



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
AUGUST 2, 2022**

On Tuesday, August 2, 2022, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Josh Pedraza
	Commissioner	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	JP Rodriguez
	Commissioner	Adrian Farias
	Commissioner	Greg Kerr

ABSENT:

STAFF PRESENT:	Martin Garza	Interim City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Rosie Cavazos, Interim Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joe Pedraza, Asst. Planning and Code Enforcement Director, Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Arnold Becho, Library Director, Martin Vela, IT Director, George Quilantan, Inframark, Cristina Garcia, PIO and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 29, 2022.

B. Invocation.

Pastor Elias Garza Jr., Calvary Christian Center Church led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the "Pledge of Allegiance and Texas Flag."

D. Mayoral Recognition.

None.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting the absence of Commissioner Kerr and a quorum present.

II. OTHER BUSINESS

A. Discussion and consideration of Resolution 2022-41 establishing a Sister City between the City of Weslaco and Rio Bravo Tamaulipas, Mexico and authorizing the Mayor to execute a Sister City Agreement to include any related documents. Possible action. (Staffed by Interim City Manager.)

Martin Garza, Interim City Manager, recommended approval of the resolution to promote a mutual understanding of friendship between the two cities to promote economic prosperity as well as collaboration of mutual projects.

Commissioner Farias seconded by Commissioner Muñoz moved to approve Resolution 2022-41 establishing a Sister City between the City of Weslaco and Rio Bravo Tamaulipas, Mexico. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to donate a 2004 Pierce Saber Fire Truck and transfer to the City of Rio Bravo, Mexico and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve the donation and transfer the 2004 Pierce Saber Fire Truck to the City of Rio Bravo, Tamaulipas Mexico as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to recess the regular meeting for a ceremonial signing with the delegation of Rio Bravo, Tamaulipas, Mexico. Possible action. (Staffed by Interim City Manager.)

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to recess the regular meeting. The motion carried unanimously; Mayor Suarez was present and voting.

At 3:50 p.m., Mayor Suarez recessed the regular meeting.

D. Reconvene the regular meeting.

At 5:54 p.m. Mayor Suarez reconvened the regular meeting open to the public.

Commissioner Kerr in attendance.

III. PUBLIC COMMENTS

None.

IV. REPORTS

A. Weslaco Area Chamber of Commerce & Visitor Center.

Barbara Jean Garza, President/CEO, reported funds from Weslaco Hotel/Motel Tax used for advertising for the month was just over \$10,821; visitors for the month had 183 with 12 facility reservations; reported on upcoming event Networking Lunch Mob on August 3; milestone ribbon cutting for Ruben Cardenas State Farm; reported August 12 would be Back2School Teacher Fair; and on August 24 a Customer Service Training will be held; Chamber staff to attend Texas Association Convention and was recently appointed as a Board Member to the Association of Chamber of Commerce Executives that represents Chambers on a National and International level.

B. Weslaco Economic Development Corporation.

Steve Valdez, Executive Director, reported the EDA grant in the amount of \$1.5 million had been awarded and will move forward in acceptance of the grant monies that are earmarked for concrete roads in the industrial park; the Texas Historical Commission found no findings on the Archeological survey done for the industrial park project with a tentative date of Aug 30 for a ground breaking event as well as Aug 25 for Clever Foods; Alfresco will begin Aug 18 and thanked the commission for the support from the various departments; in September will be hosting a social media events and October 6 a tour of the manufacturing businesses will be done for the WISD counselors for an overview of the different trade opportunities that are available that they can share with students.

C. Construction progress report for the Police and Municipal Court Project and New Downtown Fire Station No. 2 Project.

Omar Rodriguez, Parks and Recreation Director, presented drone footage of the projects (Police and Fire) stating police department is 48.6% completed and fire is 77.1% completed.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

A. Approval of the Minutes of the Regular Meeting on July 19, 2022. (Staffed by City Secretary Department.)

B. Approval on second and final reading of the following:

1) Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00-acre tract of land out of Farm Tract 790, West 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 July 19, 2022; staffed by Planning & Code Enforcement Department.)

2) Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 July 19, 2022; Staffed by Planning & Code Enforcement Department.)

3) Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates 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 July 19, 2022; Staffed by Planning & Code Enforcement Department.)

4) Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 July 19, 2022; Staffed by Planning & Code Enforcement Department.)

5) Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.)

C. Approval to apply for the FY22 JAG Local Solicitation grant in the amount of \$11,811 with NO MATCH required and NO RECURRING cost required to purchase equipment, supplies and technology and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval of a Memorandum of Understanding with Region One for provision of free ESL and GED classes and other adult education opportunities within the library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

E. Approval to adopt the Library's Computer and Internet Acceptable Use and Safety Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

F. Approval to adopt the Library's Request for Reconsideration of Materials Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

G. Approval to ratify the application for LCRA Community Development Partnership Program Grant in an amount not to exceed \$5,000 with NO MATCH required and NO RECURRING COST and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

H. Approval on renewal of a lease agreement with the Weslaco Youth Football League for the use of Harlon Block Sports Park as requested from August 2022 through February 2023 and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)

I. Approval on renewal of lease agreement for office space located at 111 E. 5th Street for the Children's Advocacy Center of Hidalgo and Starr County and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve consent agenda as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following are the caption of the Ordinance(s).

ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3402 S WESTGATE DRIVE. ALSO BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 790, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2022-24

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3570 MORELAND DRIVE. ALSO BEING LOT 4, DAVIS BUSINESS PARK, WESLACO, HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2737 E MILE 6 N. ALSO BEING LOTS 1-44, MID VALLEY ESTATES SUBDIVISION, WESLACO, HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2022-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 812 E PIKE BLVD. ALSO BEING BLK 14, LOT 4 & 5, COLONIA SAN JUAN, WESLACO, HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2022-27

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 15.32 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:

/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

/s/Juan E. Gonzalez, CITY ATTORNEY

VI. APPOINTMENTS

A. Discussion and consideration on Resolution R2022-42 appointing members to the Parks Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Parks & Recreation Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to discuss.

Norma A. Cantu, City Secretary stated one vacant position available and introduced the nominee from Mayor Suarez to appoint Robert Ordaz. It was seconded by Mayor Pro Tem Pedraza as presented and carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu stated four reappointments were needed; introduced the nominee from Mayor Pro Tem Pedraza to re-appoint Alvaro A. Ibarra. It was seconded by Commissioner Muñoz as presented and the motion carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu introduced the nominee from Commissioner Lopez to re-appoint Jose Calderon. It was seconded by Commissioner Farias as presented and the motion carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu introduced the nominee from Commissioner Muñoz to re-appoint Nina Torkelson. It was seconded by Mayor Pro Tem Pedraza as presented and the motion carried unanimously; Mayor Suarez was present and voting.

Norma A. Cantu introduced the nominee from Commissioner Kerr to re-appoint Johnny Cavazos. It was seconded by Mayor Pro Tem Pedraza as presented and the motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution 2022-43 appointing a member to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Norma A. Cantu stated one vacant position available and introduced the nominee from Commissioner Farias to appoint Armando A. Martinez. It was seconded by Commissioner Muñoz as presented and carried unanimously; Mayor Suarez was present and voting.

VII. OLD BUSINESS

A. Discussion and consideration of a proposed Amendment to the professional engineering services contract with SWG Engineering, LLC and approval of final payment for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by Engineering Department.)

Albert Aldana, City Engineer, stated that the amendment to the contract consisted of additional engineering services as a result of three change orders; Change Order #8 installed a 24-inch storm pipe to the existing drainage ditch at Weslaco East High School; Change Order #9 designed the down drains installed at properties east of Pleasantview Dr and Mile 5 ½ N and Change Order #12 installed a 24-inch storm pipe on unpaved alley and the entry point to the regional detention located to the west and for these additional engineering services a lump sum fee of \$10,500 was agreed to and all change orders were approved. Lastly, Mr. Aldana stated additional construction inspection hours were done for the FM 1015 crossing improvements that posed delays and challenges with existing water lines and subsurface roadway structures for a contract amendment in the amount of \$16,620. Staff recommended approval of the contract amendments for a final payment in the amount of \$26,611.20 to SWG Engineers.

Commissioner Muñoz commented Change Orders #8 and 12 benefited the project where the additional work allowed better flow for drainage but did not agree with Change Order #9 as this should have been in the original design for storm drains both in construction and engineering. Mr. Aldana stated they were not identified until after the project began when landowners voiced concerns of flooding that resulted in Change Order #9.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve Amendment to the professional engineering services contract with SWG Engineering, LLC and approve final payment for the Pleasantview & 11th St Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by Planning & Code Enforcement Department.)

No action as requested by Interim City Manager.

VIII. NEW BUSINESS

A. Discussion and consideration on the Notice Order of Election calling the General Election on November 8, 2022, for Single Member Commissioner District 4 and Commissioner At-Large and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve the Notice Order of Election calling the General Election on November 8, 2022, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to ratify the Mayor's authorization to approve Contingency Allowance Expenditure Authorization No. 4 for the City of Weslaco New Police Department with Municipal and Judicial Court for an amount of \$28,169 for the installation of conduits for AEP primary service. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated the expenditure would extend the primary service for conduits to be installed by AEP for the police department; prior approval has been given for the fire department portion. Staff recommended approval.

Commissioner Muñoz commented existing electrical power was evident in the presentation earlier and stated there seemed to have been a lack of coordination from Engineer and staff with AEP that could have avoided this change order by having the easement included in the design phase for the bidding process.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve and ratify the Mayor's authorization to approve Contingency Allowance Expenditure Authorization No. 4 for the City of Weslaco New Police Department with Municipal and Judicial Court for an amount of \$28,169 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IX. EXECUTIVE SESSION

At 6:34 p.m. Commissioner Farias seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:20 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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.

No action.

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. 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.

No action.

D. 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.

Commissioner Kerr abstained from discussion and vote.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to authorize the Interim City Manager to finalize the lease agreement as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

XI. ADJOURNMENT

Commissioner Kerr seconded by Commissioner Muñoz moved to adjourn the meeting of August 2, 2022, at 7:21 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**