



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JUNE 7, 2022**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, June 7, 2022 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral Recognition.
Proclamation proclaiming the month of June as "Elder Abuse Prevention Month".
- E. Roll Call.

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. CONSENT AGENDA

The following items are routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual

consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

- A. Approval of the Minutes of the Regular Meeting on May 03, 2022 and May 17, 2022. (Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2022-16 to rezone 842 N. International also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District, and authorize the Mayor to execute any related documents. (First reading held May 17, 2022; staffed by Planning & Code Enforcement Department.) Attachment.
 - 2) Ordinance 2022-17 for the Voluntary Annexation of Mid Valley Estates – being a 40.00 acre tract of land out of Farm Tract 715, West Tract Subdivision, Hidalgo County, Texas, located on the southwest corner of Mile 6 North and Mile 6 ½ West and authorize the Mayor to execute any related documents. (First reading May 17, 2022; staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Roger Whitaker for Hangar W-19 and approval of a Mid Valley Airport Ground Lease Agreement with Tenant Scott Fuller for Hangar W-19, and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment.
- D. Approval of six-month extension for the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Approval to apply for the FY22 Law Enforcement Agency De-Escalation Grants - Community Policing Development Solicitation Grant in an amount not to exceed \$250,000 with NO MATCH Required and NO RECURRING COST and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- F. Approval to apply for the FY22 School Violence Prevention Program Grant for an amount not to exceed \$500,000 with 25% local match and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- G. Approval to apply for the FY22 Preventing School Violence: BJA's Stop School Violence Program Grant for an amount not to exceed \$1,000,000 with NO MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any

related documents. (Staffed by Police Department.)

- H. Approval to apply for the FY22 Implementing Crisis Intervention Teams - Community Policing Development Solicitation grant in the amount not to exceed \$350,000 with NO MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- I. Approval to apply for the FY22 Supporting Law Enforcement Agencies in Seeking Accreditation - Community Policing Development Grant for an amount not to exceed \$250,000 with NO MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

IV. OLD BUSINESS

- A. Discussion and review of a proposed Ordinance consolidating all general provisions regarding standards of appointed boards, committees and ad hoc committees and authorize the Mayor to execute any related documents. Possible action (There was no action on March 15, 2022; staffed by Interim City Manager.)
- B. Discussion and consideration to award the most advantages RFP No.: 2021-22-09 to a Collection Services for the municipal court delinquent accounts and authorize the Mayor to execute any related documents. Possible action. (This item was tabled March 15, 2022; staffed by Municipal Court.) Attachment.
- C. Discussion and consideration to approve solicitation of proposals from qualified insurance carriers for Group Health Insurance and authorize the Mayor to execute any related documents. Possible action. (There was no action on May 17, 2022; staffed by Human Resources Department.) Attachment.
- D. Discussion and consideration to approve solicitation of proposals from qualified insurance carriers for group Dental Insurance and authorize the Mayor to execute any related documents. Possible action. (There was no action on May 17, 2022; staffed by Human Resources Department.) Attachment.

V. NEW BUSINESS

- A. Discussion and consideration to approve the Final Plat for Shops at N Bridge— being a 10.657-acre tract of Farm Tract 39, The West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southwest corner of U.S. Expy 83 & Bridge Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration to approve Ordinance 2022-18 for the Voluntary Annexation of South Bridge Ranchettes – being a 25.45 acre tract of land out of Farm Tract 575, West Tract Subdivision, Hidalgo County, Texas, located on the northeast corner of Mile 5 North and South Bridge Ave and authorize the Mayor to execute any

related documents. First reading of Ordinance 2022-18. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- C. Discussion and consideration to authorize the Interim City Manager to submit a request to Hidalgo County Precinct #1 to annex a portion of Mile 10 North Road between N. Texas Blvd & Mile 4 1/2 West Road pursuant to SB 374 for the future annexation of Gilberto Subdivision and authorize the Mayor to execute any related documents. Possible action (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to authorize staff to solicit proposals for Disaster Recovery Services; Debris Clearance, Removal, and Other Miscellaneous related services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Emergency Operations Center.)
- E. Discussion and consideration of Weslaco North Side Sports Complex Project Change Order No. 4 decreasing the contract amount by \$10,315.14 for a new contract sum of \$1,714,684.86 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the Parks & Recreation Department.) Attachment.
- F. Discussion and consideration on Final Payment No. 15 for work completed in the amount of \$4,468 and the release of retainage in the amount of \$85,734.24 for the Weslaco North Side Sports Complex Project as submitted by Celso Gonzalez Construction, Inc. and certified by Gignac Architecture in the amount of \$89,978.84 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.
- G. Discussion and consideration to authorize a potential facility expansion to the Boys and Girls Club of Weslaco to include any request for in-kind contributions and off-site engineering services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)
- H. Discussion and consideration to authorize an emergency purchase through TRANE'S Buy Board Contract #631-20 to replace and install one 30 ton air-cooled condensing unit at City Hall for an amount not to exceed \$42,240 from the building depreciation fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.
- I. Discussion and consideration to purchase a Chlorine Dioxide Control Cabinet from a sole source vendor at a price not to exceed \$42,922 budgeted through ARPA funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Inframark.) Attachment.
- J. Discussion and consideration to approve an increase to PO# 21-4459 from \$194,640 to \$201,540 for the purchase of 2023 Freightliner with Peterson Grapple Truck and authorize the Mayor to execute any related documents. Possible action. (Staffed by

Public Works Department.) Attachment.

- K. Discussion and consideration to solicit proposals for the capital financing of a 2023 Freightliner with Peterson Grapple Truck in the amount of \$201,540 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- L. Discussion and consideration to approve a one-year extension to existing contract agreements for three on-rotation construction material testing and geotechnical services companies and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.
- M. Discussion and consideration on Change Order No. 1 for the off-site construction by Castle Construction to install conduit and ground boxes for AEP underground electrical service to service both police and fire department projects. Possible action. (Staffed by Engineering Department.)
- N. Discussion and consideration to authorize solicitation of bids for street lighting improvements for the new fire and police stations project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.

VI. REPORTS

- A. Barbara Jean Garza, President/CEO, Weslaco Area Chamber of Commerce & Visitor Center.
- B. Steve Valdez, Executive Director Weslaco Economic Development Corporation.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Interim City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Contract Negotiations – Discussion with the Interim City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code
- C. Contract Negotiations - Discussion with the Interim City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code.
- D. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Zoom Lotus as authorized by section §551.087 of the Texas Local Government Code.
- E. Legal Consultation - Consultation with City Attorney relating to 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney regarding the Lease Agreement between the City of Weslaco and Weslaco Economic Development Corporation regarding rental space as authorized by section §551.071 of the Texas Government Code.
- G. Legal Consultation - Consultation with City Attorney regarding lawsuit *styled C-1678-22-A Christopher De Leon DBA De Leon Aircraft Maintenance Professional vs City of Weslaco and Andrew Munoz, Individually* as authorized by section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 3rd day of June 2022 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
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PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

“DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA”.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.