CITY COUNCIL REGULAR MEETING
MISSION CITY HALL
JUNE 23, 2026 at 4:30 PM

MINUTES

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

ABSENT:

ALSO PRESENT:
Martin Garza
Mario Cantu
Christie Gonzalez
Kevin Lawrence
Javier Lara
Dave Hendricks
Juan Cantu

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
Noemi Munguia, Human Resources Director
Nereyda Peña, Asst. Human Res. Director
Candace Rodriguez, MEDC
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Brad Bentsen, Parks & Recreation Director
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 4:31 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Jessica Ortega led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Presentation and Recognition of Leadership Mission Class 42 – Hernandez

Candace Rodriguez, Leadership Mission Board Historian, spoke about Leadership Mission Class 42. After a nine month journey, 16 community leaders graduated from the program. These individuals served the community with over 300 volunteer hours and raised over $13,000 in funding to be used towards the City of Mission's Recycling Drop-Off Center. They dedicated their time and collaborated with different organizations to serve the community. Throughout the year, Leadership Mission had been able to donate $4,800 to local organizations. They thanked the City and Council for their continuous support and were eager to begin recruiting for Class 43.

2. Presentation - My Impact Community Challenge MCISD Bright Minds Expo. – Hernandez

Sydney Hernandez, Media Relations Director, introduced a group of young students who participated in a community challenge. These students highlighted their "My Impact Community Challenge" which they presented at MCISD's Brith Minds Expo. This project showcased innovative projects designed to address real-world challenges and improve the communities around them through critical thinking, collaboration, and leadership. These students went out to a canal within our city and cleaned it up. They pulled out items that had been thrown in there such as mattresses, tires, gasoline containers, etc. These bring young minds were already making a difference and shaping the future of Mission.

3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez

Vanessa Hernandez, Vice President of Membership Development & Advocacy, gave an update of the operations of the chamber. They had a ground breaking ceremony for Don Pepe's, and ribbon cuttings for Avid Candlewood Suites Hotel and Style Swap Boutique. The chamber had also presented a check to both MCISD and SISD. They held a successful Member Mixer in collaboration with the RGV Hispanic Chamber at Casa del Taco. They would be hosting a SBDC Webinar on June 24 "Insurance 101 for Small Business Orders". There would be a ribbon cutting ceremony for: Buffalo Wild Wings GO on July 9th, and Monarch Learning Academy on July 31st . GMCC Open House Member Mixer would be held on July 23rd at the Greater Mission Chamber of Commerce. The Buenas Tardes Luncheon would be held on August 12th at the Mission Event Center. They welcomed 12 new members to the chamber. Nominations for Annual Awards were now open as well.

4. Departmental Reports – Terrazas / A. Garcia

Mayor Por Tem Ruben Plata moved to approve the departmental reports as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – **Stars, Stripes and Smiles (4*th* of July Festival)** -Thursday, July 2, 2026, from 6:30 pm – 9:00 pm, Lions Park **Sandbag Distribution** Every Saturday (during hurricane season) 8:00 am – 1:00 pm W. 15 Street & Perkins Avenue (next to recycling center); City Offices would be closed Friday July 3*rd* in observance of Independence Day

City Council – Councilwoman Gerlach praised both Leadership Mission and the MCISD students who made presentations at today's meeting. It was great to see the things that were being accomplished throughout our community.

Mayor – No Comments.

Mayor Garza stated that they would be moving the order of the agenda around and asked if they could break into Executive Session.

At 5:57 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

At 6:14 p.m., Mayor Pro Tem Plata motioned to move reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

PUBLIC HEARING

6. Conduct a Public Hearing and Consideration of Proposed CDBG Annual Action Plan FY 26-27 – Elizalde

The U.S. Department of Housing and Urban Development (HUD) required local jurisdictions to prepare and submit an Annual Action Plan in order to receive federal funds through the Community Development Block Grant (CDBG). The Annual Action Plan (AAP) describes the activities that would be undertaken with CDBG funds in furtherance of the objectives set forth in the Consolidated Plan 2023-2027. A draft of this document was available at the Community Development Office and the City's official website.

In accordance with the Citizen Participation Plan, the Citizens Advisory Committee made their recommendations for the AAP during a meeting held on May 27, 2026. A notice of public hearing was published in the Progress Times on June 5, 2026, which announced two public hearings and a thirty (30) day comment period to solicit input on the proposed projects for the AAP 2026-2027.The 2026 CDBG Allocation is $889,523.00 with additional program income of $102,637.67 and reprogramming of funds from FY25-26 in the amount of $751.38 for a grand total $992,912.05 available for FY 2026-2027. The purpose of this public hearing was to solicit public comments on the recommended funding allocations. The department would accept comments through the end of the comment period being July 7, 2026.

There were no comments.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

7. Conduct a public hearing and consideration of a rezoning request from General Business District ("C-3") to Duplex-fourplex Residential District ("R-2"), being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue, Applicant: Bel-Mar Properties, LTD c/o Martin Garza, Adoption of Ordinance #5828 - Cervantes

The applicant was requesting to rezone the subject property from General Business District ("C-3") to Duplex-Fourplex District ("R-2") for the proposed construction of a duplex or a triplex apartment complex. The tract of land measured 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet. The surrounding zones were Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South. The surrounding land uses were single-family residential homes to the West, North and South. To the East was a proposed used auto sales business. The subject property was vacant. The Future Land Use Map showed the subject property designated for General Commercial uses. The requested rezoning was a down zoning. Notices were mailed to 21 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners.

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.

Mayor Pro Tem Plata moved to approve a rezoning request from General Business District ("C-3") to Duplex-fourplex Residential District ("R-2"), being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue, Applicant: Bel-Mar Properties, LTD c/o Martin Garza, Adoption of Ordinance #5828. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

ORDINANCE NO. 5828

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR BEING LOT 1, BLOCK 230, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF W. 15TH STREET AND DUNLAP AVENUE, FROM (C-3) GENERAL BUSINESS DISTRICT TO (R-2) DUPLEX-FOURPLEX RESIDENTIAL DISTRICT

8. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lot 6, Henry Saenz Subdivision, located at 1523 E. Interstate Highway 2. Applicant: Pitayo Auto Sales and Auto Parts, c/o Ricardo Gomez Jr., Adoption of Ordinance # 5829 – Cervantes

The site was located at the Northwest corner of Interstate Highway 2 and Stewart Road. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building required the approval of a conditional use permit by the City Council. The applicant, Mr. Ricardo Gomez, was requesting a Conditional Use Permit for a Portable Building to be used as a sales office. The business license was issued on May 28, 2024.The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months. The Permit expired. **Days/Hours of Operation:** Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays were closed **Staff: 2**; A 193' x 84' asphalt area existed in front of the building. It would serve as the display area for vehicles and parking for patrons. A minimum of 5 parking spaces were required for the proposed use based on the square footage of the building. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1-year approval to assess this operation; Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.); CUP is not transferable to others; Hours of Operation are from Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays were closed.

Mr. Xavier Cervantes, Director of Planning, stated that as discussed in the workshop, the conditional use permit would be good for two years with the understanding that there would be no further renewals granted.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lot 6, Henry Saenz Subdivision, located at 1523 E. Interstate Highway 2. Applicant: Pitayo Auto Sales and Auto Parts, c/o Ricardo Gomez Jr., Adoption of Ordinance # 5829 for two years with the understanding that there would not be any renewals and this condition was applied to the property and not the owner. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5829

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR AN OFFICE USE IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, LOT 6, HENRY SAENZ SUBDIVISION, LOCATED AT 1523 E. INTERSTATE HIGHWAY 2

9. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House in a (R-1A) Large Lot Single Family Residential District, being Lot 22, Malmaison Luxe at Trinity Subdivision, located at 1103 Travis Street. Applicant: María Belén Naranjo, Adoption of Ordinance # 5830 - Cervantes

The subject site was located along the East side of Travis Street approximately 545 feet North of Trinity Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property had an area of 20,355 square feet. The code required a 12,000-square-foot minimum lot. The pool house could not be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant was proposing to construct a pool house for the family. The applicant was proposing to construct a 630 square foot pool house that consisted of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities. The Planning staff had not received any 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.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of use permit with the understanding it can be revoked for noncompliance; The unit may not have a kitchen or separate utilities and electrical connections, Transferability to other future owners, imposing the same conditions imposed on this applicant, Not to be used for rental purposes.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to Construct a Pool House in a (R-1A) Large Lot Single Family Residential District, being Lot 22, Malmaison Luxe at Trinity Subdivision, located at 1103 Travis Street. Applicant: María Belén Naranjo, Adoption of Ordinance # 5830. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5830

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A POOL HOUSE IN A (R-1A) LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT, BEING LOT 22, MALMAISON LUXE AT TRINITY SUBDIVISION, LOCATED AT 1103 TRAVIS STREET

10. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Studio Guest House, being Lot 65, Sharyland Plantation Monte Real Phase II Subdivision, in a (PUD) Plan Unit Development Single Family Residential District, located at 2803 Grand Canal Drive, Applicant: Pilar Brito, Adoption of Ordinance # 5831 - Cervantes

The subject site was located along the North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property had an area of 16,029 square feet. The code requires a 12,000-square-foot minimum lot.The studio guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant was proposing to construct a guest house for the family. The applicant was proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of use permit with the understanding it can be revoked for noncompliance; The unit may not have a kitchen or separate utilities and electrical connections, Transferability to other future owners, imposing the same conditions imposed on this applicant, Not to be used for rental purposes.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to Construct a Studio Guest House, being Lot 65, Sharyland Plantation Monte Real Phase II Subdivision, in a (PUD) Plan Unit Development Single Family Residential District, located at 2803 Grand Canal Drive, Applicant: Pilar Brito, Adoption of Ordinance # 5831. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5831

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A STUDIO GUEST HOUSE, BEING LOT 65, SHARYLAND PLANTATION MONTE REAL PHASE II SUBDIVISION, IN A (PUD) PLAN UNIT DEVELOPMENT SINGLE FAMILY RESIDENTIAL DISTRICT, LOCATED AT 2803 GRAND CANAL DRIVE

11. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision, located at 1609 E. Expressway 83. Applicant: Samantha Santos, Adoption of Ordinance # 5832 - Cervantes

The site was located approximately 600 feet East of Stewart Road along the North side of Expressway 83. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building required the approval of a conditional use permit by the City Council. The applicant, Ms. Samantha Santos, was requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping. **Days/Hours of Operation**: Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m.; **Staff**: 2 employees; Parking: The business required a minimum of 4 parking spaces. The site had a total of 20 spaces, thus in compliance with the parking code requirements. Staff noted that the parking area needed to be re-striped. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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: 1-year approval to assess this operation; Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); Acquire a Business License prior to occupancy; CUP was not transferable to others; Hours of Operation are from Tuesday to Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m.

Mr. Cervantes stated that as discussed in the workshop, the conditional use permit would be good for two years with the understanding that there would be no further renewals granted.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision, located at 1609 E. Expressway 83. Applicant: Samantha Santos, Adoption of Ordinance # 5832 with the understanding that there would be no renewals and this condition applied to the property, not the owner. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5832

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR AN OFFICE USE IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, LOTS 3, 4, 5, AND 6, MISSION PALMS PLAZA SUBDIVISION, LOCATED AT 1609 E. EXPRESSWAY 83

12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a 40-foot Telecommunications Tower for Internet Development in a (R-4) Mobile & Modular Home District, Wagon City South Recreation Area, Wagon City South Subdivision, along

the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue, Adoption of Ordinance # 5833 - Cervantes

The subject site was located approximately 300' West of Conway Avenue along the North side of Chuck Wagon Drive. Per the Code of Ordinance, a Telecommunications Tower required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a Conditional Use Permit for the installation and operation of a 40' wireless communications tower and broadband internet transmission facility. The proposed facility would be used to provide broadband internet and communications services to the residents of Wagon City South. The proposed structure would consist of a 3' x 3' concrete slab with a 40' self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility would comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required. The proposed use was intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (39) 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 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 use with the understanding that it could be revoked for non-compliance; Comply with insurance requirements on telecommunications towers; Must comply with all City Codes (Building, Fire, etc.); The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab; Acquisition of a building permit; Must allow for co-location by others; Transferability to others required a new conditional use permit

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

Juan Cantu, President of Wagon City South, stated that they had received for than 65% of the resident's vote in favor of this tower. This was going to be for all of the residents, and he would like to have it approved so that when they return back here, everything can be ready for them.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a 40-foot Telecommunications Tower for Internet Development in a (R-4) Mobile & Modular Home District, Wagon City South Recreation Area, Wagon City South Subdivision, along the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue, Adoption of Ordinance # 5833. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5833

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A 40-FOOT TELECOMMUNICATIONS TOWER FOR INTERNET DEVELOPMENT IN A (R-4) MOBILE & MODULAR HOME DISTRICT, WAGON CITY SOUTH RECREATION AREA, WAGON CITY SOUTH SUBDIVISION, ALONG THE NORTH SIDE OF CHUCK WAGON DRIVE, APPROXIMATELY 300 FEET WEST OF N. CONWAY AVENUE

13. Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages

in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, Applicant: Par 5 Golf Lounge, LLC, Adoption of Ordinance # 5834 and Wet Zone Ordinance #5835 - Cervantes

The subject site was located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road. Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers. The proposed use was recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment. The applicant would not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses. Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. Staff: 6 employees The parking was held in common for this commercial plaza; there was a total of 218 parking spaces that are shared with other businesses.The maximum capacity for this venue was 35 people.The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 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: 1 year approval to continue to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.); Must comply with TABC requirements; Acquire a business license prior to occupancy; CUP was not transferable to others; Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance; Maximum occupancy was 35 people; Must have security cameras inside and outside with a minimum 30-day retention; Must comply with the noise ordinance; Hours of operation to be as followed: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m.; One water closet and one lavatory required for each gender prior to the issuance of a business license

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, Applicant: Par 5 Golf Lounge, LLC, Adoption of Ordinance # 5834 and Wet Zone Ordinance #5835. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5834

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A BAR NAMED PAR 5 GOLF LOUNGE AND FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES IN A (C-3) GENERAL

BUSINESS DISTRICT, BEING LOT 1, RE-SUBDIVISION OF PLAZA CANTERA SUBDIVISION (AKA LOTS 3 AND 4, STEWART PLAZA SUBDIVISION), LOCATED AT 1522 E. EXPRESSWAY 83, SUITE 117

ORDINANCE NO. 5835

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF MISSION TO INCLUDE THE PREMISES LOCATED AT
1522 E. EXPRESSWAY 83, SUITE 117 – PAR 5 GOLF LOUNGE

14. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Tony's Hot Dogs & More in a property zoned (C-3) General Business District, being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2120 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres, Adoption of Ordinance #5836- Cervantes

The subject was located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant was leasing a space from the Puente Tire Center for the operation. Per the Code of Ordinance, a mobile food unit required the approval of a conditional use permit by the City Council. The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit. The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025. The location followed the city's new distance regulations ordinance for mobile food units. The nearest mobile food unit was at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation were Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.; Staff: 3 employees; Parking: The applicant was proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He would be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff had not received any objections to the request from the surrounding property owners. Notices were mailed to 16 surrounding property owners.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for two years to re-evaluate this operation; Must comply with all City codes (Building, Fire, Health, and Sign, etc.); Restrooms must be accessible to the employees and patrons at all times; Must provide a minimum of 5 parking spaces at all times; Hours of operation were Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.; The conditional use permit was not transferable to others

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal for a Mobile Food Unit – Tony's Hot Dogs & More in a property zoned (C-3) General Business District, being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2120 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres, Adoption of Ordinance #5836. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5836

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A MOBILE FOOD UNIT – TONY'S HOT DOGS & MORE IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING THE SOUTH 3.86 ACRES OUT OF LOT 22, NEW CALEDONIA SUBDIVISION, LOCATED AT 2120 WEST MILE 3 ROAD

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

15. Approval of Minutes – Carrillo

Regular Meeting – June 9, 2026

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

Planning & Zoning Commission – May 20, 2026
Parks & Recreation – May 12, 2026
Golf Course Advisory Board – May 13, 2026
Audit Committee – April 30, 2026

17. Consideration and possible action on matters related to the request by the County of Hidalgo Elections Department for the use of Bannworth Gym and Parks and Recreation Gym as polling locations for Early Voting and Election Day for the November 3, 2026 General Election and the December 12, 2026 General Runoff Election – Carrillo

Approval was requested for the use of the Bannworth Gym and the Mission Parks & Recreation Gym as polling locations for the November 3, 2026 General Election and the December 12, 2026 General Runoff Election.

For the General Election, early voting would be conducted from October 19 through October 30, 2026, with Election Day on November 3, 2026.

For the General Runoff Election early voting would be conducted from November 30 through December 8, 2026, with Election Day on Saturday, December 12, 2026.

These facilities would serve as designated voting locations for both early voting and Election Day activities.

18. Discussion and possible action on matters related to Soliciting Bids for Sludge Management Services for Water Treatment Plants, Wastewater Treatment Plant, & Pre-Treatment Plant – Gonzalez

The City of Mission was in contract with C&C Waste Management dba: CB3 Hauling (BID: 23-466-07-14) from August 21, 2025, through August 20, 2026. Staff was seeking authorization to solicit bids for Sludge Management Services.

Staff was seeking authorization to solicit bids for Sludge Management Services for Water Treatment Plants, Wastewater Treatment Plant, & Pre-Treatment Plant

19. Discussion and Possible Action on Matters Related to Authorization to Exercise the Second and Final One-Year Renewal Option for RFB 24-570-06-26 Chlorine Gas for Water Treatment Plants – Gonzalez

Staff was requesting authorization to exercise the second and final one-year renewal option under Bid No. 24-570-06-26 for the supply and delivery of Chlorine Gas for the North and South Water Treatment Plants with PVS DX, Inc.

The original contract provided for an initial one-year term with two (2) additional one-year renewal options. This request represented the second and final renewal option and would extend the contract term from July 11, 2026, through July 10, 2027.

Purchases would be made on an as-needed basis and are subject to available funding.

The contract pricing shall remain unchanged during the renewal term at $2,378.00 per ton cylinder

20. Discussion and Possible Action on Matters Related to Authorization to Exercise the First One-Year Renewal Option for RFB 25-519-06-11 Pump Repair and Maintenance Services for the Water Treatment Plants, Wastewater Treatment Plant, Industrial Pretreatment Plant, and Water Distribution System – Gonzalez

Staff was requesting authorization to exercise the first of two available one-year renewal options under Bid No. 25-519-06-11 for Pump Repair and Maintenance Services with J&E Lift Station Services, Inc.

The original contract provided for an initial one-year term with two (2) additional one-year renewal options. This request represented the first renewal option and would extend the contract term from July 21, 2026, through July 20, 2027.

J&E Lift Station Services, Inc. had submitted a written request to renew the agreement for an additional one-year term with a 5% increase to the current pricing schedule.

The renewal was recommended based on the continued operational needs of the Water Treatment Plants, Wastewater Treatment Plant, Industrial Pretreatment Plant, and Water Distribution System. Quantities are estimated only, and services will be utilized on an as-needed basis subject to available funding

21. Discussion and Possible Action on matters related to the Authorization to purchase Traffic Cameras from Mobotrex in the amount of $27,940, via BuyBoard Contract #795-26 for Public Works – Gonzalez

Staff was seeking authorization to purchase 2 Vide Detection Systems, 4 360 Detection Camera Units & accessories from Mobotrex via Buy Board #795-26 in the amount of $27,940.00. As Mission grew in population and commercial activity, traffic congestion had become a major concern. This proposal recommended installing AI-powered traffic detection cameras at key intersections to improve traffic flow, enhance safety, and support the city's continued economic development.

Target Locations for AI Camera Deployment**;** Bryan Rd & Griffin Parkway (495), Holland Rd & Griffin Pkwy (495)

22. Discussion and possible action on matters related to Authorization to Extend First & Final One-Year Renewal Service Agreement between the City of Mission and Lone Star Citrus Growers Agreement – Gonzalez

Staff was recommending an Extension for First & Final Renewal of Sanitary Sewer Service Agreement between the City of Mission and Lone Star Citrus Growers in accordance with Local Government Code Chapter 552, City of Mission Charter, and Code of Ordinances. The renewal authorizes Lone Star Citrus Grower to dispose of industrial wastewater at the City of Mission Industrial Pre-treatment plant for an additional one-year term, June 1, 2026 through May 31, 2027. Fees associated with disposal were based on meter readings (gallons), Industrial Waste BOD (biochemical Oxygen Demand) and SS (Suspended Solids) Surcharge as described in the agreement.

23. Discussion and possible action on matters related to the authorization to purchase Lawn Maintenance Equipment from MAE Power Equipment via Sourcewell Contract # 112624-SCG and Sourcewell Contract # 112624-STIHL in the amount of $26,901.34 – Bentsen

Seeking authorization to purchase lawn maintenance equipment from MAE Power Equipment via Sourcewell Contract # 112624-SSG and Sourcewell Contract # 112624-STIHL. Equipment to be used for the weekly lawn and tree care maintenance of City Parks, Facilities and Right of Ways. Equipment to be purchased include two Scag Tiger Cat 61” 26 HP mowers at a cost of $21,645.24 for both along with minor lawn maintenance equipment that included the purchase of four string line trimmers, three extendable pole pruners, one fixed pole pruner and two backpack blowers at a combined cost of $5,256.10. Total purchase price of equipment is $26,901.34.

24. Discussion and possible action on matters related to the Approval of Interlocal Agreement between City of Mission and Sharyland Independent School District for Pool Use – Bentsen

City of Mission and Sharyland ISD desire to enter into an Interlocal Agreement for the purpose of use of the Natatorium Facility at Bannworth Park located at 1822 North Shary Road and Mayberry Pool Facility located at 115 South Mayberry Road by both Sharyland ISD Jr. High Schools and both Sr. High Schools. The agreement was for the 2026-2027 school year at a cost of $10,980.00.

25. Discussion and possible action on matters related to the Authorization to solicit Request for Proposals for Third Party Administrator/Network, Pharmacy Benefit Management (PBM), International Sourcing of FDA Approved Prescription Drugs, Stop Loss and Voluntary Dental Insurance – Munguia

In 2023, the City of Mission entered into a contractual agreement with Blue Cross Blue Shield of Texas for Third Party Administrator/Network, Pharmacy Benefit Management (PBM), International Sourcing of FDA Approved Prescription Drugs, Stop Loss and Voluntary Dental Insurance. The terms for this contract were for three years with two one-year renewal options for TPA and PBM and one year with four one-year renewal options for Stop Loss Insurance. Staff is seeking authorization to solicit proposals for Third Party Administrator (TPA)/Network, Pharmacy Benefit Management (PBM), International Sourcing of FDA Approved Prescription Drugs, Stop Loss and Voluntary Dental Insurance

26. Discussion and possible action on matters related to the authorization to re-enter into an Interlocal Agreement for the Educational Resource Officer Program between the City

of Mission and the Mission Consolidated Independent School District, in the amount of $1,166,679.36, for the 2026–2027 school year - Torres

A total of fifteen (15) police officers would be assigned to the Mission C. I.S.D. during the 2026-2027 school year. The total amount of the Interlocal agreement was 1,166,679.36 for the purpose of continuing the Educational Resource Officer Program at Mission Consolidated Independent School District

27. Discussion and possible action on matters related to the authorization to re-enter into an Interlocal Agreement for the Educational Resource Officer Program between the City of Mission and the Sharyland Independent School District in the amount of $446,559.51 for the 2026-2027 school year – Torres

A total of six (6) police officers would be assigned to the Sharyland I.S.D. during the 2026-2027 school year. The total amount of the Interlocal agreement was $446,559.51 for the purpose of continuing the Educational Resource Officer Program at Sharyland Independent School District.

28. Discussion and possible action on matters related to the authorization of the honorary transfer of Corporal Jose Luis "Speedy" Espericueta's service firearm to an eligible surviving family member pursuant to Texas Government Code § 615.102 – Torres

In recognition of Corporal Jose Luis "Speedy" Espericueta's dedicated service to the community, and pursuant to Texas Government Code § 615.102, the Mission Police Department was requesting to authorize the transfer, at no cost, of the officer's previously issued duty firearm to the eligible surviving family member. The transfer would serve as a lasting memorial of the officer's commitment to public service and sacrifice. The firearm being transferred was a Glock 17 9mm Semi Auto pistol – Serial # BACG582.

29. Discussion and possible action on matters related to the acceptance of a grant award for the FY25 State Homeland Security Program-Regular Project from the Office of the Governor in the amount of $50,131.75 with no match requirement and respect to a budget amendment – Elizalde

The Mission Fire Department was seeking authorization to accept a grant award for the FY25 State Homeland Security Program-Regular Project from the Office of the Governor. The project would allow the acquisition of six (6) APX 6000 Series P25 Portable Radios. The total award was in the amount of $50,131.75 and did not have a match requirement.

30. Discussion and possible action on matters related to the acceptance of a grant award for the FY25 State Homeland Security Program-Regular Project from the Office of the Governor in the amount of $26,684.65 with no match requirement and respect to a budget amendment – Elizalde

The Mission Fire Department was seeking authorization to accept a grant award for the FY25 State Homeland Security Program-Regular Project from the Office of the Governor. The project would allow the acquisition of a 22 Ft. Big Tex Long Tilt Trailer, Haulmark Passport Enclosed pull trailer, and PPE for the fire prevention bureau. The total award was in the amount of $26,684.65 and did not have a match requirement.

Mayor Pro Tem Plata moved to approve all consent agenda items 15 thru 30 as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

31. Acceptance of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025 – Roman

Acceptance of the Annual Comprehensive Financial Report (AFR) for fiscal year ended 09/30/25 for the City of Mission.

Ricky Longoria from Burton McCumber & Longoria LLP, CPA's and Advisors, would be available to present and answer any questions from the council in reference to the audit.

Staff and Co-Interim City Managers recommended approval.

Mr. Vidal Roman, Finance Director, requested that this item be tabled.

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

After item 34 was discussed, Mr. Andy Garcia, Co-Interim City Manager, suggested that we come back to this item. He then asked if they could rescind the motion given and take no action on this item.

There was no action taken on this item.

32. Discussion and possible action on matters related to the acceptance of a grant award for the FY25 Operation Stonegarden Program from the Office of the Governor in the amount of $300,000 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 Operation Stonegarden Program from the Office of the Governor in the amount of $300,000 with respect to a budget amendment. The project would allow the department to support overtime costs to increase patrol presence throughout the city and especially around the U.S. Mexico border. The program did not have a match requirement.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to accept a grant award for the FY25 Operation Stonegarden Program from the Office of the Governor in the amount of $300,000 with no match requirement and respect to a budget amendment. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

33. Discussion and possible action on matters related to Resolution #2064 authorizing the submittal of a grant application to the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of $2,000,000 with a 10% cash match requirement to be paid from the 2025 CO Bond – Elizalde.

On May 12, 2026, the City of Mission received an invitation to submit a full application from its initial submission during the call for projects pertaining to the Disaster Recovery Reallocation Program (DRRP). The project would support street improvements throughout Holland Avenue, which were identified as impacted during the 2018 flood event. The total project request was for $2,000,000 and required a 10% cash match of $200,000 to be paid from the 2025 CO Bond.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to approve Resolution #2064 authorizing the submittal of a grant application to the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of $2,000,000 with a 10% cash match requirement to be paid from the 2025 CO Bond. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. 2064

A RESOLUTION OF THE CITY COUNCIL OF MISSION, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS GENERAL LAND OFFICE (GLO) FOR THE DISASTER RECOVERY REALLOCATION PROGRAM (DRRP) AND AUTHORIZING THE MAYOR AND/OR CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE FOR THE CITY'S PARTICIPATION IN THE CDBG-DR PROGRAM.

34. Discussion and possible action on matters related to Resolution No. 2065 authorizing the submittal of a grant application and approval of signatory designees to the Texas Water Development Board for the Water Supply and Infrastructure Grant Program in the amount not to exceed $21,000,000 with no match requirement – Elizalde

The city was seeking authorization to submit a grant application to the Texas Water Development Board for the Water Supply and Infrastructure Grant Program. The WSIG Program, established through House Bill 500 of the 89th Texas Legislature, provided a one-time opportunity for eligible governmental entities to receive 100 percent grant funding for water supply and water infrastructure projects. The city further designated Mayor as the Authorized Official and appoints signatory authority designees as delegated in form TWDB-0201D. The City proposed to seek funding for improvements to its water treatment plant to enhance system reliability, operational efficiency, and long-term water supply infrastructure. The total project request would not exceed the program ceiling of $21,000,000 with no match requirement.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve Resolution #2064 authorizing the submittal of a grant application to the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of $2,000,000 with a 10% cash match requirement to be paid from the 2025 CO Bond. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. 2065

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MISSION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

35. Consideration and possible action on matters related to the approval of a resolution No. 2066 for a License to Encroach onto a City of Mission Drainage Right-of-Way, being the Sharyland Plantation Village Los Milagros Ph 1 N300’ & S170’ - E480’ D/D R/O/W, located just South of The Shoppes at San Marino (Riverside Plaza) at 2401 S. Shary, for the purpose of allowing the construction of a commercial parking lot. Applicant: Killam Development, Inc., - Cervantes

Killam Development, Inc. was requesting a license to encroach onto the City’s drainage right-of-way for the construction of a commercial parking lot in roughly 0.75 acres of city property. The project would allow the addition of 63 parking spaces needed to accommodate an in-bound company named TTEC. If TTEC expanded its RGV operations at The Shoppes at San Marino (Riverside Plaza) the company was projected to create approximately 250 jobs.

Staff and Co-Interim City Managers recommended approval subject to the following Ownership of the property shall remain accessible to the City at all times; After five (5) years, the City reserved the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements; The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties; That Killam Development, Inc., its representatives, heirs, administrators, successors and assigns shall indemnify and hold the CITY OF MISSION harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the CITY OF MISSION; The Licensee must obtain all necessary permits and approvals prior to the use of the property; The Licensee must maintain the said property area in a safe and clean condition.

Mr. Cervantes stated that during the workshop it was suggested that they provide a 10 year agreement instead of the 5 year one initially proposed.

Mayor Pro Tem Plata stated that he agreed with he 10 year term.

Mayor Pro Tem Plata moved to approve a resolution No. 2066 for a License to Encroach onto a City of Mission Drainage Right-of-Way, being the Sharyland Plantation Village Los Milagros Ph 1 N300’ & S170’ - E480’ D/D R/O/W, located just South of The Shoppes at San Marino (Riverside Plaza) at 2401 S. Shary, for the purpose of allowing the construction of a commercial parking lot. Applicant: Killam Development, Inc. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 2066

THE CITY OF MISSION, TEXAS A HOME RULE MUNICIPAL CORPORATION OF 1208 E. 8TH STREET, MISSION, TEXAS 78572, HEREIN AFTER REFERRED TO AS GRANTOR HAS HEREBY GRANTED, AND CONVEYED AND BY THESE PRESENT DOES GRANT, AND CONVEY UNTO KILLAM DEVELOPMENT INC. A REVOCABLE LICENSE TO ENCROACH BY ALLOWING THE USE OF THE CITY’S DRAINAGE RIGHT-OF-WAY OF SHARYLAND PLANTATION VILLAGE LOS MILAGROS PHASE 1 N300’ & S170’-E480’ D/D R/O/W 9.15 AC NET, CITY OF MISSION, HIDALGO COUNTY, TEXAS, SAID ENCROACHMENT CONSISTING OF THE CONSTRUCTION OF A COMMERCIAL PARKING LOT ON SAID STRIP OF LAND AS DESCRIBED ON THE ATTACHED MAP HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT “A

36. Discussion and possible action on matters related to the evaluation and ranking of proposals received in response to RFP 26-343-04-06 Bond Counsel Services and authorization for the Co-Interim City Manager to negotiate and execute a contract incident thereto – Roman

On February 10, 2026, the City Council authorized staff to solicit proposals for Bond Counsel Services through Request for Proposals (RFP) No. 26-343-04-06. The purpose of the solicitation was to secure qualified legal counsel to provide bond counsel services, including rendering legal opinions regarding the validity and enforceability of bonds and related financing documents, as well as other matters incidental thereto.

The solicitation process was completed in accordance with applicable procurement requirements. The City received six (6) proposals, of which five (5) were determined to be responsive and qualified for evaluation. One (1) proposal was deemed non-responsive for failure to submit all required solicitation documents.

An Evaluation Committee reviewed and scored the qualified proposals in accordance with the criteria established in the RFP. Based on the evaluation results, Cantu Harden Montoya LLP received the highest overall ranking and was determined to be the most qualified firm to provide Bond Counsel Services in the best interest of the City.

Staff recommends that the City Council authorize the Co-Interim City Manager to negotiate and execute a contract with Cantu Harden Montoya LLP, including any related documents incident thereto, for the provision of Bond Counsel Services as needed by the City.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to authorize for the Co-Interim City Manager to negotiate and execute a contract incident thereto. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

37. Recommend Council Action Required under Texas Govt. Code 2254, for the City to provide a Written Statement and Finding of the City's Need for Specialized Contingent Fee Legal Services – Roman

Consideration and possible action to approve a Written Statement and Finding of the City's Need for Specialized Contingent Fee Legal Services, as required by Texas Government Code Section 2254. This statement documents the City's determination that specialized legal expertise is necessary and that such services cannot be adequately performed by City staff attorneys or attorneys retained on an hourly basis. Approval of this item would authorize the required findings and documentation in compliance with state law.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved for the City to provide a Written Statement and Finding of the City's Need for Specialized Contingent Fee Legal Services. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

38. Recommend Approval of Awarding Contract for Delinquent Tax Collection Services to Linebarger Goggan Blair & Sampson, LLP – Roman

Staff was requesting approval of a two (2) year contract for Tax Collection Services with Linebarger Goggan Blair & Sampson, LLP through May 8, 2028, under the same terms and conditions of the existing agreement.

Approval of this contract would allow the collection of delinquent ad valorem taxes, penalties, interest, and related costs on behalf of the City in accordance with the Texas Tax Code and other applicable laws.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved for Awarding Contract for Delinquent Tax Collection Services to Linebarger Goggan Blair & Sampson, LLP. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

39. Discussion and possible action on matters related to presentation of unaudited Financial Statements for the month of May 2026 – Roman

Unaudited Financial Statements for month of May 2026 (attached).

Presentation Only; No action taken.

40. Approval of Interlocal Cooperation Agreement between the County of Hidalgo and City of Mission concerning certain improvements to and project development activities of the Los Ebanos Road Project from Interstate Highway 2 (IH2) to Military Parkway (Phase II) – Terrazas

The City of Mission and Hidalgo County seek to cooperate in the development of Los Ebanos Road from IH-2 to Military Parkway. The roadway had been functionally classified as a major collector by TxDOT and FHWA, with Hidalgo County serving as the fiduciary agent and project development lead.

The estimated Phase II project development cost was $2,857,900, to be funded equally by the City and County. The City's contributions were:

- $405,933 at 4 months after execution of the agreement
- $405,933 at 10 months after execution of the agreement
- $617,084 at 16 months after execution of the agreement

Hidalgo County Commissioners Court approved the Interlocal Agreement on April 28, 2026. Funding for the City's share will be paid from TIRZ bond proceeds.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve the Interlocal Cooperation Agreement between the County of Hidalgo and City of Mission concerning certain improvements to and project development activities of the Los Ebanos Road Project from Interstate Highway 2 (IH2) to Military Parkway (Phase II**)**. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

41. Consideration and possible action to ratify and approve a Food Truck Concession Agreement between the City of Mission and Pineapple Ninjaz, LLC, for the operation of a food truck concession at Shary Municipal Golf Course, authorizing the sale of prepared food items, establishing concession fees and revenue-sharing provisions, and authorizing the City Manager to execute all necessary documents. – Garcia

The City had requested Pineapple Ninjaz, LLC to provide food truck concession services at Shary Municipal Golf Course in order to enhance food service options available to golfers, visitors, and patrons of the facility. The proposed Food Truck Concession Agreement established the terms and conditions for the operation of the concession, including authorized food and beverage sales, concession fees, revenue-sharing provisions, insurance requirements, and compliance with applicable local, state, and federal regulations.

Approval of the agreement would formalize the concession arrangement and provide an additional amenity for golf course patrons while generating revenue for the City through concession fees and a percentage of sales as outlined in the agreement.

The City would receive concession fees and revenue-sharing payments in accordance with the terms of the agreement.

Staff and Co-Interim City Managers recommended approval.

Ortega moved to ratify and approve a Food Truck Concession Agreement between the City of Mission and Pineapple Ninjaz, LLC, for the operation of a food truck concession at Shary Municipal Golf Course, authorizing the sale of prepared food items, establishing concession fees and revenue-sharing provisions, and authorizing the City Manager to execute all necessary documents. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

42. Discussion and Possible Action on Matters Related to Authorization to Re-Solicit Bids for Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System – Gonzalez

Staff was seeking authorization to re-solicit bids for the purchase of Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System. Odor control chemicals are utilized throughout the City's sanitary sewer collection system and wastewater facilities to reduce and neutralize odors associated with wastewater operations.

The original solicitation, RFB No. 26-168-01-05, was authorized by City Council on December 9, 2025, and subsequently advertised and received bids. However, due to the lapse of time since the original solicitation process and the absence of a contract award, staff recommended re-soliciting the project to ensure current market pricing, maximize vendor participation, and maintain the integrity of the competitive procurement process. Purchases would be made on an as-needed basis.

Staff was requesting authorization to proceed with a new solicitation for these services.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to authorize to Re-Solicit Bids for Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System. Motion was seconded by Councilman Vela and approved unanimously 5-0

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

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 Don Pepe's Restaurant

2. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development negotiations) related to Project Box, Project Cross Dock, Project Server and Project 495x

3. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) related to 1733 Dalobo Drive, Mission, Texas

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 Don Pepe's Restaurant
Mayor Pro Tem Plata moved to proceed as discussed in executive session regarding the 380 Grant Agreement by and between the City of Mission and Don Pepe's Restaurant. Motion was seconded by Councilman Vela and approved unanimously 5-0.

2. Consideration and action if any, regarding to Project Box, Project Cross Dock, Project Server and Project 495x

Mayor Pro Tem Plata moved to proceed as discussed in executive session regarding Project Box, Project Cross Dock, Project Server and Project 495x. Motion was seconded by Councilman Vela and approved unanimously 5-0.

3. Consideration and action if any, regarding 1733 Dalobo Drive, Mission, Texas

Councilman Vela moved to proceed as discussed in executive session regarding 1733 Dalobo Drive, Mission, Texas. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ADJOURNMENT

At 6:48 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary