

**MERCEDES CITY COMMISSION
REGULAR MEETING
DECEMBER 3, 2024 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS**

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

STAFF PRESENT: Alberto Perez City Manager
Joselynn Castillo City Secretary
Martie Garcia Vela City Attorney (Virtual)
Meredith Hernandez Interim Finance Director
Francisco Sanchez Police Chief
Juan Vasquez I.T Specialist
Tom Villagomez Public Works Director
Marisol Vidales Library Director
Armando Villela Parks Director

OTHERS PRESENT: Yvonne Ortegon

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, which constitutes a full quorum.

3. INVOCATION

Mayor Pro-Tem Saldana said the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Martinez led in the pledge of allegiance.

5. OPEN FORUM

No residents signed up for open forum.

6. PRESENTATION

a. First Public Hearing regarding the voluntary annexation request by Gregoria Rodriguez

Mayor Montoya opened the public hearing at 6:32 p.m. There were no comments from the public. Mayor Montoya closed the public hearing at 6:36 p.m.

b. First Public Hearing regarding the voluntary annexation request by William Leggett

Mayor Montoya opened the public hearing at 6:36 p.m. There were no comments from the public. Mayor Montoya closed the public hearing at 6:38 p.m.

7. CONSENT AGENDA

a. Approval of Minutes for Meeting(s) held November 19, 2024

Commissioner Martinez motioned to approve item A and take out item B from consent agenda for discussion. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously. Mayor Pro-Tem Saldana clarified in the minutes that there are two Dakota Streets. One is spelled with a “C” and the other with a “K” and added that the street Dacota with a “C” will be the one repaved.

b. Approval of Second and Final Reading of Ordinance 2024-22 creating Tax Increment Reinvestment Zone No. Two, City of Mercedes; making all the findings as required by Chapter 311, Texas Tax Code, and as set forth within the ordinance document attached herein

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

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

a. Appointment of six individuals to the Tax Increment Reinvestment Zone Number Two, City of Mercedes Board of Directors with four representing the City, and two representing the developers, and designating the Mayor as Chairman of the Board

Mayor Pro-Tem Saldana motioned to move this item to executive session. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously.

After Executive Session: Commissioner Martinez motioned to accept Joe Olivarez and Jaime Ortiz, Mayor, Commissioner Howell, Commissioner Garcia and Mayor Pro-Tem Saldana to the TIRZ No. 2 Board. Commissioner Howell will be an advisory member. Passed unanimously.

b. Approval of changes to the Dr. Hector P. Garcia Memorial Library Policy

Commissioner Martinez motioned to approve. Mayor Pro-Tem Saldana seconded.

Mayor Pro-Tem Saldana asked about the fees for the Texas Room. Ms. Vidales stated that outside organizations will request to use the room and the fee would be for those organizations wanting to rent the room for their meetings. Upon a called vote, the motion passed unanimously.

9. ORDINANCES/RESOLUTIONS

a. Approval of First Reading of Ordinance 2024-23 regarding Parks and Recreational Facility Fees

Parks Director Armando Villela stated the ordinance is to impose a fee for the fields at Collier park. He provided a fee comparison for five cities in the valley. The fees will help improve the conditions of the fields and will be accessible to the residents for usage. The fees include per hour usage, per tournament, per game, and lighting fee. This would be the first time the city will be charging for the services. Commissioner Martinez motioned to approve the ordinance and forego the reading. Mayor Pro-Tem Saldana seconded. Mayor Montoya stated that the fields will need maintenance if they will be rented out. Mr. Villela stated they have begun assessment of the fields to get them up to a standard. Commissioner Howell recommended considering sponsorship of the fields, putting turf, and discounts for usage per week. There was discussion regarding the benefit of charging the fees and the expectation of the fields. At a question, Interim Finance Director Meredith Hernandez stated a new line item for the park fees for the fields would need to be added to the budget. Mr. Villela stated that for the leagues they will do a facility use agreement. Mayor Montoya added to purchase security cameras for the area. Upon a called vote the motion passed unanimously.

10. BIDS/CONTRACTS

a. Approval for City Manager to enter into contract for recommended carrier for the RFP portion of the Section 125 Cafeteria Plan Health and Wellness Programs

Ms. Yvonne Ortegon addressed the commission about a portion of the supplemental RFP which included a tax saving program. There is a potential tax savings of \$69K per year and also offers a tax saving for the employee. Only one bid was received. Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

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)*

Commissioner Howell motioned to go into executive session. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously at 6:59 p.m.

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 economic development update – Section 551.087

12. OPEN SESSION

Mayor Montoya called the meeting back to order at 7:47 p.m.

a. Possible Action pertaining to executive session item a

No action was taken on this item.

b. Possible Action pertaining to executive session item b

No action was taken on this item.

c. Possible Action pertaining to executive session item c

Commissioner Howell motioned to authorize the City Manager to extend the current contract or renew the agreement for legal services. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

d. Possible Action pertaining to executive session item d

No action was taken on this item.

13. ADJOURNMENT

Commissioner Martinez motioned to adjourn. Commissioner Howell seconded. Upon a called vote, the motion passed unanimously at 7:51 p.m.