

**MERCEDES CITY COMMISSION
REGULAR MEETING
APRIL 15, 2025 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570**

MEMBERS PRESENT: Mayor Oscar Montoya
Commissioner Joe Martinez
Commissioner Armando Garcia
Mayor Pro-Tem Ruben Saldana

MEMBERS ABSENT:

STAFF PRESENT: Alberto Perez, City Manager
Joselynn Castillo, City Secretary
Martie Garcia Vela, City Attorney
Meredith Hernandez, Interim Finance Director
Michael Rocha, I.T Director
Denisse Hernandez, Interim Planning Director
Tom Villagomez, Public Works Director
Armando Villela, Parks Director

OTHERS PRESENT: Juan Vasquez, Eduardo Castellanos, Michelle Muniz, Angel Acosta

1. Call Meeting to Order

Mayor Montoya welcomed everyone and called the meeting to order at 6:30 p.m.

2. Establish Quorum

All members of the Commission were present which constitutes a full quorum.

3. Invocation by Commissioner Garcia

4. Pledge of Allegiance by Mayor Montoya

5. Open Forum

There were no comments from the public.

6. Presentation

- a. Presentation: Water reporting compliance update: South Texas Brightwater Solutions, LLC.

Jonas Gonzalez with South Texas Brightwater Solutions reported on the City of Mercedes water loss, key reporting requirement to TCEQ and Texas Water Development Board. IN 2024 the city brought in approximately 714 Million gallons of water, of that about 305 million of water is from ground water and the rest come from surface water. The city has a ground water well. Mr. Gonzalez stated that Water Loss audit report has not been submitted in some time. Both TCEQ and TWDB require that these reports meet certain population thresholds. The 2023 and 2024 surveys have been completed and submitted.

The city recorded a total water loss of approximately 12.3% which means that 12% of the water never reaches the customer. This could be due to leaks or meter inaccuracies. City baseline water loss in 2022 was 18 percent and in 2025, its down to 12 percent which is a significant improvement. The 2022 conservation plan had a goal to reduce the water per capital. Each resident used 177 gallons of water per person per day and the goal was to reduce it to 95 gallons within 5 years. In 2025, the city is down to 97 gallons per person per day. At a question, Mr. Gonzalez stated that most of the losses come from water breaks. Mr. Gonzalez added that the Texas Water Development ranks the water leaks with a ranking system of 1 to 4 with 1 being the best and 4 being the worst. The City of Mercedes is ranked at 2 while other cities are at a 3 or above. The City of Mercedes has taken measures that help reduce breaks and water lost pushing to 10%. No action required.

Commissioner Howell joined virtually at this time.

b. **Presentation from SAM GIS Consulting: Water and Sewer GIS Mapping**

Mr. Kelton Baker started the presentation by mentioning that the mapping project started in October and soon realized that there were several problems with the sewer structures. Mayor-Pro Tem asked about the progress of the project in terms of a timeline and percentage of the project completion. Mr. Baker provided a map visualization of the project that includes water line sizes, flows, hydrants with pictures included. Their crews average about 50 to 60 structures per day. At a question, Mr. Kelton stated he would resubmit the maps to public works and stated they would have a similar collection rate of about 40 to 50 structures per day for mapping. No action required.

7. Consent Agenda

a. **Approval of Minutes for Meeting(s) held April 1, 2025**

Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

8. Management Items: Present, discuss, consider and possibly take action regarding:

a. **Final Plat Approval for Hacienda Olivia Phase 2**

Mayor Pro-Tem Saldana to approve the final plat approval. Commissioner Garcia seconded. Ms. Hernandez stated this plat approval is for phase 2. Upon a called vote, the motion passed unanimously.

9. Ordinances/Resolutions

a. **Approval of First Reading of Ordinance 2025-08 to rezone Hacienda Olivia Ph 4**

Commissioner Martinez motioned to approve and forego the reading. Commissioner Garcia seconded. They will be rezoning from class "N" Newly Annexed to Class "R-TH" Townhouse Residential District and will be giving up 10 lots for a basketball court and a small walking trail for the community. The commission clarified that the drainage is not being overlooked and this item is just to rezone the area. The contractors will still need to continue with the process and submit the proper documentation and get approval from the commission. Mayor Montoya stated that rooftops are important to the City in order for

investors to want to invest in downtown Mercedes. Upon a called vote, the motion passed unanimously.

b. Approval of First Reading of Ordinance 2025-09 to rezone Lot 15 Woodlawn Acres Subdivision

Ms. Hernandez stated the rezone has gone through Planning and Zoning and there were no comments from the public. Commissioner Martinez motioned to approve and forego the reading. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously.

10. Bids/Contracts

- a. Approval to Renew Contract for Prosecutor Services with David Gorena
Mayor Pro-Tem Saldana motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

11. City Manager Update

- a. Water Treatment Plant Equipment Update
Mr. Perez informed the Commission that project is moving along. No action required.
- b. Introduction of the New Public Information Officer
Mr. Perez introduced the new Public Information Officer Eduardo Castellanos. Mr. Castellanos provided a brief history about his work experience. Mayor Montoya informed him that the City of Mercedes has plenty of projects that can be announced on the city's social media.

12. Executive Session: Chapter 551, Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberation regarding Real Property), Section 551.074 (Personnel Matters) and Section 551.087 (Economic Development)

Commissioner Martinez motioned to go into executive session. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously. The meeting went into executive session at 7:15 p.m.

- a. Discussion with City Manager regarding personnel matters - Section 551.074
b. Consultation with Attorney regarding update on litigation - Section 551.071
c. Consultation with Attorney regarding Project Updates - Section 551.087
d. Consultation with Attorney regarding franchise fees - 551.071

13. Open Session

Mayor Montoya called the meeting back to order at 8:02 p.m.

- a. Possible Action pertaining to executive session item A
No action was taken on this item.
- b. Possible Action pertaining to executive session item B

No action was taken on this item.

c. Possible Action pertaining to executive session item C

No action was taken on this item.

d. Possible Action pertaining to executive session item D

No action was taken on this item.

14. Adjournment

Commissioner Martinez motioned to adjourn. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously. The meeting adjourned at 8:03 p.m.