the construction and maintenance of storm drainage and flood control infrastructure; and

**WHEREAS**, Mission Consolidated Independent School District (the “District” or “Mission CISD”) is a political subdivision of the State of Texas governed by a Board of Trustees, which holds the exclusive authority to manage and oversee the District’s operations, including the authority to acquire, hold, and dispose of real property in the name of the District in accordance with Texas Education Code §§ 11.151 and 11.051; and

**WHEREAS**, the District and City has experienced increasing incidents of localized flooding that negatively affect residents’ quality of life, public safety, and access to essential services, including the ability of students within Mission CISD to attend school, protect personal belongings, and maintain academic continuity; and

**WHEREAS**, both the City and the District recognize that flooding also causes secondary harms to students, including damage to homes, school supplies, and personal items, thereby impeding the educational mission of Mission CISD and placing additional burdens on families and school resources; and

**WHEREAS**, the City currently lacks available land suitable for the development of necessary flood control infrastructure, such as water retention basins or similar improvements, while Mission CISD possesses certain properties located within or near affected areas that may be suitable for cooperative use or transfer to mitigate flooding risks; and

**WHEREAS**, the City and the District share a mutual interest in addressing flooding for the collective benefit of their constituents, including students, families, and the broader community, and agree that collaboration is necessary to identify land solutions and pursue long-term infrastructure strategies to reduce or eliminate flood-related harms; and

**WHEREAS**, the District also owns three landlocked parcels, with little to no economic value, of property located near the Mission Pump House, along Canal Street and Old U.S. Highway 83 adjacent to the railroad tracks, which are not currently used for educational purposes and which the City of Mission seeks to incorporate into its planned expansion and improvement of Leo Peña Placita Park, a community-serving recreational facility; and

**WHEREAS**, the parties intend through this Memorandum of Understanding to outline a cooperative framework to explore and ultimately execute a land transaction—whether by donation,

*Page | 1 of 3*

exchange, or other lawful means—that furthers their shared objectives, enhances the public welfare, and complies with all applicable laws, policies, and procedures governing each party.

**NOW, THEREFORE, BE IT RESOLVED**, by and between the City of Mission and the Mission Consolidated Independent School District (“Mission CISD” or “District”), that this Memorandum of Understanding is adopted to serve as a framework for cooperative planning and implementation of real estate transactions and public improvements intended to mitigate flooding in residential areas near school district campuses, subject to the following understandings:

- 1. Identification of District Properties for Flood Mitigation Purposes: Mission CISD has identified two properties that may assist in addressing local flooding:**
  - Parcel 1: A tract of District-owned land located at the corner of Francisco Avenue and Citriana Drive.
  - Parcel 2: The athletic field located at Bryan Elementary School, used for instructional, extracurricular, and community purposes.
- 2. Use of District Property Near Castro Elementary: The City of Mission shall use Parcel 1 to address flooding in the area surrounding Castro Elementary School.**
  - The City shall bear all costs associated with the planning, demolition, clearing, development, and construction of flood control improvements on Parcel 1 (Francisco Ave & Citriana Dr.) The improvements must include a high-security perimeter fence and be designed in consideration of the proximity to the adjacent school campus.
- 3. Use of District Property Near Bryan Elementary: The City shall use Parcel 2 (Bryan Elementary athletic field) to address localized flooding through a shallow retention basin consistent with the following conditions:**
  - Parcel 2 (Bryan Elementary athletic field), the site may be used to construct a shallow, temporary-use stormwater retention area that will retain water only during rainfall events and drain promptly thereafter. The design must:
    - Preserve full use of the athletic field during non-rain days.
    - Include ADA-compliant ramps and access paths to ensure accessibility for all students, including those receiving special education services.
    - Ensure the area surrounding the track remains properly graded, leveled, and re-grassed following construction to maintain student safety and usability.
    - Be developed in a manner that does not pose ongoing risk to students, staff, or the public.
- 4. Reciprocal Land Donation from the City of Mission to Mission CISD:**

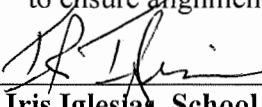
As part of this arrangement, the City agrees to donate to Mission CISD in fee simple a tract of land located at the northeast corner of Bryan Road and Elm Drive (as identified in Exhibit A) which the District intends to develop for overflow parking to support Bryan Elementary School and surrounding educational activities.

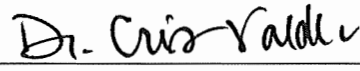
**5. Donation of Landlocked Parcels Near Mission Pump House:**

Mission CISD agrees to donate to the City of Mission three District-owned, landlocked parcels located near the Mission Pump House, along Canal Street and Old U.S. Highway 83, as generally identified in Exhibit B, for the public purpose of expanding and improving Leo Peña Placita Park. The District affirms that these parcels are not needed for current or foreseeable instructional use. The City shall assume all costs related to the conveyance, development, environmental review, or future improvements on these parcels.

**BE IT FURTHER RESOLVED** that this Memorandum of Understanding shall serve solely as a preliminary framework for cooperative planning and coordination between the parties. No land transfer, development, or construction activity shall commence until formal approvals are obtained as follows:

- Final real estate transactions, including conveyances or easements for any of the identified parcels, must be expressly approved by both the Mission CISD Board of Trustees and the Mission City Council in accordance with applicable law.
- The City of Mission shall bear all expenses related to the planning, design, construction, environmental permitting (if applicable), and long-term maintenance of the flood mitigation improvements. With respect to Parcel 2 (Bryan Elementary athletic field), Mission CISD shall remain responsible for maintaining the fields, including mowing and general grounds upkeep, in the same manner as other District athletic fields. However, the District shall not be responsible for any maintenance, repair, or operational costs related to the flood mitigation infrastructure or its drainage functions.
- The District shall retain final approval authority over the design and use of any District-owned land proposed for flood control use. All plans must be submitted in writing and receive written consent from the District prior to implementation.
- All construction or land work occurring on District property must be coordinated in advance with the District's administration to ensure safety, minimize disruption, and protect existing campus operations.
- The parties acknowledge and agree that ongoing collaboration and good-faith communication shall be maintained throughout the planning and implementation process to ensure alignment with their shared goals and responsibilities to the community.

  
\_\_\_\_\_  
**Mrs. Iris Iglesias, School Board President**  
Mission Consolidated Independent School District

  
\_\_\_\_\_  
**Dr. Cris Valdez, Superintendent**  
Mission Consolidated Independent School District

\_\_\_\_\_  
**Hon. Norie Gonzalez Garza, Mayor**  
City of Mission, Texas

\_\_\_\_\_  
**Mr. Mike R. Perez, City Manager**  
City of Mission, Texas

*Approved by Mission Consolidated Independent School District on:* May 21, 2025

*Approved by the City of Mission City Council on:* \_\_\_\_\_