

**MERCEDES CITY COMMISSION  
REGULAR MEETING  
OCTOBER 1, 2024 – 6:30 P.M.  
MERCEDES CITY HALL – COMMISSION CHAMBERS**

<b>MEMBERS PRESENT:</b>	Dr. Ruben J. Saldana	Mayor Pro-Tem
	Dr. Jacob C. Howell	Commissioner
	Joe Martinez	Commissioner
	Armando Garcia	Commissioner
<b>MEMBERS ABSENT:</b>	Oscar D. Montoya Sr.	Mayor
<b>STAFF PRESENT:</b>	Alberto Perez	City Manager
	Martie Garcia-Vela	City Attorney
	Joselynn Castillo	City Secretary
	Michael Rocha	I.T Director
	Meredith Hernandez	Finance Director
	Adrian Perez	Planning Director
	Javier Campos	Fire Chief/EMC

**OTHERS PRESENT:** Rene Cavazos, Juan Vasquez, Ruth Valdez

**1. CALL MEETING TO ORDER**

Mayor Pro-Tem Saldana 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. Mayor Montoya was absent.

**3. INVOCATION**

Commissioner Martinez said the invocation.

**4. PLEDGE OF ALLEGIANCE**

Commissioner Garcia led in the pledge of allegiance.

**5. OPEN FORUM** - No one signed up for open forum.

**6. PRESENTATIONS:**

- a. **Presentation on Mercedes Fire Department 2024 Texas Commission on Fire Protection bi-annual compliance inspection**

Fire Chief Campos updated the commission on the Texas Commission on Fire Protection, which enforces professional standards for fire departments and ensures compliance with state regulations. The recent audit commenced on August 5, 2024 and ended August 19, 2024 and found no violations. The department is committed to meeting and exceeding state standards for continuous improvement, with audits conducted every two years. Notably, the last three compliance reports have also indicated no violations, and a portion of the volunteer fire department is reviewed as part of this process. Commissioner Howell congratulated the Fire Chief on this achievement. Mr. Perez thanked the hard work and acknowledged that it is much more than what Chief Campos mentioned and it is not an easy task to have no violations. They improved the ISO rating for the city from a 5.5 to a 4. Mayor Pro-Tem Saldana informed what the ISO rating is and how it affects the city. No further comments.

**7. CONSENT AGENDA:**

- a. **Approval of Minutes for Meeting(s) held September 17, 2024**  
b. **Approval of Second and Final Reading of Ordinance 2024-13 regarding the Voluntary Annexation of Las Cabanas Subdivision**

Commissioner Martinez motioned to approve items a and b and forgo the reading. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

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

- a. **First Public Hearing for the Voluntary Annexation of North Valley Village**

Mayor Pro-Tem Saldana opened the public hearing at 6:40 p.m. Mayor Pro-Tem Saldana stated that North Valley Village is located on Mile 2 E and a quarter mile south of Mile 9 North with 193 lots for 40 acres. Mayor Pro-Tem Saldana closed the public hearing at 6:43 p.m.

b. **Preliminary and Final Plat Approval for North Valley Village**

Commissioner Martinez motioned to approve. Commissioner Garcia seconded the motion. Commissioner Howell asked if all documents were turned in. Mr. Perez stated that all documents have been submitted and will be self-annexing. Upon a called vote, the motion passed unanimously.

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

a. **Approval to select a Bank for Depository Services**

Interim Finance Director Hernandez stated we received two proposals from Lone Star National Bank and Texas National Bank. She is recommended to proceed with Texas National which is a local bank and the daily deposits are less than a mile away. Commissioner Howell motioned to approve Texas National Bank. Commissioner Garcia seconded. The City has been banking with Texas National since 2015 and they are very responsive. Upon a called vote, the motion passed unanimously.

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

a. **Approval of First Reading of Ordinance 2024-14 repealing Ordinance 2010-13 establishing a conditional use permit for a convent or monastery in various residential districts**

Mr. Perez addressed the commission that allows residents to gather in a church setting in any home in a residential area. The concern is the space for parking. Commissioner Garcia motioned to approve and forego the reading. Motion died for a lack of second.

b. **Approval of First Reading of Ordinance 2024-15 to rezone Redstone Subdivision**

Commissioner Howell motioned to approve the first reading. Commissioner Garcia seconded. Planning Director Perez stated they originally wanted single family but have changed it to Town Houses. This is located on Mile 2 ½ West and Mile 8 North. Commissioner Howell amended his motion to approve and forego the reading. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

c. **Approval of First Reading of Ordinance 2024-16 to rezone Dollar General**

Commissioner Martinez motioned to approve and forego the reading. Commissioner Garcia seconded. This is to rezone from Residential to Commercial. The property is located on the south east corner of Rio Rico and 10<sup>th</sup> Street. Upon a called vote, the motion passed unanimously.

d. **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 that this property was already approved for 7 acres and the last 3 acres needs approval. Mr. Perez would like to postpone due to this being approve prior and would like to get more information about the batteries and the environmental impact. Commissioner Martinez motioned to postpone for the next meeting. Commissioner Garcia seconded. Commissioner Howell requested someone be present at the next meeting. Upon a called vote, the motion passed unanimously.

e. **Approval of Resolution 2024-27 establishing a certificate of obligation, series 2024 bank account for the city of Mercedes and appointing the signatory agents**

Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Ms. Hernandez stated the city will be receiving the bond money and would like to open a bank account specifically for the CO's. Upon a called vote, the motion passed unanimously.

Commissioner Howell motioned to go into executive session. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously at 7:00 p.m.

11. **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

12. **OPEN SESSION:** Mayor Pro-Tem Saldana called the meeting back to order at 8:13 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**

Commissioner Howell motioned to make a salary adjustment to the City Manager as discussed in executive session. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

**13. ADJOURNMENT**

Commissioner Martinez motioned to adjourn. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously at 8:15 p.m.