
MERCEDES CITY COMMISSION
REGULAR MEETING
SEPTEMBER 2, 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.”

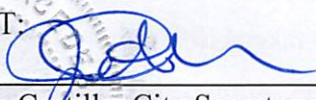
1. **Call Meeting to Order**
2. **Establish Quorum**
3. **Invocation by Commissioner Martinez**
4. **Pledge of Allegiance by Commissioner Garcia**
5. **Open Forum**
6. **Consent Agenda**
 - a. Approval of Minutes for Meeting(s) held August 19, 2025
 - b. Second and Final Reading of Ordinance 2025-24 amending Building Related Fees Ordinance
 - c. Second and Final Reading of Ordinance 2025-22 approving the Reimbursement Agreement for Olivarez Organization as it relates to TIRZ No. 2
 - d. Second and Final 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.
 - e. Approval of items for surplus to be sent for Auction
7. **Management Items:** Present, discuss, consider and possibly take action regarding:
 - a. Discussion and Action regarding the Development Corporation of Mercedes Budget for FY 25-26
 - b. Discussion and Action for vote on Proposed Tax Rate and to schedule a Public Hearing for September 16, 2025
 - c. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Mercedes, Texas as a mutual agreement for the development of projects
8. **Ordinances/Resolutions**
 - a. Second and Final Public Hearing for the Voluntary Annexation of Salvador Roel Garcia and Jeffrey Adam Bryant
 - 1) Approval of First Reading of Ordinance 2025-26 regarding the voluntary annexation of Salvador Roel Garcia and Jeffrey Adam Bryant
 - b. PUBLIC HEARING regarding the proposed budget for FY 2025-2026

- 1) Approval of First Reading of Ordinance 2025-27 to adopt the City of Mercedes Budget for FY 24-25
 - c. Consideration and Approval of a Resolution 2025-19 requesting Financial Assistance from the Texas Water Development Board Drinking Water State Revolving Fund for Constructing various public improvements to the City's Utility System; Authorizing the City's Financial Advisors, Bond Counsel, and Engineers to Coordinate the submission of the Application to the Texas Water Development Board; and other matters in connection therewith
9. **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 Anchor - Section 551.087
 - d. Discussion regarding Conveyance of Real Estate to Development Corporation of Mercedes: Bixby S735.5' -W862.43' IRR TR -S of HWY 83 Lot 5 & An IRR TR E202.58' -S665.51' Lot 6 17.338 AC GR 17.118 AC Net - Section 551.072
10. **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
11. **Adjournment**

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Tuesday, September 2, 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 26TH DAY OF AUGUST, 2025.

ATTEST:



Joselynn Castillo, City Secretary

Time of Posting: 3:00 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.