
MERCEDES CITY COMMISSION
REGULAR MEETING
MAY 20, 2026 – 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**
4. **Pledge of Allegiance**
5. **Open Forum**
6. **Presentation**
 - a. Presentation by Dr. Marco Garza regarding compensation study
 - b. Presentation by Perdue Brandon Fielder Collins & Mott LLP of the Collection Report October 1, 2025 - March 31, 2026
7. **Ordinances/Resolutions**
 - a. Discussion and possible action on Resolution No. 2026-31 authorizing the Resale of Foreclosed Real Estate Properties for failure to pay ad valorem taxes
8. **Consent Agenda**
 - a. Approval of Minutes for Meeting(s) held May 5, 2026 and May 12, 2026
9. **Management Items:** Present, discuss, consider and possibly take action regarding:
 - a. Approval of Request from Leadership Mercedes Class 5 Regarding the Lending Library Proposal
 - b. Transfer of Public Information Officer Position from City Secretary to Library
 - c. Consideration and Action to appoint/reappoint members to the Planning & Zoning Board
10. **Bids/Contracts**
 - a. Consideration and Action on Federal Work-Study Agreement between The University of Texas Rio Grande Valley and the City of Mercedes.
11. **Monthly Departmental Reports**
 - a. IT, Planning, Finance, Rec Center, City Sec/HR
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)**

- 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 Water District - Section 551.087

13. 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

14. Adjournment

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Wednesday, May 20, 2026 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 14TH DAY OF MAY, 2026.

ATTEST:



Joselynn Castillo, City Secretary
Time of Posting: 8:30 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.



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP

ATTORNEYS AT LAW

City of Merced Collection Report Semi Annual 2025-2026



May 2026



Collection Program

October 2025 – March 2026

The following is a brief overview of the collection activities of Perdue Brandon Fielder Collins and Mott, LLP for the City of Mercedes for delinquent tax collections for the period of October 1, 2025 through March 31, 2026.

Collection Center Activities

October 2025–March 2026



Letters Mailed

1,440



Address Updates

90



Phone Contacts

1,754

Collection Center Activities

October 2025–March 2026



Field Inspections

54



Payment Agreements

12

Delinquent Accounts

\$10,709

Base Tax

Litigation

October 2025–March 2026



Original Petitions/Interventions

63

\$372,395

Base Tax



Tax Warrants

1

\$1,179

Base Tax



Federal Court Representation

3

Bankruptcies

\$6,154

Base Tax

Tax Sales/Resales

October 2025–March 2026

Total Collected: \$32,825

8 – Tax Sale Properties

4 – Payment Agreements/Paid In Full: \$10,014

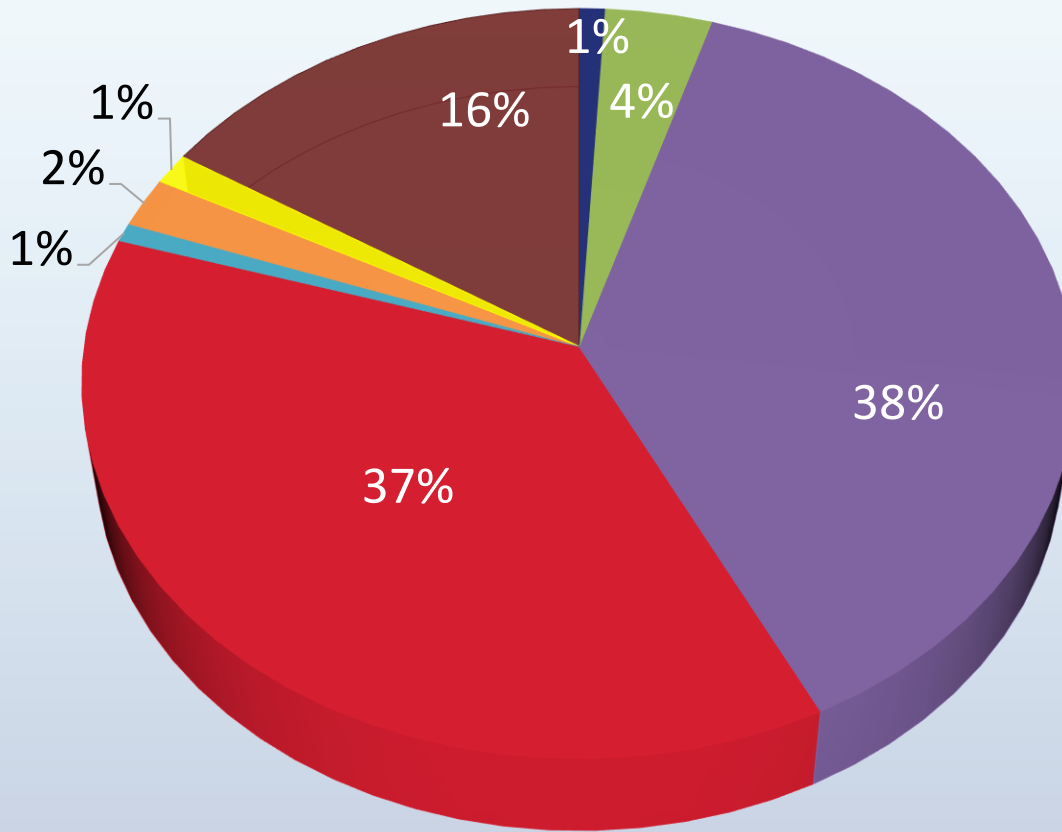
2 – Struck-Off Properties

2 – Sold Properties: \$6,776

1 – Tax Resale Property

1 – Sold Property: \$16,035

Account Status



■ In Bankruptcy: \$9,457

■ In Trust: \$39,931

■ In Deferral: \$394,786

■ In Litigation: \$386,068

■ In Partial Pay: \$8,340

■ In Uncollectible: \$22,451

■ In Bad Address: \$13,951

■ Action Pending: \$166,309

Source: Perdue Brandon System & Hidalgo County Tax Office

Tax Collections

October 2025 - March 2026



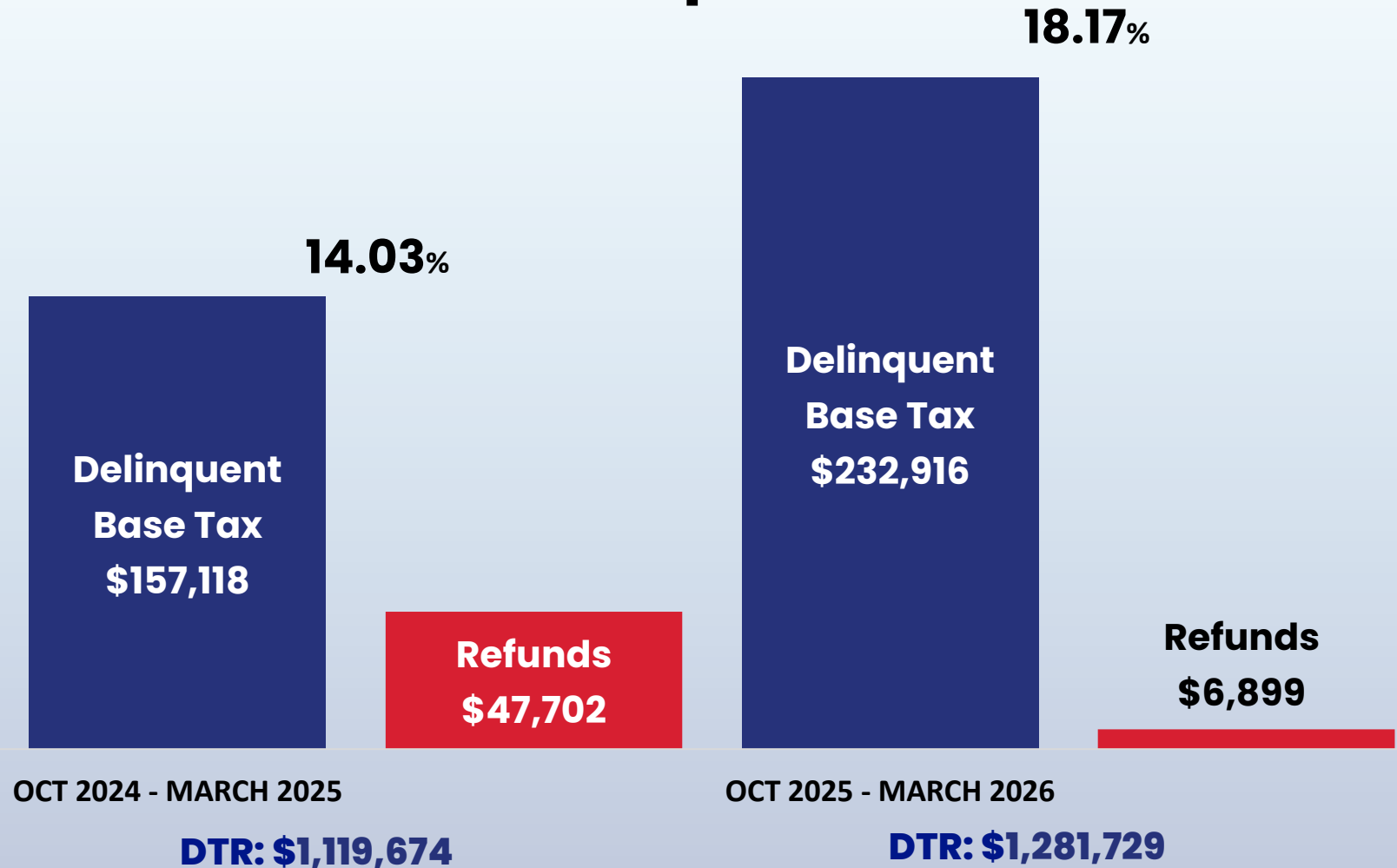
OCTOBER 2025 - MARCH 2026

DTR: \$1,281,729

Source: Hidalgo County Tax Office

Tax Collections

Semi-Annual Comparison



Source: Hidalgo County Tax Office



Collection Program

October 2025 – March 2026

The following is a brief overview of the collection activities of Perdue Brandon Fielder Collins and Mott, LLP for the City of Mercedes for delinquent court fines and fees collections for the period of October 1, 2025 through March 31, 2026.

Collection Center Activities

October 2025- March 2026



Letters Mailed

6,933



Address Updates

394



Phone Contacts

2,086



Text Messages

11,961

Fines & Fees Collections

October 2025 - March 2026

**Total Cash
Collected
\$38,539**

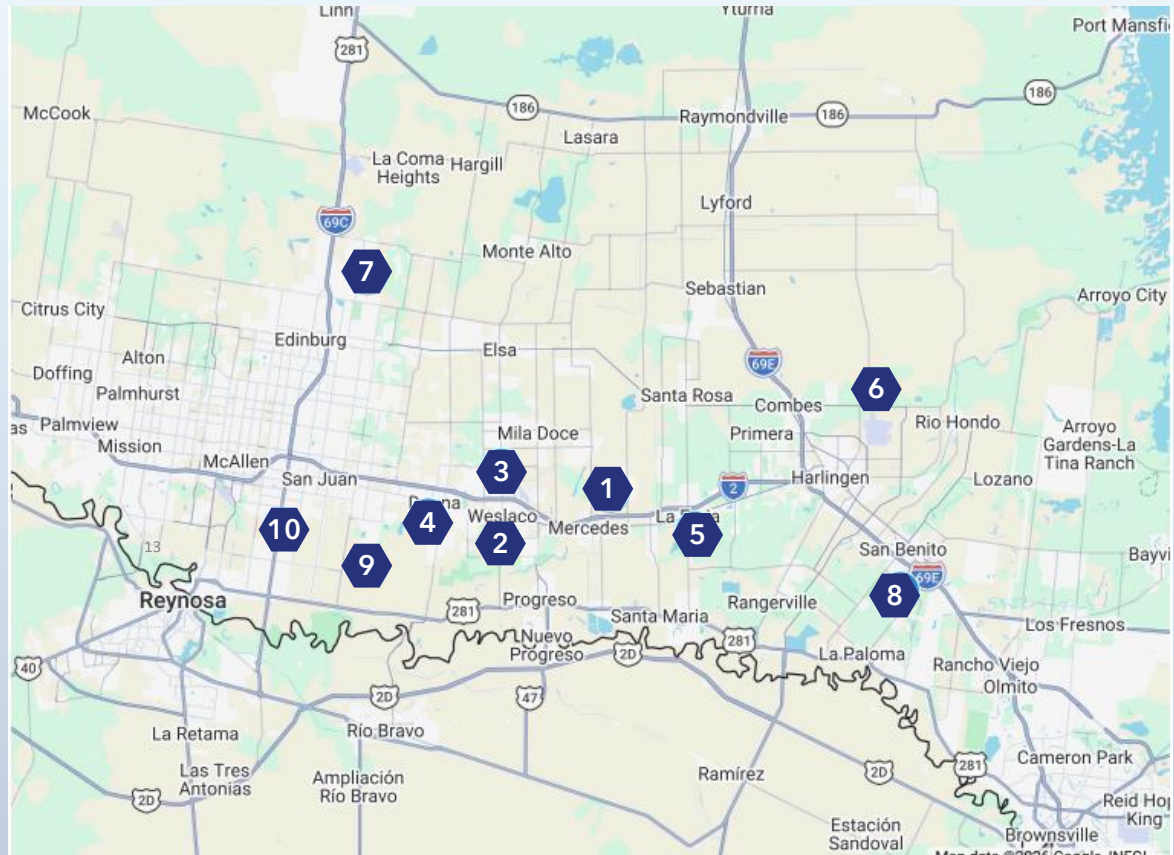
OCTOBER 2025 - MARCH 2026

Source: City of Mercedes Collections Based on Invoiced Accounts

Top 10 Zip Codes By Debtors

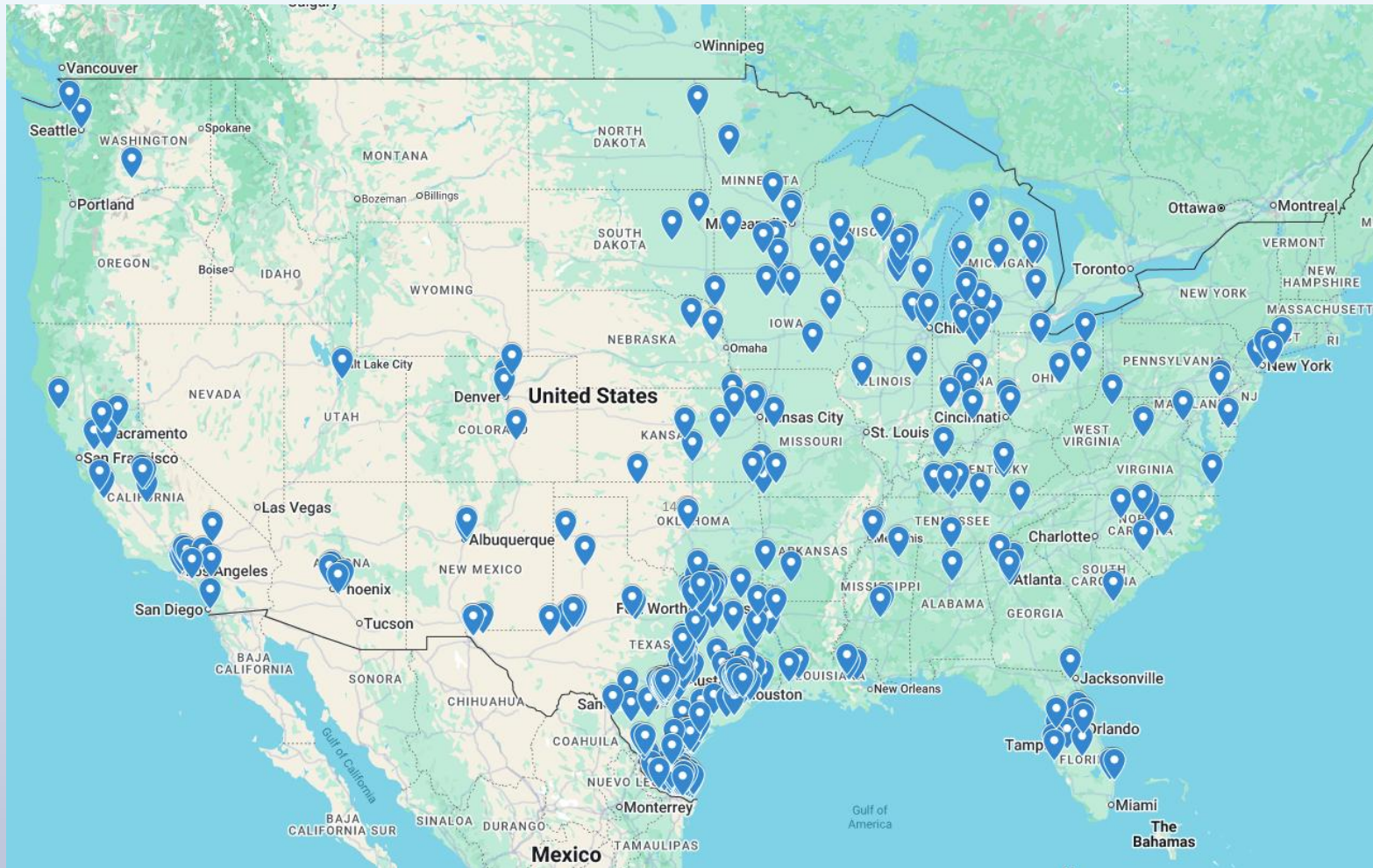
October 2025–March 2026

1	78570	• \$889,991 (1,747)
2	78596	• \$193,439 (458)
3	78599	• \$76,669 (163)
4	78537	• \$61,856 (141)
5	78559	• \$36,594 (90)
6	78550	• \$34,758 (82)
7	78542	• \$23,337 (61)
8	78586	• \$21,058 (59)
9	78516	• \$25,750 (57)
10	78577	• \$16,826 (50)



All Accounts

October 2025 – March 2026



Fines & Fees Collections

August 2016 - March 2026

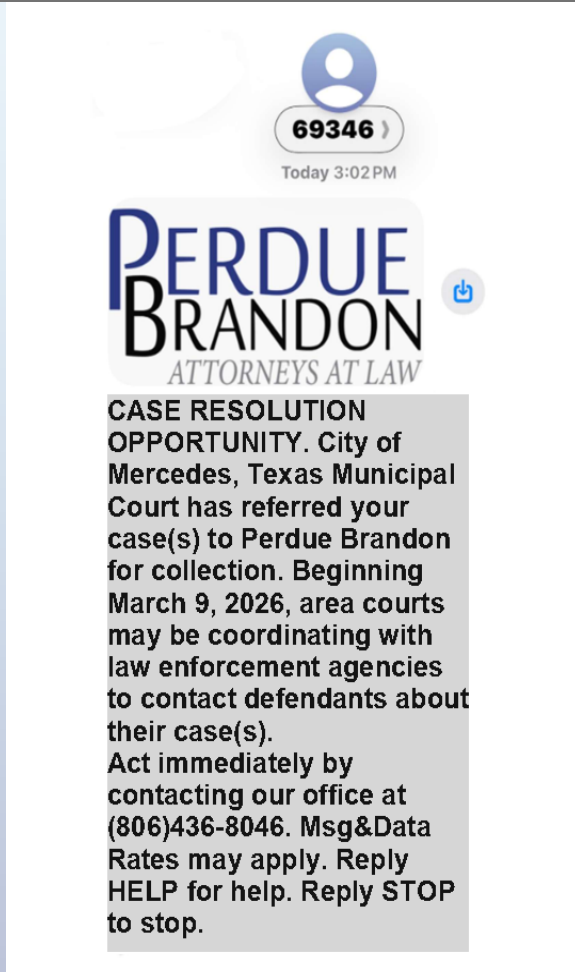
**Total Cash
Collected
\$413,189**

AUGUST 2016 - MARCH 2026

Source: City of Mercedes Collections Based on Invoiced Accounts

Case Resolution Program

Specialized Campaign
Text Messaging & Direct Mailing



A screenshot of a text message from Perdue Brandon. At the top, there is a contact icon and the phone number 69346. The time is 3:02 PM. The logo for Perdue Brandon Attorneys at Law is visible. The message text reads: "CASE RESOLUTION OPPORTUNITY. City of Mercedes, Texas Municipal Court has referred your case(s) to Perdue Brandon for collection. Beginning March 9, 2026, area courts may be coordinating with law enforcement agencies to contact defendants about their case(s). Act immediately by contacting our office at (806)436-8046. Msg&Data Rates may apply. Reply HELP for help. Reply STOP to stop."

Media Campaign Billboards, Digital Ads & Print Ads



A billboard advertisement for Hidalgo County. It features a wooden gavel on the left. The text reads: "OUTSTANDING TICKET? Resolve Immediately - May Avoid Further Court Action. TEXAS CASE RESOLUTION CAMPAIGN GOING ON NOW HIDALGO COUNTY. Call: 800-994-0676 Pay: www.hidalgocounty.us". At the bottom, it includes the Perdue Brandon logo and a small disclaimer: "Message from Perdue Brandon in conjunction with Hidalgo County and City of Brownsville. The attorney responsible for the content of this advertisement is Jason Bailey, Principal Office: Houston, Texas."



A billboard advertisement for various counties. It features a wooden gavel on the right. The text reads: "OUTSTANDING TICKET? Resolve Immediately - May Avoid Further Court Action. TEXAS CASE RESOLUTION CAMPAIGN GOING ON NOW. • Hidalgo County • Donna • Mercedes • Penitas • Pharr • San Juan • South Padre Island. Call: 800-994-0676 www.pbfc.com". At the bottom, it includes the Perdue Brandon logo and a small disclaimer: "Message from Perdue Brandon in conjunction with the above Courts. The attorney responsible for the content of this advertisement is Jason Bailey, Principal Office: Houston, Texas."

THANK YOU
FOR YOUR BUSINESS



Resolution No. 2026-31
RESOLUTION OF THE CITY COMMISSION
CITY OF MERCEDES, TEXAS

On the 19th day of May, 2026, at the regularly scheduled meeting of the City Commission, City of Mercedes, Texas, a motion was duly made and seconded for the City of Mercedes to resell the properties described on Exhibit “A” attached hereto, which was acquired through tax foreclosure proceedings. City of Mercedes requests that Sheriff J.E. “Eddie” Guerra conduct such sale in accordance with Section 34.05 (a), (c) and (d), Texas Property Tax Code, and that such sale be held at the earliest available date in accordance with the laws of the State of Texas; further, that City of Mercedes notify Sheriff J.E. “Eddie” Guerra that it would not object to a sale price of such properties in the sums set forth on Exhibit “A”; **and further, in the event that any taxing unit communicates by written communication to the Tax Assessor-Collector an offer to purchase a listed property or in cases where the Hidalgo County Appraisal District has double-assessed a listed property or there is a potential error with property descriptions or some other error, then and in that event, the Tax Assessor-Collector is authorized to notify the Sheriff to pull or delete that property from the public sale listing, and the Sheriff is authorized in such case to pull/delete that property from the public sale.**

Discussion was then conducted, and upon completion of same, Mayor Oscar D. Montoya, Sr. called for a vote on the motion, and the same was passed by majority. Now therefore:

BE IT RESOLVED that the City of Mercedes offer for resale, in accordance with Section 34.05 (a), (c) and (d), Texas Property Tax Code, the properties described on Exhibit “A” and that Sheriff J.E. “Eddie” Guerra, is hereby requested to conduct such sale in accordance with such statutes at the earliest possible date and further, that a minimum acceptable sale price for such properties is as set forth on Exhibit “A”; **and further, in the event that any taxing unit communicates by written communication to the Tax Assessor-Collector an offer to purchase a listed property or in cases where the Hidalgo County Appraisal District has double-assessed a listed property or there is a potential error with property descriptions or some other error, then and in that event, the Tax Assessor-Collector is authorized to notify the Sheriff to pull or delete that property from the public sale listing, and the Sheriff is authorized in such case to pull/delete that property from the public sale.**

SIGNED AND ENTERED on this 19th day of May, 2026.

Oscar D. Montoya, Sr., Mayor
City of Mercedes, Texas

Attest:

Joselynn Castillo, City Secretary
City of Mercedes, Texas



CITY OF MERCED

Proposed Tax Resale Properties

May 2026
www.pbfc.com

When Experience, Reputation, and Performance Matter

RESOLUTION OF THE CITY COMMISSION
CITY OF MERCEDES, TEXAS

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SIGNED AND ENTERED on this _____ day of _____, 2026.

Oscar D. Montoya, Sr., Mayor
City of Mercedes, Texas

Attest:

Joselynn Castillo, City Secretary
City of Mercedes, Texas

City of Mercedes

Tax Resale Exhibit “A”

EXHIBIT “A”

Item No.:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:	Account Number:
1.	T-798-10-E MERCEDAS INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDAS AND SOUTH TEXAS COLLEGE, ET AL vs. GUADALUPE REYNA MUCINO, ET AL	1.00 acre, more or less, out of Lot 4, Block 66, Capisallo District Subdivision, Hidalgo County, Texas, as described in deed dated January 11, 2002, from Lucas Mucino, Jr. to Guadalupe Reyna Mucino, in Clerk's File #1043638, Official Records of Hidalgo County, Texas; SAVE & EXCEPT however, 0.12 acre as described in Clerk's File #1078737, Official Records of Hidalgo County, Texas, leaving herein a residue of 0.88 acre, more or less. and carried on the tax roll as CAPISALLO 0.90AC-NE1.0AC LOT 4 BLK 66 0.90AC NET	\$51,764.00	\$18,200.00	C140000066000401
2.	T-1181-10-F MERCEDAS INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDAS AND SOUTH TEXAS COLLEGE, ET AL vs. DOLORES DEANDA, ET AL	.11 of an acre, more or less, known as Lot 15, unrecorded Green Tree Subdivision, being a Resubdivision of 3.33 Acres, more or less, out of Lots 7 and 8, Block 66, Capisallo District Subdivision, as described in Volume 1642, Page 956, Deed Records of Hidalgo County, Texas.	\$23,802.00	\$5,000.00	C140000066000826

Item No.:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:	Account Number:
3.	<p>T-0176-23-L</p> <p>HIDALGO COUNTY, MERCEDAS INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL vs. FERNANDO COSME</p> <p>&</p> <p>T-764-02-H</p> <p>MERCEDAS INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDAS, HIDALGO-KENEDY COUNTY EDUCATION DISTRICT NO. 10, HIDALGO COUNTY AND SOUTH TEXAS COLLEGE VS. BERNARDINO COSME, ET AL.</p>	<p>Being a 0.98 acre tract, more or less, out of a 21.055 acre tract, more or less, out of Lot 14, Block 67, Capiasallo District Subdivision, a subdivision in Hidalgo County, Texas, as described in Deed dated May 12, 2022, from Daisy Perez et al to Fernando Cosme, in Document # 3348657, Official Records, Hidalgo County, Texas.</p>	\$161,826.00	\$56,700.00	C140000067001405



Property No. 1

T-798-10-E

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice and the materials provided herein without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. [DOES NOT WARRANT](#) the quality or completeness of the information provided herein.

BID ANALYSIS

Cause No.: T-798-10-E

Legal Description:

1.00 acre, more or less, out of Lot 4, Block 66, Capisallo District Subdivision, Hidalgo County, Texas, as described in deed dated January 11, 2002, from Lucas Mucino, Jr. to Guadalupe Reyna Mucino, in Clerk's File #1043638, Official Records of Hidalgo County, Texas; SAVE & EXCEPT however, 0.12 acre as described in Clerk's File #1078737, Official Records of Hidalgo County, Texas, leaving herein a residue of 0.88 acre, more or less. and carried on the tax roll as CAPISALLO 0.90AC-NE1.0AC LOT 4 BLK 66 0.90AC NET

Account No.: C1400-00-066-0004-01
Estimated Tax Resale Costs: \$2,838.04
Current Appraised Value Total: \$51,764.00
Proposed Minimum Bid Amount: **\$18,200.00**
Estimated Disbursement To Entities: \$15,361.96

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
Mercedes ISD (1989-1991,1996-2018)	\$24,782.87	46.5148%	\$7,145.59
South Texas ISD (1997-2018)	\$749.13	1.4060%	\$216.00
South Texas College (1997-2018)	\$2,482.31	4.6590%	\$715.72
Hidalgo County (1997-2018)	\$9,284.08	17.4252%	\$2,676.86
Hidalgo County Drainage District #01	\$1,153.66	2.1653%	\$332.63
City of Mercedes (1989-1991, 1995-2018)	\$14,827.44	27.8295%	\$4,275.16
		0.0000%	\$0.00
		0.0000%	\$0.00
	\$53,279.49	100.0000%	\$15,361.96

GENERAL INFO

ACCOUNT

Property ID: 131663
 Geographic ID: C1400-00-066-0004-01
 Type: R
 Zoning:
 Agent:
 Legal Description: CAPISALLO 0.90AC-NE1.0AC LOT 4
 BLK 66 0.90AC NET
 Property Use:

OWNER

Name: HIDALGO COUNTY TRUSTEE
 Secondary Name:
 Mailing Address: PO BOX 178 EDINBURG TX US 78540-0178
 Owner ID: 1067775
 % Ownership: 100.000000
 Exemptions: EX-XV - Other Exemptions (including public property, religious organizations,

LOCATION

Address: CAPISALLO RD, MERCEDES TX
 Market Area:
 Market Area CD:
 Map ID: CMC VOL 536 PG 234
 Zoning:

PROTEST

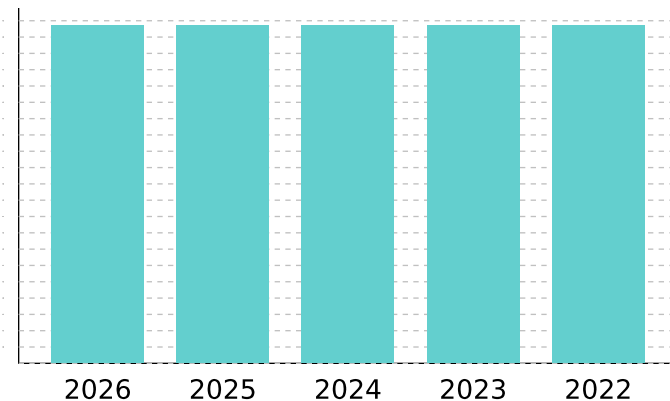
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$51,764
 Special Use Land Market: \$0
 Total Land: \$51,764
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$51,764
 Special Use Exclusion (-): \$0
 Appraised: \$51,764
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$51,764

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$51,764	\$0	\$0	\$51,764	\$0	\$51,764
2025	\$51,764	\$0	\$0	\$51,764	\$0	\$51,764
2024	\$51,764	\$0	\$0	\$51,764	\$0	\$51,764
2023	\$51,764	\$0	\$0	\$51,764	\$0	\$51,764
2022	\$51,764	\$0	\$0	\$51,764	\$0	\$51,764

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CMC	CITY OF MERCEDES	0.785000	\$51,764	\$0
DR1	DRAINAGE DISTRICT #1	0.112300	\$51,764	\$0
GHD	HIDALGO COUNTY	0.575000	\$51,764	\$0
JCC	SOUTH TEXAS COLLEGE	0.162000	\$51,764	\$0
SMC	MERCEDES ISD	1.097200	\$51,764	\$0
SST	SOUTH TEXAS SCHOOL	0.049200	\$51,764	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

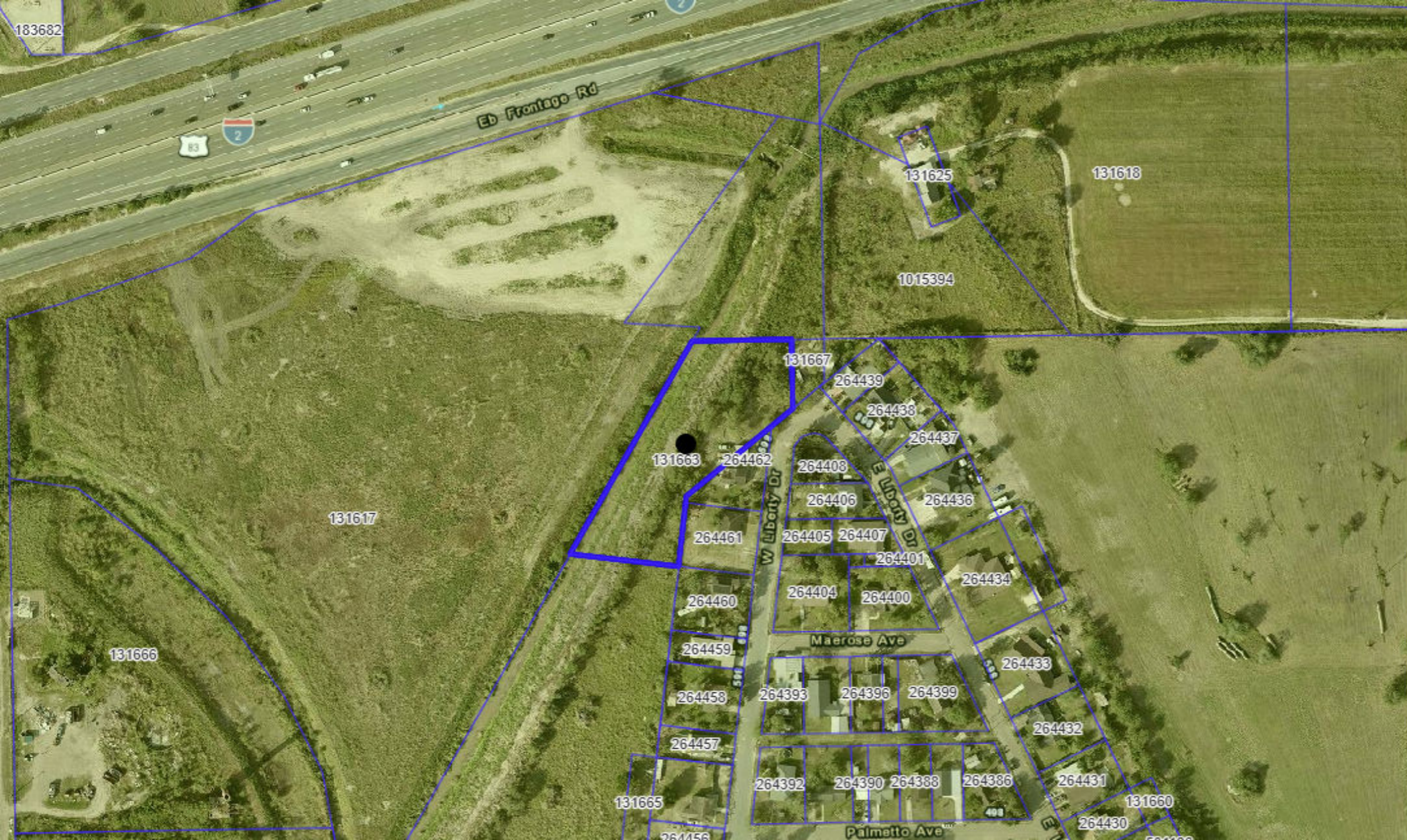
IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	0.9000	39,204	\$1.32	\$51,764	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/17/19	TXD	TAX/RESALE DEED	MUCINO GUADALUPE	HIDALGO COUNTY TRUSTEE				3051286
1/22/02	GFD	GIFT DEED	LECHUGA LUCAS MUCINO	MUCINO GUADALUPE				1043638
	CONV	CONVERSION	JOSE LUIS ARGUELLO	LECHUGA LUCAS MUCINO				



PROPERTY INFORMATION

Prop ID Geo ID
131663 C1400-00-066-0004-01

Situs Address
CAPISALLO RD, MERCEDES TX

Legal Description
 CAPISALLO 0.90AC-NE1.0AC LOT 4 BLK 66
 0.90AC NET

Taxing Units
 CAD,CMC,DR1,GHD,JCC,SMC,SST

Market Area Legal Acreage
 0.9000 0.9000

Abstract/Subdv Code Block
 C140000 66

OWNER INFORMATION

Owner Name & Mailing Address
HIDALGO COUNTY TRUSTEE (1067775)
PO BOX 178
EDINBURG TX 78540-0178

IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
Land Size		Type	
0.9000	Lnd Class	AC	Ag/Tim

TAX FORECLOSURE

Cause # *T79810-E*

For more information, please call: (956) 631-4026
**PERDUE, BRANDON, FIELDER,
COLLINS & MOTT, LLP**

04/07/2026 09:38



Property No. 2

T-1181-10-F

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BID ANALYSIS

Cause No.: T-1181-10-F

Legal Description:

.11 of an acre, more or less, known as Lot 15, unrecorded Green Tree Subdivision, being a Resubdivision of 3.33 Acres, more or less, out of Lots 7 and 8, Block 66, Capisallo District Subdivision, as described in Volume 1642, Page 956, Deed Records of Hidalgo County, Texas.

Account No.: C1400-00-066-0008-26
Estimated Tax Resale Costs: \$3,908.20
Current Appraised Value Total: \$23,802.00
Proposed Minimum Bid Amount: **\$5,000.00**
Estimated Disbursement To Entities: \$1,091.80

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
Mercedes Independent School District (1996-2023)	\$8,840.94	45.2814%	\$494.38
Hidalgo County (1994, 1996-2023)	\$3,732.92	19.1192%	\$208.74
South Texas ISD (1994,1996-2023)	\$304.42	1.5592%	\$17.02
Hidalgo County Drainage District #01 (1994, 1996-2023)	\$511.56	2.6201%	\$28.61
South Texas College (1996-2023)	\$994.49	5.0936%	\$55.61
City of Mercedes (1996-2023)	\$5,140.11	26.3265%	\$287.43
		0.0000%	\$0.00
		0.0000%	\$0.00
	\$19,524.44	100.0000%	\$1,091.80

GENERAL INFO

ACCOUNT

Property ID: 131709
 Geographic ID: C1400-00-066-0008-26
 Type: R
 Zoning:
 Agent:
 Legal Description: CAPISALLO 0.11AC-3.33AC LOT 8
 BLK 66 A/K/A LOT 15 GREENTREE
 S/D
 Property Use:

OWNER

Name: CITY OF MERCEDES
 Secondary Name:
 Mailing Address: PO BOX 2916 MCALLEN TX 78502
 Owner ID: 1329510
 % Ownership: 100.000000
 Exemptions: EX-XV - Other Exemptions (including public
 property, religious organizations,

LOCATION

Address: BUS 83, TX

Market Area:
 Market Area CD:
 Map ID: CMC
 Zoning:

PROTEST

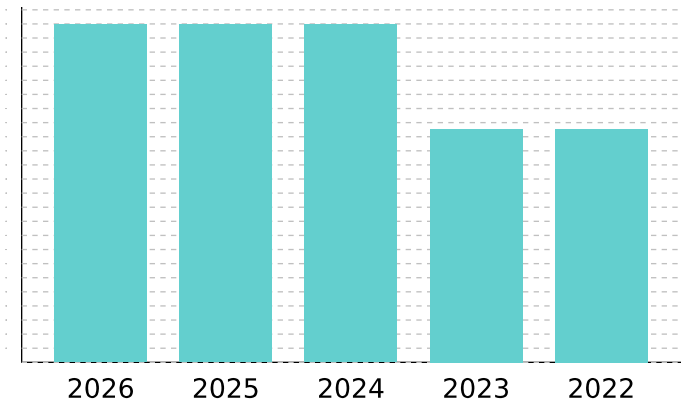
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$23,955
 Special Use Land Market: \$0
 Total Land: \$23,955
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$23,955
 Special Use Exclusion (-): \$0
 Appraised: \$23,955
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$23,955

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$23,955	\$0	\$0	\$23,955	\$0	\$23,955
2025	\$23,955	\$0	\$0	\$23,955	\$153	\$23,802
2024	\$23,955	\$0	\$0	\$23,955	\$4,120	\$19,835
2023	\$16,529	\$0	\$0	\$16,529	\$0	\$16,529
2022	\$16,529	\$0	\$0	\$16,529	\$0	\$16,529

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CMC	CITY OF MERCEDES	0.785000	\$23,955	\$0
DR1	DRAINAGE DISTRICT #1	0.112300	\$23,955	\$0
GHD	HIDALGO COUNTY	0.575000	\$23,955	\$0
JCC	SOUTH TEXAS COLLEGE	0.162000	\$23,955	\$0
SMC	MERCEDES ISD	1.097200	\$23,955	\$0
SST	SOUTH TEXAS SCHOOL	0.049200	\$23,955	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1100	4,791	\$5.00	\$23,955	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/17/25	SHD	SHERIFF'S DEED	DEANDA DOLORES	CITY OF MERCEDES				3702688
7/30/01	DIV	DIVORCE DECREE	BRAVO BAUDELIO C & MARIA D	DEANDA DOLORES				01-04-1843
	CONV	CONVERSION	JOSE LUIS ARGUELLO	BRAVO BAUDELIO C & MARIA D		1642	956	

131702

131700

OpenStreetMap

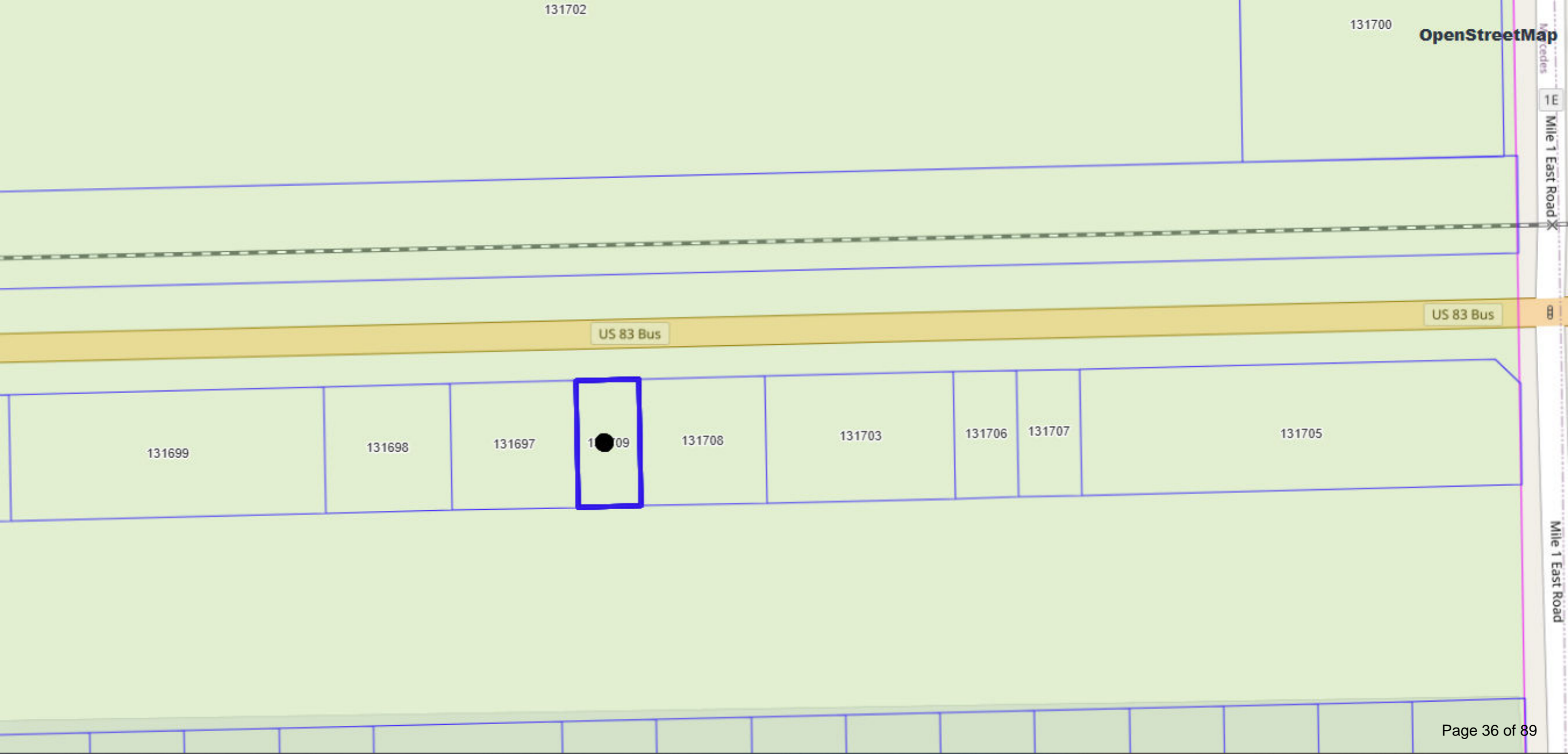
Mile 1 East Road

1E

Mile 1 East Road

B

Mile 1 East Road



131699

131698

131697

131709

131708

131703

131706

131707

131705

US 83 Bus

US 83 Bus



PROPERTY INFORMATION

Prop ID	Geo ID
131709	C1400-00-066-0008-26
Situs Address	
BUS 83, TX	
Legal Description	
CAPISALLO 0.11AC-3.33AC LOT 8 BLK 66 A/K/A LOT 15 GREENTREE S/D	
Taxing Units	
CAD,CMC,DR1,GHD,JCC,SMC,SST	
Market Area	Legal Acreage
	0.1100
Abstract/Subdv Code	Block
C140000	66

OWNER INFORMATION

Owner Name & Mailing Address
CITY OF MERCEDES (1329510)
PO BOX 2916
MCALLEN TX 78502

IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
Land Size		Type	
0.1100	Lnd Class	L	Ag/Tim



TAX FORECLOSURE
Case # **T1181-10-F**
For more information please call (951) 631-4028
**PERDUE, BRANDON, FIELDER,
COLLINS & MOTT LLP**
2412 N. 1100th Ave. Suite 110, Waco, TX 76787

09/09/2025 10:07



Property No. 3

T-0176-23-L & T-764-02-H

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice and the materials provided herein without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. [DOES NOT WARRANT](#) the quality or completeness of the information provided herein.

BID ANALYSIS

Cause No.: T-0176-23-L & T-764-02-H

Legal Description:

Being a 0.98 acre tract, more or less, out of a 21.055 acre tract, more or less, out of Lot 14, Block 67, Capisallo District Subdivision, a subdivision in Hidalgo County, Texas, as described in Deed dated May 12, 2022, from Daisy Perez et al to Fernando Cosme, in Document # 3348657, Official Records, Hidalgo County, Texas.

Account No.: C1400-00-067-0014-05
Estimated Tax Resale Costs: \$2,694.20
Current Appraised Value Total: \$161,826.00
Proposed Minimum Bid Amount: **\$56,700.00**
Estimated Disbursement To Entities: \$54,005.80

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Estimated Amount Received
Hidalgo County (2003-2024)	\$15,871.99	18.2040%	\$9,831.21
Mercedes Independent School District (2003-2024)	\$22,656.87	25.9857%	\$14,033.80
South Texas Independent School District (2003-2024)	\$2,248.84	2.5793%	\$1,392.95
Hidalgo County Drainage District #01 (2003-2024)	\$3,936.40	4.5148%	\$2,438.23
South Texas College (2003-2024)	\$5,423.63	6.2205%	\$3,359.43
City of Mercedes (2003-2024)	\$37,051.91	42.4958%	\$22,950.18
		0.0000%	\$0.00
		0.0000%	\$0.00
	\$87,189.64	100.0000%	\$54,005.80

GENERAL INFO

ACCOUNT

Property ID: 131846
 Geographic ID: C1400-00-067-0014-05
 Type: R
 Zoning: RS
 Agent:
 Legal Description: CAPISALLO 5AC-21.06AC LOT 14 BLK 67 EXC 4AC TR 1AC NET
 Property Use:

OWNER

Name: CITY OF MERCEDES
 Secondary Name:
 Mailing Address: PO BOX 2916 MCALLEN TX 78502
 Owner ID: 1329510
 % Ownership: 100.000000
 Exemptions: EX-XV - Other Exemptions (including public property, religious organizations,

LOCATION

Address: 2215 RIO RICO RD, MERCEDES TX

Market Area:
 Market Area CD:
 Map ID:
 Zoning: RS

PROTEST

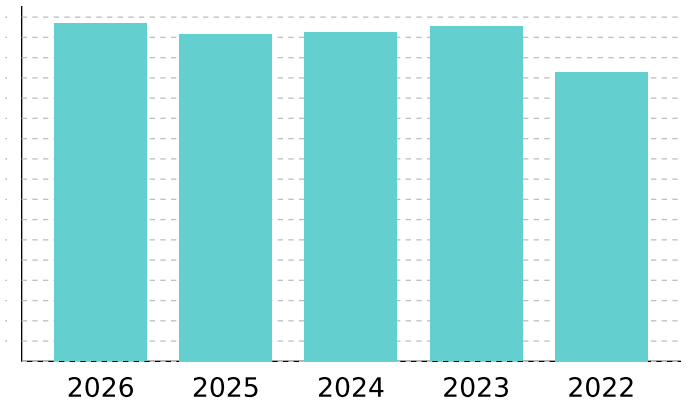
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$45,720
 Special Use Land Market: \$0
 Total Land: \$45,720
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$121,118
 Total Improvement: \$121,118
 Market: \$166,838
 Special Use Exclusion (-): \$0
 Appraised: \$166,838
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$166,838

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$45,720	\$121,118	\$0	\$166,838	\$0	\$166,838
2025	\$39,161	\$122,665	\$0	\$161,826	\$0	\$161,826
2024	\$39,161	\$123,564	\$0	\$162,725	\$0	\$162,725
2023	\$39,161	\$126,201	\$0	\$165,362	\$0	\$165,362
2022	\$39,161	\$103,850	\$0	\$143,011	\$19,441	\$123,570

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CMC	CITY OF MERCEDES	0.785000	\$166,838	\$0
DR1	DRAINAGE DISTRICT #1	0.112300	\$166,838	\$0
GHD	HIDALGO COUNTY	0.575000	\$166,838	\$0
JCC	SOUTH TEXAS COLLEGE	0.162000	\$166,838	\$0
SMC	MERCEDES ISD	1.097200	\$166,838	\$0
SST	SOUTH TEXAS SCHOOL	0.049200	\$166,838	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$121,118** Main Area: **2,736**
 State Code: **A1** Description: Gross Building Area: **3,840**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	BRKFA		1	1994	1973	2,016
ENC	ENCLOSED ADD	BRKFA		1	1973	1973	720
CPT	CARPORT	BRKFA		1	2022	2022	700
PAT	PATIO	BRKFA		1	1994	1973	260
POR	PORCH (COVERED)	BRKFA		1	1994	1973	144

Improvement Features

MA Heating/Cooling: AND, Plumbing: 2, Custom: 0, BATH: 2, Roof Style: GAB, Number of Bedrooms: 3.00, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DBRK, Foundation: SLB

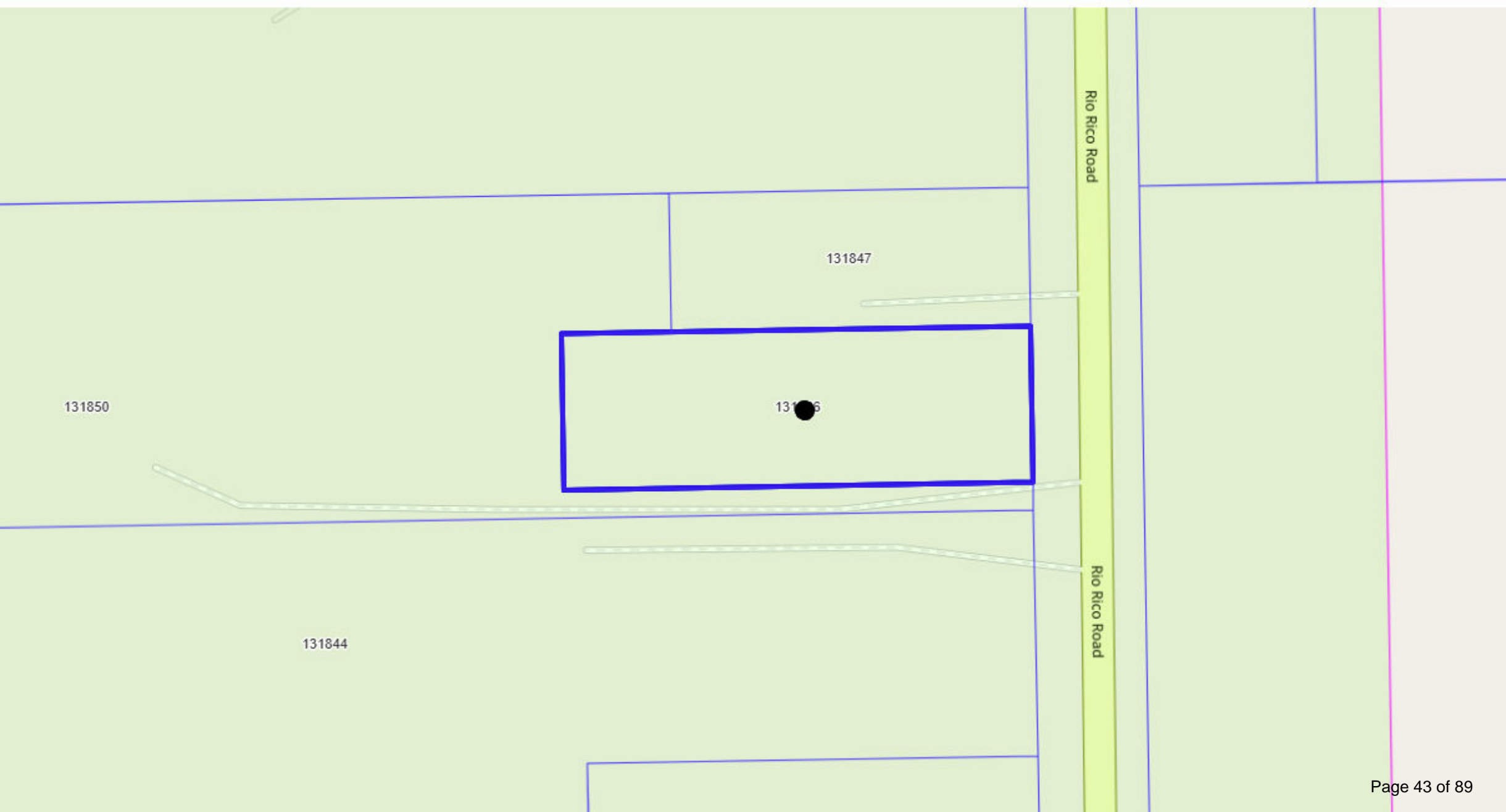
ENC Heating/Cooling: AND, Plumbing: 2, Custom: 0, BATH: 2, Roof Style: GAB, Number of Bedrooms: 3.00, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DBRK, Foundation: SLB

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	1.0000	43,560	\$1.05	\$45,720	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/17/25	SHD	SHERIFF'S DEED	COSME FERNANDO	CITY OF MERCEDES				3702690
6/3/22	GFD	GIFT DEED	COSME BERNARDINO JR	COSME FERNANDO				3348657
6/3/22	AOH	AFFIDAVIT OF HEIRSHIP	COSME MAGDALENA	COSME BERNARDINO JR				3348656
6/3/22	AOH	AFFIDAVIT OF HEIRSHIP	COSME BERNARDINO &	COSME MAGDALENA				3348655
	CONV	CONVERSION	JOSE LUIS ARGUELLO	COSME BERNARDINO &				



131850

131847

131846

131844

Rio Rico Road

Rio Rico Road



PROPERTY INFORMATION

Prop ID Geo ID
131846 ➔ C1400-00-067-0014-05

Situs Address
2215 RIO RICO RD, MERCEDES TX

Legal Description
 CAPISALLO 5AC-21.06AC LOT 14 BLK 67 EXC
 4AC TR 1AC NET

Taxing Units
 CAD,CMC,DR1,GHD,JCC,SMC,SST

	Legal Acreage
Market Area	1.0000

Abstract/Subdv Code	Block
C140000	67

OWNER INFORMATION

Owner Name & Mailing Address
CITY OF MERCEDES (1329510)
PO BOX 2916
MCALLEN TX 78502

IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
2,736	BRKFA	A1	
Land Size	Type		
1.0000	Lnd Class	AC	Ad/Tim



09/09/2025 09:55

Resolution No. 2026-31
RESOLUTION OF THE CITY COMMISSION
CITY OF MERCEDES, TEXAS

On the 19th day of May, 2026, at the regularly scheduled meeting of the City Commission, City of Mercedes, Texas, a motion was duly made and seconded for the City of Mercedes to resell the properties described on Exhibit “A” attached hereto, which was acquired through tax foreclosure proceedings. City of Mercedes requests that Sheriff J.E. “Eddie” Guerra conduct such sale in accordance with Section 34.05 (a), (c) and (d), Texas Property Tax Code, and that such sale be held at the earliest available date in accordance with the laws of the State of Texas; further, that City of Mercedes notify Sheriff J.E. “Eddie” Guerra that it would not object to a sale price of such properties in the sums set forth on Exhibit “A”; **and further, in the event that any taxing unit communicates by written communication to the Tax Assessor-Collector an offer to purchase a listed property or in cases where the Hidalgo County Appraisal District has double-assessed a listed property or there is a potential error with property descriptions or some other error, then and in that event, the Tax Assessor-Collector is authorized to notify the Sheriff to pull or delete that property from the public sale listing, and the Sheriff is authorized in such case to pull/delete that property from the public sale.**

Discussion was then conducted, and upon completion of same, Mayor Oscar D. Montoya, Sr. called for a vote on the motion, and the same was passed by majority. Now therefore:

BE IT RESOLVED that the City of Mercedes offer for resale, in accordance with Section 34.05 (a), (c) and (d), Texas Property Tax Code, the properties described on Exhibit “A” and that Sheriff J.E. “Eddie” Guerra, is hereby requested to conduct such sale in accordance with such statutes at the earliest possible date and further, that a minimum acceptable sale price for such properties is as set forth on Exhibit “A”; **and further, in the event that any taxing unit communicates by written communication to the Tax Assessor-Collector an offer to purchase a listed property or in cases where the Hidalgo County Appraisal District has double-assessed a listed property or there is a potential error with property descriptions or some other error, then and in that event, the Tax Assessor-Collector is authorized to notify the Sheriff to pull or delete that property from the public sale listing, and the Sheriff is authorized in such case to pull/delete that property from the public sale.**

SIGNED AND ENTERED on this 19th day of May, 2026.

Oscar D. Montoya, Sr., Mayor
City of Mercedes, Texas

Attest:

Joselynn Castillo, City Secretary
City of Mercedes, Texas

**MERCEDES CITY COMMISSION
REGULAR MEETING
MAY 5, 2026 – 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: Commissioner Jacob Howell

STAFF PRESENT: Alberto Perez, City Manager
Joselynn Castillo, City Secretary
Martie Garcia Vela, City Attorney
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 called the meeting to order at 6:30 p.m.
- 2. Establish Quorum**
Four members of the Commission were in attendance, which constitutes a quorum.
Commissioner Howell was absent.
- 3. Invocation**
Commissioner Martinez led the invocation.
- 4. Pledge of Allegiance**
Mayor Pro-Tem Saldana led the Pledge of Allegiance.
- 5. Open Forum**
No residents signed up to speak during the Open Forum.
- 6. Presentation**
 - a. Proclamation for Melanoma Skin Cancer Awareness Month
Mayor Oscar Montoya read the proclamation. Commissioner Martinez made a motion to approve the proclamation. Commissioner Garcia seconded the motion. The motion carried.
 - b. Presentation by Marco A. Arredondo regarding energy rates

Mr. Marco Arredondo provided an update to the Commission regarding ongoing and proposed lighting improvements throughout the City. He reported that lighting upgrades at Flores Park have been completed, including the installation of additional floodlights. He also discussed planned lighting improvements at H.E.B. Park, including the installation of new poles with both floodlights for the park and streetlights to improve visibility and safety along adjacent roadways. He noted that these improvements are expected to be completed within four to six weeks.

Mr. Arredondo addressed ongoing challenges by coordinating repairs and maintenance of streetlights through AEP, including delays in communication and work order processing. He stated that new points of contact have recently been established, which should improve response times moving forward. He also informed the Commission that approximately 100 decorative lights in the downtown area are scheduled to be converted to LED, with completion expected within three to six months.

The Commission expressed concerns regarding inadequate lighting in several areas, particularly along Second Street near H.E.B. Park, where pedestrian safety is an issue due to dark conditions. Additional concerns were raised about insufficient lighting at other parks, including walking trails near the dome area. Commissioners emphasized the need to prioritize safety and explore cost-effective solutions, including solar lighting options and potential grant opportunities.

Discussion also included the importance of developing a master plan for park improvements prior to making significant lighting investments, ensuring that future infrastructure aligns with long-term development goals. The Commission requested coordination between staff, consultants, and relevant departments to evaluate lighting needs and develop cost estimates.

Mr. Arredondo also provided a brief update on future energy rates, noting that while the City's current contract remains in effect through 2028, projected increases are expected due to statewide energy demand and reduced reserve capacity. He advised the Commission to begin planning for potential rate increases and explore energy management and grant opportunities.

7. Consent Agenda

- a. Approval of Minutes for Meeting(s) held April 21, 2026
- b. Second and Final Reading of Ordinance 2026-13 to amend TIRZ No. 1 Agreement
- c. Second and Final Reading of Ordinance 2026-14 to terminate TIRZ No. 1
Commissioner Martinez made a motion to forgo the reading of Items A, B, and C.
Commissioner Garcia seconded the motion. The motion carried.

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

- a. PUA Budget

City Manager Perez informed the Commission of a request to support the PUA (Public Utility Authority) budget, which would require a per-city contribution of \$3,750. He explained that the duration of the funding commitment had not yet been clearly defined, though additional details were expected from PUA. City Manager Perez noted that some municipalities are addressing the request through formal approval while others are incorporating it into budget amendments. He emphasized the importance of planning for the expense within the current fiscal year and including it in the upcoming budget cycle until further information is available. During discussion, it was noted that the funding appears to be intended as an initial support mechanism to help establish or stabilize PUA operations, with the expectation that future grant funding or other revenue sources may allow the organization to become self-sustaining. The Commission discussed the need to account for the expenditure in both the remainder of the current fiscal year and the upcoming budget, with the option to reevaluate in the following year as more information becomes available. Mayor Pro-Tem Saldana made a motion to approve. Commissioner Martinez seconded the motion. The motion carried.

9. Ordinances/Resolutions

- a. Approval of Resolution No. 2026-20 Accepting Operation Stonegarden (OPSG) FY2025 Grant – Application #3172811
- b. Approval of Resolution No. 2026-21 for the Operation Lone Star (OLS) FY27 Grant
- c. Approval of Resolution No. 2026-22 for the State Homeland Security Program (SHSP) FY25 Grant Award
- d. Approval of Resolution No. 2026-23 Authorizing Submission and Acceptance of the FY2025 State Homeland Security Program (SHSP-L) Grant – HSGP Border Crisis Project
- e. Approval of Resolution No. 2026-24 authorizing submission and acceptance of the FY2027 State Crisis Intervention Program (Byrne SCIP) Grant for the Crisis Response Equipment Program.
- f. Approval of Resolution No. 2026-25 for the Peace Officer Mental Health Program FY2027 Grant Application (Grant App No. 5777201)
- g. Approval of Resolution No. 2026-26 authorizing submission and acceptance of the FY2027 Victims of Crime Act (VOCA) Formula Grant – Victim Liaison Program (Grant No. 5777501)
- h. Approval of Resolution No. 2026-27 Authorizing Submission and Acceptance of the FY2026 State Homeland Security Program (SHSP) Grant (Grant #5981901) for the City of Mercedes Emergency Operations Center (EOC) Project
- i. Consideration and Possible Action on Resolution No. 2026-28 Authorizing Intervention in AEP Texas Inc.'s Application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities
- j. Consideration and Possible Action on Resolution No. 2026-29 City of Mercedes - SLCGP Mitigation Project (Grant # 5777301)

k. Approval of Resolution 2026-30 for the Border Zone Fire Department 2027
Commissioners congratulated the Police Department, Lieutenant Diaz, and staff for the thorough preparation and presentation of the grant applications and supporting documentation. The Commission noted the detailed breakdowns of funding sources, proposed expenditures, and supporting estimates, as well as the forward-thinking approach to obtaining equipment and resources for the department. Comments were also made regarding the importance of complying with grant reporting requirements and providing periodic updates to the Commission on the status and progress of the grants. Lieutenant Diaz thanked the Commission and stated that the grants were a collaborative effort involving the Police Department, City Manager's Office, Finance Department, and Commission approval. Lieutenant Diaz highlighted several grants and funding amounts, including:

Operation Stonegarden Grant totaling approximately \$106,000, including \$45,000 for personnel overtime and \$61,000 for a fully equipped patrol vehicle.

Operation Lone Star Grant in the amount of \$17,957.55 for the purchase of four license plate readers (LPRs).

State Homeland Security Program Grant in the amount of \$37,500 for improvements to the Emergency Operations Command Center (EOCC) at the Police Department.

State Homeland Security Program Border Crisis Project Grant totaling \$205,000 for jail security upgrades, including key access card systems, additional cameras, an APHUS identification machine, and radio antenna boosters.

State Crisis Response Equipment Grant in the amount of \$70,160 for two trailers equipped with traffic and scene control devices, including cones, liners, and barricades.

Peace Officer Mental Health Grant to provide peer support training, orientation, sustainability training, and mental health support services for officers.

Crime Victims Liaison Program Grant totaling \$46,730.46, including \$37,384.36 in grant funding and a cash match of \$9,346.10, which will create a new position.

Additional State Homeland Security Program Grant for the EOCC in the amount of \$150,000.

Commissioners further congratulated the department for pursuing grants that support officer mental health, crime victim services, jail security, and advanced law enforcement technology, noting that many of the projects demonstrated long-term planning and would help offset future City expenses. Mayor Pro-Tem Saldana made a motion to approve Items A–K and forgo the readings, which was seconded by Commissioner Martinez. The motion carried.

10. 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)

The Commission entered Executive Session at 7:21 p.m. Commissioner Martinez made a motion to enter Executive Session. Commissioner Garcia seconded the motion. The motion carried.

- 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 Project Water District - Section 551.087

11. Open Session

Mayor Montoya reconvened the meeting at 8:29 p.m.

a. Possible Action pertaining to executive session item A

No action was taken on Item A.

b. Possible Action pertaining to executive session item B

No action was taken on Item B.

c. Possible Action pertaining to executive session item C

No action was taken on Item C.

d. Possible Action pertaining to executive session item D

No action was taken on Item D.

12. Adjournment

Commissioner Martinez made a motion to adjourn the meeting. Commissioner Garcia seconded the motion. The motion carried, and the meeting was adjourned at 8:29 p.m.

**MERCEDES CITY COMMISSION
SPECIAL MEETING
MAY 12, 2026 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570**

MEMBERS PRESENT: Mayor-Elect Oscar Montoya
Commissioner-Elect Joe Martinez
Commissioner Jacob Howell
Commissioner Armando Garcia
Mayor Pro-Tem Ruben Saldana
Commissioner Elect – Rolando Garcia

MEMBERS ABSENT:

STAFF PRESENT: Alberto Perez, City Manager
Joselynn Castillo, City Secretary
Martie Garcia Vela, City Attorney
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, constituting a full quorum.

3. Invocation

Commissioner Howell said the invocation.

4. Pledge of Allegiance

Commissioner Howell led the pledge of allegiance.

5. Open Forum

There were no residents signed up to speak during the Open Forum.

6. Presentation

- a. Recognition of Commissioner Dr. Jacob C. Howell for his years of service

Mayor Montoya recognized Commissioner Howell for his six years of service as City Commissioner. Commissioner Howell was presented with a plaque commemorating his service to the community.

- b. Canvass the Returns of the 2026 City Officer's Election for Mayor, Commissioner Place 1 and Commissioner Place 3 and Declaring the Results
Mayor Montoya read the official results for the election held Saturday, May 2, 2026.

MAYOR

<u>NAME</u>	<u>Mail</u>	<u>Early Voting</u>	<u>Election Day</u>	<u>Total</u>
Velda J. Garcia	21	143	52	216
Oscar D. Montoya	61	481	182	724

COMMISSIONER PLACE 1

<u>NAME</u>	<u>Mail</u>	<u>Early Voting</u>	<u>Election Day</u>	<u>Total</u>
Rolando Garcia	45	319	132	496
Stephanie Valdivia-Ramirez	35	308	97	440

COMMISSIONER PLACE 3

<u>NAME</u>	<u>Mail</u>	<u>Early Voting</u>	<u>Election Day</u>	<u>Total</u>
Joe Martinez	76	519	188	783

235 votes were cast on election day; 644 votes were cast during early voting; 82 absentee ballots and no provisional votes were cast.

Oscar Montoya received the majority of the votes for Mayor.

Rolando Garcia received the majority of the votes for Commissioner Place 1.

Joe Martinez ran unopposed and therefore received the majority of the votes for Commissioner Place 3.

Mayor Montoya stated that this would be his last election and reflected on a lesson he learned while serving as an elected official: the significant sacrifices families make during campaigns and throughout public service.

Commissioner Howell thanked the citizens of Mercedes for the bittersweet moment. He stated that serving as an elected official is not easy and that those who choose to run for office deserve recognition and appreciation. He encouraged future leaders to make decisions with their hearts and with the people in mind. Commissioner Howell also stated that he would continue serving the community as a public servant.

- c. Administer Oath of Office to the Newly Elected Mayor, Commissioner Place 1 and Commissioner Place 3

District Attorney Terry Palacios administered the Oath of Office to the Newly Elected Mayor, Oscar D. Montoya.

The Honorable Judge Juan Alvarez administered the Oath of Office to the Newly Elected Commissioner, Place 1 Rolando Garcia.

The Honorable Judge Juan Alvarez administered the Oath of Office to the Newly Elected Commissioner, Place 3 Joe Martinez.

7. Adjournment

Commissioner Elect Rolando Garcia motioned to adjourn. Commissioner Elect Martinez seconded. Upon a called vote, the meeting adjourned at 6:50 p.m.

DATE: May 20, 2026
FROM: Denisse Hernandez, Planning Director
ITEM: **Discussion and possible action to Approval of Request from Leadership Mercedes Class 5 Regarding the Lending Library Proposal**

BACKGROUND INFORMATION: Leadership Mercedes Class 5, as part of the annual class project tradition, has selected the creation and installation of a community Lending Library. A Lending Library is a small public book-sharing station where residents, especially children and families, may take a book to read or leave a book for others to enjoy, helping promote literacy, neighborhood engagement, and free access to reading materials.

Previous classes have primarily installed Lending Libraries on the south side of the City, with last year's project located on the north side. Class 5 is proposing to place this year's Lending Library at the Dome facility on the north side of the City.

The proposed location is considered a safe, family-friendly, and highly visible area where children and residents regularly gather. Leadership Mercedes Class 5 has coordinated with Recreation Director Richard Morin and has received his approval for the proposed site.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):

\$

Account Number(s):

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. LOCATION

STAFF RECOMMENDATION: Staff believes the project would be a positive addition to the continued growth and community use of the Dome area.



Management Items

DATE: May 20, 2026
FROM: Meredith Hernandez, Finance Director
ITEM: **Discussion and possible action to Transfer of Public Information Officer Position from City Secretary to Library**

BACKGROUND INFORMATION:

This item is to inform the City Commission of the administrative transfer of the Public Information Officer (PIO) position from the City Secretary's Office to the Library Department. The reassignment is intended to better align the City's communications, public outreach, and information services under a department with a strong focus on community engagement and access to information. The Library Department is well-positioned to support and enhance the City's communication efforts, including media relations, public information dissemination, and digital content management.

This change is administrative in nature and will not impact the current duties or service levels provided by the PIO. The transition is expected to improve coordination, efficiency, and public access to City information.

BOARD REVIEW/CITIZEN FEEDBACK: (Let us know if this was approved or denied by a board)

ALTERNATIVES/OPTIONS: (If your recommendation isn't approved, do you have another option that can be approved)

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):

Account Number(s):

\$ 0

Finance Review by: (Has finance reviewed it to make sure we have the funds Yes/No/Not Applicable)

LEGAL REVIEW: (Has the City Attorney reviewed it, if necessary Yes/No/ Not Applicable)

ATTACHMENTS:

1. PIO Position

STAFF RECOMMENDATION:

Staff recommends acknowledgment of this organizational update.



CITY OF MERCEDES
BUDGET AMENDMENT



FUND: 1

(Finance Use Only)
BUDGET AMENDMENT# _____

DEPARTMENT: City Secretary

DATE POSTED: _____

Fund	G/L ACCT#	DESCRIPTION	Approved Budget	(Decrease)	Add	Amended Budget
01	514-1010	Full-Time Employees	116,042.00	(16,429.00)		99,613.00
01	514-1100	Pension Contribution	18,091.00	(2,561.00)		15,530.00
01	514-1120	Social Security	8,877.00	(1,257.00)		7,620.00
01	514-1160	Health & Life Insurance	17,683.00	(552.00)		17,131.00
01	536-1010	Full-Time Employees			16,429.00	16,429.00
01	536-1100	Pension Contribution			2,561.00	2,561.00
01	536-1120	Social Security			1,257.00	1,257.00
01	536-1160	Health & Life Insurance			552.00	552.00
						-
						-

Justification/Explanation for change:

The Public Information Officer (PIO) position will be reassigned to the Library Department

Dept Head Requesting change

Finance Dept

Approved: _____

City Manager

Mayor

DATE: May 20, 2026
FROM: Denisse Hernandez, Planning Director
ITEM: **Discussion and possible action to Consideration and Action to appoint/reappoint members to the Planning & Zoning Board**

BACKGROUND INFORMATION: Consideration and possible action regarding the reappointment of Nancy Garza and Samuel Longoria to the Planning and Zoning Commission for a two-year term. The initial two-year terms for Planning and Zoning Board members Nancy Garza and Samuel Longoria have recently expired. Over the past two years, both members have proven to be dedicated and effective participants on the board, consistently making valuable contributions to the city's planning processes. They have expressed a strong desire to continue serving the City of Mercedes and are requesting to be reappointed for another term.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):

Account Number(s):

\$

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. Samuel Longoria - P & Z
2. NANCY GARZA_R

STAFF RECOMMENDATION: Staff respectfully recommends the reappointment of Nancy Garza and Samuel Longoria to the Planning and Zoning Commission to ensure continuity and retain their valuable experience on the board.



APPLICATION TO SERVE ON BOARDS & COMMITTEES

Name: Samuel Longoria Jr. Date: 3/4/2024

Home Address: [Redacted]

Inside City Limits Outside City Limits

Cell Phone: [Redacted] Email: [Redacted]

Occupation (Note: If "Retired", what was your predominant occupation?): welder

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS, COMMISSIONS, OR COMMITTEES:

- Planning & Zoning Commission*
Buildings & Standard Commission
Industrial Foundation
Zoning Board of Adjustment
Keep Mercedes Beautiful
Library Board
Development Corporation
Charter Review
Parks & Recreation
Historic Preservation Committee

Please declare reason(s) for desired service:

I am motivated to apply for this volunteer opportunity because I have a passion for the development of my community. I would also like to gain valuable experience and skills.

[Signature]
Signature

3/4/2024
Date

NOTE: Citizens interested in serving on city boards and commissions are encouraged to fill out and return this form to City Hall. It is designed to assist the Mercedes City Commission in making board appointments. (*For Planning & Zoning Commission, applicants must be property owners.) Applications are kept on file for (6) months for consideration.



APPLICATION TO SERVE ON
BOARDS & COMMITTEES

Name: Nancy Kay Garza Date: 5/12/26

Home Address: [Redacted]

Cell Phone: [Redacted] (Inside City Limits) (Outside City Limits) Email: [Redacted]

Occupation
(Note: If "Retired", what was your predominant occupation?): Risk Assessment Manager at Magic Valley Electric Coop, Inc.

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS, COMMISSIONS, OR COMMITTEES:

- Planning & Zoning Commission* Library Board
- Buildings & Standard Commission Development Corporation
- Industrial Foundation Charter Review
- Zoning Board of Adjustment Parks & Recreation
- Keep Mercedes Beautiful Historic Preservation Committee

Please declare reason(s) for desired service:

This first term I was extremely happy to help not only the City of Mercedes but also the citizens. Keeping Mercedes Beautiful at the same time following the rules. ♡

[Handwritten Signature]
Signature

5/12/26
Date

NOTE: Citizens interested in serving on city boards and commissions are encouraged to fill out and return this form to City Hall. It is designed to assist the Mercedes City Commission in making board appointments. (*For Planning & Zoning Commission, applicants must be property owners.) Applications are kept on file for (6) months for consideration.

DATE: May 20, 2026
FROM: Marisol Vidales, Library Director
ITEM: **Discussion and possible action to Consideration and Action on Federal Work-Study Agreement between The University of Texas Rio Grande Valley and the City of Mercedes.**

BACKGROUND INFORMATION: This agreement is necessary for Federal Work-Study students to be placed at the library for their designated 19 hours or less. The Library is intending to request one to two work-study students, but placement will be based on overall availability each semester. This will be at no additional cost to the city. Two to three library staff will be designated as their authorized supervisors. Site supervisors will be responsible for schedules, time sheets, and training and assignments and, due to this, are required to work their hours at the Library.

Library staff have experience with the Federal Work-Study program as we currently have 3 students from South Texas College. That agreement was established in 2018 and follows all the same guidelines.

BOARD REVIEW/CITIZEN FEEDBACK: Not applicable

ALTERNATIVES/OPTIONS: No alternative action

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue): **Account Number(s):**
\$

Finance Review by:Not applicable. No additional cost to the city.

LEGAL REVIEW: No

ATTACHMENTS:

1. 2627_20CS_20Federal_20Workstudy_20City_20of_20Mercedes_20Contract_204.24.26

STAFF RECOMMENDATION: I recommend approval of the agreement.

This Federal Work-Study Agreement (Agreement) is entered into between *The University of Texas Rio Grande Valley*, hereinafter known as the “Institution”, and *City of Mercedes*, hereinafter known as the “Agency” (a Federal, State, or local public agency or non-profit organization within the meaning of that term as defined in 34 CFR Part 675, of the Federal Work Study Program regulations, for the purpose of providing work to students eligible to participate in the Federal Work-Study Program (Program). This Agreement shall become effective on the date the Institution approves this Agreement below. The term of this Agreement shall commence on September 1, 2026, and continue until August 31, 2027 or until the Agreement is terminated at the request of either party upon thirty (30) days’ written notice to the other party.

Schedules to be attached to this Agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work to be performed by the Institutions’ students under this Agreement, including: (1) the total number of students to be employed (2) the students’ hourly rate of pay; (3) the average number of hours per week each student will work ; (4) a description and estimated duration of the Agency’s project; =; (5) the total percent, if any, of the non-federal/ non-state share of student compensation that the Agency will pay to the Institution; and (6) the names, title and contact information of the Agency officials authorized to approve the students’ time cards. The Institution will inform the Agency of the maximum number of hours per week a student may work as per Institution’s policy, but no student shall be appointed to work in excess of nineteen (19) hours per week unless an exception is agreed upon by the Agency and Institution.

Under sections 675.20 and 675.22 of the Federal Work-Study Program regulations, work to be performed under this Agreement must either be related to the student’s educational objective or in the public interest, which would not otherwise be provided, and will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee, and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship. Further, no work shall be considered in the public interest when: (1) it primarily benefits the members of a limited membership organization such as a credit union, a fraternal or religious order, or a cooperative; (2) it is for an elected official who is not responsible for the regular administration of Federal, State, or local government; (3) it is work as a political aide for any elected official; (4) a student's political support or party affiliation is taken into account in hiring him or her; (5) it involves any partisan or nonpartisan political activity or is associated with a faction in an election for public or party office; or (6) it involves lobbying on the Federal, State, or local level.

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a project or particular assignment or from the Agency by the Institution, either on the Institution’s own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 and Title IX of the Education Amendment of 1972, and any amendments of each , and the Regulations of the U.S. Department of Education, which implements those Acts. The Agency further agrees that the students will be supervised by a permanent employee of the Agency who will give proper guidance and counseling to ensure proper performance of the assigned work and will ensure accurate and timely reporting of time worked.

The Agency will keep accurate time records of all students performing work on the project. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this Agreement. Time summary cards will be submitted by email to Institution’s listed individuals in the Institution’s Work-Study Coordinator’s Office on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the Program. The Agency shall keep all Agency’s original timecards until they are provided to the Institution at the end of each semester. The Agency’s failure to adhere to these requirements may lead to termination of this Agreement.

The Agency agrees that students placed with the Agency will meet the Community Service expenditure requirement through the Community Service Challenge Program, in which employees will directly perform duties in agency programs designed to improve the quality of life of all members of the community, primarily low-income individuals and/or provide support services to individuals with disabilities. Transportation for students to and from their work assignment will not be provided by the Institution or the Agency.

Although Federal minimum wage is established at \$7.25 per hour, students performing work on the project under this Agreement will be paid at an hourly rate of \$12.00 per hour as mandated by the Institution. Compensation to students for work performed under this Agreement will be made by the Institution directly to the student. All payments due as employer’s contribution under Federal Social Security laws will be made by the Institution. The Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds. The Agency will be responsible for one hundred percent (100%) of gross monthly earnings for any timecards not submitted timely, any accrued overtime compensation, any earnings beyond the student’s award allocation, or wages earned during a period of no enrollment. The Agency further agrees to promptly remit payment to the Institution’s Grants & Contracts Office upon receiving an invoice from the Institution for Agency’s portion of the earnings due. The Agency further agrees to promptly remit payment to the Institution’s Grants & Contracts Office upon receiving an invoice from the Institution for Agency’s portion of the earnings due.

The Institution is considered the students’ employer for purposes of this Agreement. The Agency has the right to control and direct the services of the students, not only as to the result to be accomplished, but also as to the means by which the result is to be accomplished. The Institution’s role is limited to: determining whether the students meet the eligibility requirements for employment.

under the Federal Work Study Program, assigning students to perform work for the Agency, and determining that the students do perform their work. Institution will ensure that each student participating under this Agreement will have a criminal background check completed before employment. If the Agency requires a supplemental background check, one may be conducted at the expense of the Agency. The Agency will be responsible for the direct supervision of work performed and will maintain and provide the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency's director/department head and/or individuals specifically designated on any schedule attached to this Agreement. The Agency will provide the Institution with such other information as may be necessary for the Institution to comply with the regulations of the Department of Education.

Institution Representative:

Name: _____

Title: _____

Date: _____

Agency Representative:

Name: _____

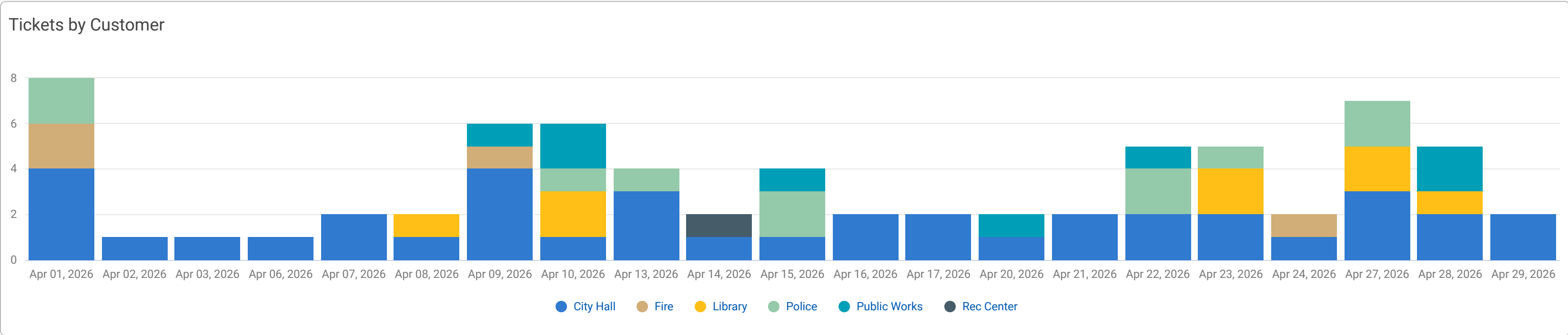
Title: _____

Date: _____

Customer tickets overview

Date Filter is from 2026/04/01 until 2026/04/30 Ticket Status is not Merged

<p>Total Tickets</p> <h1>71</h1>	<p>Total Ticket Duration (hours)</p> <h1>1,531.02</h1>	<p>Average Ticket Duration (hours)</p> <h1>22.19</h1>	<h1>6</h1> <p>Number of Customers</p>	<h1>71</h1> <p>Ticket Volume Per Customer</p>	<p>Ticket SLA Category</p> <p>No SLA Date 100.00%</p>
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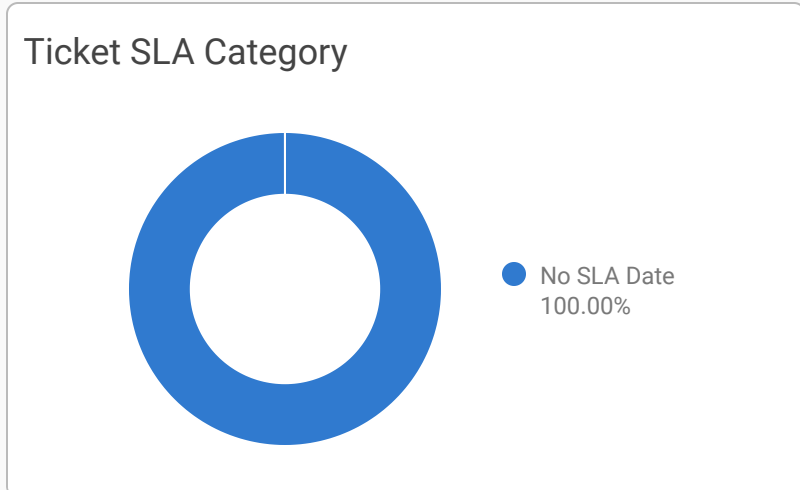
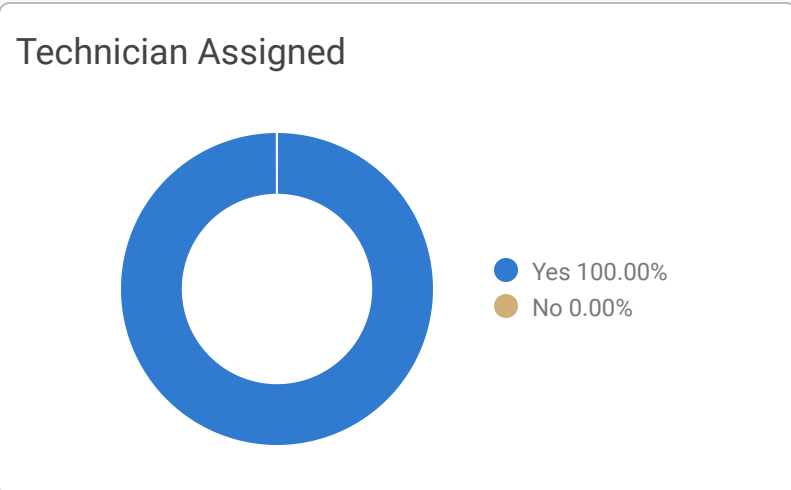
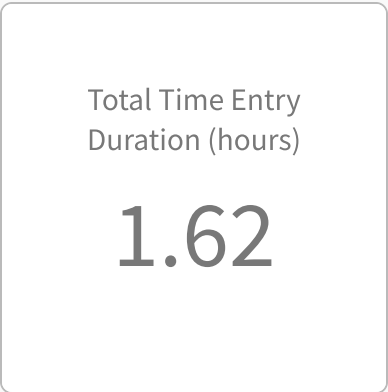
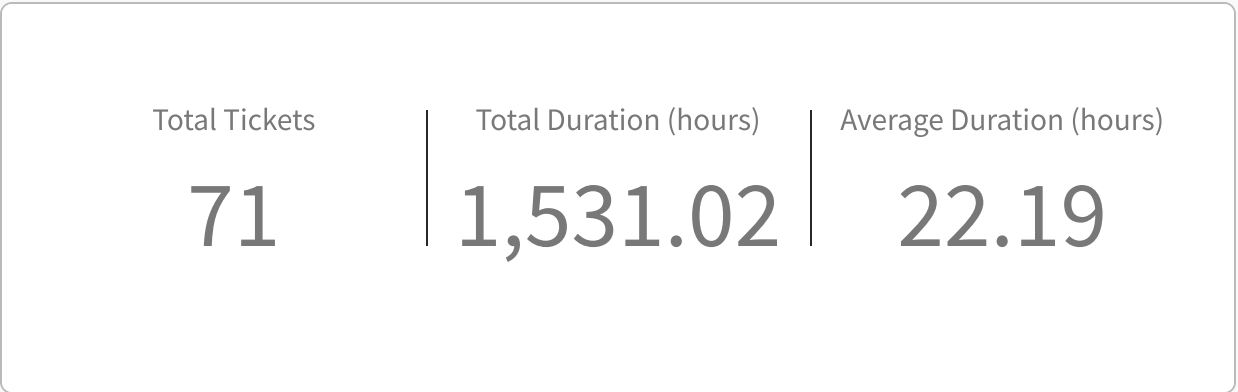


Customer Overview

Site name	Number of tickets ▼	Total Ticket Duration (hours)	Average Ticket Duration (hours)	Average First Response Time (hours)	Number of alerts	Exceeded SLA
City Hall	39	968.04	24.82	19.43	0	0
Police	11	101.38	9.22	8.81	0	0
Public Works	8	23.05	2.88	3.14	0	0
Library	8	95.69	11.96	3.86	0	0
Fire	4	342.86	114.29	114.29	0	0
Rec Center	1	0.00	0.00	0.00	0	0

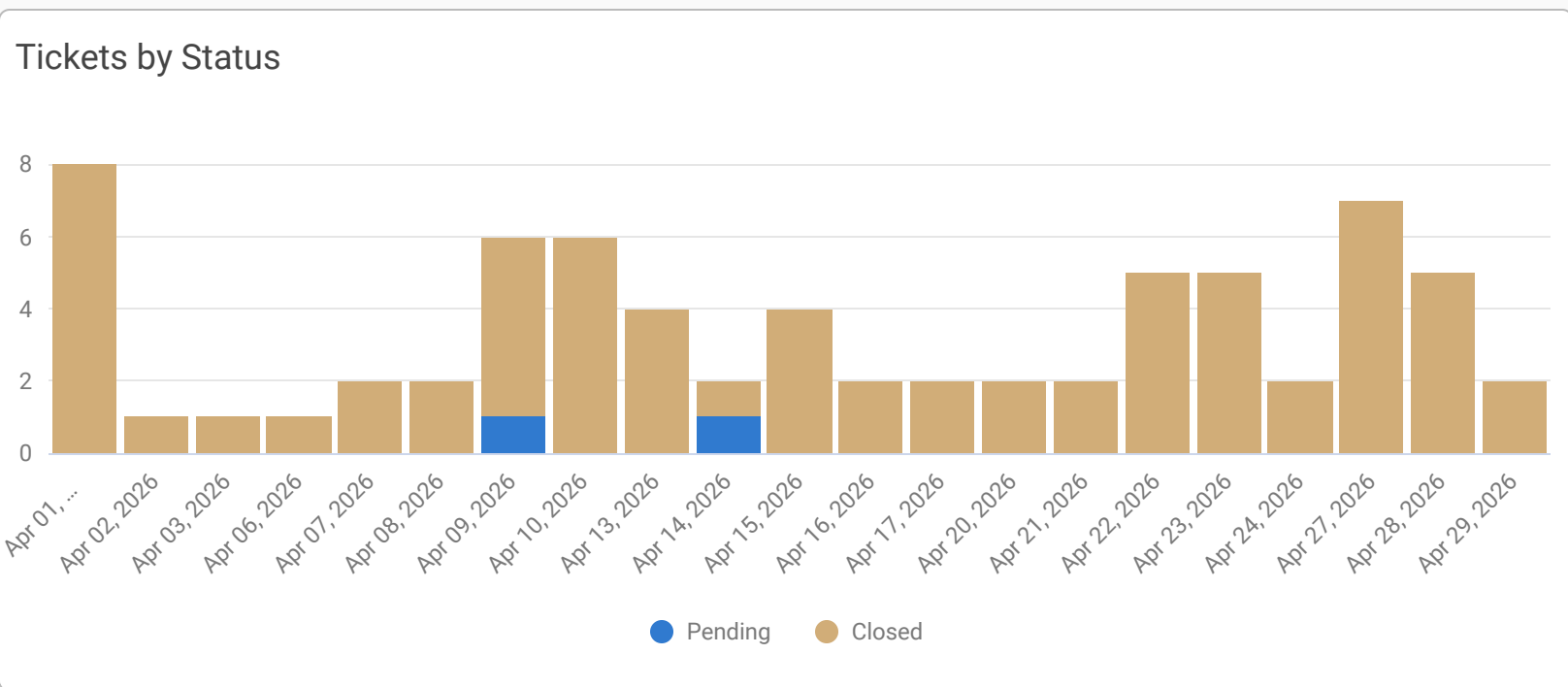
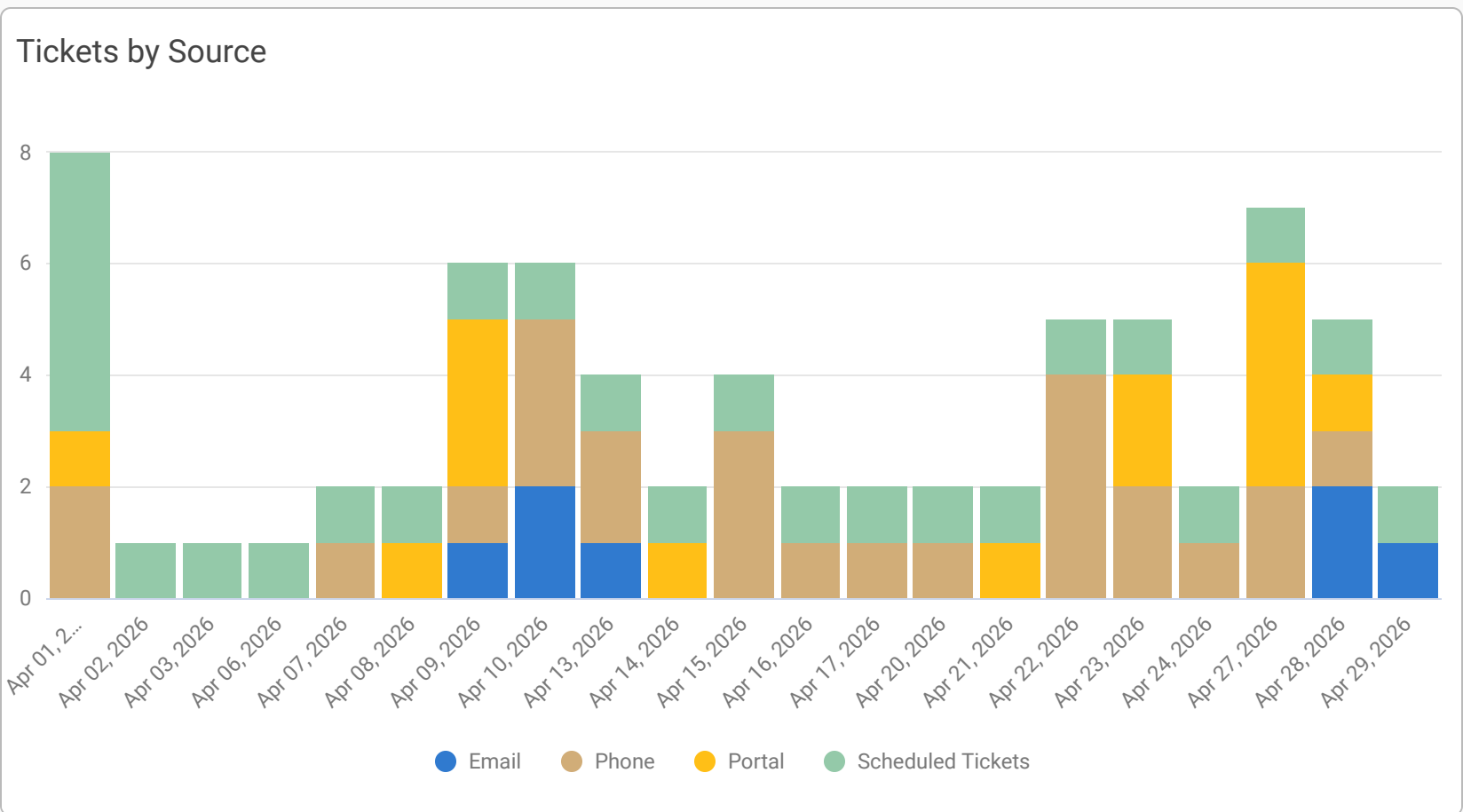
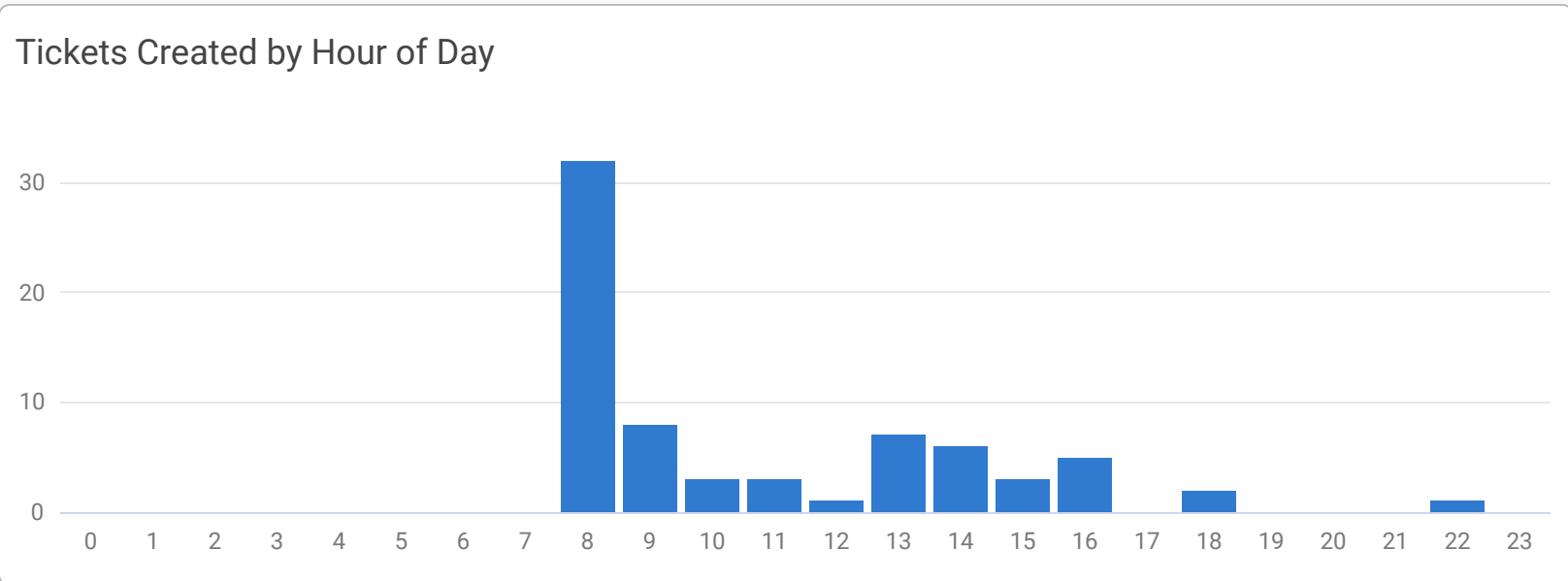
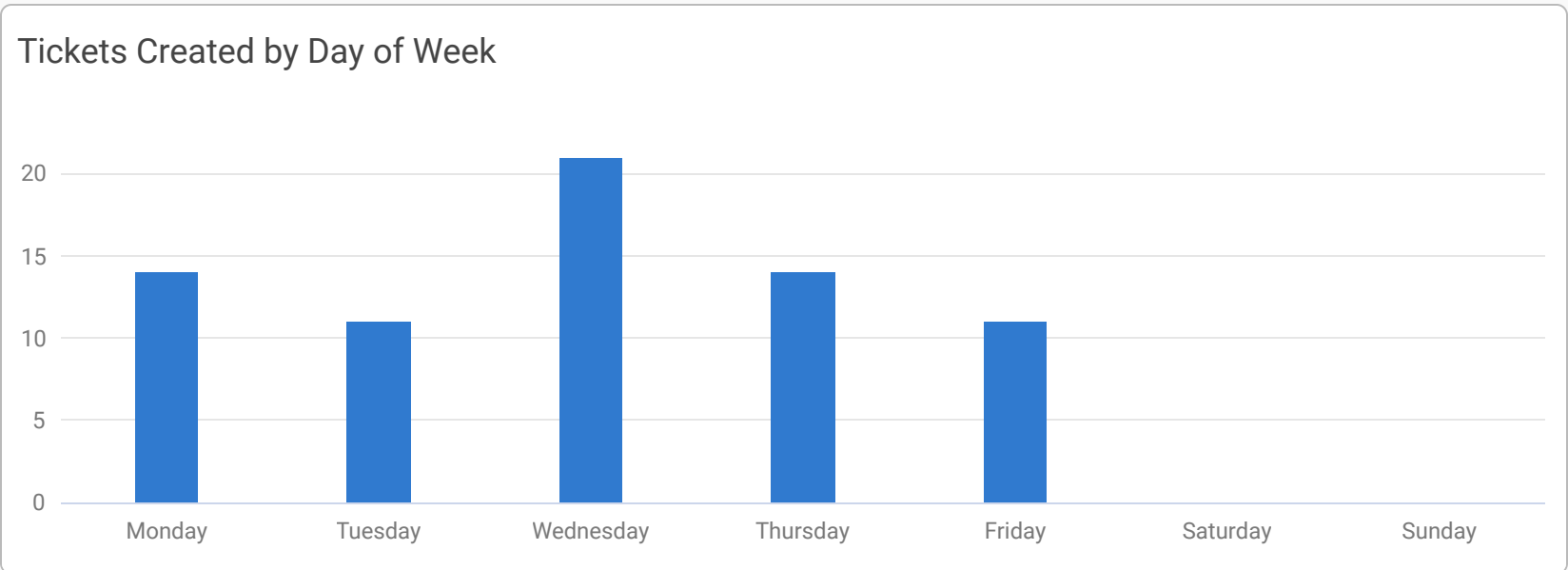
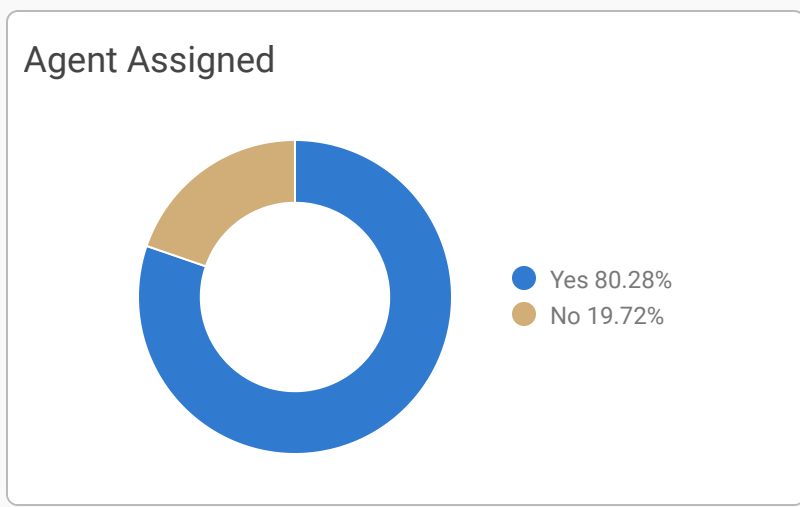
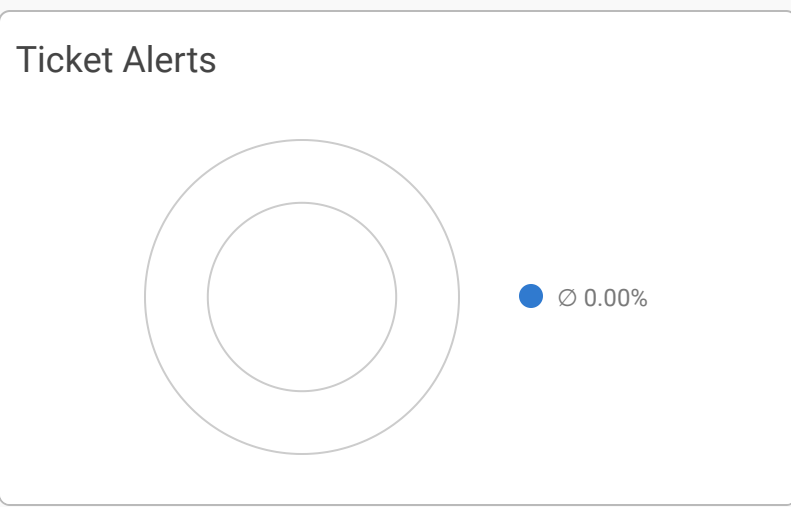
Ticketing summary

Date Filter is from 2026/04/01 until 2026/04/30 Ticket Status is not Merged



AI Auto-Tags

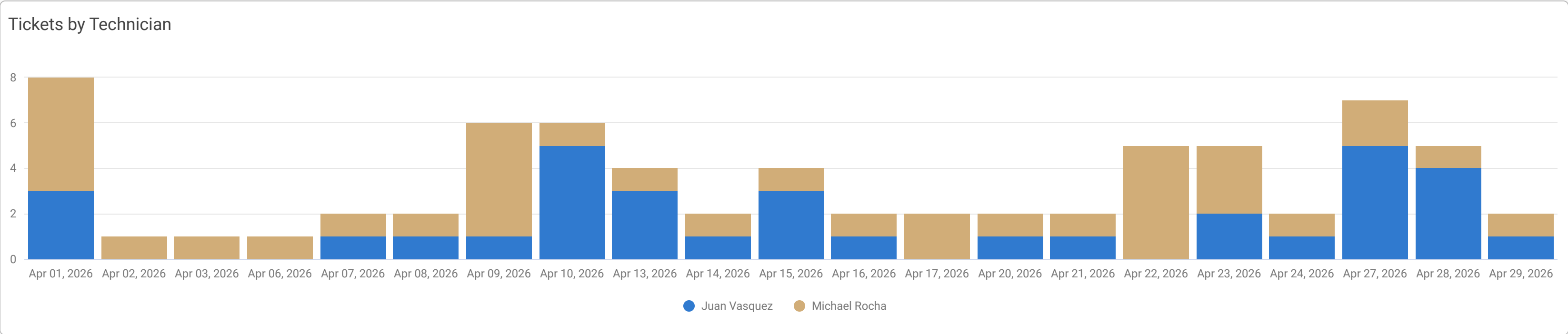
Tag Name	Number of Tags
1 Security / Security Alerts and Threats	21
2 Application / Access & Permissions	6
3 Hardware / Printing Device	6
4 Hardware / Equipment orders and installations	5
5 Application / Application usability & setup	5
6 System / Windows / Login - Password Reset	5
7 Network / Onboarding - Offboarding User	5
8 Printer / Printing Usage & Setup	4
9 Network / Internet and Phone Connectivity Issues	4
10 Network / Remote Access & Permissions	2
11 Hardware / Damaged - Faulty	2
12 System / Windows / Files & folders	1
13 Scanner / Scanning Usage & Setup	1
14 Hardware / New Hardware - Retire Hardware	1
15 Application / Install - Uninstall - Update	1
16 Application / Printing usage & setup	1



Technician overview

Date Filter is from 2026/04/01 until 2026/04/30 Ticket Status is not Merged

<p>Number of tickets</p> <h1>71</h1>	<p>Total Ticket Duration (hours)</p> <h1>1,531.02</h1>	<p>Average Ticket Duration (hours)</p> <h1>22.19</h1>	<h1>18.39</h1> <p>Average First Response Time (h...)</p>	<h1>22.19</h1> <p>Average Resolution Time (hours)</p>	<h3>Ticket SLA Category</h3> <p>● No SLA Date 100.00%</p>
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Technician Overview

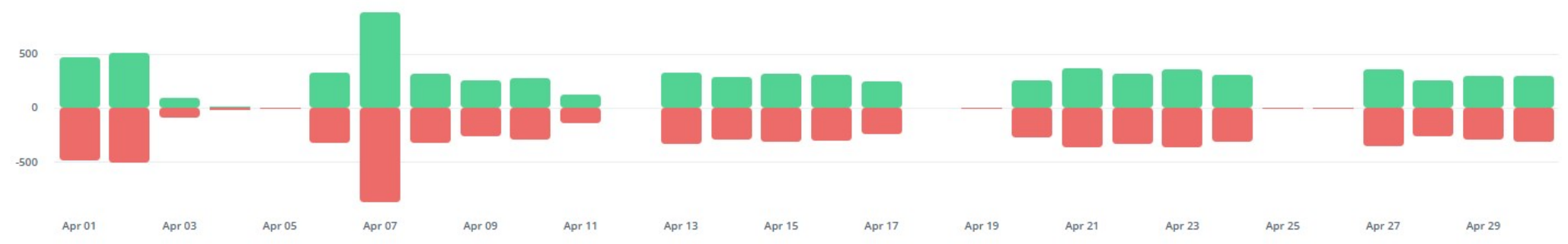
	Technician name	Number of tickets ▼	Total Ticket Duration (hours)	Average Ticket Duration (hours)	Average First Response Time (hours)	Number of Tickets Exceeded SLA	Number of tickets closed within SLA	Number of tickets closed outside SLA	Number of open tickets within SLA
1	Michael Rocha	37	1,342.38	37.29	31.45	0	0	0	1
2	Juan Vasquez	34	188.64	5.72	3.70	0	0	0	1



Occupancy 1 Day

Traffic

In 7,678 ↓ 6% from last month
Out 7,625 ↓ 5% from last month



Net Cumulative Occupancy

Peak 65
↑ 16% from last month



All Users Add comparison

Custom Apr 1 - Apr 30, 2026

Reports snapshot

Active users 6.4K	New users 5.3K	Average engagement time per active user 58s	Event count 53K
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Top pages/screens

PAGE TITLE AND SCREEN CLASS	VIEWS	ACTIVE USERS	EVENT COUNT	BOUNCE RATE
Home City of Mercedes	6K	3.1K	18K	44.1%
Job Opportunities City of Mercedes	1.4K	822	4.6K	22.3%
Employment Application - City of Mercedes	987	124	3.4K	17.8%
Utility Connections City of Mercedes	596	383	1.8K	30.5%
Not Found 404 City of Mercedes	546	431	1.7K	70.9%
Event Permit Application - City of Mercedes	438	102	1.4K	36.8%
Events City of Mercedes	409	162	1K	20.2%

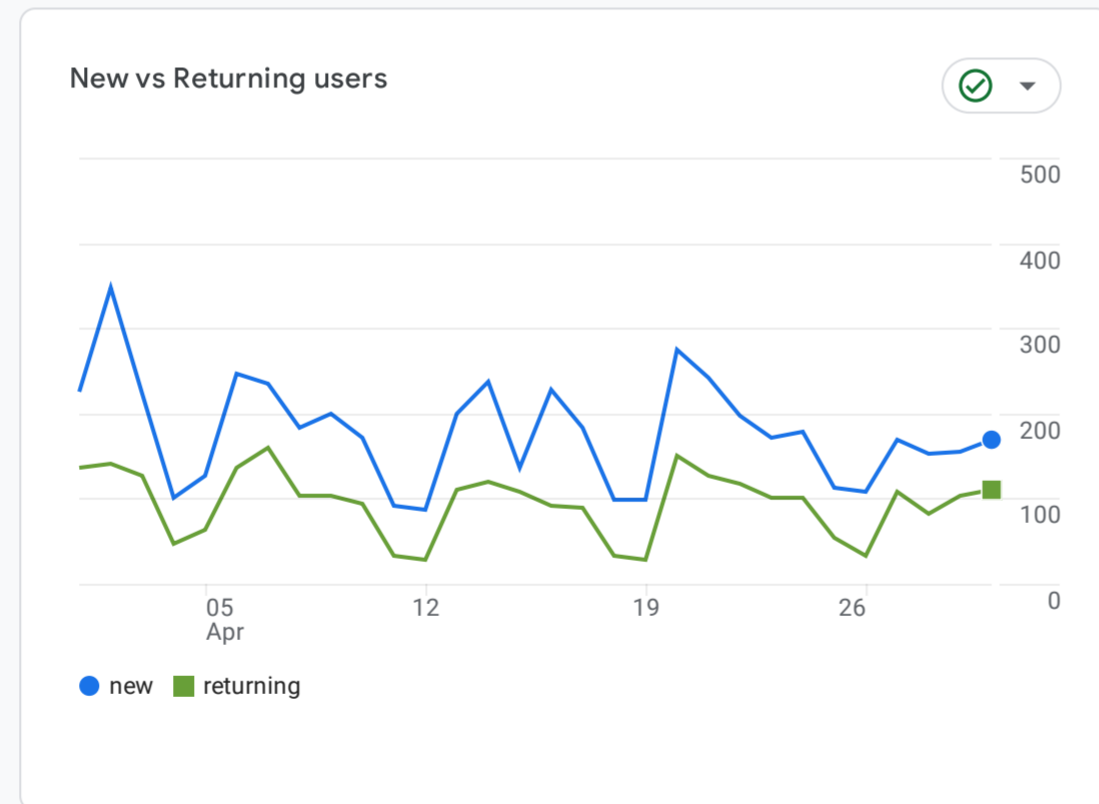
[View pages and screens](#)

Active users by First user source / medium

FIRST USER SOURCE / ME...	ACTIVE USERS
google / organic	2.9K
(direct) / (none)	2.9K
bing / organic	274
m.facebook.com / referral	114
lm.facebook.com / referral	68
yahoo / organic	68
facebook.com / referral	28

Sessions by Session source / medium

SESSION SOURCE / MEDIUM	SESSIONS
google / organic	5.7K
(direct) / (none)	3.7K
bing / organic	423
m.facebook.com / referral	117
yahoo / organic	108
lm.facebook.com / referral	73
facebook.com / referral	29



Active users by City

CITY	ACTIVE USERS
Dallas	1.2K
Singapore	790
Mercedes	753
Austin	508
Weslaco	319
McAllen	311
Houston	179

[View cities](#)

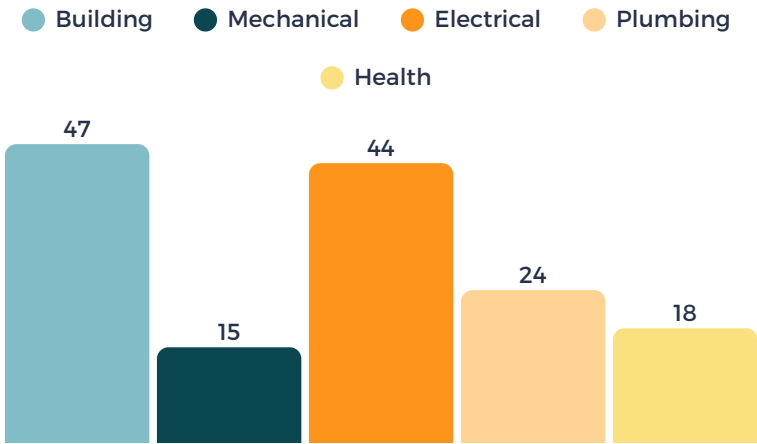
Active users by Audience name

AUDIENCE NAME	ACTIVE USERS
All Users	6.4K

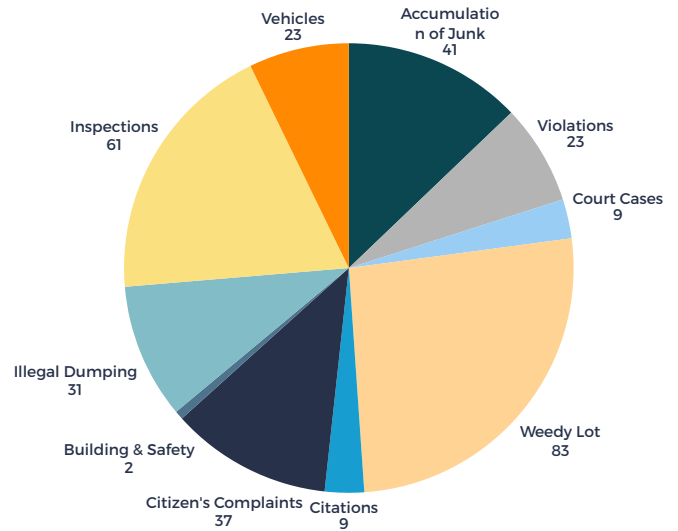
[View audiences](#)

Department Activity (April 2026)

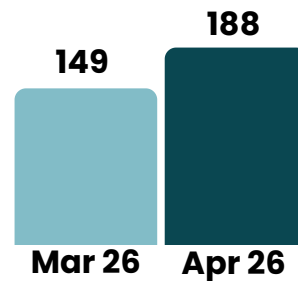
Permits Issued



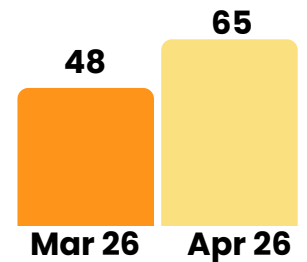
Code Enforcement Activity (April 2026)



Building Inspections

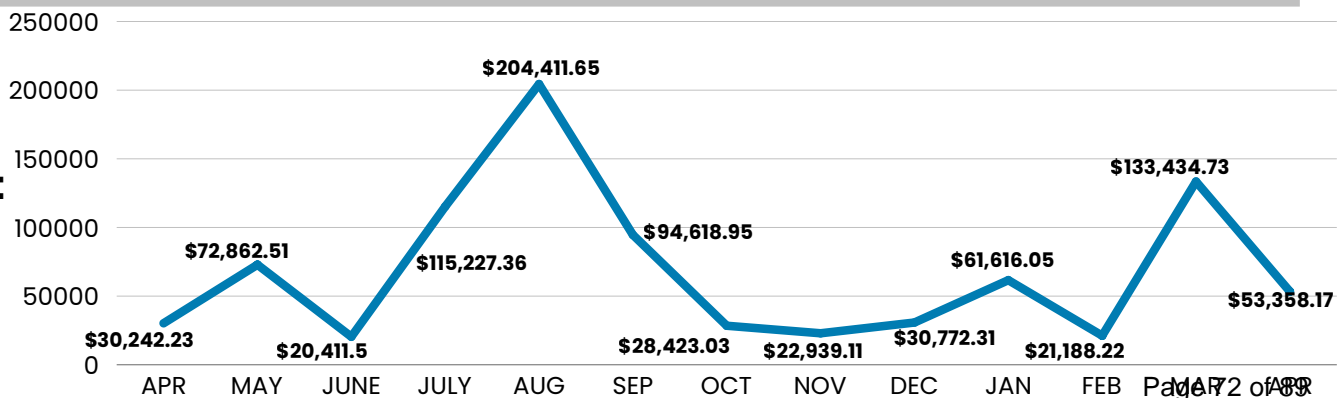


Plan Reviews

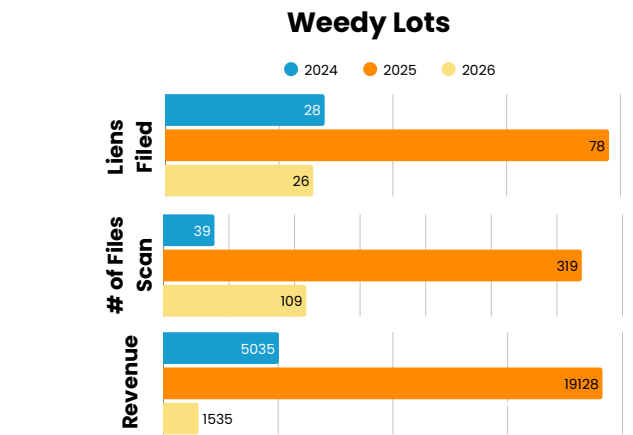
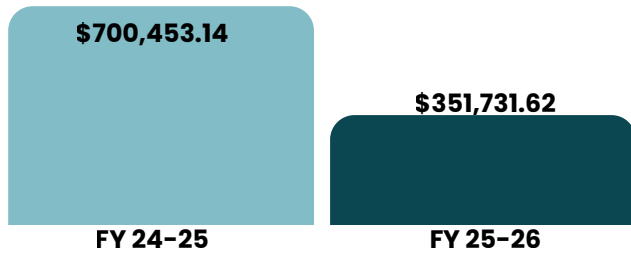
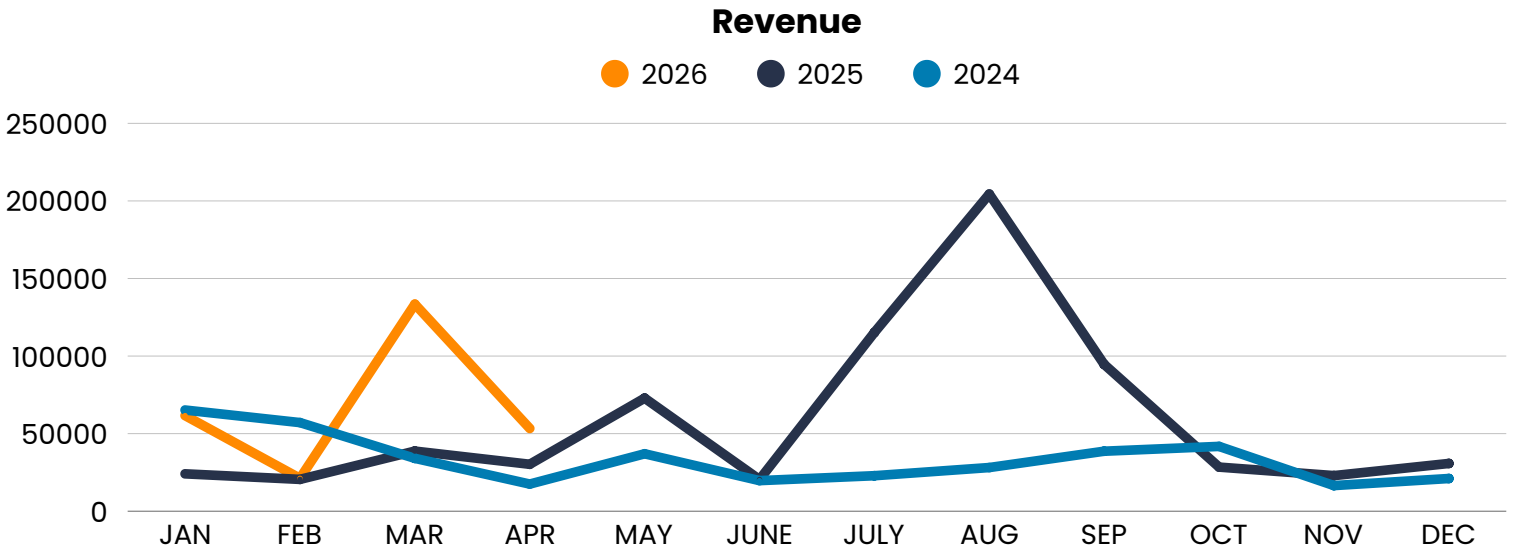


*includes both new and renewal licenses

Department Revenue



Activity (FY 24-25 VS YTD)

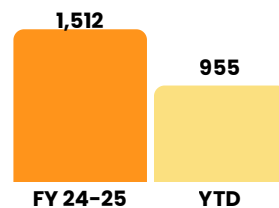


Permits Issued

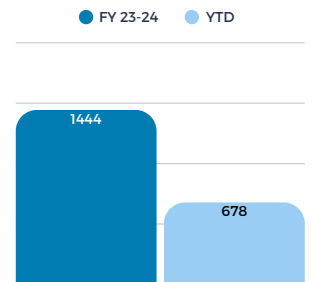
	FY 24-25	YTD
New Residential Construction	61	38
Commercial Construction	18	5
Other Permits	1,365	678

Other Permits: Repairs, Remodel, Re-roof, Driveway, Carport, Fences, ROW, Irrigation, Mechanical, Electrical, Plumbing, Meter reset, Moving a Building, Solar Panel, Storage Shed

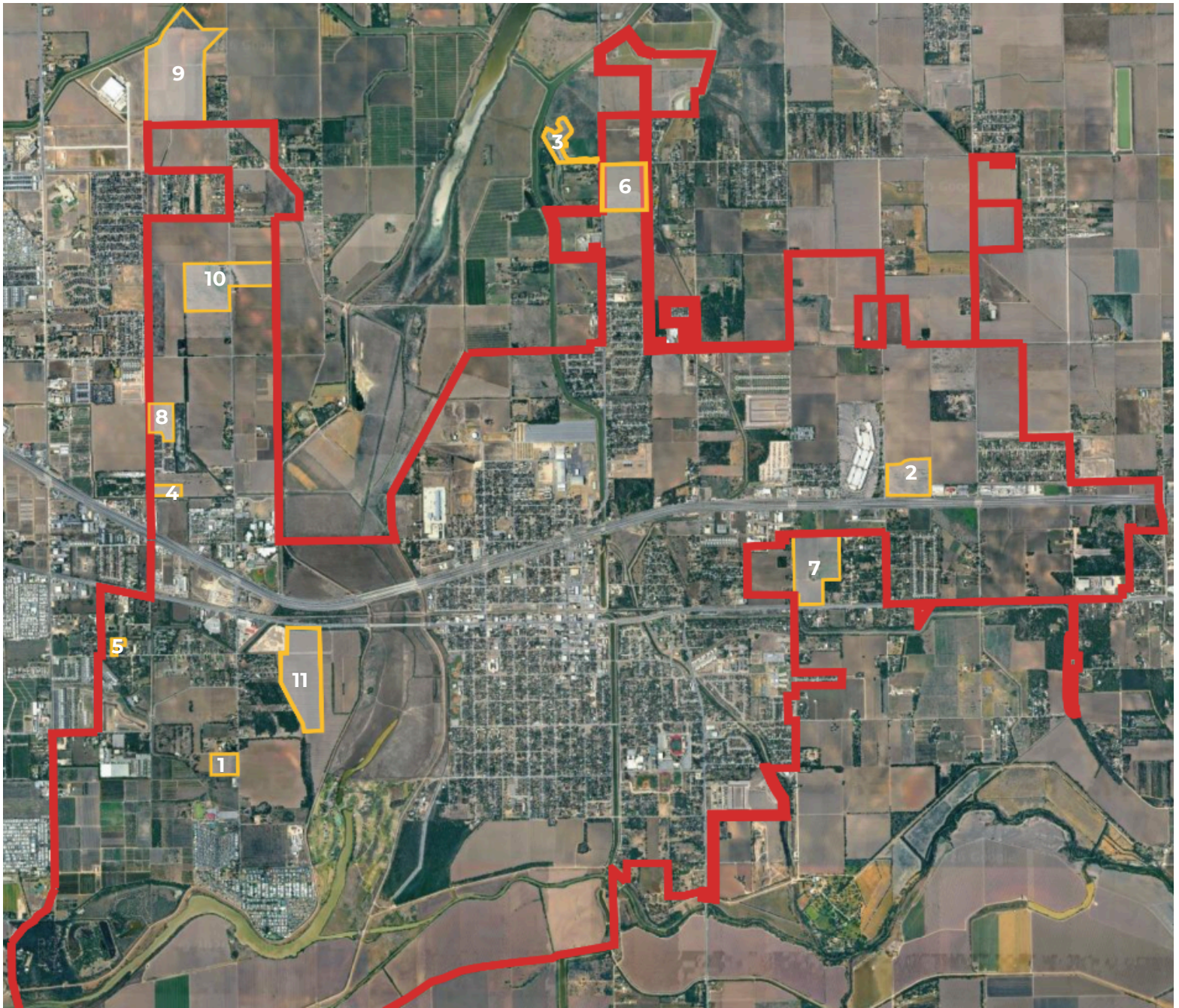
Building Inspections



Total of Permits Issued



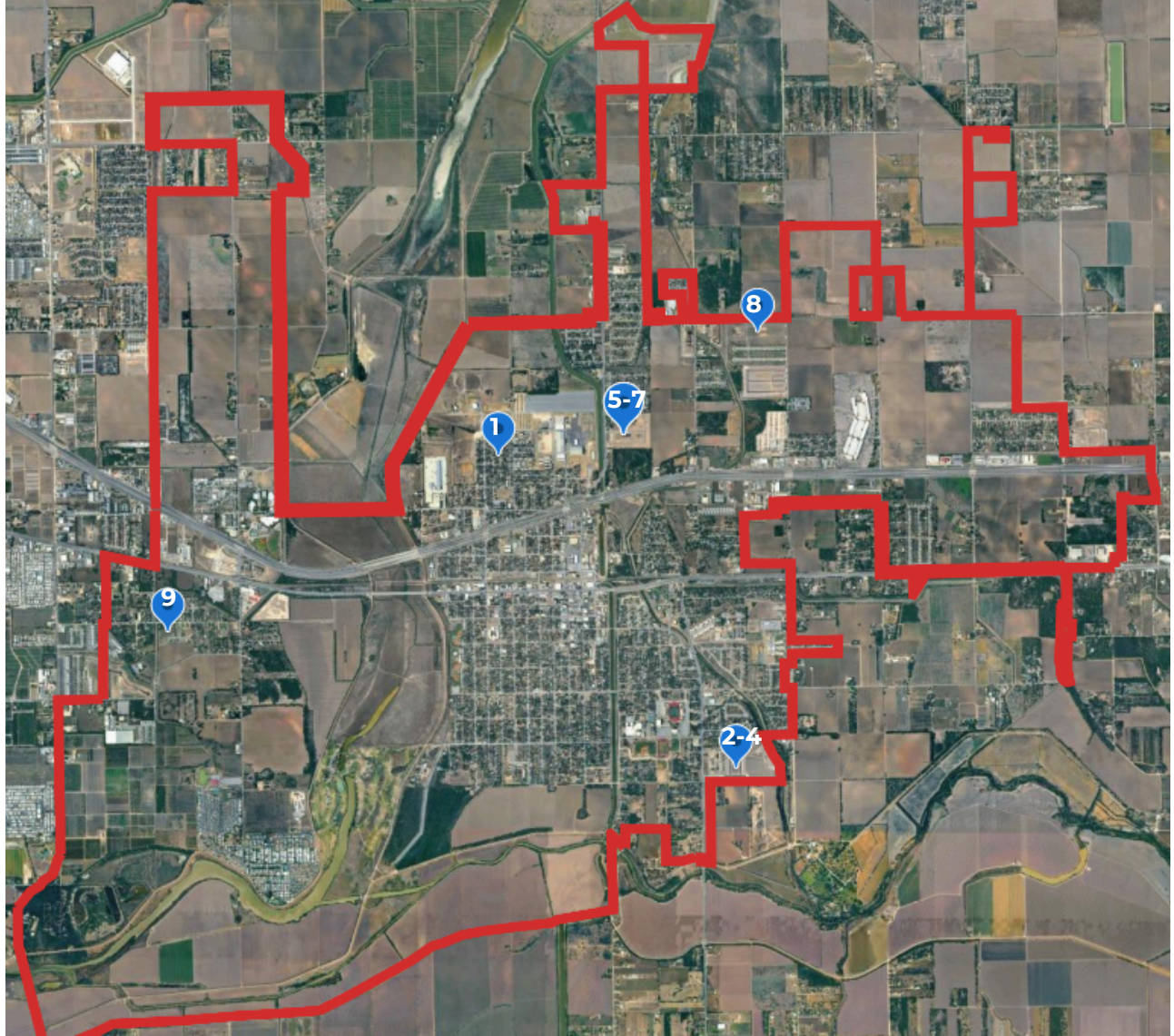
SUBDIVISIONS



SUBDIVISIONS

	Subdivision	Location	Acres	Number of lots	Status	Type
1	Palladium Energy	Mile 2 West Road and North of Camino De Verdad Rd	10.56	2	Obtain Final Approval, Awaiting County Filing	Light Industrial
2	Shops at Mercedes	Hwy 83 Frontage next to the Outlets	30	7	Under Construction	Commercial
3	Los Prados Ph 2	2 Mile N of Exp 83 on FM 49. NW corner of Fm 491/Mile 9 North	16.238	84	Under Construction	Single Family
4	Red Stone	Mile 2 1/2 and north of Expressway 83	5.544	26	Pre-Construction	Single Family
5	Camino Heights	S Mile 2 1/2 W and Camino Real Viejo	2.93	22	Pre-Construction	Single Family
6	Rodeo Estates	Mile 8 and Fm 491	40.00	209	Obtain Preliminary Approval	Single Family & Commercial
7	Tranquil Estates	Mile 1 E and Bus 83	51.07	246	Waiting for Revised Plans	Single Family
8	Villa Del Lago	Mile 2 1/2 West and South of Mile 8 N	14.83	42	Under Construction	Multi-Family
9	San Jacinto Estates No. 12	N of Mile 9 N and between Mile 2 1/2 W & Mile 2 W	127.44	332	Obtain Preliminary Approval, TIRZ Process	Single Family & Multi-Family
10	San Jacinto Estates No. 16	Mile 8 N and Mile 2 W	81.73	319	Obtain Preliminary Approval, TIRZ Process	Single Family
11	Mercedes Mobile Home Park	Mile 2 W & Bus 83	61.756	405	Variance was approved, Waiting for Plans	Manufacture Homes

NEW RESIDENTIAL CONSTRUCTION

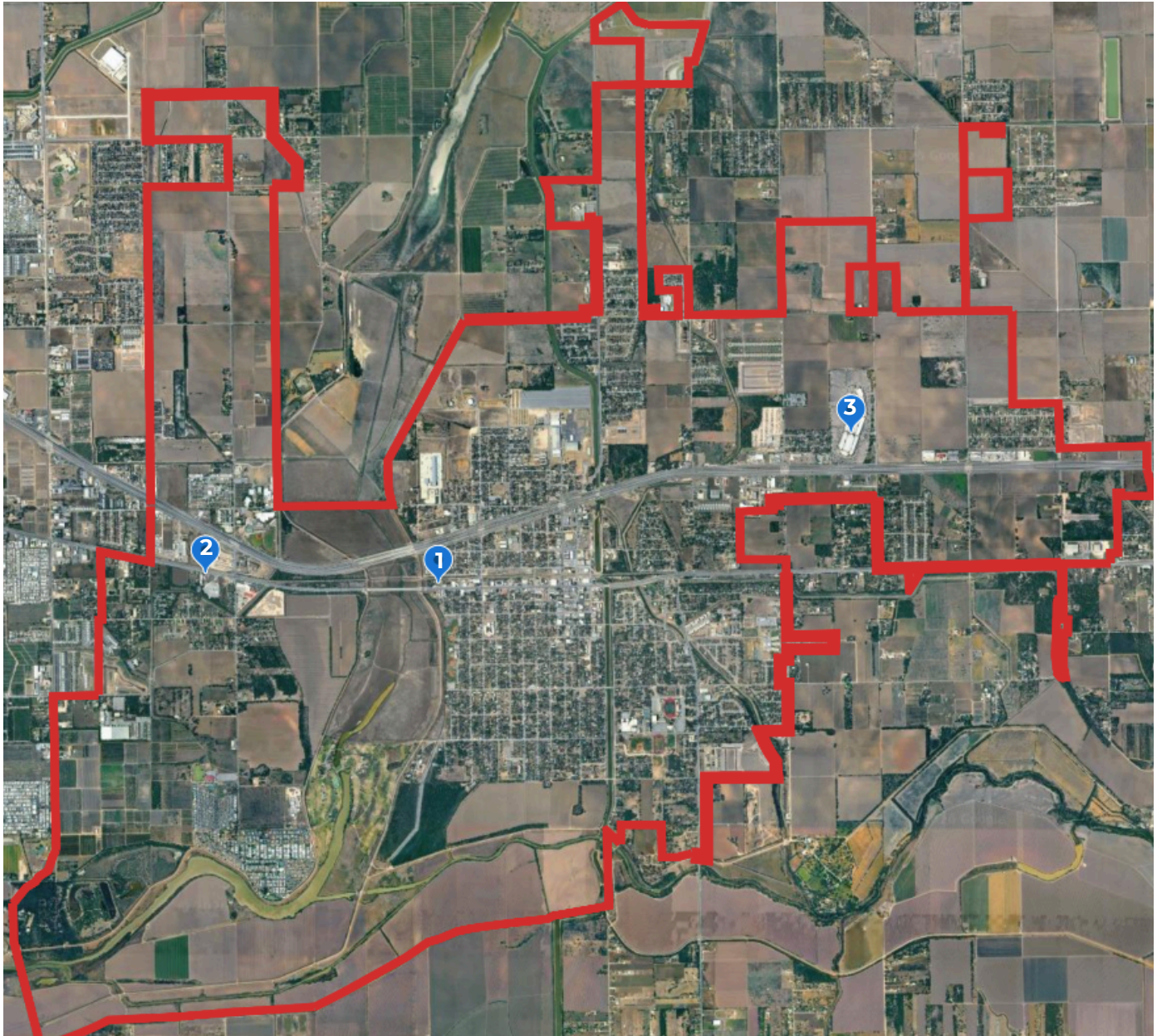


	Project Address	Type	Sq Ft	Subdivision
1	910 N Indiana Ave	Single-Family	1,367	Mercedes Original Townsite
2	1010 Olivia Dr	Single-Family	2,500	Hacienda Olivia Ph 2
3	1006 Olivia Dr	Single-Family	2,332	Hacienda Olivia Ph 2
4	805 Shane Dr	Single-Family	2,223	Hacienda Olivia Ph 2
5	104 E Armory	Multi-Family	4,192	Summer Breeze
6	106 E Armory	Multi-Family	4,192	Summer Breeze
7	106 E Royal Palm Dr	Multi-Family	4,212	Summer Breeze

NEW RESIDENTIAL CONSTRUCTION

	Project Address	Type	Sq Ft	Subdivision
8	1514 Karianna Dr	Single-Family	1,700	Valley Ranch Ph 2
9	2431 Desert Rose Ave	Single-Family	3,756	Riverstone Estates II

NEW COMMERCIAL CONSTRUCTION/BUSINESSES



	Business	Project Address	Type of Business	Status
1	Lush Pup Lounge	1401 W 2 nd St	Pet Grooming	Business License Issued
2	Legacy Automotive & Motorsport Repair	2190 W Bus 83	Mechanic Shop	Business License Issued
3	Legacy Cuts and Threads	5001 E Exp 83	Retail Store	Business License Issued

Health & Code Enforcement

Health & Code Enforcement Inspections, April

	April 2026
Code Compliance Inspections	268
Citations Issued	9
Health Inspections	42

Health Inspections Results, April 2026

Business Name	Business Type	Address	Pass/Fail
Starbucks	Coffe Shop	3839 E Exp 83	Pass
South Texas ISD	School	700 Med High Dr	Pass
Cristina Mexican Restaurant	Restaurant	2020 W Exp 83	Pass
SHouth Texas ISD Science Academy	School	900 Med High Dr	Pass
Subway	Restaurant	369 N Texas Ave	Pass
Mercedes Academic Academy	School	72 S Mile 1 East	Pass
Xoom #MR300	Convenience Store	300 E Exp 83	Pass
Ruben Hinojosa Elementary	School	500 S Rio Rico Rd	Pass
Illuminated Distillates	Vaporizer Store	136 N Texas Ave	Pass
W.B. Travis Elementary	School	151 S Georgia Ave	Pass
Alicia's Restaurant	Restaurant	1402 W 2 nd St	Pass
Chacoma Middle School	School	801 S Mile 1 East	Pass

Health & Code Enforcement

Health Inspections Results, April 2026

Business Name	Business Type	Address	Pass/Fail
Mercedes Early College Academy	School	950 W 6 th St	Pass
Silvias Nutrition & More	Health & Wellness	310 N Ohio Ave	Pass
Sgt William George Harrell	School	2825 N FM 491	Pass
Los Comales Restaurant	Restaurant	151 ½ N Texas Ave	Pass
Mercedes High School	School	1200 S Florida Ave	Pass
John Kennedy Elementary	School	801 Hidalgo St	Pass
777 Lucky Loto Store #2	Convenience Store	735 W 10 th St	Pass
Tigers Drive Thru	Snack Place	700 N Baseline	Pass
Snacks 2 Go	Snack Place	5001 E Exp 83	Pass
Salinas Meat Market	Store	1002 W 1 st St	Pass
Dairy Queen	Restaurant	920 W 2 nd St	Pass

CITY OF MERCEDES
SALES TAX COMPARATIVE ANALYSIS
 BY MONTH RECEIVED

FY 2024-2025

Recvd	Period	State Comptroller			City (75%)			
		EDC (25%)	Outlet Mall	Mth % Inc/Dec	Outlet Mall	Outlet Mall	Mth % Inc/Dec	
Oct	Aug	712,624.17	138,975.89	39,180.15	-8.18%	492,801.46	41,666.67	-1.78%
Nov	Sept	677,399.29	134,275.74	35,074.08	-3.38%	466,382.80	41,666.67	-5.36%
Dec	Oct	648,808.72	125,166.17	37,036.01	-6.78%	444,939.88	41,666.66	-4.60%
Jan	Nov	881,150.97	152,496.95	67,790.79	21.84%	619,196.56	41,666.67	39.16%
Feb	Dec	1,270,680.85	218,162.22	99,507.99	43.06%	911,343.97	41,666.67	47.18%
Mar	Jan	585,080.93	112,394.80	33,875.43	-48.48%	397,144.04	41,666.66	-56.42%
Apr	Feb	600,136.64	118,736.79	31,297.37	5.64%	333,435.81	116,666.67	-16.04%
		5,375,881.57	1,000,208.56	343,761.82	-34.87%	3,665,244.52	366,666.67	-35.42%

FY 2025-2026

Recvd	Period	State Comptroller			City (75%)			
		EDC (25%)	Outlet Mall	Mth % Inc/Dec	Outlet Mall	Outlet Mall	Mth % Inc/Dec	
Oct	Aug	736,184.23	184,046.06	-	21.59%	552,138.17	-	10.05%
Nov	Sept	679,547.05	169,886.76	-	-7.69%	(1,490,339.71)	2,000,000.00	-369.92%
Dec	Oct	677,582.24	169,395.56	-	-0.29%	508,186.68	-	-134.10%
Jan	Nov	947,491.35	236,872.84	-	39.83%	649,340.19	61,278.32	27.78%
Feb	Dec	1,315,770.49	328,942.62	-	38.87%	925,549.55	61,278.32	42.54%
Mar	Jan	659,324.90	164,831.23	-	-49.89%	433,215.36	61,278.32	-53.19%
Apr	Feb	738,095.89	184,523.97	-	11.95%	492,293.60	61,278.32	13.64%
		5,753,996.15	1,438,499.04	-	-19.39%	2,070,383.84	2,245,113.28	-68.27%

Yearly Total Sales Tax Comparison

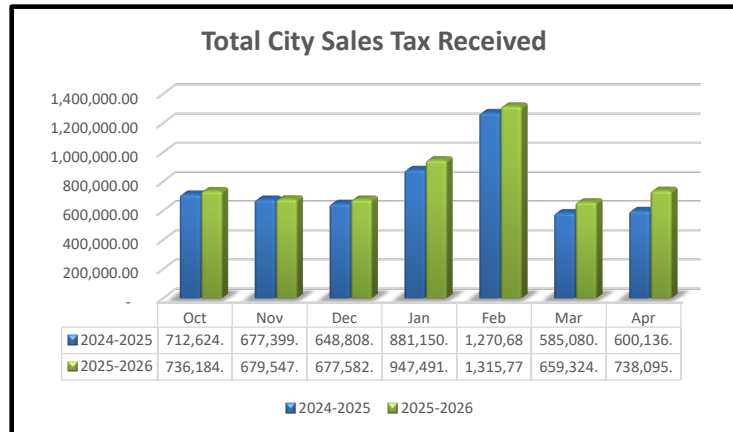
	2024-2025	2025-2026	Yr % Inc/Dec
Oct	712,624.17	736,184.23	3.31%
Nov	677,399.29	679,547.05	0.32%
Dec	648,808.72	677,582.24	4.43%
Jan	881,150.97	947,491.35	7.53%
Feb	1,270,680.85	1,315,770.49	3.55%
Mar	585,080.93	659,324.90	12.69%
Apr	600,136.64	738,095.89	22.99%
	5,375,881.57	5,753,996.15	7.03%

Yearly City Sales Tax Comparison

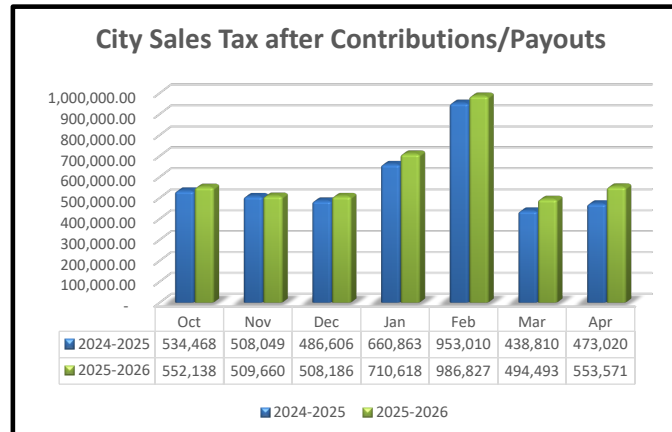
	2024-2025	2025-2026	Yr % Inc/Dec
Oct	534,468.13	552,138.17	3.31%
Nov	508,049.47	509,660.29	0.32%
Dec	486,606.54	508,186.68	4.43%
Jan	660,863.23	710,618.51	7.53%
Feb	953,010.64	986,827.87	3.55%
Mar	438,810.70	494,493.68	12.69%
Apr	473,020.25	553,571.92	17.03%
	4,054,828.96	4,315,497.12	6.43%

BUDGET	4,249,414
% OF BUDGET	22.02%
TO EDC	2,124,707
Total Projection	6,374,122

FY 25-26
Gain/(Loss) 378,115



FY 25-26
Gain/(Loss) 260,668



Note: Mth % Inc /Dec compared to prior month.

Note: Yr % Inc /Dec compared to prior year.

Note: Revenue generated 2 months prior receipt. Ex: Generated in Oct will be received Dec

Received	Generated	Received	Generated
October	August	April	February
November	September	May	March
December	October	June	April
January	November	July	May
February	December	August	June
March	January	September	July

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	TEXAS MUNICIPAL RET. SYST	PENSION PLAN PAYABLE	16,711.79
			PENSION PLAN PAYABLE	15,704.84
		DEVELOPMENT CORPORATION OF MERCEDES COMPTROLLER OF PUBLIC ACCOUNTS TEXAS NATIONAL BANK	APRIL2026 DEVELOPMENT CORP	184,523.97
			1STQTR-2026-MC	13,629.31
			FEDERAL W/H	12,864.35
			FEDERAL W/H	12,068.53
			FICA W/H	14,993.53
			FICA W/H	14,118.51
			TOTAL:	284,614.83
POLICE	GENERAL FUND	TEXAS MUNICIPAL RET. SYST	PENSION PLAN PAYABLE	13,681.20
			PENSION PLAN PAYABLE	12,950.26
		GT DISTRIBUTORS INC.	SBA-1365076-MLevelIIPANEL	23,952.00
			TOTAL:	50,583.46
SANITATION DEPARTMENT	GENERAL FUND	WASTE CONNECTIONS OF TEXAS	2861733V113 WASTE CONNECTI	139,358.59
			TOTAL:	139,358.59
NON-DEPARTMENTAL	GENERAL FUND	HIDALGO COUNTY TAX ASSESSOR & COLLECTO PERDUE, BRANDON, FIELDER, COLLINS & MO DEVELOPMENT CORPORATION OF MERCEDES LAW OF OF MARTIE GARCIA VELA, PC. SDI ENGINEERING, LLC SHELL ENERGY	T-0969-17-A HILDAGO COUNTY	74,749.93
			20431 PERDUE, BRANDON, FIE	10,176.17
			95 DEVELOPMENT CORPORATION	10,416.67
			JAN2026 LAW OFFICE OF MART	23,946.00
			1441 SDI ENGINEERING, LLC	13,963.18
			2307278 SHELL ENERGY	18,277.98
			2336183 SHELL ENERGY	17,154.58
			TOTAL:	168,684.51
WATER/SEWER FIELD CREW UTILITY FUND		LCJ CONTRACTING LLC	LCJ-COM41326 LCJ CONTRACTI	34,950.00
			TOTAL:	34,950.00
WATER/SEWER TREATMENT	UTILITY FUND	HIDALGO & CAMERON COUNTIES	2720 HIDALGO & CAMERON	10,986.57
			2726 HIDALGO & CAMERON	11,701.58
		U.S. WATER SERVICES CORPORATION	SI4445 US WATER SERVICES C	111,353.15
			SI44455 US WATER SERVICES	113,545.49
		AM UTILITIES & CONSTRUCTION, LLC	INSTALL FIRE HYDRANT	17,250.00
			2307278-02 SHELL ENERGY	24,070.91
		SHELL ENERGY	2336183-02 SHELL ENERGY	20,956.43
			2026-47 CB3 CONSULTANTS, L	15,500.00
		ENVIRO BIOTECHNOLOGY SOLUTIONS, LLC	1081 ENVIRO BIOTECHNOLOGY	14,000.00
		TOTAL:	339,364.13	
INVALID DEPARTMENT	SPECIAL REVENUE FU	G-8 UTILITIES LLC	PAYAPP#03 G-8 UTILITIES LL	174,906.00
			TOTAL:	174,906.00
INVALID DEPARTMENT	SERIES 2024	VALLEY LAND TITLE CO.	04/01/26 PURCHASE OF LAND	990,923.40
			TOTAL:	990,923.40
INVALID DEPARTMENT	SERIES 2025	ARCHER BUSINESS SYSTEMS, INC	HP DESGN JET	10,995.00
			TOTAL:	10,995.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====
01  GENERAL FUND                643,241.39
02  UTILITY FUND                 374,314.13
07  SPECIAL REVENUE FUND        174,906.00
55  SERIES 2024                  990,923.40
57  SERIES 2025                  10,995.00
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                                GRAND TOTAL:    2,194,379.92
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TOTAL PAGES: 2

DEPARTMENT: Mercedes Recreation Center

MONTHLY REPORT: April 2026

Report Summary:

This report tracks membership, programs and project activities for the Recreation Center for the month.

Registration for membership conducted year-round:

Fall Program: Registrations start date Aug. 1, 2025

Fall Program: Aug. 2025 - May 2026

After-school At Risk Programs - Weekly Program Mon. - Fri. 3:30pm - 6:00pm

Summer Program: June & July 2026 - Registration start date May 1, 2026

Summer Program - Weekly Program Mon. - Thurs. 8:00am - 5:00pm

Mercedes Recreation Center Program Registration Numbers: April

- After-School Membership Registration 50
- Membership Daily Attendance 25-30
- Youth Baseball League Registration 80
- Youth Soccer Registration **Open**
- Adult Leagues Registration
 - Men’s Basketball Participation 100

Mid-Valley Inter-League Play: La Feria / Donna / Mercedes

Rec Staff Training & Meetings:

- **Meeting w/ Recreational Leaders - Programs & Duties**
 - Staff Items:
 - Rec Baseball League: Coaching / Concessions / Games 4/1
 - Men's Basketball League - Coverage: Score-keeping 4/8
- **Meeting w/ Recreation Centers & Officials**
 - Youth League:
 - Rec Baseball League: Coaches Meeting 4/1
 - La Feria / Mercedes - Rec Baseball meeting 4/7

Projects: Fields & Parks / Maintenance Work Orders / Special Task:

- **Meeting w/ Parks Director - Armando Villela**
 - Rec Baseball League meeting: Opening Day Ceremonies & Games 4/13
 - Games Postpone (Weather) - Schedules & Practices
- **Building Maintenance Public Works - Work Order submitted:**
 - Dome Facility**
 - Parking lot curb-bumpers 4/1
 - Butcher Paper Roller 4/28
 - Rec Facility**
 - Facility Doors - Painted 4/6
 - Portable Building Board-walk 4/9
 - Pool Facility**
 - Erasmo Reyes: Mural Artist Bath-house Project
- **Rec & Dome Center - Pest Control & AC Units:**
 - Dome & Rec Facilities: Pest Control 4/9
 - Dome AC Filters 4/16
 - Dome L&S Air 4/23

Swimming Pool Projects/Maintenance:

- **Mercedes Public Pool - Public Hours - Pool Rental - Swimming Lessons**
 - Closed for the season / Pool Weekly Maintenance - Lee Puckett
 - Life-guard Practice Skills Training Week: 4/3 & 4/4
 - Life-guard Skills Test & Training: 4/17 - 4/19
 - Active Drowning / Rapid Extraction / CPR & First Aid / Head & Neck Injuries

- **Swimming Pool Maintenance - Daily/Monthly Equipment Inspections**
 - Facility maintenance - pool vacuuming, netting & clean skimmers - **Daily**
 - Motor & filter pumps inspection - **Daily**
 - Test pool water levels - **Daily** / Leslie's Pool water testing - **Weekly**
 - Inspection - pumps, check valves, chlorinators, gauges & filters - **Daily**
 - Backwash filters - **Monthly**
 - Facility landscaping / grass cutting / chemical room inventory - **Monthly**
 - Pool filters - disassembled & cleaned - **Quarterly**

Community:

- **RGV FOOD BANK**
 - April RGV Food-Drive City of Mercedes Dome Site 4/8

- **Dome Shelter**
 - Red Cross Mock Training 4/22
 - Hernandez Family Event 4/25
 - MISD Food Nutrition Program Site Visit 4/28

- **City of Mercedes**
 - Driscoll Back-to School Meeting 4/1
 - City Commission Meeting Tues. 4/7
 - Department Head Meeting Wed. 4/8
 - City Commission Meeting Tues. 4/21
 - Department Head Meeting Wed. 4/22
 - Rec Budget Review Meeting Wed. 4/22

Fall After-School Program:

- **Registration Information**
 - April Program: Location 1202 N. Vermont
 - Mon. - Fri. 3:30pm - 6pm Monthly Fee: \$25.00 per

Youth & Adult Leagues:

- **Youth Baseball**
 - Opening Day Ceremonies 4/20
 - CO-ED Divisions: 5/6 - 7/8 - 9/10
 - Games: Tues. - Wed. - Thurs. 6pm - 8pm
 - La Feria / Mercedes - Collier Park

- **MEN's Basketball**
 - Season Team Registration Extended 4/17
 - Team Captain Meeting 4/21
 - Start Season Play Wed. 4/22
 - Games Mondays & Wednesdays - Dome 6pm - 9pm

Out-Reach Programs:

- **Denise Adame Nutrition Program - Meals**
 - Senica Serving Smiles Food Program
 - Mon. - Fri. 4:00pm - 4:30pm
 - Meals Served: **April 423**

- **Foster Grandparent Senior Corps Program**
 - Assist with Supervision/Mentor & Tutoring
 - 2 Volunteer Foster Grandparents
 - Monday - Friday 1:30pm - 5:30pm

- **Out-reach Program Meetings**
 - Behavioral Health Solutions
 - Wednesdays - Sessions at Dome Center

Recreation Center Programs:

- **Programs Attendance: April**

<u>Program/Activites Desciption</u>	<u>Week 1</u>	<u>Week 2</u>	<u>Week 3</u>	<u>Week 4</u>	<u>Total</u>
Membership Daily Attendance	85	108	116	114	423
Nutrition Food Program Meals	85	108	116	114	423
Game-room	32	30	37	35	134
Computers	33	32	43	40	148
PS4 Room	20	36	43	39	138
Arts & Crafts	33	29	37	37	136
Sports & Fitness / Out-door Activities	52	65	72	77	266
Homework Hour / Tutoring 3:30pm - 4:30pm	30	35	25	30	120
Out-reach Programs	35	40	30	30	135
Youth Leagues - Practices/Games		200	140	300	640
Adult Leagues - Games			100	200	300

Mission Statement

Mercedes Recreation Center, in conjunction with the City of Mercedes, is responsible for the development and implementation of youth programs for youth that reside in the City of Mercedes. The Recreation Center is a Non-Profit Organization for Youth age 6 to 18, which are targeted for programs that will increase pro-social behavior. These programs include recreation activities, community service events/projects, youth leadership programs and cultural events.

Mercedes Recreation Center

“Impacting the youth in our community”



United Way of South Texas
Serving Hidalgo & Starr Counties

**CITY SECRETARY'S OFFICE
2025 ANNUAL REPORT**

TYPE	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	OCT.	NOV.	DEC.	YTD Total
CITY SECRETARY													
Agenda Reg./Special/Wkshp	2	2	4	4									12
Minutes Reg./Special	2	2	4	4									12
Ordinances	2	5	1	4									12
Resolutions	4	12	1	2									19
Contracts	1	0	2	4									7
Bids	0	0	0	0									0
PERMITS													
Sound/Dance	2	3	3	5									13
TABC	0	2	0	0									2
VITAL STATISTICS													
Filing w. State	9	7	5	11									32
Issuing Birth	26	24	28	16									94
Issuing Death	8	6	2	3									19
RISK MANAGEMENT													
Vehicle Claims	0	1	2	1									4
Liability Claims	0	0	1	2									3
OPEN RECORDS													
Received	26	33	26	29									114
Responded	24	29	25	27									105
HUMAN RESOURCES													
New Hires	3	1	3	10									17
Resignations	3	2	3	3									11
Retirements	2	1	3	2									8
Workers Comp	1	2	2	2									7

Significant Comments: