

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

**MEMBERS PRESENT:** Oscar D. Montoya Sr. Mayor  
Ruben J. Saldana Mayor Pro-Tem  
Armando Garcia Commissioner  
Joe Martinez Commissioner

**MEMBERS ABSENT:** Jacob Howell Commissioner

**STAFF PRESENT:** Alberto Perez City Manager  
Martie Garcia Vela City Attorney  
Joselynn Castillo City Secretary  
Francisco Sanchez Police Chief  
Kristine Longoria Human Resources  
Michael Rocha I.T Specialist  
Juan Vasquez I.T Specialist  
Tom Villagomez Public Work Director

**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 present which constitutes a quorum. Commissioner Howell was absent.

**3. INVOCATION**

Commissioner Martinez said the invocation.

**4. PLEDGE OF ALLEGIANCE**

Mayor Pro-Tem Saldana led in the pledge of allegiance.

**5. OPEN FORUM:** There were no comments from the public.

**6. PRESENTATIONS:**

**a. Presentation by the Ministry of Living Stone**

Ms. Bertha McBride and Pastor Cara Jacques from the Ministry of Living Stone spoke to the City Commission about their mission and projects. They have recently started Living Stone Christian Academy in Mercedes, offering education from Pre-K to 12th grade starting August 19, 2024. The school currently has 20 students enrolled and offers dual enrollment with UTRGV. The Ministry, established over 100 years ago as Mercedes Christian Church, is seeking donations for school supplies, desks, and electronics, and aims to create a safe haven for young pregnant women through a Grace Home. They also run a food pantry and are seeking support for these initiatives. Pastor Roland Jacques highlighted their efforts to provide housing for families leaving abusive situations. The Commission expressed gratitude for the Ministry's contributions to the community.

**b. Update on Street Improvements**

Mr. Villagomez presented the Commission with a new strategy for street maintenance, including street repairs, curb scraping, alley upkeep, and pothole patching. The plan involves working on different quadrants, starting with Quadrant 1 in the Northwest area of Mercedes and moving to Quadrant 2 on Thursday. Precinct 1 is currently paving Beech and Ash streets at Capisallo Terrace. He mentioned that the upcoming water bill, dated August 20, 2024, will include a notice about grass clippings and alley cleaning. Mayor Pro-Tem Saldana raised concerns about potholes on Camino Real Viejo, which is scheduled for repair in Quadrant 2 starting Thursday. Mayor Montoya supported the quadrant-based repair plan, and Commissioner Martinez thanked Mr. Villagomez for increased staff presence, noting he saw the street sweeper out early in the morning.

**c. Update by Building and Standards Board**

Mr. Alvaro De Leon updated the Commission on the condemned properties. They started with 3 properties that are scheduled to be condemned through the board, 248 S. Colorado, 258 S. Mile 2 W., 520 S. Virginia. Commissioner Martinez asked about properties on Texas Ave. Mr. De Leon stated the buildings on the main corridor will be priority.

**7. CONSENT AGENDA:**

**a. Approval of Minutes for Meeting(s) held July 13, 2024, July 16, 2024 & July 24, 2024**

**b. Second and Final Reading of Ordinance 2024-06 amending ordinance 2023-04 regarding garbage accounts**

**c. Second and Final Reading of Ordinance 2024-07 to Rezone Hacienda Olivia Phase II from "N" Newly Annexed to "A-2" Single Family Residence**

Commissioner Martinez motioned to approve all items under consent agenda. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

**8. MANAGEMENT ITEMS:**

**a. Approval of Request from Leadership Mercedes Class 3 regarding the Lending Library Proposal**

Ms. Cristin Gutierrez presented to the City Commission their lending library. They are proposing to put their lending library by the Police Station. She stated this helps promote literacy and to have a community relationship with the police department. Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Mayor Montoya shared a story about the lending library near his home. Upon a called vote, the motion passed unanimously.

Commissioner Martinez motioned to go into executive session. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously at 7:31 p.m.

**9. EXECUTIVE SESSION:**

- 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**
- d. **Discussion regarding Project M30 – Section 551.087**

Mayor Montoya called the meeting back to order at 9:12 p.m.

**10. OPEN SESSION:**

- 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 Garcia moved to bring the San Jacinto Memorandum of Understanding (MOU) to open session, with Commissioner Martinez seconding the motion. Mr. Bill Calderon, representing San Jacinto Enterprises and Olivarez, LLC, presented the MOU to the City Commission. The MOU proposes a partnership for developing two land parcels, involving voluntary annexation and using TIRZ funding to offset infrastructure costs. The project is planned to start in January 2025, with construction beginning late 2025 or early 2026. The development includes one parcel of 127.44 acres with about 332 lots and another of 81.73 acres with 294 lots, with homes valued starting around \$350,000. Commissioner Garcia then moved to approve the MOU with legal review, and Commissioner Martinez seconded. The motion passed unanimously after a vote.

- d. Possible Action pertaining to executive session item D – No Action

**11. Adjournment**

Commissioner Martinez motion to adjourn. Commissioner Garcia second the motion. Upon a called vote the motion passed unanimously 9:17 p.m.