
MERCEDES CITY COMMISSION
REGULAR MEETING
AUGUST 18, 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**
7. **Consent Agenda**
 - a. Approval of Minutes for Meeting(s) held August 4, 2026
 - b. Second and Final Reading of Ordinance 2025-39 to Rezone Lot 13 Hollywood Acres Subdivision
 - c. Action to adopt written findings as to collection services contract and approve a contingent fee contract with Perdue, Brandon, Fielder, Collins and Mott, LLP pursuant to Section 6.03 of the Texas Tax Code, said contract being for the collection of delinquent ad valorem taxes owed to the City of Mercedes (the "City"), and notice of which is provided with the agenda in accordance with Section 2254.1036 of the Government Code
 - d. Action to adopt written findings as to collection services contract and approve a contingent fee contract with Perdue, Brandon, Fielder, Collins and Mott, LLP pursuant to Article 103.001, Texas Code of Criminal Procedure, said contract being for the collection of court fines and fees owed to the City of Mercedes (the "City"), and notice of which is provided with the agenda in accordance with Section 2254.1036 of the Government Code
8. **Management Items:** Present, discuss, consider and possibly take action regarding:
 - a. Discussion and Possible Action to add a position for Grant Writer to the budget
 - b. Discussion and Possible Action to add a position for Engineer to the budget
 - c. Discussion and Possible Action to select a BCBS Medical Insurance renewal option
9. **Ordinances/Resolutions**
 - a. Public Hearing regarding Rezone Request for Lot 8, Blk 65, Capisallo District Subdivision S330' EXC N185'-E470.91'

- Consideration and Action on First Reading of Ordinance 2026-20 to Rezone Lot 8, Blk 65,

Capisallo District Subdivision S330' EXC N185'-E470.91'

- b. Public Hearing regarding Rezone Request for Lot 13, Block 101, Campacuas Addn E355'-S404.71'BNG AN IRR TR
 - Consideration and Action on First Reading of Ordinance 2026-21 to Rezone Lot 13, Block 101, Campacuas Addn E355'-S404.71'BNG AN IRR TR

10. Bids/Contracts

- a. McAfee (Gov't Crime Insurance)
- b. Discussion and Possible Action to solicit bids for Managed Print Services.
- c. Discussion and possible action to solicit requests for proposal/qualifications for Engineering Services
 - 1. Ambiotec (Expires 02/03/2032)
 - 2. CASA Engineering (Expires 08/31/2025)
 - 3. Garcia Infrastructure (Expires 08/31/2025)
 - 4. Garver Engineering (Expires 08/31/2025)
 - 5. Guzman & Munoz Engineering (Expires 08/31/2025)
 - 6. MEG Engineering (Expires 08/31/2025)
 - 7. RABA Geo Technical Services (Expires 08/31/2025)
 - 8. Rio Delta Engineering (Expires 08/31/2025)
 - 9. SDI Engineering (Expires 08/31/2025)
 - 10. Supreme Engineering (Expires 08/31/2025)
 - 11. SWG (Expires 08/31/2025)
 - 12. Terracon (Expires 08/31/2025)
 - 13. Trinity MEP Engineering (Expires 08/31/2025)

11. Monthly Departmental Reports

- a. IT, Library, Planning, 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. Consultation with Attorney regarding the contract for the City Manager - Section 551.074 Personnel Matters
- b. Consultation with Attorney regarding update on litigation - Section 551.071
- c. Consultation with Attorney regarding Project Updates - Section 551.087
- d. Consultation with Attorney regarding Project Water District - Section 551.072

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
- d. Possible Action pertaining to executive session item D

14. Adjournment

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Tuesday, August 18, 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 12TH DAY OF AUGUST, 2026.

ATTEST:



Joselynn Castillo, City Secretary
Time of Posting: 7:50 P.M.

ACCESSIBILITY STATEMENT

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

Public Notice:

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, the City of Mercedes "City", will consider entering into a contingent fee contract with the law firm of Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Firm") and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(a)(2) of the Government Code and shall announce the following:

A. The City pursuing a contract with the Firm for the collection of delinquent ad valorem taxes owed to the City and through this contract the City seeks to increase recovery of its delinquent debts in as expeditious a manner as possible. GOVT. CODE § 2254.1036(a)(1)(A).

B. The City believes the Firm has the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(a)(1)(B). The Firm has collected delinquent government receivables for more than 50 years, including the collection of delinquent ad valorem taxes. The Firm currently has 15 primary offices and multiple satellite offices nationwide. It employs more than 400 individuals, including over 60 attorneys. It uses a multi-office, fully integrated team approach allowing the City access to all its offices and resources. Its collection team consists of long-term Firm employees, including attorneys, call center associates, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts. The Firm utilizes proprietary collection software that can be tailored to meet any special need the City may have. This proprietary software also automates many aspects of the collection process, such as: account/debtor research, mailings and phone calls, return mail and address updates, payment notification and processing and workflow.

C. The nature of any relationship between the City and the Firm is as follows. GOVT. CODE § 2254.1036(a)(1)(C).

The Firm has represented the City since 2015 in the collection of delinquent taxes.

D. The City is unable to collect its delinquent ad valorem taxes. GOVT. CODE § 2254.1036(a)(1)(D). The City currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the City.

E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(a)(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent ad valorem taxes. This percentage-based fee is assessed only against the debtor and not the City or taxpayers of the City. The collection of delinquent ad valorem taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent ad valorem taxes due. Moreover, the City will bear the cost of these hourly fees and not the debtor,

because the Tax Code does not expressly authorize the City to pay for collection services based on an hourly fee.

F. The City believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(a)(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends researching, contacting and mailing to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the City or taxpayers in the City.

Public Notice:

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, the City of Mercedes "Court", will consider entering into a contingent fee contract with the law firm of Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Firm") and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(a)(2) of the Government Code and shall announce the following:

A. The Court pursuing a contract with the Firm for the collection of delinquent court fines and fees owed to the Court and through this contract the Court seeks to increase recovery of its delinquent debts in as expeditious a manner as possible. GOVT. CODE § 2254.1036(a)(1)(A).

B. The Court believes the Firm has the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(a)(1)(B). The Firm has collected delinquent government receivables for more than 50 years, including the collection of delinquent court fines and fees. The Firm currently has 15 primary offices and multiple satellite offices nationwide. It employs more than 400 individuals, including over 60 attorneys. It uses a multi-office, fully integrated team approach allowing the Court access to all its offices and resources. Its collection team consists of long-term Firm employees, including attorneys, call center associates, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts. The Firm utilizes proprietary collection software that can be tailored to meet any special need the Court may have. This proprietary software also automates many aspects of the collection process, such as: account/debtor research, mailings and phone calls, return mail and address updates, payment notification and processing and workflow.

C. The nature of any relationship between the Court and the Firm is as follows. GOVT. CODE § 2254.1036(a)(1)(C).

The Firm has represented the Court since 2016 in the collection of delinquent fines and fees.

D. The Court is unable to collect its delinquent court fines and fees. GOVT. CODE § 2254.1036(a)(1)(D). The Court currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the Court.

E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(a)(1)(E). The Criminal Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent court fines and fees. This percentage-based fee is assessed only against the debtor and not the Court or taxpayers of the Court. The collection of delinquent court fines and fees is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely

exceed amount of delinquent court fines and fees due. Moreover, the Court will bear the cost of these hourly fees and not the debtor, because the Criminal Code does not expressly authorize the Court to pay for collection services based on an hourly fee.

F. The Court believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(a)(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends researching, contacting and mailing to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the Court or taxpayers in the City.