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MERCEDES CITY COMMISSION  
WORKSHOP MEETING  
APRIL 16, 2026 – 5:00 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**
4. **Pledge of Allegiance**
5. **Open Forum**
6. **Management Items**
  - a. Presentation and Discussion regarding New Legislation on Property Tax
  - b. Presentation and Discussion regarding Development Permit Fees
  - c. Presentation and Discussion regarding Comprehensive Animal Control Plans
  - d. Presentation and Discussion regarding Street Improvements
  - e. Presentation and Discussion regarding Donation Requests
7. **Adjournment**

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Thursday, April 16, 2026 at 5:00 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 11TH DAY OF APRIL, 2026.

ATTEST:



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Joselynn Castillo, City Secretary  
Time of Posting: 11:00 A.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.**

# Abbott's 5-Point Property Tax Plan

## 1. Limit local government spending

- Cap spending growth by cities, counties, and other taxing entities
- Limit tied to:
  - **Population growth + inflation OR 3.5% (whichever is lower)**

👉 Goal: Prevent local governments from increasing budgets (and taxes) too quickly

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## 2. Require voter approval for tax increases

- Any local property tax increase must be approved by voters
- Requires a **two-thirds (supermajority) vote**

👉 Big shift: makes it much harder for cities to raise property taxes

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## 3. Allow voters to roll back taxes

- If **15% of voters sign a petition**, it triggers an election
- Voters can then **reverse (roll back) property tax increases**

👉 Gives residents direct power to undo local tax decisions

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## 4. Cap appraisals and change appraisal system

- Reduce annual appraisal growth cap (from 10% → about 3%)
- Require appraisals **once every 5 years instead of annually**

👉 Goal: Make property tax bills more predictable

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## 5. Eliminate school property taxes (for homeowners)

- Let voters decide via constitutional amendment
- Replace school property tax revenue with **state funding**

👉 This is the most aggressive part — and the most debated

**Table 2 - Taxable Assessed Valuation by Category**

Category	Taxable Appraised Value For Fiscal Year Ended September 30,					
	2026		2025		2024	
	Amount	% of Total	Amount	% of Total	Amount	% of Total
Real, Residential, Single Family	\$ 589,766,832	41.35%	511,453,486	40.30%	475,006,286	39.37%
Real Residential, Multi-Family	66,607,914	4.67%	40,149,292	3.16%	40,542,430	3.36%
Real, Vacant Lots/Tracts	51,374,965	3.60%	41,439,294	3.27%	31,332,212	2.60%
Real, Acreage (Land Only)	67,158,732	4.71%	70,490,831	5.55%	69,708,059	5.78%
Real, Farm and Ranch Improvements	10,867,552	0.76%	9,666,160	0.76%	8,832,156	0.73%
Real, Commercial and Industrial	293,955,918	20.61%	258,014,853	20.33%	255,510,142	21.18%
Real, Tangible Personal, Utilities	20,794,948	1.46%	20,624,418	1.63%	17,894,238	1.48%
Tangible Personal, Commercial and Industrial	118,124,706	8.28%	108,765,662	8.57%	103,008,453	8.54%
Mobile Homes	12,727,860	0.89%	11,707,030	0.92%	11,755,531	0.97%
Tangible Personal Other	191,884,227	13.45%	193,985,078	15.29%	189,406,543	15.70%
Real Inventory	-	0.00%	-	0.00%	-	0.00%
Special Inventory	3,039,915	0.21%	2,771,115	0.22%	3,437,356	0.28%
<b>Total Appraised Value Before Exemptions</b>	<b>\$ 1,426,303,569</b>	<b>100.00%</b>	<b>\$ 1,269,067,219</b>	<b>100.00%</b>	<b>\$ 1,206,433,406</b>	<b>100.00%</b>
Less: Total Exemptions / Reductions	(390,382,510)		(330,676,136)		(335,185,135)	
<b>Taxable Assessed Value</b>	<b>1,035,921,059</b>		<b>938,391,083</b>		<b>871,248,271</b>	

Category	Taxable Appraised Value For Fiscal Year Ended September 30,			
	2023		2022	
	Amount	% of Total	Amount	% of Total
Real, Residential, Single Family	\$ 386,825,175	44.69%	\$ 331,835,186	42.94%
Real Residential, Multi-Family	34,340,370	3.97%	26,941,761	3.49%
Real, Vacant Lots/Tracts	26,823,022	3.10%	25,202,215	3.26%
Real, Acreage (Land Only)	57,587,946	6.65%	57,473,346	7.44%
Real, Farm and Ranch Improvements	8,065,279	0.93%	7,499,493	0.97%
Real, Commercial and Industrial	235,673,599	27.22%	211,322,122	27.34%
Real, Tangible Personal, Utilities	15,308,041	1.77%	16,348,859	2.12%
Tangible Personal, Commercial and Industrial	83,581,635	9.66%	83,058,785	10.75%
Mobile Homes	10,139,458	1.17%	9,858,019	1.28%
Tangible Personal Other	4,210,674	0.49%	1,980,775	0.26%
Real Inventory	13,283	0.00%	-	0.00%
Special Inventory	3,083,957	0.36%	1,341,400	0.17%
<b>Total Appraised Value Before Exemption:</b>	<b>\$ 865,652,439</b>	<b>100.00%</b>	<b>\$ 772,861,961</b>	<b>100.00%</b>
Less: Total Exemptions/ Reductions	(90,414,338)		(90,414,338)	
<b>Taxable Assessed Value</b>	<b>775,238,101</b>		<b>682,447,623</b>	

Source: The Texas Comptroller of Public Accounts, Property Tax Division, the Hidalgo County Appraisal District, and the City of Mercedes, Texas. Values are subject to change throughout the year as contested values are resolved and the Appraisal District updates records.

April 16, 2026

Dear Representative Martinez,

I am writing to express my deep concerns and firm opposition to **H.B. 19** and its potential negative effects on the City of Mercedes and municipalities across Texas.

As you know, cities are tasked with providing essential services to their citizens. To meet this responsibility, we rely on critical financial tools authorized under state law. **H.B. 19 would severely restrict our ability to address infrastructure and capital needs**, particularly at a time when inflation and rising costs are straining city budgets.

Under current law, cities are already limited to a 3.5% growth in maintenance and operations (M&O) revenue, which often does not even keep pace with inflation or escalating operating and capital costs. One key tool to meet capital needs — **Certificates of Obligation (COs)** — allows cities to responsibly fund urgent projects such as street repairs, drainage improvements, water and sewer infrastructure, police and fire facilities, and public works equipment. Citizens have elected their city councils to make informed, transparent decisions on when and how to use COs in the best interests of their communities.

**H.B. 19 would severely limit these options**, including:

- Restricting the purposes for which COs can be issued.
- Moving all debt elections to November only.
- Prohibiting cities from issuing property-tax supported debt if debt service exceeds 20% of average collections over the preceding three years.

Such restrictions would **gravely affect local governments' ability to meet infrastructure demands and protect public safety**.

Of particular concern:

1. **Public Safety Facilities:** Prohibiting the use of COs for improvements to police stations, firehouses, and emergency operations centers is counterproductive. Our ability to ensure public safety should be expanded — not restricted.
2. **Shortened Maturity Terms:** Reducing the maximum term for bonds from 40 years to 30 years would place an undue burden on smaller municipalities, hindering long-term master planning and forcing higher annual payments.
3. **Procurement Deadlines:** Requiring cities to enter contractual obligations within 180 days of CO issuance could cause significant difficulties, given existing procurement laws and procedural requirements.
4. **Cost to Taxpayers:** Forcing elections to occur only in November could result in project delays, escalating construction costs, unbalanced budgets, and increased election costs. Additionally, clustering all debt approvals into a single period could flood the bond market, driving up interest rates and increasing borrowing costs for cities statewide.

5. **Utility System Funding:** COs are a crucial mechanism for financing utility projects. Many cities rely on COs supported by utility revenues, which are viewed as stronger investments than revenue bonds, resulting in lower interest rates and savings for taxpayers.
6. **Debt Service Cap:** Imposing a 20% debt service threshold would immediately disqualify many cities from meeting infrastructure needs, effectively freezing their ability to respond to water, electric grid, flood control, and road challenges. Recovery from such a cap could take 5–10 years, during which vital projects would be stalled, directly harming local and state economic growth.

H.B. 19 **dangerously curtails the ability of cities to govern responsibly** and to invest in infrastructure and quality of life improvements that citizens demand and deserve. It risks undermining public safety, economic development, and essential services — not only in Mercedes but in municipalities across Texas.

**I respectfully urge you to oppose H.B. 19 and to stand with local governments in maintaining the flexibility needed to build strong, safe, and prosperous communities.**

Thank you for your attention to this critical matter. Please feel free to contact me if you have any questions or would like to discuss these concerns further.

# CITY OF MERCEDES, TEXAS

## Legislative Preparation Memo

90th Texas Legislature (2027 Session)

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### I. PURPOSE

The purpose of this memorandum is to establish a proactive, coordinated strategy for the City of Mercedes to effectively prepare for and engage in the upcoming Texas Legislative Session.

This plan is designed to:

- Protect the City’s authority and financial stability
  - Advance infrastructure and economic development priorities
  - Strengthen regional influence and partnerships
  - Ensure rapid, informed responses to proposed legislation
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### II. STRATEGIC APPROACH

Mercedes will operate under three guiding principles:

#### 1. Early Engagement (Before Session Begins)

Position the City as a resource to legislators before bills are filed.

#### 2. Focused Advocacy (Limited, High-Impact Priorities)

Concentrate efforts on a small number of clearly defined priorities supported by data.

#### 3. Coordinated Response (During Session)

Maintain internal alignment to respond quickly to legislative developments.

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### III. LEGISLATIVE PRIORITIES

The City will organize its legislative agenda into three categories:

## **A. PROTECT (Defensive Priorities)**

- Preserve municipal revenue authority (property tax, fees, utilities)
- Protect local control over zoning, development, and infrastructure coordination
- Maintain effective code enforcement and nuisance abatement authority
- Oppose unfunded mandates impacting small-to-mid-size cities

## **B. ADVANCE (Offensive Priorities)**

- Increase access to state funding for:
  - Water and wastewater systems
  - Drainage and flood mitigation
  - Roadway and transportation improvements
- Support public safety funding (equipment, training, personnel support)
- Expand eligibility and flexibility for infrastructure grants

## **C. ENABLE (Economic Development Priorities)**

- Preserve and strengthen local economic development tools
- Maintain flexibility in incentive agreements and public-private partnerships
- Support infrastructure-related incentives tied to job creation and capital investment

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# **IV. IMPLEMENTATION STRUCTURE**

## **Legislative Team**

- City Manager (Lead Coordination)
- Assigned Legislative Coordinator (Primary Point of Contact)
- Department Heads (Subject Matter Experts)
- EDC Representative (Economic Development Alignment)
- Legal Counsel (Bill Analysis)

## **Responsibilities**

- Track legislation
- Prepare impact analyses
- Coordinate testimony and communication
- Provide weekly updates to City Commission

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# **V. LEGISLATIVE TIMELINE**

## **Phase 1: Internal Preparation (March – June 2026)**

- Review prior session outcomes
- Identify City vulnerabilities and opportunities
- Assign internal legislative leads
- Begin drafting issue briefs

## **Phase 2: Policy Development (July – September 2026)**

- Finalize legislative priorities
- Develop one-page issue sheets for each priority
- Identify funding-ready infrastructure projects
- Coordinate with regional partners

## **Phase 3: Delegation Engagement (October 2026)**

- Schedule meetings with legislative offices
- Present City priorities and data
- Provide draft legislative concepts

## **Phase 4: Bill Prefiling Response (November – December 2026)**

- Begin bill tracking
- Identify priority-support and opposition bills
- Develop initial positions

## **Phase 5: Active Session (January – June 2027)**

- Monitor committees and hearings
- Provide testimony and written comments
- Coordinate coalition letters
- Issue weekly legislative updates

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# **VI. LEGISLATIVE PRIORITY MATRIX**

This matrix helps the City evaluate which issues to actively pursue:

Priority Issue	Category	Local Impact (1-5)	Fiscal Impact (\$)	Urgency	Political Feasibility	Action Strategy
Property Tax Authority	Protect	5	High	High	Medium	Oppose restrictions / Provide data
Water/Wastewater Funding	Advance	5	High	High	High	Seek funding / Support bills
Drainage & Flood Projects	Advance	5	High	High	High	Regional coalition advocacy
Economic Development Tools	Enable	4	High	Medium	Medium	Protect flexibility
Code Enforcement Authority	Protect	4	Medium	Medium	Medium	Support local control
Unfunded Mandates	Protect	4	Medium	High	Medium	Seek exemptions/flexibility
Public Safety Support	Advance	4	Medium	High	High	Support funding programs

### How to Use

- Focus on items with **High Impact + High Urgency**
- Assign staff leads per priority
- Align messaging and testimony accordingly

## VII. DATA & COMMUNICATION REQUIREMENTS

Each priority must include:

- Local impact statement (how it affects Mercedes residents)
- Fiscal impact (costs or savings)
- Operational impact (staffing, service delivery)
- Supporting data (projects, maps, budgets)
- Clear “ASK” (what the City wants from the Legislature)

## VIII. REGIONAL COORDINATION STRATEGY

Mercedes will coordinate with:

- Neighboring cities in Hidalgo County
- Regional planning organizations
- Economic development partners
- Water and drainage districts

**Goal:** Present unified regional priorities to increase legislative influence.

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## IX. RISK MANAGEMENT

Primary risks include:

- Reduced municipal revenue authority
- Loss of development control
- Increased unfunded mandates
- Delays in infrastructure funding

**Mitigation Strategy:**

- Prepare fiscal impact scenarios in advance
  - Maintain rapid-response capability
  - Engage early and consistently with legislators
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## X. DELEGATION OUTREACH TEMPLATE

### Initial Outreach Email

**Subject:** City of Mercedes – Legislative Priorities & Coordination Meeting Request

Good [Morning/Afternoon] [Senator/Representative Last Name],

On behalf of the City of Mercedes, I would like to request an opportunity to meet with you and your staff in advance of the upcoming legislative session.

The City has identified several priority areas that directly impact our ability to provide essential services, support economic development, and maintain critical infrastructure. We would value the opportunity to share these priorities with you and discuss how we can work collaboratively during the upcoming session.

Topics we would like to discuss include:

- Water, wastewater, and drainage infrastructure needs
- Economic development tools and project readiness
- Municipal authority related to revenue and development
- Public safety and community investment priorities

We are available to meet at your convenience and can travel to your district office or Austin.

Thank you for your continued leadership and support of our region. We look forward to working with you.

Respectfully,  
[Name]  
[Title]  
City of Mercedes  
[Phone]  
[Email]

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## Meeting Leave-Behind (1-Page Structure)

### City of Mercedes Legislative Priorities

#### 1. Top 3 Priorities

- (Example) Water Infrastructure Funding – \$X need, X residents impacted
- (Example) Drainage Improvements – flood mitigation and economic impact
- (Example) Economic Development Flexibility – projects at risk

#### 2. Key Data Points

- Population served
- Infrastructure needs (\$ total)
- Growth trends

#### 3. Specific Requests

- Support funding programs
- Oppose restrictive legislation
- Consider bill sponsorship (if applicable)

#### 4. Contact Information

- City Manager
  - Legislative Coordinator
- 

## Follow-Up Template

Subject: Thank You – City of Mercedes Legislative Coordination

[Short thank you + attach priorities + reiterate availability + next steps]

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## XI. FINAL RECOMMENDATION

The City of Mercedes should treat legislative preparation as an **operational function—not a seasonal activity**.

Success in the next session will depend on:

- Early organization
- Clear priorities
- Strong data
- Regional alignment
- Consistent communication



city of  
**mercedes**

*It Starts Here!*

# DEVELOPMENT FEES

# SUBDIVISION FEES

## Fee Calculation Worksheet

<b>Fee Description</b>	<b>Rate</b>	<b>Amount Due</b>
<b>Plat Base Fee</b>	\$600.00	\$600.00
<b>Per-Lot Fee</b>	\$30.00 x ___ lots	\$
<b>Filing Fee</b>	\$100.00 – \$250.00	\$
<b>TOTAL DUE</b>		\$

# SUBDIVISION FEES PRE-CONSTRUCTION

**Fee Calculation Worksheet**

<b>Fee Description</b>	<b>Rate</b>	<b>Amount Due</b>
<b>Pre-Construction Meeting Fee</b>	\$100.00	\$100.00
<b>Parkland Fee</b>	\$500.00 x ___ lots	\$
<b>Water Rights</b>	\$608.00 x ___ lots	\$
<b>Inspection Fee</b>	3% of Est. Cost (\$_____)	\$
<b>Testing Fee</b>	3.5% of Est. Cost (\$_____)	\$
<b>Water Tap Fees</b>		\$
<b>Sewer Tap Fees</b>		\$
<b>TOTAL DUE</b>		\$

# 532 N GEORGIA



# 331 S WASHINGTON



# 325 S MISSOURI

- ▶ 7 APARTMENTS, NO PARKING



# MILE 1 W APARTMENTS



# FEES



## Fees Comparison with Other Cities

City	Water Impact / Rights Fee	Sewer Impact / Tap Fee	Water Meter (5/8"-3/4")	Building Permit (Approx. \$150k Value)	Subdivision / Platting Fee	Est. Total Utility + Permit (Low)	Est. Total Utility + Permit (High)
Mercedes	~\$550	~\$600	\$150-\$450	\$0.30 per sq. ft. + \$395	\$100-\$250	\$2,595	\$3,395
Alamo	Included in meter	\$30 (tap)	\$1,000-\$1,150	Based on sq. ft.	\$250 minimum	\$2,200	\$3,000
San Juan	\$500-\$600	\$150-\$200	\$602	Valuation-based	\$300+	\$1,750	\$2,200
San Benito	Variable	\$250-\$400	~\$450	Valuation-based	\$250 (application)	\$1,800	\$2,400
Pharr	\$450 (deposit)	\$1,100 (outside city)	\$450	Square-foot model	\$500+	\$2,000	\$3,000
McAllen	\$1,500+ (rights)	\$1,200+	\$400-\$600	\$5.00 per \$1,000 valuation	\$250-\$500	\$3,800	\$4,800
Mission	\$2,990 (impact)	\$2,838 (impact)	\$450	\$3.50 per \$1,000 valuation	\$200-\$400	\$6,000	\$7,000
Alton	~\$400	~\$400	~\$350	~\$150-\$500	\$200 minimum	\$1,300	\$2,000
Palmview	~\$450	~\$450	~\$400	~\$0.30 per sq. ft.	\$250+	\$1,800	\$2,500
Brownsville	~\$5,900 (assessment)	\$240 (permit)	Included in assessment	\$7.00 per \$1,000 valuation	\$1,000 minimum	\$6,900	\$7,500
Donna	~\$400 (impact)	~\$1,000 (impact)	~\$900 connection + ~\$300 access	Valuation based	~\$625 + \$25/acre	\$2,500	\$3,500

City	Subdivision Review	Inspection	Material Testing	Parkland Fee
Mercedes	\$600 + \$30/lot	3%	3.5%	\$500 / lot
Donna	\$700 + \$25/acre + extras	5%	3%	\$500 / unit
Alton	\$600 + \$10/lot + hourly review	3.5%	\$100/hr	\$650 / unit
Palmview	\$500	4%	4%	\$500 / unit
Alamo	\$400 (up to 5 acres) + tier	2%	3%	\$500 / lot
Weslaco	\$300 + \$25/lot	\$85/hr	2%	\$400 / lot
San Juan	\$300 + \$50/acre	2%	2%	\$675 / unit
San Benito	\$200	N/A	N/A	\$600 / dwelling

# BUILDING PERMITS

City	Residential Permit Fee	Where it Stands
Alamo	\$0.32 per sq. ft.	Highest
<b>Mercedes</b>	<b>\$0.30 per sq. ft.</b>	<b>High</b>
Primera	\$0.30 per sq. ft.	High
San Juan	\$0.30 per sq. ft.	High
Donna	\$0.20 per sq. ft. (Multi: \$0.30)	Mid
Alton	\$0.20 per sq. ft.	Mid
Weslaco	\$0.18 per sq. ft.	Low
Palmview	\$0.16 per sq. ft. + \$50 base	Low
San Benito	\$75.00	Base/Varies

# WATER EXTENSIONS

### Water Line Extension Estimate - Camino Real Viejo

Cost Estimate	Location Range	Pipe Length	Pipe Specifications
\$228,311.39	From Mile 2 1/2 W, traveling West to the end of the CCN/City of Weslaco.	1,200 LF	8-inch DR 18 C-900 PVC Water Pipe.



### Water Line Extension Estimate - Camino de Verdad Subdivision

Cost Estimate

Location Range

Pipe Length

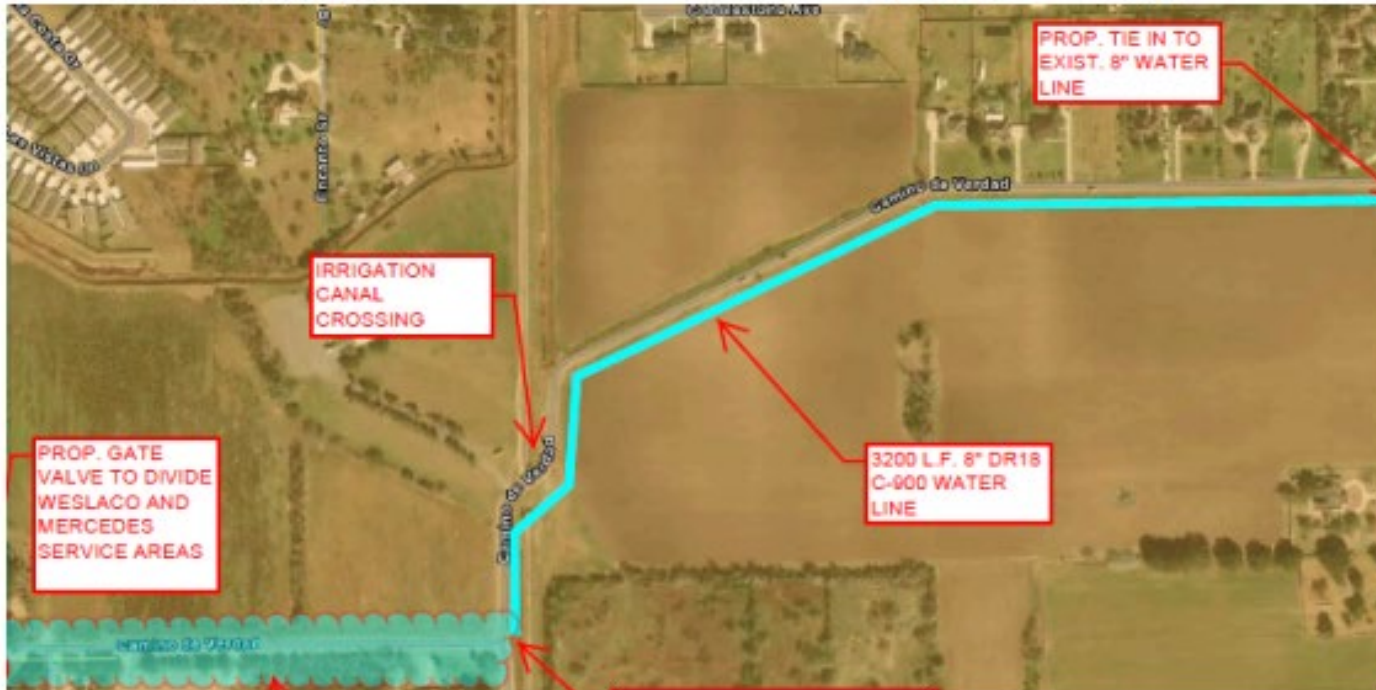
Pipe Specifications

\$395,022.56

From Mile 2 West to the SE Corner of Camino de Verdad Phase 2

3,200 LF

8-inch DR 18  
C-900 PVC Water  
Pipe



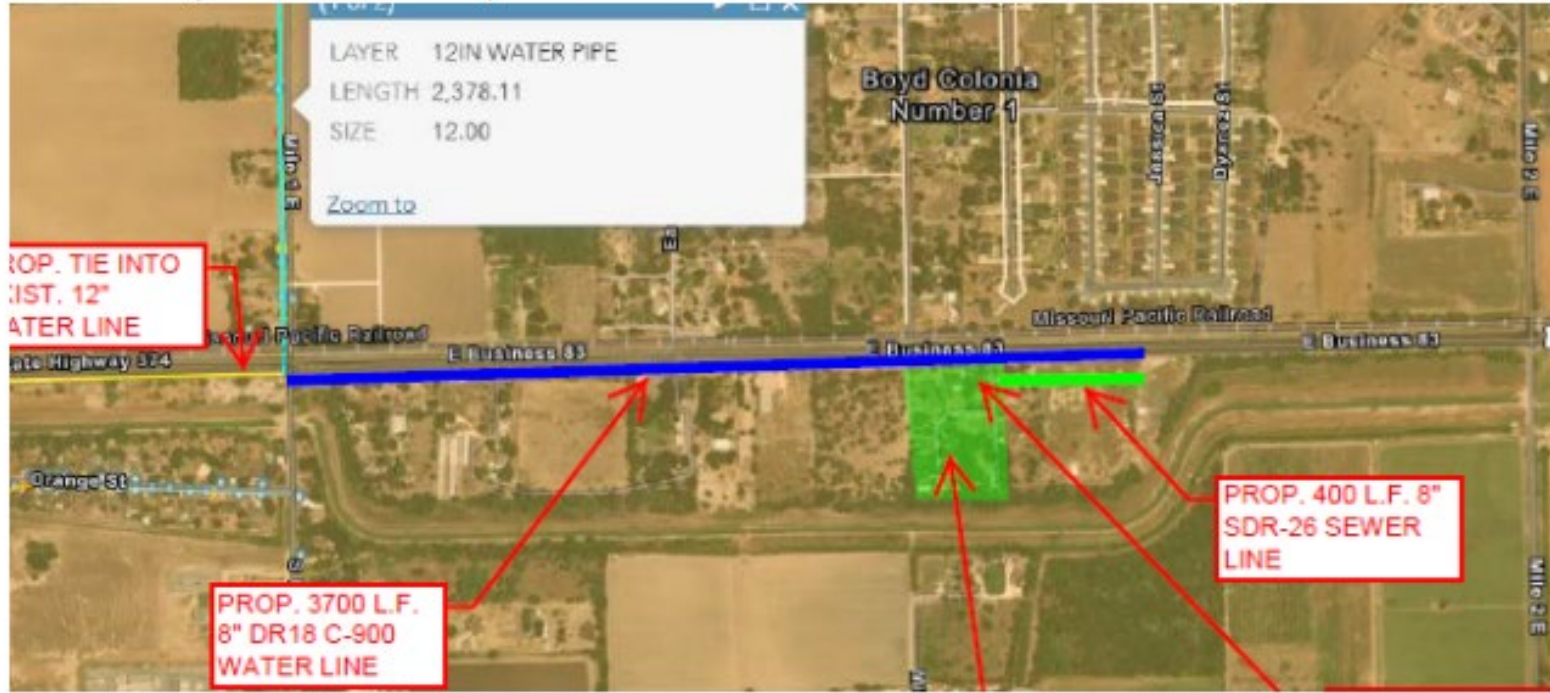
### Water Line Extension Estimate - Mile 6 N

Cost Estimate	Location Range	Pipe Length	Pipe Specifications	
\$619,224.94	From Mile 1 E to Mile 2 E	5,280 LF	8-inch DR 18 C-900 PVC Water Pipe.	Annexed in 2025. Water needs to be extended by 2030



### Water Line Extension Estimate - Pallet Warehouse/Mile 1 E

Cost Estimate	Location Range	Pipe Length	Pipe Specifications	
\$493,484.67	From S Mile 1 E, traveling East to the property (HCAD ID: 131250).	3,700 LF	8-inch DR 18 C-900 PVC Water Pipe.	Annexed in 2025. Water needs to be extended by 2030



# SEWER EXTENSIONS

Sewer Line Extension Estimate - Maryland Ave

Cost Estimate

Location Range

Pipe Length

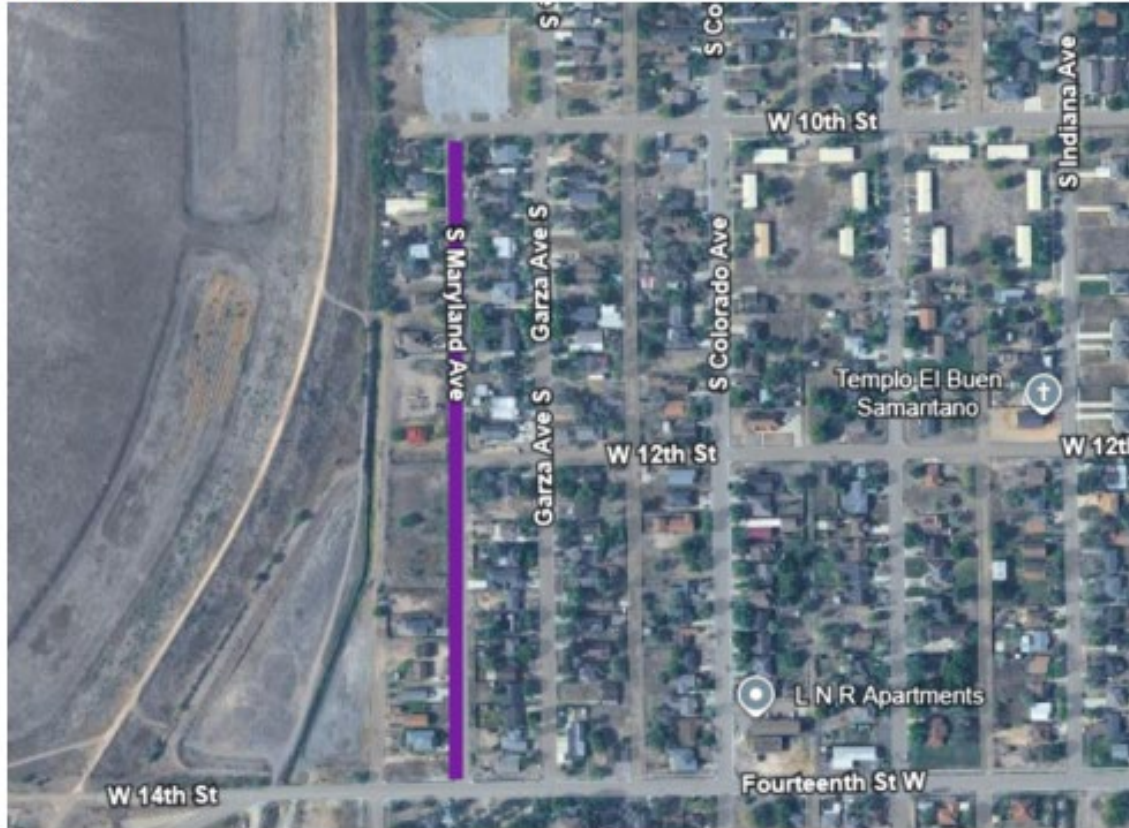
Pipe Specifications

\$211,100.00

Maryland Ave

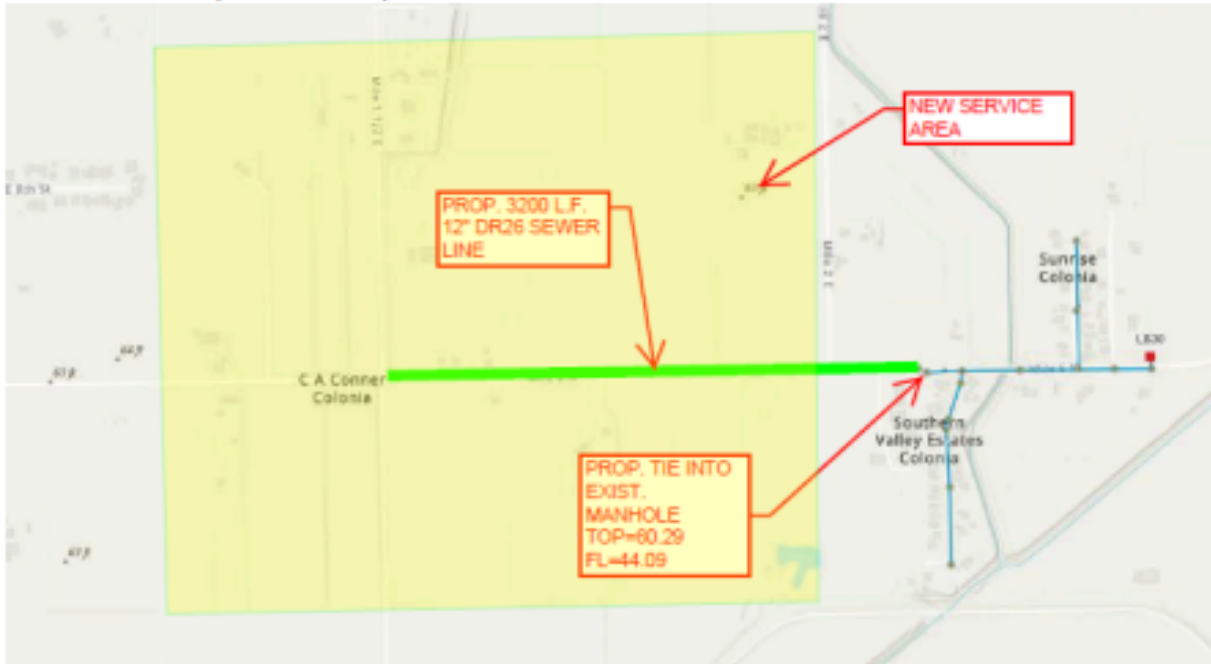
1,830LF

10-11 Homes.  
4 Manholes



### Sewer Line Extension Estimate - Mile 6 N

Cost Estimate	Location Range	Pipe Length	Pipe Specifications	
\$814,875.00	From East of Mile 2 E, heading West to HCAD ID: 997043 (Mile 1/2 E).	3,200 LF	12-inch PVC SDR 26 (Sanitary Sewer Grade).	Annexed in 2025. Water needs to be extended by 2030



### Sewer Line Extension Estimate - Pallet Warehouse/Mile 1 E

Cost Estimate	Location Range	Pipe Length	Pipe Specifications	
\$85,177.50	From S Mile 1 E, traveling East to the property (HCAD ID: 131250).	400 LF	8-inch PVC SDR 26 (Sanitary Sewer Grade).	Annexed in 2025. Water needs to be extended by 2030



### Sewer Line Extension Estimate - Mile 2 1/2 W

Cost Estimate

Location Range

Pipe Length

Pipe Specifications

\$728,160.00

From Lift Station 19 (Herencia Apartments) to  
Mile 8 N.

3,200 LF

6-inch PVC SDR  
26 Force Main  
(Heavy Wall).



# **Comprehensive Animal Control Plan**

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City of Mercedes

# Summary

The City of Mercedes proposes the development of a **modern, humane, and financially sustainable Animal Control Program**, anchored by the construction and operation of a **City owned animal shelter facility**.

## Program Design Objectives

- Protect public safety
- Reduce stray and abandoned animal populations
- Ensure humane treatment and care
- Improve operational efficiency
- Reduce long-term liability and costs

## Key Proposal Integrations

- Shelter facility development (phased construction)
- Staffing and operational framework
- Spay/neuter and adoption programs
- Enforcement and compliance measures
- Budgeting and funding strategies

# Program Objectives

1. Protect residents from aggressive and dangerous animals
2. Reduce stray and roaming animal populations
3. Provide humane sheltering and care
4. Increase adoption rates and reduce euthanasia
5. Ensure compliance with Texas Health and Safety Code
6. Reduce citizen complaints and legal exposure
7. Promote responsible pet ownership

# Facility Development Plan

## PHASE 1: SITE SELECTION & PREPARATION

### PROPOSED LOCATION

**300 N. Capihallo St., Mercedes, Texas** (CCS dump site area)

### Key Requirements

#### Zoning & Coordination

- Zoning compliance (municipal/public use)
- Texas Commission on Environmental Quality
- Texas Dept. of State Health Services

#### Utilities

- Water (critical) • Sewer/Septic
- Electrical • Drainage/Flood Prevention

### Site Work

#### Land Clearing & Grading

Preparing the foundation for construction

#### Access Road

Gravel or concrete connectivity

#### Perimeter Fencing

Securing the site boundary

# Facility Development Plan

## PHASE 2: KENNEL CONSTRUCTION

### Capacity & Specs

#### Initial Capacity:

- 20–30 kennels
- Expandable to 40–50

#### Design Specs:

- **Material:** Cinder block (durable, sanitary)
- **Roofing:** Metal (heat protection)
- **Flooring:** Sloped sealed concrete

### Layout Example

#### Male Section:

8 kennels (6 standard + 2 quarantine)

#### Female Section:

8 kennels (6 standard + 2 quarantine)

*Standardized layout for efficient operations and disease control.*

### Key Features

- 6' x 6' kennels minimum
- Solid dividers (aggression control)
- Wastewater-tied drainage
- Hose bibs & wash-down
- **Shade & Insulation**  
(Critical for South Texas)

# Facility Development Plan

## PHASE 3

### MULTI-PURPOSE SUPPORT ROOM

**Size:** 12' x 12'

#### Functions:

- Humane euthanasia (AVMA compliant)
- Cold storage (commercial freezer)
- Equipment and food storage

#### Features:

- Ventilation system
- Wash sink with hot water
- Non-porous sanitary surfaces

## PHASE 4

### INTAKE & VEHICLE CARPORT

- Two-vehicle covered carport
- Animal intake/unloading area
- Separate holding areas for:
  - **Cats, Birds, Livestock**

#### Enhancements:

- Non-slip concrete
- Drainage system
- Lighting for night operations

# Facility Development Plan

## PHASE 5

### ADMINISTRATIVE OFFICE

**Size:** 10' x 10' (climate-controlled)

**Functions:**

- Animal release
- Adoption processing
- Fee collection
- Record keeping

## PHASE 6

### SANITATION & OPERATIONS

- Daily cleaning protocols
- Disinfectant systems
- Waste disposal compliance
- Quarantine procedures
- PPE for staff

## PHASE 7

### SECURITY & ACCESS CONTROL

- Full perimeter fencing
- Controlled access points
- Security cameras
- Public access limited to office area

# Capital Cost Estimate

Site Preparation

**\$20,000 – \$50,000**

Kennel Construction

**\$120,000 – \$250,000**

Building Structures

**\$80,000 – \$180,000**

Plumbing/Drainage

**\$25,000 – \$60,000**

HVAC Systems

**\$20,000 – \$45,000**

Fencing/Security

**\$15,000 – \$40,000**

Equipment

**\$15,000 – \$35,000**

**TOTAL ESTIMATED CAPITAL COST**

**\$295,000 – \$660,000**

# CITY OF MERCEDES – ANIMAL CONTROL FACILITY

## 3D RENDERING (PHASE 1 – 20-30 KENNEL CAPACITY)

### COLOR-CODED ZONE LEGEND

- Male Kennels (8)
- Female Kennels (8)
- Quarantine (2-4)
- Isolation (Aggressive/Sick)
- Intake / Carport (2 Vehicle)
- Admin Office & Public Entry
- Multi-Purpose (Euthanasia/Storage)
- Wash Aisle (Cleaning Corridor)

### KEY DIMENSIONS

- Building Footprint: 6,500 sq ft
- Kennel Wing (each): 2,640 sq ft
- Central Wash Aisle: 8' wide
- Quarantine: 320-640 sq ft
- Isolation: 320 sq ft
- Office/Admin: 320 sq ft
- Multi-Purpose: 144 sq ft
- Carport: 600 sq ft

MALE KENNELS  
(8)

FEMALE KENNELS  
(8)

QUARANTINE  
(2-4)

ISOLATION  
(Aggressive / Sick)

WASH AISLE  
8' WIDE

INTAKE / CARPORT  
(2 VEHICLE)

ADMIN OFFICE  
& PUBLIC ENTRY

MULTI-PURPOSE  
(Euthanasia/  
Storage)



PERIMETER FENCING



SECURE ENTRY GATE



SECURITY CAMERAS



LANDSCAPED GROUNDS

# Operations Plan

## Personnel Costs

### Staffing & Salaries

- 2 Animal Control Officers: \$90k – \$120k
- 1 Kennel Technician: \$30k – \$40k
- Benefits (30%): \$22k – \$30k
- Shared administrative support

Total Personnel:

**\$97,000 – \$130,000 / annually**

## Operational Expenses

- Food & Supplies: \$6k – \$12k
- Veterinary: \$15k – \$30k
- Utilities: \$6k – \$15k
- Maintenance: \$5k – \$12k
- Fuel: \$5k – \$10k
- Equipment: \$3k – \$8k

Total Operations:

**\$40,000 – \$87,000 / annually**

Total Annual Operating Cost

**\$137,000 – \$217,000**

# Community Program Estimates

## SPAY & NEUTER PROGRAM

### Program Components

- Low-cost services
- Resident voucher program
- Veterinary partnerships
- Mobile clinic events
- Target high-stray areas

Annual Budget

**\$17,000 – \$45,000**

## ADOPTION & COMMUNITY

### Program Elements

- Public adoption events
- Online listings & Rescue partnerships
- Foster program

### Fee Structure

- Dogs: \$50 – \$85
- Puppies: \$75 – \$125

Estimated Annual Revenue

**\$5,000 – \$20,000**

# Enforcement, Funding & Implementation

## ENFORCEMENT

### Animal Control Officers will:

- Respond to complaints
- Capture stray animals
- Investigate bites
- Enforce leash laws
- Issue citations
- Conduct patrols
- Maintain records

## FUNDING STRATEGY

### Potential sources include:

- General Fund
- State & federal grants
- Adoption fees
- Citations and fines
- Donations
- Corporate sponsorships
- Nonprofit partnerships

## IMPLEMENTATION

### Phase Rollout:

1. Site approval
2. Engineering/design
3. Budget approval
4. Procurement/bidding
5. Construction
6. Equipment installation
7. Staff hiring/training
8. Final inspection
9. Facility opening

# Comprehensive Animal Control Summary

## COST SUMMARY

Capital Investment

**\$295k – \$660k**

Annual Operations

**\$137k – \$217k**

Spay/Neuter Program

**\$17k – \$45k**

## ACTION PLAN

- Hire Kennel Technician
- Launch spay/neuter program
- Partner with existing shelters
- Begin facility engineering
- Pursue grant funding

## FINAL RECOMMENDATION

### Phased Implementation:

- Immediate operational gains
- Gradual capital investment
- Long-term cost control
- Stray population reduction

*A public safety and quality of life investment for Mercedes.*

**Mission: Public Safety, Quality of Life & Liability Reduction**



# CITY OF MERCEDES, TEXAS

## ANIMAL CONTROL & ADOPTION CENTER

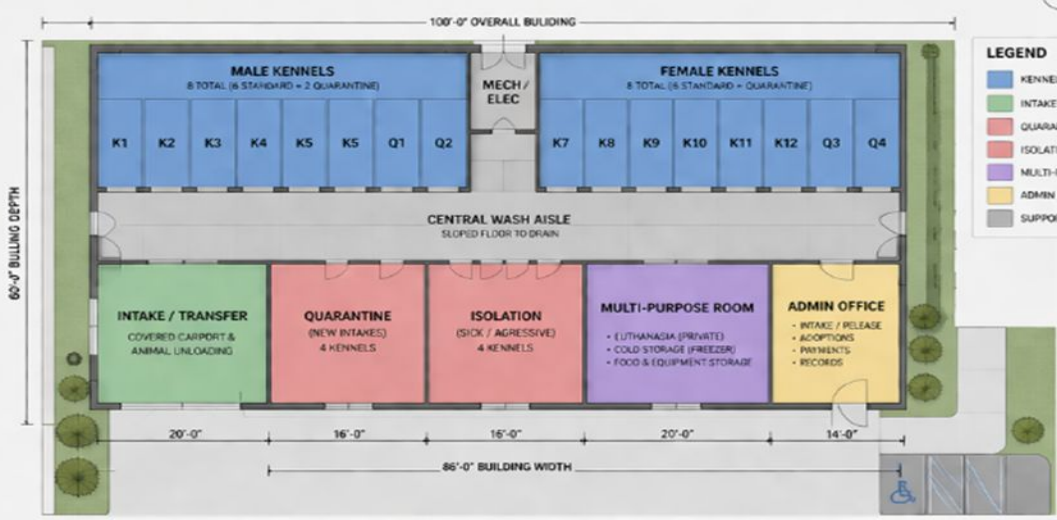
SAFE ANIMALS. STRONG COMMUNITY. A BETTER MERCEDES.

A MODERN, HUMANE, AND SUSTAINABLE FACILITY FOR OUR CITY AND OUR FUTURE.

DESIGN • CARE • COMMUNITY

### FLOOR PLAN – PHASE 1 (30-KENNEL FACILITY)

SCALE: 1/8" = 1'-0" (ARCHITECTURAL CONCEPT)



### 3D RENDERINGS (CONCEPT)



#### PROJECT OVERVIEW

The City of Mercedes Animal Control & Adoption Center will provide a safe, humane, and efficient facility to protect public safety, reduce stray populations, and promote responsible pet ownership. This phased approach ensures fiscal responsibility while delivering immediate and long-term community benefits.

#### FACILITY HIGHLIGHTS

- ✓ 30-Kennel Capacity (Expandable to 50)
- ✓ Quarantine & Isolation Areas
- ✓ Humane Euthanasia Suite
- ✓ Cold Storage & Supply Room
- ✓ Administrative & Adoption Office
- ✓ Covered Intake / Carport
- ✓ Secure Perimeter & Controlled Access
- ✓ Designed for Operational Efficiency

#### SITE LOCATION

300 N. Capital St.  
Mercedes, Texas



Coordinates: 26.1609° N, 97.8651° W

#### CAPITAL COST ESTIMATE (PHASE 1)

CATEGORY	ESTIMATED COST
Site Preparation	\$20,000 – \$50,000
Kennel Construction	\$120,000 – \$250,000
Building Structure	\$80,000 – \$180,000
Plumbing / Drainage	\$25,000 – \$60,000
HVAC System	\$20,000 – \$45,000
Fencing / Security	\$15,000 – \$40,000
Equipment	\$15,000 – \$35,000
<b>TOTAL</b>	<b>\$295,000 – \$660,000</b>
<b>ANNUAL OPERATING COSTS</b>	
Personnel	\$97,000 – \$130,000
Operations	\$40,000 – \$87,000
Spay/Neuter Program	\$17,000 – \$45,000
<b>TOTAL ANNUAL</b>	<b>\$137,000 – \$217,000</b>

#### FUNDING STRATEGY

- General Fund
- State & Federal Grants
- Adoption Fees
- Citations & Fines
- Donations
- Corporate Sponsorships
- Partnerships with Nonprofits

**ADOPTION REVENUE**

Projected Annual Revenue:  
**\$5,000 – \$20,000**

#### IMPLEMENTATION TIMELINE

PHASE	TASK	DURATION
1	Site Approval	1 – 2 Months
2	Design & Engineering	2 – 3 Months
3	Budget Approval	1 – 2 Months
4	Procurement / Bidding	2 – 3 Months
5	Construction	6 – 8 Months
6	Equipment Installation	1 – 2 Months
7	Staff Hiring & Training	1 – 2 Months
8	Final Inspection	1 Month
9	Facility Opening	Week 1

**TOTAL ESTIMATED PROJECT DURATION: 15 – 23 MONTHS**

<b>10th St</b>
From Garza St to Georgia St
2023-2024 UCP Funds
<b>6th St</b>
From Colorado to Georgia
UCP 2025 Funding
<b>Vermont Ave.</b>
From 8th St to 10th St.
UCP 2025 Funds
<b>Washington St</b>
From 6th St to 10th St.
2023-2024 UCP Funds
<b>Dacota Ave</b>
2024 UCP Funds
<b>Willacy St.</b>
From N. Washington to Vermont
UCP 2025 Streets
<b>Cedar St.</b>
From Garcia Ave to Washington Ave.
UCP 2025 Funds
<b>Silver Ave</b>
From Cedar St to Anacuitas St.
Possible UCP 2026 Streets
<b>N. Indiana Ave</b>
From Willacy to North St
Possible UCP 2026 Streets
<b>Mile 2 W and Mile 9 N</b>
City of Mercedes and Hidalgo Pct. 1
2027 UCP or City funds will be used

<b>San Jacinto Ave</b> From W. Liberty to E. Liberty St.
<b>S. Capisallo St.</b> From 10th St to 5th St <b>Possible UCP 2026 Funds</b>
<b>N. Washington</b> Approx 200 feet North From Armory Rd going North 200ft
<b>W. 3rd St</b> From Francis to Washington
<b>W. 4th St</b> Between Washington and Georgia/Virginia
<b>Dawson Rd.</b> From Bus. 83 to Exp way
<b>Mile 1 E</b> From Expressway North to Mile 8 North <b>TxDOT/City/Pct.1 Project</b>
<b>Mile 2 E</b> From Expressway North approx 1/4 mile
<b>Nevada St</b> North of 10th St to Avenue C
<b>Mercedes Drive</b> 491 and Mile 8 N
<b>E. Mercedes Dr</b> From Mile 8 N to N. Garden St

<b>Garza St.</b>
From 14th St to 10th St
<b>Alexandria Avenue</b>
<b>Tiger's Crossing-SDI Engineering</b>
<b>Santos Avenue</b>
Tiger's Crossing-SDI Engineering
<b>6th Street/Santos Avenue</b>
Tiger's Crossing-SDI Engineering
<b>Irma Avenue</b>
Tiger's Crossing-SDI Engineering
<b>David Avenue</b>
Tiger's Crossing-SDI Engineering
<b>Camino Real Viejo</b>
Street needs to be widen to 24 or 26 <b>Currently 19 feet wide</b>
<b>Melton Park Drive</b>
Melton Park I
<b>Carlos Ave</b>
Melton Park I
<b>S. James Dr.</b>
Melton Park II

<b>Poco Lane</b>
Melton Park II
<b>Pepe Lane</b>
Melton Park II
<b>S. Mile 2 W</b>
Street to Llano Grande
<b>Camino de Verdad Rd</b>
From Mile 2 W to Amistad Church
<b>Capisallo Subdivision</b>
Ash Avenue, Cedar Dr, Beech Avenue Price quote is from Pct. 1
<b>Garcia Ave</b>
From Cedar St to Anacuitas St
<b>Gillman Ave</b>
From Cedar St to Anacuitas St
<b>Heidrick Ave</b>
From Anacuitas to Frontage
<b>Heidrick Ave</b>
From Anacuitas to Dallas
<b>Heidrick Ave</b>
From Dallas to Willacy
<b>Heidrick Ave</b>
From North St to Willacy

**Range Road/Tangerine**

From Vermont to Anacuitas St

**Reynosa Ave/Mier Ave**

From Hidalgo St. to W. 1st St

**N. Indiana Ave.**

From Frontage to Hidalgo st

**Cameron St.**

From N. Georgia to N. Virginia Ave

**Mile 2 and Mile 9 N**

City of Mercedes and Hidalgo Pct. 1

UCP or City funds will be used

## CITY OF MERCEDES STREETS THAT WILL BE NEEDING OVERLAYS OR FULL RECONSTRUCTION 2026

1. Alexandria Ave (Entire street and a portion of 6th). **Total Recon**
2. Capisallo St. from 5th to 10th St. **Total Recon**
3. Camino Real Viejo **Total Recon**
4. Ohio Ave from 5th to 6th St. **Total Recon**
5. Chacoma St. **Total Recon**
6. Mile 1 1/2 East from Bus 83 to Expressway. **Total Recon**
7. **Ash St. in Capisallo Terrace. Total Recon**
8. **Beech St. In Capisallo Terrace. Total Recon**
9. San Jacinto (Entire street). **Total Recon**
10. 6th St. and Indiana **Total Recon**
11. Mile 2 1/2 West up to La Herencia apartments. **Total Recon**
12. Melton Park phases 1. **Total Recon**
13. East Mercedes Drive from Mile 8 to Garden St. **Total Recon**
14. West Mercedes Drive (1,000 ft). **Total Recon**
15. East Liberty Drive (Entire street). **Total Recon**
16. Mile 1 1/2 East (Oak Tree Ave - 1,000 ft). **Total Recon**
17. Mockingbird Lane (1,000 ft). **Total Recon**
18. East 5th St (1,000 ft). **Total Recon**
19. 10th St from Rio Rico to Dollar General (1000 ft). **Total Recon**
20. Willacy St from Tangerine to Heidrick. **Total Recon**
21. Georgia and Cameron st. **Overlay**
22. Virginia from 8th to 10<sup>th</sup>. **Overlay**
23. Hidalgo from Virginia to Georgia. **Overlay**
24. Missouri from Hidalgo to Cameron. **Overlay**
25. First St from Texas to Ohio. **Overlay**
26. 5th St from Missouri to Texas. **Overlay**
27. Avenue C. **Overlay**
28. Tangerine Ave. **Overlay**
29. Twelve St. from Missouri to Indiana St. **Overlay**

A photograph of a residential street in Alexandria, showing significant pavement damage. The road is covered in numerous potholes and large areas of water damage, with dark, wet patches and lighter, exposed aggregate areas. The street is lined with houses and parked cars. A white text box with the word "ALEXANDRIA" is overlaid on the image. In the bottom right corner, there is a page number "Page 54 of 139".

**ALEXANDRIA**

**CAPISALLO ST. - FROM 5TH ST. TO 10TH ST.**



# CAMINO REAL VIEJO



# CAMINO REAL VIEJO



# CAMINO REAL VIEJO



# CAMINO REAL VIEJO





**OHIO AVE from 5TH TO 6TH ST.**

# CHACOMA STREET - TOTAL RECONSTRUCTION ALONG WITH CURB AND GUTTERS



**CHACOMA STREET - TOTAL RECONSTRUCTION  
ALONG WITH CURB AND GUTTERS**



**CHACOMA STREET - TOTAL RECONSTRUCTION  
ALONG WITH CURB AND GUTTERS**



**MILE 1 ½ E.**



**MILE 1 ½ E.**

**ASH ST. @ CAPISSALLO TERRACE**



**ASH ST. @ CAPISSALLO TERRACE**



# ASH ST. @ CAPISSALLO TERRACE



**BEECH ST. @  
CAPISALLO  
TERRACE  
WEST SIDE  
VIEW**



**BEECH ST. @  
CAPISALLO TERRACE  
EAST SIDE VIEW**



# SAN JACINTO ST. ENTIRE STREET



**SAN JACINTO ST. ENTIRE STREET**



# SAN JACINTO ST. ENTIRE STREET



# SAN JACINTO ST. ENTIRE STREET



# 6TH ST. AND INDIANA



**MILE 2 ½ WEST - UP TO LA HERENCIA APARTMENTS**



**MILE 2 ½ WEST - UP TO LA HERENCIA APARTMENTS**



**MILE 2 ½ WEST - UP TO LA HERENCIA APARTMENTS**



**MILE 2 ½ WEST - UP TO LA HERENCIA APARTMENTS**



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**MILE 2 ½ WEST - UP TO LA HERENCIA APARTMENTS**



**MILE 2 ½ WEST - UP TO LA HERENCIA APARTMENTS**



# MELTON PARK 1



# MELTON PARK 1



# MELTON PARK 1



**E. MERCEDES DR. - FROM MILE 8 N. TO GARDEN ST.**



**E. MERCEDES DR. - FROM MILE 8 N. TO GARDEN ST.**



**E. MERCEDES DR. - FROM MILE 8 N. TO GARDEN ST.**



**E. MERCEDES DR. - FROM MILE 8 N. TO GARDEN ST.**



**W. MERCEDES DR. (1000 FT)**



**W. MERCEDES DR. (1000 FT)**



**W. MERCEDES DR. (1000 FT)**



**EAST LIBERTY DRIVE. ENTIRE STREET**



**EAST LIBERTY DRIVE ENTIRE STREET**



# EAST LIBERTY DRIVE



**EAST LIBERTY DRIVE**



# EAST LIBERTY DRIVE



# EAST LIBERTY DRIVE



**EAST LIBERTY DRIVE**



# EAST LIBERTY DRIVE



**MILE 1 1/2 & OAKTREE  
1000 FT.**

Oak Tree  
e 1 1/2 E

*Schmitt*  
SALVISTA BARRIOS



**MILE 1 ½ & OAKTREE 1000FT**



# MOCKINGBIRD



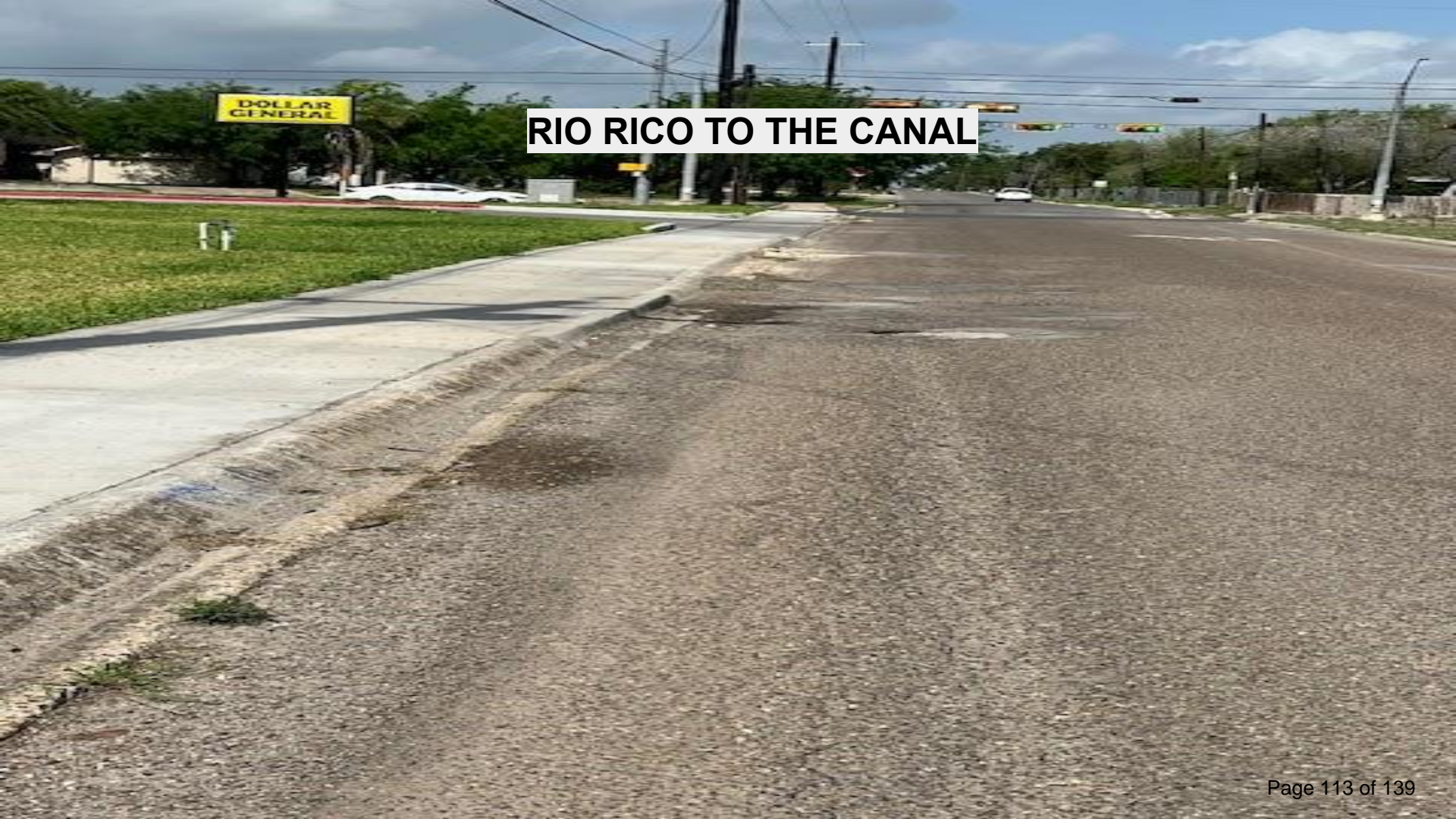
# MOCKINGBIRD



**E. 5TH ST.**

**E. 5TH ST.**

# RIO RICO TO THE CANAL



# WILLACY ST. - FROM TANGERINE AND HEIDRICK



# WILLACY ST. - FROM TANGERINE AND HEIDRICK



# WILLACY ST. - FROM TANGERINE AND HEIDRICK



**WILLACY ST. - FROM TANGERINE AND HEIDRICK**



**CAMERON STREET - FROM VIRGINIA TO GEORGIA  
OVERLAY WITH 80FT. OF CONSTRUCTION**



**VIRGINIA - FROM 8TH ST. TO 10TH ST.**



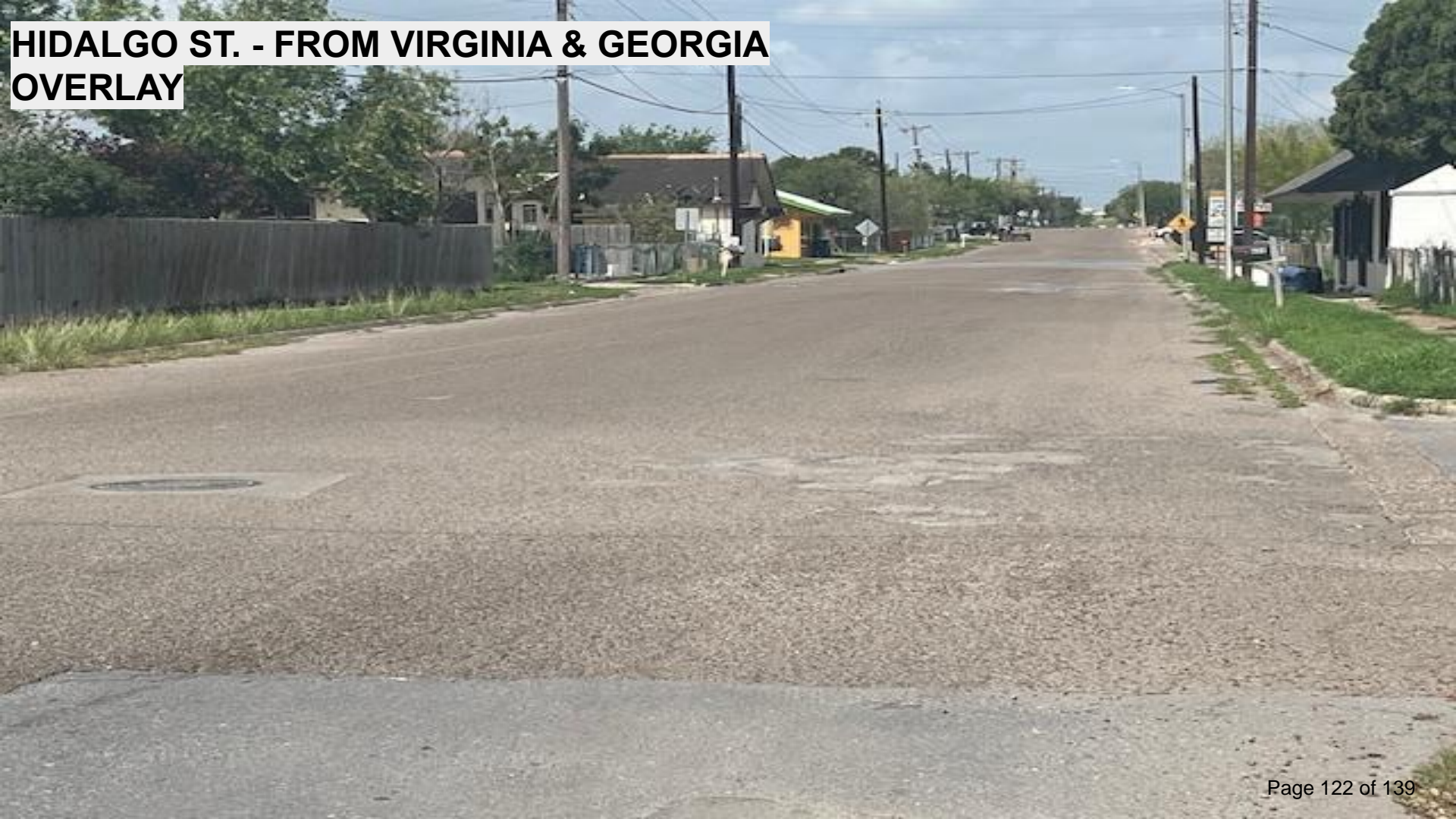
**VIRGINIA - FROM 8TH ST. TO 10TH ST.**



# HIDALGO ST. - FROM VIRGINIA & GEORGIA OVERLAY



**HIDALGO ST. - FROM VIRGINIA & GEORGIA  
OVERLAY**



**MISSOURI ST. FROM HIDALGO TO CAMERON - 200 FT HEADING NORTH,  
MISSOURI AND 2000FT HEADING SOUTH ON MISSOURI**



**MISSOURI ST. FROM HIDALGO TO CAMERON - 200 FT HEADING NORTH,  
MISSOURI AND 2000FT HEADING SOUTH ON MISSOURI**



**FIRST STREET - FROM TEXAS AVE. TO OHIO ST.**



**FIRST STREET - FROM TEXAS AVE. TO OHIO ST.**



# 5TH ST. - FROM MISSOURI TO TEXAS



# 5TH ST. - FROM MISSOURI TO TEXAS



**AVE. C - OVERLAY 1000 FT.**



**AVE. C - OVERLAY 1000 FT.**



# DAVID ST. TIGER CROSSING



**TANGERINE AVE.**



**TANGERINE AVE.**



**TANGERINE AVE.**



**TANGERINE AVE.**



**TANGERINE AVE.**



# 12TH ST. FROM MISSOURI TO INDIANA



# 12TH ST. FROM MISSOURI TO INDIANA



**12TH ST. FROM MISSOURI TO INDIANA**

