City of Peñitas
Regular Called Meeting
WEDNESDAY
December 2, 2026
6:00 p.m.

A Regular Called Meeting of the City of Peñitas, Texas will be held at the Peñitas Public Library Building located at 1111 S. Main St. Peñitas, TX 78576

THE CITY OF PENITAS CITY COUNCIL MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IFYOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT THE CITY SECRETARY AT (956)581-3345 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

Notice is hereby given in accordance with S.B. 270 Chapter 277, Page Acts of the 61st Legislature of the State of Texas, 1969 that the following matters will be considered by the City Council of the City of Peñitas, Texas at said meeting. The Commissioners of the City of Peñitas reserve the right to adjourn into Executive (Closed) Session at any time during the course of the meeting to discuss any of the items listed on the agenda as authorized by the Texas Open Meetings Act. No final action will be taken in Executive Session.

Agenda

1. **Open Meeting & Determination of Quorum**
2. **Pledge of Allegiance/Invocation**
3. **Certification of Posting**
4. **Presentation**
   - A. Presentation by Perdue Brandon Fielder Collins & Mott LLP of the Collection Report (October 1, 2025 – September 30, 2026.)
   - B. Presentation for Sister City Agreement between China Nuevo Leon, and the City of Penitas.
5. **Public Hearing**
   - A. CONDITIONAL USE PERMIT- Mixed Beverage Permit (MB) - Olive Garden Holdings LLC DBA Olive Garden #6549 being Penitas Crossing Subdivision Lot # 8
6. **Public Comments**
7. **Monthly Reports – November 2026**
   - A. City Manager
   - B. Department Reports
8. **Approval of Minutes for the meeting(s) held in November 2026.**
9. **Discussion, Consideration, and Possible Action on the following items:**
   - A. **RESOLUTION NO. 2026-020** RE: Adoption of the official City of Peñitas Holiday Schedule for the 2027 calendar year.
   - B. **ORDINANCE NO. 2026-005** RE: Ordering a General Election to occur on May 1, 2027, for the positions of Mayor, Council Member Place No. 2, and Council Member Place No. 4.
   - C. CONDITIONAL USE PERMIT- Mixed Beverage Permit (MB) - Olive Garden Holdings LLC DBA Olive Garden #6549 being Penitas Crossing Subdivision Lot # 8.
   - D. Lease Agreement renewal on real property.
   - E. General Revenue Grant Agreement between the Texas Water Development Board and the City of Penitas.
   - F. Interlocal Agreement for Fire, Rescue and Emergency Response between The City of Penitas and Hidalgo County Emergency Services District No. 6.
   - G. Pay Application Number 5, in the amount of $6,500.00 made payable to Artisan Consulting, LLC, under contract for the Liberty Blvd. Utility Adjustments Phase II Project.
   - H. Pay Application Number 6, in the amount of $28,831.90 made payable to Artisan Consulting, LLC, under contract for the Liberty Blvd. Utility Adjustments Phase II Project.
   - I. Pay Application Number 11 Retainage in the amount of $77,954.90 to DT Construction on the Liberty Boulevard Project.

J. Payment to M2 Engineering, Invoice No. 2052, in the amount of $44,100.00 for Civil Professional Services for the Diamond Infrastructure Expansion Project.
K. 2026 Interlocal Agreement for the Urban County Program between Hidalgo County Urban Program and the City of Peñitas.

10. Executive Session Pursuant to Texas Gov. Code Section 551.001

A. Personnel Matters: Discussion regarding employment, evaluation, reassignment, duties, discipline, or dismissal of employees.[08]
B. Discussion regarding Economic Development.

11. Return to Open Session

The City Council upon returning to open session may take any action it deems appropriate on the following items:

A. Personnel Matters: Discussion, Consideration, and Possible Action regarding employment, evaluation, reassignment, duties, discipline, or dismissal of employees.
B. Discussion, Consideration, and Possible Action regarding Economic Development.

12. Adjournment

***Note: If during the course of the meeting, the City Council should determine that a closed or executive session is required, then such closed or executive session is authorized by Article 6252-17 Revised Civil Statute of Texas, Section 2(e), 2(g). Notice of the closed or executive session will be given after the commencement of the meeting covered by this notice. Should any final action, final decision, or final vote be required in the opinion of the Commission regarding any item during the meeting then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon reconvening of the public meeting.**

Posted on this 24th day of November 2026, at the Peñitas City Hall and the Peñitas Public Library.
All agendas are also posted at www.cityofpenitas.com.

"CERTIFICATION ON POSTING"
I, JENNIFER JANNEY ALVAREZ, CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING.

Notice of Meeting of the
City of Peñitas

Notice is hereby given that the City Council will hold a meeting at the Penitas Public Library, 1111 S. Main Street, Penitas, Texas. The subjects to be discussed are listed on the agenda, which is attached to and made part of this notice.

If during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:
551.071 Consultation with Attorney.
551.072 Deliberation regarding real property.
551.073 Deliberation regarding prospective gifts.
551.074 Personnel Matters.
551.076 Deliberation regarding security devices or security audits.
551.087 Deliberation regarding economic development negotiation.

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

(a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
(b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

JENNIFER JANNEY ALVAREZ, LMSW
CITY SECRETARY

THE CITY OF PEÑITAS TEXAS
FOUNDED 1520