
MERCEDES CITY COMMISSION
REGULAR MEETING
AUGUST 19, 2025 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570

“At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.”

1. **Call Meeting to Order**
2. **Establish Quorum**
3. **Invocation by Commissioner Garcia**
4. **Pledge of Allegiance Commissioner Howell**
5. **Open Forum**
6. **Presentation**
 - a. Proclamation for NRA to promote gun safety
 - b. Proclamation for the Mercedes Pony League Divisions
 - c. Presentation by USW regarding Water Safety and Chemical Levels
 - d. Presentation by Perdue Brandon Fielder Collins & Mott, LLP of the Collection Report October 1, 2024 - June 30, 2025
7. **Consent Agenda**
 - a. Approval of Minutes for Meeting(s) held August 5, 2025
 - b. Second and Final Reading of Ordinance 2025-19 approving the Final Project Plan for TIRZ No. 2
 - c. Second and Final Reading of Ordinance 2025-20 approving the Tri-party Agreement for TIRZ No. 2
 - d. Rescind the First Reading of Ordinance 2025-21 approving the Reimbursement Agreement for San Jacinto Enterprises as it relates to TIRZ No. 2
 - e. Second and Final Reading of Ordinance 2025-23 approving the draft interlocal agreement with the County as it relates to TIRZ No. 2
8. **Management Items:** Present, discuss, consider and possibly take action regarding:
 - a. Approval of Funding Proposal from VIDA for FY 2025-2026
 - b. First Public Hearing for the Voluntary Annexation of Salvador Roel Garcia and Jeffrey Adam Bryant
 - c. Approval of appointment(s) of Members to the Keep Mercedes Beautiful Committee
9. **Ordinances/Resolutions**

- a. Approval of First Reading of Ordinance 2025-24 amending Building Related Fees Ordinance
- b. TABLED: Approval of First Reading of Ordinance 2025-22 approving the Reimbursement Agreement for Olivarez Organization as it relates to TIRZ No. 2
- c. Approval of First Reading of Ordinance 2025-25 and Consider approval of the Development Reimbursement Agreement with San Jacinto Enterprises, LLC for capital investments made in TIRZ #2, City of Mercedes as amended.

10. Monthly Departmental Reports

- a. Recreation Center, Planning, Library, Parks, Fire Dept., City Sec/HR, IT, PD

11. 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)

- 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. Discussion regarding Economic Development negotiations with Project Gomez, Project American Legion, Project J. San Miguel, Project Retama Ledesma, Project M30, Project Stay, Project Kamel, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project M. Carrillo, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios, and Project UT - Section 551.087
- e. Discussion regarding Conveyance of Real Estate to Development Corporation of Mercedes: Mercedes Original Townsite S. 88.5' -E 110' BLK 2 - Section 551.072

12. Open Session

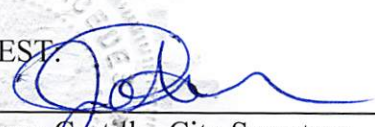
- a. Possible Action pertaining to executive session item A
- b. Possible Action pertaining to executive session item B
- c. Possible Action pertaining to executive session item C
- d. Possible Action pertaining to executive session item D
- e. Possible Action pertaining to executive session item E

13. Adjournment

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Tuesday, August 19, 2025 at 6:30 PM. Said meeting will be conducted in the Commission Chambers of the City Hall located at 400 S. Ohio, Mercedes, Texas for the purpose of considering and taking formal action regarding the items listed above. This notice is given in accordance with Vernon's Texas Codes Annotated, Texas Government Code, Section 551.001 et. Seq.

WITNESS MY HAND AND SEAL OF THE CITY THIS 15TH DAY OF AUGUST, 2025.

ATTEST.


 Joselynn Castillo, City Secretary
 Time of Posting: 2:30 P.M.

ACCESSIBILITY STATEMENT

The City of Mercedes recognizes its obligations under the Americans with Disabilities Act of 1990 to provide equal access to individuals with disabilities. Please contact the City Manager's Office at (956) 565-3114 at least 48 hours in advance of the meeting with requests for reasonable accommodations, including requests for a sign language interpreter.