

**MERCEDES CITY COMMISSION
REGULAR MEETING
OCTOBER 15, 2024 – 6:30 P.M.
MERCEDES CITY HALL – COMMISSION CHAMBERS**

MEMBERS PRESENT:	Oscar D. Montoya Sr. Dr. Ruben J. Saldana Dr. Jacob C. Howell Joe Martinez Armando Garcia	Mayor Mayor Pro-Tem Commissioner Commissioner Commissioner
STAFF PRESENT:	Alberto Perez Martie Garcia-Vela Joselynn Castillo Patrico R. Avila Juan Vasquez Meredith Hernandez Adrian Perez Tomas Villagomez Richard Morin Marisol Vidales Kristine Longoria	City Manager City Attorney City Secretary Asst. City Manager I.T Specialist Interim Finance Director Planning Director Public Works Director Rec. Center Director Library Director Human Resources

OTHERS PRESENT: Ms. Ester Medrano, Ms. Josie De La Cerda, Denisse Hernandez,

1. CALL MEETING TO ORDER

Mayor Montoya welcomed everyone and called the meeting to order at 6:30 p.m.

2. ESTABLISH QUORUM

Four members of the Commission were present which constitutes a quorum. Commissioner Martinez arrived during the Proclamation for Catholic Daughters of the Americas.

3. INVOCATION

Invocation by Ms. Ester Medrano from Catholic Daughters of the Americas.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was said by Commissioner Garcia.

5. OPEN FORUM-

There were no comments from the public.

6. PRESENTATIONS:

a. **Proclamation for Catholic Daughters of the Americas celebrating “CDA Sunday”**

Mayor Montoya read the proclamation for Catholic Daughters of the Americas. Ms. Josie De La Cerda thanked the commission for the recognition.

b. **Presentation by planning regarding the Subdivision Map**

City Planner Denisse Hernandez presented to the Commission a google earth live stream they have implemented to map the subdivisions, their current zoning district, how many lots they have and how many acres of land. The map is only for internal use and it is not available to the public.

7. CITY MANAGER COMMENTS:

a. **Introduction of the Assistant City Manager**

Mr. Perez introduced Mr. PR Avila who is coming from the County. Mr. Avila stated he is here to work along with Mr. Perez and provided a brief background of his work history with other cities. The Commission welcomed Mr. Avila to the team.

b. **Introduction of the Code Enforcement Officer**

Mr. Perez introduced the new Code Enforcement Officer. Mr. Luis Estrada informed the commission of his background as a code enforcement officer. He stated the main goal is to have compliance. He stated he felt

welcomed by staff and thanked the commission for the opportunity. The commission welcomed Mr. Estrada to the team.

8. CONSENT AGENDA:

- a. **Approval of Minutes for Meeting(s) held October 1, 2024**
- b. **Approval of Second and Final Reading of Ordinance 2024-14 repealing Ordinance 2010-13 establishing a conditional use permit for a convent or monastery in various residential districts**
- c. **Approval of Second and Final Reading of Ordinance 2024-15 to rezone Redstone Subdivision**
- d. **Approval of Second and Final Reading of Ordinance 2024-16 to Rezone Dollar General**

Commissioner Martinez motioned to approve items A, C and D and pull out item B. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

9. ACTION ITEMS: *Present, discuss, consider and possibly take action regarding:*

- a. **Second Public Hearing for the Voluntary Annexation of North Valley Village**
Mayor Montoya opened the Public Hearing at 6:49 p.m. There were no comments from the Public. Mayor Montoya closed the Public Hearing at 6:52 p.m.
 - i. **Approval of First Reading of Ordinance 2024-18 regarding the voluntary annexation for North Valley Village**

Commissioner Martinez motioned to approve and forego the reading. Commissioner Howell seconded. Upon a called vote, the motion passed unanimously.

- b. **Public Hearing on Needs Assessment for Urban County Workplan Year 2025**

Mayor Montoya opened the Public Hearing at 6:52 p.m.

Ms. Jesusa Vidales with Amigos Del Valle requested \$15,000 from Urban County CDBG Funds FY 25-26. The funds will be used to deliver meals to residents for meals on wheels for senior citizens. Commissioner Martinez stated he sits on the board and will be speaking to the board about the funding for Amigos Del Valle.

Mr. Joe Garcia with Nuestra Clinica Del Valle requested \$15,000 from Urban County CDBG Funds FY 25-26. The funds will serve 125 patients, both adult and kids. They serve people that are uninsured for medical services in the community.

Mayor Montoya closed the public hearing at 6:59 p.m. Commissioner Howell requested that the city research to see how the city can assist both agencies.

- c. **Approval to accept the Voluntary Annexation Petition filed for Gregoria Rodriguez**

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

- d. **Approval to accept the Voluntary Annexation Petition filed for William Leggett**

Commissioner Martinez motioned to approve. Mayor Pro-Tem Saldana seconded. Mr. Leggett stated the property is on Mile 2 East and North of Mile 9 North. Upon a called vote, the motion passed unanimously.

10. BIDS/CONTRACTS: *Present, discuss, consider and possibly take action regarding:*

- a. **Approval of the Municipal Maintenance Agreement between the City of Mercedes and the Texas Department of Transportation (TxDOT)**

Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Mayor Pro-Tem Saldana suggested that someone from TxDOT be present. Upon a called vote, the motion passed unanimously.

- b. **Approval to Renew the contract with Texas Mutual Insurance**

Ms. Longoria addressed the Commission to continue with Texas Mutual Insurance. Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

11. ORDINANCES/RESOLUTIONS: *Present, discuss, consider and possibly take action regarding:*

- a. **TABLED: Approval of First Reading of Ordinance 2024-17 to rezone Lot 132, Block 112, South Campacuas Addition (3.475 Acres, Part of a called 28.56 Acres), from "N" Newly Annexed to Class "LI" Light Industrial**

Mr. Perez stated this area is by the street heading to Llano Grande. Mr. Avila contacted the engineers and will be contacting AEP to see what the impact would be during weather events. Mr. Ruben Perez the civil engineer assisting with the property. The property was a 10-acre property and the three acres were not incorporated in the original ordinance. Engie will be operating and maintaining the site. This is to get the

zoning changed but they will still need to provide construction plans in the future. Mr. Perez asked what the risks are to have the batteries in the city. Mr. Ruben Perez stated the batteries are regulated and certified by ERCOT. Commissioner Howell motioned to postpone for further information. At a question, Mr. Ruben stated the 10 acres were already approved but the three acres were left out of the ordinance so this is a formality to have the remaining three acres rezoned. Mr. Anthony Hall was in attendance virtually. Commissioner Howell rescinded his motion to postpone. Mayor Pro-Tem Saldana moved to approve and forego the reading. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously. Commissioner Howell recommended having a second location as a possibility for the site. At a question, Mr. Ruben Perez stated this is also proposed in Mission and Edinburg.

b. **Approval of Resolution 2024-28 authorizing the City Manager to serve as the authorized signatory for the Municipal Maintenance Agreement between the City of Mercedes and the Texas Department of Transportation (TxDOT)**

Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

12. MONTHLY DEPARTMENTAL REPORTS

a. **Rec Center, I.T Dept, City Sec/HR, Planning, Library, Fire, PD**

Mayor Pro-Tem Saldana stated he enjoyed the Recreation Department, Planning Department, Library, Fire. He commended staff regarding the animal cruelty story and added that he appreciated the public works department report. Mayor Pro-Tem Saldana stated there are still homes on Maryland St. that are still on septic tanks. At a question, Ms. Hernandez stated the city is still on track with the budget.

Commissioner Martinez motioned to go into executive session. Commissioner Howell seconded. Upon a called vote, the motion passed unanimously at 7:24 p.m.

13. 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 contracts – Section 551.071**

14. OPEN SESSION:

Mayor Montoya called the meeting back to order at 8:04 p.m.

a. **Possible Action pertaining to executive session item a**

No Action

b. **Possible Action pertaining to executive session item b**

No Action

c. **Possible Action pertaining to executive session item c**

No Action

15. ADJOURNMENT

Commissioner Howell motioned to adjourn. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously at 8:04 p.m.