

**MERCEDES CITY COMMISSION  
REGULAR MEETING  
AUGUST 19, 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 Jacob Howell  
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 (Virtual)  
Meredith Hernandez, Interim Finance Director  
Francisco Sanchez, Police Chief  
Juan Vasquez, I.T Specialist  
Tom Villagomez, Public Works Director  
Marisol Vidales, Library Director

**OTHERS PRESENT:**

**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 Commissioner Howell**

Commissioner Howell requested the softball team to lead the pledge.

**5. Open Forum**

There were no residents signed up for open forum.

**6. Presentation**

a. Proclamation for NRA

Ms. Liz Foley, a representative of the NRA, introduced the organization's first-time program in Mercedes to promote safety and education. She explained that they are partnering with the Police Department and have provided the Eddie the Eagle costume, which teaches children the "Stop, Don't Touch, and Walk Away" message. Ms. Foley also welcomed everyone to the City's first-ever Community Day, a free event scheduled for September 20, 2025, at the Stock Show. Mayor Montoya emphasized the importance of

gun safety and read the proclamation.

b. Proclamation for the Pony League Divisions

Mayor Montoya recognized the players by reading their names, congratulated them on their season, and then proceeded to read the proclamation.

Commissioner Martinez moved to enter Executive Session, with Commissioner Garcia seconding the motion. Upon a called vote, the motion carried unanimously, and the meeting recessed into Executive Session at 7:00 p.m.

Mayor Montoya reconvened the meeting at 8:12 p.m. and continued with the presentations.

c. Presentation by USW regarding Water Safety and Chemical Levels

Commissioner Howell stated that he requested this item be placed on the agenda. Mr. Eliberto Gonzalez with USW presented the Water Quality Report and informed the Commission that it is available on the City's website. He reported that the water supply consists of 3.78 from surface water and 1.78 from groundwater. The water remains within safe limits, and the report confirms that the City's water is clean. He noted that the water was tested in 2024 and meets both state and federal standards.

d. Presentation by Perdue Brandon Fielder Collins & Mott, LLP of the Collection Report October 1, 2024 - June 30, 2025

Mr. Hernan Gutierrez with PBFCM presented two reports regarding delinquent tax collections. He explained that the delinquent tax program works with property owners to resolve outstanding balances through phone calls, mail, and field inspections, with litigation used only as a last resort. He reported that 19 payment agreements have been established, and PBFCM has intervened 60 times. Seven properties were posted for tax sale, with four sold and one struck off. PBFCM also assists with mowing liens.

Mr. Gutierrez stated that over \$229,000 in base tax has been collected this year, compared to \$193,000 last year. Discussion followed regarding homestead exemptions, condemned properties, and deferrals. In response to a question, Ms. Janelle Caso provided information about the downtown furniture store. Mr. Gutierrez noted that refunds increased due to late-filed homestead exemptions, which may be applied retroactively for up to two years, requiring refunds to property owners who had paid during that period. He also explained that properties offered at tax sale must be sold at either the tax value or the amount owed; if not, they are struck off and become owned by the taxing entities, after which they may be resold at any amount.

Mr. Gutierrez then presented the Finance Fee Collection Report. He reported that through calls and mailings, PBFCM collected \$70,957 in liquidated fees this year, compared to \$47,000 last year. Since 2016, a total of \$363,000 has been collected.

## 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 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

Commissioner Martinez motioned to approve item A through E and forego the reading. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

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

- a. Approval of Funding Proposal from VIDA for FY 2025-2026

Mr. Isidro Ramos with VIDA presented the proposal for the next fiscal year, requesting \$25,000 in funding. He stated that for every dollar received, there is a \$15 return, and the funding would support a minimum of five Mercedes residents. Ms. Sarah Peña shared her personal experience with the program, noting that the City's contribution helped her complete her school program and emphasizing the program's benefits. Mr. Ramos also reported that VIDA continues to secure grants, allowing them to assist more individuals from Mercedes.

Commissioner Martinez moved to approve the funding request, with Commissioner Garcia seconding. Upon a called vote, the motion passed unanimously.

- b. First Public Hearing for the Voluntary Annexation of Salvador Roel Garcia and Jeffrey Adam Bryant

Mayor Montoya opened the public hearing at 8:49 p.m. There were no comments from the public. Mayor Montoya closed the public hearing at 8:52 p.m.

- c. Approval of appointment(s) of Members to the Keep Mercedes Beautiful Committee  
Commissioner Martinez motioned to approve the staff's recommendation. Commissioner Saldana seconded. Upon a called vote, the motion passed unanimously.

**9. Ordinances/Resolutions**

- a. Approval of First Reading of Ordinance 2025-24 amending Building Related Fees Ordinance

Commissioner Martinez motioned to approve the ordinance for A, B and C and forego the reading. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

- 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 rescinding

Development Agreement approved for San Jacinto Enterprises, LLC on August 5, 2025; 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

Mayor Pro-Tem Saldana inquired about the Recreation Center programs. Mr. Villela reported that Mr. Morin has been coordinating with other cities to organize interlock play for a fall baseball league. Mayor Pro-Tem Saldana also recommended consideration of a disc golf course. Commissioner Martinez shared a story to illustrate the value of investing in parks and fields, noting how TYFA accepted children in need of direction and allowed them to participate for free, provided they maintained good grades.

Chief Sanchez reported that officers have been assigned at times to 3rd Street to monitor compliance with the new one-way designation. He stated that warnings are being issued to increase public awareness, although some citations have been given. Mayor Montoya recommended that “Do Not Enter” be painted on the roadway. Chief Sanchez also reviewed the Animal Control report, noting that 71 dogs were taken to the shelter.

Ms. Hernandez provided information regarding collected fees, the Redstone development, and the North Alamo buyout. Mayor Montoya recommended consolidating all buyouts into one list. Mr. Perez added that property owners may petition to be removed from the buyout.

## **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)**

Commissioner Martinez moved to enter Executive Session for the second time, covering Items A and C. Commissioner Garcia seconded the motion. Upon a called vote, the motion carried unanimously, and the meeting recessed into Executive Session at 9:11 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. 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**

Mayor Montoya reconvened the meeting at 9:37 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

Mayor Pro-Tem Saldana moved to have the attorney move forward as discussed in the executive session. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously.

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

Mayor Pro-Tem Saldana motioned to accept the amendment for Project M30 for \$500,000. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously. There was no action on the other projected listed.

e. Possible Action pertaining to executive session item E

Mayor Pro-Tem Saldana motioned to accept the conveyance. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously.

### **13. Adjournment**

Commissioner Martinez motioned to adjourn. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously. The meeting adjourned at 9:40 p.m.

[MIN\_SIGNATURES]