



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Toni Chapa
Mario Cantu
Adela Ortega
Christie Gonzalez
Manuel Angel Vargass
Pearl Guzman
Myrna Sepulveda
Maribel Land
Miguel Saenz
Victoria Koch
Dev.

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
Joe Salazar, MEDC
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic

Yenni Espinoza, Speer Memorial Library Dir.
Irasema Dimas, Code Enforcement Officer
Roel Mendiola, Sanitation Director
Joel Chapa, 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 4:33 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Anthony Madrigal led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Presentation of the Achievement of Excellence in Libraries Award – Espinoza

Yenni Espinoza, Speer Memorial Library Director, stated that the library had been recognized with the Achievement of Excellence in Libraries Award from Texas Municipal Library. There were a total of 116 libraries throughout the state of Texas up for the award, and of these, only

101 were recognized. This placed the Speer Memorial Library in the top 20% in Texas. This award was given to the library for their outstanding service and for their commitment to meet the needs of the community.

2. Proclamation - National Library Week – Espinoza

Mayor Pro Tem Ruben Plata moved to approve the Proclamation – National Library Week. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

3. Proclamation - 100th Anniversary El Divino Redentor Church – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – El Divino Redentor. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

4. Proclamation - Autism Awareness Month – Carrillo

Councilwoman Ortega moved to approve the Proclamation – Autism Awareness Month. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

5. Proclamation - National Donate Life Month – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – National Donate Life Month. Motion was seconded by Councilwoman Alberto Vela and approved unanimously 5-0.

6. Proclamation – Keep Mission Beautiful Month - Mendiola / Chapa

Councilwoman Ortega moved to approve the Proclamation – Keep Mission Beautiful. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

7. Proclamation - National Crime Victims’ Rights Week – Torres

Councilwoman Ortega moved to approve the Proclamation – National Crime Victims’ Rights Week. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

8. Boys and Girls Club Quarterly Report – Venecia

Rick Venecia, Boys & Girls Club CEO, gave an update on the operations of the Boys & Girls Club. They held their first Girls Flag Football game, and it was a great success. They also had participated in the “Ross Dress for Less – Help Kids Succeed” campaign. They worked with the Ross stores in Mission, Palmhurst and Starr County. The Mission Boys & Girls Club had begun to expand their services into Starr County. The City of La Grulla had already found a building for them, and they would be opening a site out there soon. Boys & Girls Club was hosting their annual golf tournament in an effort to raise funds for the club. Mr. Venecia introduced Sujei Rodriguez and Amanda Rodriguez, Operation Managers for the club. The Boys & Girls Club had recently been recognized for their continued efforts and excellence.

9. Report from Mission Economic Development Corporation - Teclo Garcia

There was no report given.

10. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Mr. Juan Pablo “JP” Terrazas announced upcoming events such as: Music at the Park on Friday, April 18th at the Leo Pena Plazita Park, Crime Victims’ Rights Week Walk on Wednesday, April 22nd at 6:30pm at the Mission Police Department, Opening Ceremony for Baseball & Softball on Wednesday, April 22nd at 6:30pm at Leo Najo Baseball Stadium, and the Annual Trash Bash on Saturday, April 25th from 7:00am to 12:30pm at Lion’s Park

City Council – No Comments

Mayor- Mayor Garza took a minute to introduce the city’s new attorney, Mr. Eden Ramirez Jr. She also reminded the public of the upcoming, joint TIRZ/Council Meeting on Saturday, April 25th from 9:00am to 12pm at the CEED Building.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

12. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas, Adoption of Ordinance #5795 - Cervantes

The applicant was requesting to rezone the subject properties from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”) to develop a triplex apartment complex at each lot. The properties were located at the Northeast corner of N. Holland Avenue and W. 10th Street. The lots of record had a combined 15,000 square feet in area and measured 100 feet along Holland Avenue and 150 feet along W. 10th Street. The surrounding zoning was Single-family Residential (R-1) District to the North, East and South and Public (P) District to the West. The surrounding land uses included single-family homes to the North, a 6-unit apartment complex to the East, the Leo Marcel Elementary school to the West and the “La Fruteria” business to the South. There was a paved alley along the East side of the properties. The subject property was vacant. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was not in line with the comprehensive plan, however, staff felt that the properties with frontage on Holland Avenue were in transition to multifamily uses. Notices were mailed to 17 surrounding property owners. Planning staff had not received any 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.

Mayor Pro Tem Plata moved to approve a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas, Adoption of Ordinance #5795. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5795

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING LOTS 5 AND 6, BLOCK 180, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 1000 AND 1004 N. HOLLAND AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL DISTRICT)

13. Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp., Inc., Adoption of Ordinance #5796 - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) to convert the existing house into an office building. The code of ordinances stated that the main purpose of the office building zoning was to provide office uses, office sales uses, and certain personal services of a nature that would not have a blighting effect on adjacent residential areas. The lot of record measures 50 feet in width and had a depth of 180 feet for a total area of 9,000 square feet. The surrounding zones were General Business (C-3) District to the Northwest and Northeast, and Single-family Residential (R-1) District to the Southeast and Southwest. The property had a single-family residential home. The surrounding land uses included an office complex to the Northwest and single-family homes to the Southeast and Southwest. The Future Land Use Map showed the property designated for commercial uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no 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 Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp., Inc., Adoption of Ordinance #5796. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5796

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING LOT 25, ALA BLANCA SUBDIVISION UNIT NO. 2, LOCATED AT 2425 W. U.S. EXPRESSWAY 83, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-1 (OFFICE BUILDING DISTRICT)

14. Conduct a public hearing and consideration of a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Troser Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC, Adoption of Ordinance #5797 - Cervantes

Due to changing market conditions, the applicant was requesting to rezone the subject property located along the East side of Troster Road from Duplex-fourplex Residential District (“R-2”) to Single-family Residential (R-1) District to sell the lots for single-family homes. The tract of land measured 634 feet along Troster Road and had a depth of 1,320 feet for a total acreage of 26.79 acres. Tracts 1, 2 & 3 were zoned Duplex-fourplex Residential (R-2) District on May 22, 2023. Tract 4 was zoned R-2 on October 28, 2024. The proposed Bellwood Manor Phase 1 subdivision was approved with conditions by the City Council on September 23, 2025. The subdivision under construction would result in 30 lots measuring, on the average, 85 feet by 132 feet. The surrounding zones were Agricultural Open Interim (AO-I) District to the West, Duplex-fourplex Residential (R-2) District to the South, Agricultural Open Interim (AO-I) District and Townhouse Residential (R1-T) District to the East, and outside the city limits to the North. The surrounding land uses were a fourplex apartments subdivision to the South, a single-family home and agricultural land to the West and East. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to 36 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.

Esther Pena discussed the preservation of heritage in this area and around the city. She mentioned that she had seen the master plan for this project and had wanted to preserve the trees in the area; however, due to this rezoning 28 trees were destroyed. She also expressed concerns over construction and the amount of debris that would fall into her property.

Mayor Pro Tem Plata moved to approve a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Troster Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC, Adoption of Ordinance #5797. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5797

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING TRACT 1: THE NORTH 7.19 ACRES OF LOT 39, TRACT 2: A 10-ACRE TRACT OF LAND OUT OF LOT 40, TRACT 3: A 8.45-ACRE TRACT OF LAND OUT OF LOT 41, TRACT 4: A 1.020-ACRE TRACT OF LAND BEING ALL OF THE EXISTING 70-FOOT STRIP OF UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY BETWEEN LOTS 40 AND 41, ALL OUT OF THE BELL-WOODS COMPANY’S SUBDIVISION “C”, LOCATED ALONG THE EAST SIDE OF N. TROSTER ROAD APPROXIMATELY 100 FEET NORTH OF PALMER ROAD; FROM R-2 (DUPLEX-FOURPLEX RESIDENITAL DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

15. Conduct a public hearing and consideration of a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at 200 E. Griffin Parkway, Applicant: Jonathan Morales, Adoption of Ordinance #5798 - Cervantes

The subject site was located at 200 E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units required the approval of a Conditional Use Permit by the City Council. The applicant was leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offered a variety of coffees and pastries. This operation was only for pick-up and go. The applicant did not consult with the planning staff before signing the lease agreement. Site access included (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue. The proposed days and hours of operation were Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays; Staff: 2 employees; Parking: HEB had a total of 251 parking spaces available that would be shared amongst several businesses. The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years. The application for this conditional use permit was submitted after the April 28, 2025, ordinance amendment, placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units. The proposed location was 1,276 feet from the existing mobile food unit located at 1931 N Conway. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 was compatible and complementary to adjacent properties. The subject site is located at 200 E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units required the approval of a Conditional Use Permit by the City Council. The applicant was leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offered a variety of coffees and pastries. This operation was only for pick-up and go. The applicant did not consult with the planning staff before signing the lease agreement. Site access included (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue. The proposed days and hours of operation were Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays; Staff: 2 employees; Parking: HEB had a total of 251 parking spaces available that would be shared amongst several businesses. The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years.

Staff and Co-Interim City Managers recommended denial of the Conditional Use Permit since it did not comply with the new minimum distance requirement from other existing mobile food units. However, if the board or Council was inclined to approve the request, then staff recommended the following conditions: 1-year re-evaluation in order to assess this new operation; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Restrooms must be accessible to the employees and patrons at all times. Acquisition of a business license prior to occupancy; CUP was not transferable to others; Hours of operation were Monday – Saturday from 7:00 am to 5:00 pm. Closed on Sundays.

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

Jonathan Morales, applicant, stated that he had worked with the city last year. They had been offered this opportunity by HEB to station their mobile coffee unit there. He was excited to have this opportunity to serve both HEB and Mission.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at

200 E. Griffin Parkway, Applicant: Jonathan Morales, Adoption of Ordinance #5798. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5798

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE FOOD UNIT – CAFÉ ALLEGRO IN A (C-3) GENERAL BUSINESS DISTRICT, 200 E. GRIFFIN PARKWAY, BEING LOT 2, WALTERS SUBDIVISION

16. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu, Adoption of Ordinance #5799 – Cervantes

The subject site was located 825 feet East of N. Stewart Road along the North side of Heritage Lane. 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 15,517 square feet. The code required a 12,000-square-foot minimum lot. The pool 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 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 427 square feet pool house that consisted of a changing room, bathroom, and a game room. 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 was compatible and complementary to adjacent properties.

Staff and Co- Interim City Managers recommended approval subject to the following conditions: Life of use permit; 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, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu, Adoption of Ordinance #5799. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5799

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-1) SINGLE FAMILY RESIDENTIAL DISTRICT, 1615 HERITAGE LANE, BEING LOT 8, BLOCK 1, GOLDEN CREST MANOR SUBDIVISION

Councilwoman Ortega stepped out of the meeting at 5:34 p.m.

17. Conduct a public hearing and consideration of a Conditional Use Permit for a Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #5800 – Cervantes

The subject site was located along the East side of Shary Road, approximately ¼ mile south of East Business Highway 83, within a commercial plaza. Access to the site was via a 34' driveway off Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages required the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 2,251 square foot suite within a commercial plaza for a Bar & Grill. This item was previously approved by the City Council on December 9, 2025. However, the applicant had decided to change the name of the business; therefore, a new Conditional Use Permit is required. The suite included a small stage for DJ or Karaoke, 1 VIP area, a photo area, a bar, a kitchen, and a storage area. Days & Hours of Operation: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm; Staff: 10 employees; Parking: there was a total of 55 seating spaces proposed (10 tables, 1 VIP area, bar), which required 18 parking spaces (55 seats/1 space for every 3 seats – 18.3 parking spaces). It was noted that the parking was held in common. There was a total of 136 existing parking spaces, shared with other businesses within the commercial plaza. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There was a residential subdivision within 300 feet; however, P&Z and City Council had waived this separation requirement in previous conditional use permits. The applicant proposed to have security on-site. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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 was compatible and complementary to adjacent properties.

Staff and Co- Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this new business; Comply with all City Codes (Building, Fire, Health, etc.); Waiver of the 300' separation requirement from the residential homes; Compliance with TABC requirements; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Hours of operation to be as followed: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm; Must comply with the Noise Ordinance; Maximum occupancy to be 82 at all times; Must have two (2) level two licensed security guards/officers from 8:00 pm to 2:00 am; The use of signage designating VIP or reserved parking was not permitted.

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

There were no comments.

Mayor Garza asked if a level two license security guard was requested following the amendment of the ordinance that would be reviewed in a later item.

Mr. Cervantes stated that it would be aligned with the amended ordinance should it be passed.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #5800. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5800

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCHOLIC BEVERAGES – SIDELINES BAR & GRILL IN A (C-3) GENERAL BUSINESS DISTRICT, 608 N. SHARY ROAD, SUITES 4 & 5, BEING LOT 1, ALBA PLAZA SUBDIVISION

18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance #5801 – Cervantes

The site was located at the Northeast corner of W. Griffin Parkway and Salinas Drive. Per Code of Ordinance, a mobile food unit required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a conditional use permit renewal to keep an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu included tacos, enchiladas, papas asadas, and menudo, among other items. The proposed hours of operation were as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am; Staff: 3 employees; Parking: The applicant was proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He would be required to have 4 parking spaces (1 parking space for every 3 seats =4). There was a total of 12 parking spaces available for this location to be shared with the existing carwash. The last conditional use permit approved for the mobile food unit for this location was on April 28, 2025 for a period of 1 year. Staff notes that this would be the first renewal. The Planning staff has 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 as were 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: Permit for two (2) years to continue to assess this business; Continued compliance with all City Codes (Building, Fire, Health, Sign, etc.); CUP was not transferable to others; Hours of operation were Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am.

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 to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance #5801. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5801

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO KEEP A MOBILE FOOD UNIT AT PEPE NOCHES IN A (C-3) GENERAL BUSINESS DISTRICT, 1726 W. GRIFFIN PARKWAY, BEING LOT C, GIRASOL ESTATES SUBDIVISION

At 5:39 p.m., Councilwoman Ortega rejoined the meeting.

19. Conduct a public hearing and consideration of the adoption of Ordinance No. 5802 amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission – Cervantes

This ordinance would establish requirements for licensed security guards/officers in certain entertainment venues. The ordinance would establish a requirement of one licensed security guard/officer for every 60 patrons based on the maximum occupancy of the establishment. The proposed licensed security guard/officer requirement would not apply to businesses classified as restaurant such as Chilli's, Wings and Rings for example where more than 50 percent of the sales are made up of food or soft drinks. The licensed security guard/officer proposed requirements would not apply to event centers that do not propose to sell alcoholic beverages or are not Bring Your Own Beverage (BYOB) establishments. The Police Chief attended the Ordinance Review Committee meeting and expressed much support for the proposed ordinance.

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 Garza asked what the requirements were for a Level II Security Guard, and if they were able to carry firearms.

Mr. Cervantes called on Police Chief Cesar Torres to explain what a Level II Security Guard consisted of. Chief Torres stated that a Level II Security Guard was not permitted to carry any firearms as this would be a liability. They were however vetted by DPS and had to undergo an extensive background process and take an exam to be certified.

Councilwoman Gerlach moved to approve the adoption of Ordinance No. 5802 amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5802

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE X. CONDITIONAL USE PERMITS, SECTION 1.56 CONDITIONS OF CONDITIONAL USE; SUBSECTION 3, BARS, COCKTAIL LOUNGES, TAVERNS, CANTINAS, SALOONS, DANCEHALLS, DISCOTHEQUES, DISCOS OR NIGHTCLUBS, BY ADDING EVENT CENTERS THAT SELL ALCOHOLIC BEVERAGES AND/OR OFFER BRING YOUR OWN BEVERAGES (BYOB) AND SUBSECTION H, ESTABLISHING LEVEL II CERTIFIED SECURITY GUARDS CERTIFIED BY THE PRIVATE SECURITY BUREAU OF TEXAS OR LICENSED PEACE OFFICERS REQUIREMENTS BASED ON THE MAXIMUM OCCUPANCY OF THE VENUE, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION

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

20. Approval of Minutes – Carrillo

Regular Meeting – March 24, 2026

Special Meeting – March 31, 2026

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

Speer Memorial Library Board – December 9, 2025

Audit Committee – February 27, 2026

Shary Golf Course Advisory Board – February 4, 2026

Zoning Board of Adjustments – February 25, 2026

Accommodations Review Board – February 25, 2026

22. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, on behalf of the Speer Memorial Library in order to provide library services to county residents. – Espinoza

Hidalgo County and the Hidalgo County Library System (HCLS) annually sign an interlocal agreement in which the disbursement of county funds totaling \$321,255 was allocated to cover shared library system expenses. These included courier services for 14 libraries costing \$32,620 (\$2,330 per library), the purchase of 12 Insignia licenses totaling \$48,700 to be paid by Hidalgo County, and an additional \$4,058.33 payment to McAllen and Edinburg each for TLC. The remaining funds were distributed equally among all 14 libraries, amounting to \$16,558.45 per library. Additionally, the Speer Memorial Library would receive \$75,000.00 for the payment of Bibliotheca (E-Library project) to purchase e-collection access for all 14 libraries in the county. The \$16,558.45 allocated to each library was designated for materials, supplies, services, electronic database access, audiovisual equipment, and computer hardware and software supporting library functions for residents of rural areas. This agreement enabled the

County to continue paying and disbursing funds on behalf of Speer Memorial Library for contractual services and library materials.

23. Authorization to Award Bid# 26-315-03-11 to Chemtrade Chemicals, US LLC for Liquid Aluminum Sulfate for the Water Treatment Plants – Gonzalez

The City of Mission had accepted and opened five (5) bid responses for Bid# 26-315-03-11 for Liquid Aluminum Sulfate. Staff recommended awarding bid to Chemtrade Chemicals, US, LLC who was the lowest responsible bidder meeting all specifications at a cost of .0965 per unit. Recommendation was based solely on estimated quantities and orders would be placed on an as needed basis throughout the one-year base term. Contract terms were for one (1) year with two (2) one-year renewal options.

24. Authorization to Award Bid# 26-316-03-11 for Liquid Ammonium Sulfate to Chemtrade Chemicals, US, LLC for the Water Treatment Plants – Gonzalez

The City of Mission had accepted and opened three (3) bid responses for Bid# 26-316-03-11 for Liquid Ammonium Sulfate. Staff recommended awarding bid to Chemtrade Chemicals, US, LLC who was the lowest responsible bidder meeting all specifications at a cost of 0.14 per unit. Recommendation was based solely on estimated quantities and orders would be placed on an as needed basis throughout the one-year base term. Contract terms were for one (1) year with two (2) one-year renewal options.

25. Authorization to purchase 20HP OxyStar Aspirating Aerator and Stainless-Steel Mooring Cables and Accessories from Sole Source Vendor AQUA-AEROBIC SYSTEMS, INC for Public Works (Wastewater Distribution) in the amount of \$25,951.21 – Gonzalez

Staff was seeking authorization to purchase 20HP OxyStar Aspirating Aerator and Stainless-Steel Mooring Cables and Accessories via Sole Source Vendor AQUA-AEROBIC SYSTEMS, INC. The equipment was required to maintain proper aeration and oxygen transfer in the wastewater treatment process and to remain in compliance with TCEQ regulations, while ensuring compatibility with the existing WWTP system and reliable plant operations.

26. Authorize Repairs to the St. Marie Avenue Railroad Crossing and Approve Sole Source Agreement with Rio Valley Switching Company at an estimated amount of \$61,622.77 – Gonzalez

Staff was seeking authorization to Repair Railroad Crossing at St. Marie Ave & Bus 83, it needed critical repairs to ensure public safety, vehicular mobility, and compliance with applicable rail infrastructure standards. Due to the nature of the infrastructure and proprietary access to the railway, Rio Valley Switching Company (RVSC) was the only qualifier provider authorized to perform work on this section of the rail line. RVSC had provided a sole source estimate in the amount of \$61,622.77 for the full scope of repair work (replace wooden planks with concrete planks). This estimate included materials, labor, and coordination necessary to restore the crossing to safety standards.

27. Authorize staff to engage in negotiations with B2Z Engineering for On-Call Geotechnical and Material Testing Services and authorize Co-Interim City Manager to execute contract incident thereto – Gonzalez

City Council authorized staff to solicit bids for On-Call Geotechnical and Material Testing Services. Bids received were referred to an evaluation committee appointed to review and evaluate. Staff received nine (9) proposals with nine (9) found to be responsive. Staff was

requesting to enter into negotiations with B2Z Engineering, the highest qualified firm, for On-Call Geotechnical and Material Testing Services. BID 26-230-02-10.

28. Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation for lighting improvements at the Bentsen Palm Community Park – T. Garcia

The project involved necessary lighting improvements for the tennis courts at Bentsen Palm Community Park, located at 1801 S. Inspiration Rd., Mission, in the amount of \$20,000. The City of Mission had contracted Lonestar Electric Supply for the lighting improvements and had requested funding assistance for this project from Mission EDC. The Mission EDC Board of Directors approved the Reimbursement Agreement at their Board meeting of March 26, 2026.

29. Authorization to execute a First Amendment to Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority/TIRZ #1 related to the Hoerner Street Project – Terrazas

Authorization to execute a First Amendment to Reimbursement Agreement related to the extension of Hoerner Road along the west side of Home Depot. Additional property, owned by United Irrigation District (UID), was necessary in order to tie into the project's development at the Esperanza Subdivision. After negotiating with UID, the district had agreed to sell a portion of the property for \$134,680.50, bringing the reimbursement amount to \$232,680.50 from \$98,000. The Mission Redevelopment Authority/TIRZ #1 Board approved the amendment at their meeting of March 25, 2026. A corresponding budget amendment would be introduced at midyear.

30. Approval of Resolution # 2055 declaring 3 EMS Vending Machines surplus and authorizing the disposition of said property to Weslaco Fire Department – Silva

The Mission Fire Department was seeking authorization to surplus 3 EMS vending machines to for donation to the Weslaco Fire Department. We currently had three (3) EMS Vending Machines that were no longer needed for departmental operations. In an effort to support neighboring agencies and ensure these resources continue to benefit emergency services in the region, it was proposed that these machines be surplus and donated to the Weslaco Fire Department.

RESOLUTION NO. 2055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY TO FURTHER A PUBLIC PURPOSE; AND ESTABLISHING AN EFFECTIVE DATE

31. Authorization to Purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Life Scan Wellness Center for a total cost of \$91,756 via Sole Source Vendor – Silva

The Mission Fire Department was seeking authorization to purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Life Scan Wellness Centers. The NFPA Physicals and Wellness Fitness Evaluations were broken down into six (6) categories, Annual Public Safety Exam, Cardiopulmonary Assessment, Ultrasound Screening, Blood and Laboratory Tests, Fitness Evaluation, and Medical Clearances. The testing would be for one hundred and sixteen (116) full-time firefighters in the amount of \$91,756, via sole source

provider. The City of Mission was taking a proactive approach in the well-being of our firefighters.

32. Authorization to Purchase Replacement Door Access Control Systems from Safeguard at a cost of \$45,353.01 via TIPS Contract #230202 – Silva

The Mission Fire Department was seeking authorization to purchase replacement of thirteen (13) door access control systems from Safeguard at a cost of \$45,353.01 via TIPS Contract #230202. Fire Department's access controls systems were outdated with multiple components beginning to fail, leading to frequent malfunctions. Replacing the systems was necessary to ensure the continued security of facilities, maintain reliable access control, and reduce ongoing maintenance issues.

33. Authorization to Enter into an Agreement with UTRGV COS School of Integrative Biological and Chemical Sciences Center for Vector-Borne Disease Program Agreement – Kotsatos

The Mission Health Department was seeking authorization to enter into an agreement with UTRGV COS School of Integrative Biological and Chemical Science Center for Vector – Borne Disease Internship. This university–city internship program would focus on mosquito vector control and would involve hands-on public health and environmental science experience where students work alongside our city health department / mosquito vector control district) to understand and manage mosquito populations. The goal was to give them real-world experience while helping the city reduce mosquito-borne disease risks (like West Nile virus, dengue, or Zika).

34. Authorization to purchase One (1)-year renewal for Cohesity backup Subscriptions and Support Services from Netsync at a cost of \$30,987.67 utilizing TIPS 230105 – Ramirez

Seeking authorization to purchase One (1)-year renewal for Cohesity backup Subscriptions and Support Services from Netsync at a cost of \$30,987.67 utilizing TIPS 230105. Cohesity provides on premise and cloud data backup, recovery, and disaster recovery solutions critical to maintaining the security, integrity, and availability of the City's information systems. This renewal ensured continued protection of data, system continuity, and access to vendor support and software updates.

35. Authorization to purchase replacement door access control systems from Safeguard at a cost of \$118,431.53 utilizing TIPS 230202- Ramirez

Seeking authorization to purchase replacement of thirty-three (33) door access control systems from Safeguard at a cost of \$118,431.53 utilizing TIPS 230202. Police Department's access control systems were outdated with multiple components beginning to fail, leading to frequent malfunctions. Replacing the systems was necessary to ensure the continued security of facilities, maintain reliable access control, and reduce ongoing maintenance issues. Twenty-seven (27) doors remaining for next fiscal year.

36. Authorization to continue purchases for FY 2026-2027 from vendors with forecasted expenditures exceeding the 25,000 threshold through cooperative contracts and sole source – Ramirez

Authorization to continue purchases for FY 2026-2027 from vendors with forecasted expenditures exceeding the 25,000 threshold through cooperative contracts and sole source based on current and operational needs for the fiscal year. Vendors provided a range of

essential goods and services, including but not limited to equipment, maintenance and support, software licensing and subscriptions, cybersecurity services, cloud services, network infrastructure support. Exhibit “A” lists all vendors and procurement method.

37. Authorization to approve Second and Final One-Year Renewal Option for RFP No. 22-320-04-25 WAN P2P Leased Fibers Services, at cost of \$5,074 per month (0% Increase), with Smartcom Telephone, LLC – Ramirez

Seeking authorization to approve Second and Final One-Year Renewal Option for RFP No. 22-320-04-25 WAN P2P Leased Fibers Services, at cost of \$5,074 per month (0% Increase), with Smartcom Telephone, LLC. The term of the contract was for three (3) years with option to renew for an additional two (2) consecutive, one (1) year periods at the end of the service period. Second and Final One-Year Renewal term dates: May 16, 2026 - May 15, 2027. B&G Club Main and B&G CWV circuits canceled.

38. Authorization to purchase computers and accessories from Dell Marketing L.P at a cost of \$140,445.38 utilizing DIR-CPO-5792 contract – Ramirez

Seeking authorization to purchase fifty-four (54) computers and accessories from Dell Marketing L.P at a cost of \$140,445.38 utilizing DIR-CPO-5792 contract as part of the annual technology refresh cycle. This purchase would replace end-of-life equipment at various departments that would no longer meet performance, security, and operational standards, ensuring continued efficiency, reliability, and cybersecurity compliance across City operations.

39. Approval of Resolution No. 2056 authorizing the submission of grant application for the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program from the U.S. Department of Justice in the amount of \$15,749.00 with no match requirement – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application for the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program from the U.S DOJ and designated the Mayor as the Authorized Representative. The department sought to acquire two (2) thermal unmanned aircrafts for its operations. The total grant request was for \$15,749.00 with no match requirement.

RESOLUTION NO. 2056

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES THE SUBMISSION OF THE GRANT APPLICATION FOR THE FY25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM – LOCAL SOLICITATION TO THE BUREAU OF JUSTICE

40. Authorization to submit a grant application for the FY26 Animal Welfare Organization Performing Sheltering and Adoptions grant to Petco Love in the amount of \$50,000 with no match requirement – Elizalde

The City of Mission Health Department was seeking authorization for the submission of a grant application for the FY26 Animal Welfare Organization Program with Petco Love. The grant allowed projects that promote lifesaving efforts by increasing adoption programs, resources, and enhance return to owner initiatives. The city was requesting \$50,000 in support of its spay-neuter program. The grant program had no match requirement.

41. Approval and authorization for the Co Interim City Manager to execute a Memorandum of Understanding (MOU) between the City of Mission, County of Hidalgo, and participating jurisdictions for the preparation and submission of the 2028–2032 Five-

Year Consolidated Plan and Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI) – Elizalde

The Grants Administration, Community Development Department was requesting approval of an MOU to collaborate with Hidalgo County and participating jurisdictions on the preparation and submission of the CPS, AAP, and AI, as required by the U.S. Department of Housing and Urban Development (HUD) pursuant to 24 CFR Part 91 and 24 CFR 570.904.

The Hidalgo County Urban County Program (UCP) would serve as the lead entity and fiscal agent, coordinating efforts and procuring a consultant to assist in the development of the required documents through a community needs assessment and outreach process.

This agreement included a cost-sharing commitment in which Hidalgo County will fund 50% of the total cost, with the remaining balance evenly distributed among participating jurisdictions through CDBG administrative funds.

42. Authorization to enter into a Memorandum of Understanding between the City of Mission Police Department and the City of Donna, for the use of the firearms range, at no cost to the city – Torres

The Mission Police Department was requesting authorization to enter into a memorandum of understanding with the City of Donna for the use of the firearms range for police academy purpose and the basic police officer course activities. This agreement outlined the responsibilities and abilities of both agencies. This agreement would be in effect retroactive to March 10, 2026. This agreement would continue until either party terminates. There were no costs associated with this agreement.

43. Approval of Resolution No. 2057 authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the 1st Annual Trooper Eduardo Chavez 5k Memorial Run/Walk event on Saturday, May 2nd, 2026 – Torres

The 1st Annual Trooper Eduardo Chavez 5k Memorial Run/Walk event was scheduled for May 2nd, 2026 from 5:00 a/m to 11:00a/m. The agreement was required by the Texas Department of Transportation for the closure the northbound shoulder and lane of travel of FM 494 (Shary Road) from Victoria Drive to U.S. Business 83, and the eastbound shoulder and lane of travel of U.S. Business 83 from FM 494 to Taylor Road. The Mission Police Department, in partnership with the Texas Department of Public Safety, was responsible for securing the route to ensure the safety of both motorists and pedestrians.

RESOLUTION NO. 2057

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING THE SUBMITTAL TO THE TEXAS DEPARTMENT OF TRANSPORTATION BY THE MISSION POLICE DEPARTMENT OF AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR THE 1ST ANNUAL TROOPER EDUARDO CHAVEZ 5K MEMORIAL RUN/WALK EVENT AND AUTHORIZING THE ISSUANCE OF A PUBLIC PERMIT THEREFORE

44. Approval of the implementation of rumble strips in the area of the 500-700 Block of Ramirez Ln., 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 500-700 block of Ramirez Ln. 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 over sixty-six percent of the homeowners were in favor of the placing of speed humps on their street. On March 19th, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee recommended implementing rumble strips instead of the speed hump in the area of the 500-700 block of Ramirez Ln. The request was being forwarded to you for your review and consideration.

45. Approval of the implementation of a speed hump in the area of the 900 Block of Pamela Drive., 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 900 block of Pamela Drive. 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 over sixty-six percent of the homeowners were in favor of the placing of speed humps on their street. On March 19th, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee recommended implementing the requested speed humps in the area of the 900 block of Pamela Drive. The request was being forwarded to you for your review and consideration.

46. Authorization to purchase (27) twenty-seven Viking Kenwood VP8000 portable radios from Tri-county communications LLC (Buyboard #796-26), in the amount of \$94,515.00 – Torres

The Mission Police Department was seeking authorization to purchase (27) twenty-seven Kenwood portable radios from Tri-county communications LLC (Buyboard #796-26) The total purchase amount was for \$94,515.00. These radios would replace outdated radios and would also supply new officers with a portable radio.

Councilwoman Gerlach asked to remove item 44 and Councilman Vela asked to remove item 45 from the list and be discussed individually

Mayor Pro Tem Plata moved to approve all consent agenda items 20 thru 43 and 46 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

For item number 44, Councilman Vela inquired as to how many citizens had raised concerns about implanting speed humps in the area. Chief Torres stated that they had met the requirement by the planning department which was 60% of the residents in the area. Mr. Terrazas stated that they had conducted a traffic study upon receipt of this request and had found that there were no incidents of speeding or violations recorded during the study. This made them comfortable in not approving the request. Mayor then asked what the process was for these types of requests, and Chief Torres stated the had to fill out an application which was then verified by the planning department. Upon verification, the application was then sent to the police department to be reviewed by the Traffic Safety Committee. If approved by Traffic Safety, it was then taken to council for final approval. Councilman Vela asked what the price was for the rumble strips. Mr. Terrazas stated they were about \$1,000. Councilman Vela said that he recommended to approve the rumble strips based on the cost and for peace of mind for the residents in the area.

Councilman Vela moved to approve the implementation of rumble strips in the area of the 500-700 Block of Ramirez Ln., 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 Mayor Pro Tem Plata and approved unanimously 5-0.

For item 45, Chief Torres stated that this was the same process and scenario as item 44. Councilman Vela suggested that they approve rumble strips for this request instead of the speed humps.

Councilman Vela moved to approve the implementation of rumble strips in the area of the 900 Block of Pamela Drive., 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 Ortega and approved unanimously, 5-0.

APPROVALS AND AUTHORIZATIONS

47. Consideration and possible action to approve Ordinance No. 5803 to abandon and vacate a Temporary Fire Lane Easement being the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision, located at 1910 E. Business 83, Applicant Ivan E. De Leon and Maria F. Martinez – Cervantes

Ivan E. De Leon and Maria F. Martinez, a married couple and the applicants, were requesting that the Temporary Fire Lane Easement located along the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision be abandoned and vacated to allow for commercial development on the subject property. The Shary Meadows Subdivision was recorded on October 27, 1994. At the time of the Shary Meadows subdivision processing, the property to the East, where the Auto Zone business was located, was not developed at the time. Due to the property not being developed at the time, the Temporary Fire Lane Easement was required. Since the development of the property to the East had taken place, the alley along the South side was extended and connected to Glasscock Road. As a result, the Temporary Fire Lane Easement established during the recording of the Shary Meadows subdivision was not needed anymore. The subject property was currently vacant. The requested abandonment of the Temporary Fire Lane Easement had been reviewed and approved by the Engineering, Public Works and Fire Departments. The abandonment of the easement would allow the construction of a new business in the property. The attached ordinance would abandon and vacate the Temporary Fire Lane Easement located along the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance No. 5803 to abandon and vacate a Temporary Fire Lane Easement being the East 15 feet of Lot 1, Block 1, Shary Meadows Subdivision, located at 1910 E. Business 83, Applicant Ivan E. De Leon and Maria F. Martinez. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO 5803

AN ORDINANCE ABANDONING AND VACATING THE EAST 15 FEET TEMPORARY FIRE LANE EASEMENT, DESCRIBED AS A 2,684.81 SQUARE FOOT TRACT OF LAND OUT OF LOT 1, BLOCK 1, SHARY MEADOWS SUBDIVISION, LOCATED AT 1910 E. BUSINESS 83.

48. Second Reading of Ordinance No. amending Ordinance No. 2683 designating Reinvestment Zone Number One, City of Mission, Texas, by extending the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and amending the City’s tax increment contribution to the zone – A. Garcia

This ordinance amended Ordinance No. 2683, which originally created Reinvestment Zone Number One, City of Mission, Texas, pursuant to Chapter 311 of the Texas Tax Code. The amendment extended the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and modified the City of Mission’s tax increment contribution to the Tax Increment Reinvestment Zone (TIRZ). The ordinance also confirmed the continued operation of the zone’s Board of Directors and included standard severability and emergency clauses.

This was the second reading of the ordinance

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the Second Reading of Ordinance No. amending Ordinance No. 2683 designating Reinvestment Zone Number One, City of Mission, Texas, by extending the term of the Mission Redevelopment Authority – Tax Increment Reinvestment Zone No. 1 and amending the City’s tax increment contribution to the zone. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

49. Approval of Eighth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission – T. Garcia

The MRA/TIRZ Zone #1 Board of Directors sought approval of an Eighth Amendment to Interim Administrative Services by the City Manager’s Office. Under this Amendment, the MRA/TIRZ Zone #1 would compensate the City of Mission \$12,376 per month for the duration of the agreement to cover costs associated with administrative services and support. Upon approval, the eighth amendment would be effective through September 30, 2026. The MRA/TIRZ #1 Board’s approved the amendment at their meeting of March 25, 2026.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve of Eighth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission. Motion was seconded by Councilman Vela and approved unanimously 5-0.

50. Authorization to Extend Second and Final One-Year renewal option with Estrada Hinojosa & Company, Inc. for Municipal Financial Advisor Services RFP 24-204-01-17-Roman

On March 30, 2024 the city awarded a contract to the TRB Capital Markets LLC (d/b/a Estrada Hinojosa) for municipal financial advisor services. As part of that contract the City reserved the right to extend for two additional one-year renewal terms.

This would be the second renewal extension of a one-year term with TRB Capital Markets LLC (d/b/a Estrada Hinojosa). The renewal would have no change in terms and conditions. The agreement would extend Bid No: 24-204-01-17 from March 30, 2026 through March 29, 2027. Fees will remain unchanged.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve of Extend Second and Final One-Year renewal option with Estrada Hinojosa & Company, Inc. for Municipal Financial Advisor Services RFP 24-204-01-17. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

51. Authorization to engage Records Consultants, Inc. for physical fixed asset inventory services utilizing Buyboard contract 716-23 and TIPS contracts 240903 in the amount not to exceed \$47,500 – Roman

The City of Mission maintained an inventory of fixed assets, vehicles and equipment. Periodic audits were necessary to ensure accurate records, compliance with applicable regulations, and proper asset management practices. Due to the updated capital asset policy whereas the threshold was changed to \$5,000, this inventory would be conducted.

Staff was requesting authorization for the City to engage Records Consultants, Inc. to perform audit services related to fixed assets, vehicles, equipment, and general inventory

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to engage Records Consultants, Inc. for physical fixed asset inventory services utilizing Buyboard contract 716-23 and TIPS contracts 240903 in the amount not to exceed \$47,500. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

52. Authorize staff to enter into negotiations with SVN Hanna Solutions Commercial Real Estate, Sperry Commercial Global Affiliates (Adrian A. Arriaga), and Zuazua Real Estate Group for Real Estate Broker Services (RFQ 26-285-03-02), and authorize the Co-Interim City Manager to execute contracts incident thereto – Roman

City Council previously authorized staff to solicit qualifications for Real Estate Broker Services to assist with the marketing and sale of certain City-owned real property. Four (4) proposals were received and reviewed by an evaluation committee appointed for this purpose, with all proposals determined to be responsive. Based on the committee's evaluation, SVN Hanna Solutions Commercial Real Estate, Sperry Commercial Global Affiliates (Adrian A. Arriaga), and Zuazua Real Estate Group were identified as the highest-ranked firms. Staff was requesting authorization to enter into negotiations with these firms for Real Estate Broker Services under RFQ 26-285-03-02.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to enter into negotiations with SVN Hanna Solutions Commercial Real Estate, Sperry Commercial Global Affiliates (Adrian A. Arriaga), and Zuazua Real Estate Group for Real Estate Broker Services (RFQ 26-285-03-02), and authorize the Co-Interim City Manager to execute contracts incident thereto. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

None

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.

EXECUTIVE SESSION

Mayor Pro Tem Plata and Councilman Vela stepped out of the meeting at 7:25 p.m.

At 7:27 p.m., Councilwoman Gerlach motioned to move reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 3-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), related to W.J. Bryan House, LLC vs. Krysti B. Davis vs. Ariel P. King, Individually and City of Mission, Cause No. C-3668-21-E, in the 275th District Court, Hidalgo County, Texas.

No Action Taken

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas, et al.

No Action Taken

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding possible litigation related to Ordinance No. 5794 temporarily suspending the acceptance, processing, and approval of applications for new car wash facilities and declaring a 180-day moratorium, or until updated regulations are adopted and implemented.

No Action Taken

4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding potential Interlocal Agreement for surplus equipment.

Councilwoman Ortega moved to proceed as discussed in executive session related to potential Interlocal Agreement for surplus equipment. Motion was seconded by Councilwoman Gerlach and approved 3-0.

5. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), regarding Memorandum of Understanding between the City of Mission and Texas Citrus Fiesta.

Councilwoman Ortega moved to proceed as discussed in executive session related to Memorandum of Understanding between the City of Mission and Texas Citrus Fiesta. Motion was seconded by Councilwoman Gerlach and approved 3-0.

ADJOURNMENT

At 7:28 p.m., Councilwoman Ortega moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary