



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, MAY 16, 2023**

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, May 16, 2023 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. Roll Call.
- E. Mayoral Recognition.
 - 1) National Public Works Week Proclamation
 - 2) Recognition of the South Texas College Intern American Sign Language Students for their outstanding community contribution to the Mayor Joe V. Sanchez Public Library. Attachment.
 - 3) Recognition of Andy Veliz for his years of Service to City of Weslaco.

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. REPORTS

- A. Inframark.
- B. Animal Care Services.

IV. PUBLIC HEARING

- A. To solicit input on behalf of Araceli R Castillo to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.
- B. To solicit input on behalf of John L. Castillo to rezone 1813 W Bus 83. Also being 0.34 acre tract being E100'-W450.81'- N150' out of Farm Tract 633, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.
- C. To solicit input on behalf of David Treviño to rezone 502 N International Blvd. Also being 6.78 acres tract being S441'-W710' out of farm tract 1030, Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district.
- D. To solicit input on behalf of Willie Arratia to rezone 715 E Mile 10 North. Also being 4.56 acre out of the of Farm Tract 101, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.
- E. To solicit input on behalf of Kristina Lopez to approve a Conditional Use Permit to operate an event center at 512 S Westgate Dr Suite E, also being Westgate Medical Condominiums, Weslaco, Hidalgo County, Texas.
- F. To solicit input on behalf of Eric Peña to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Hidalgo County, Texas.

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 May 2, 2023.
(Staffed by City Secretary Department.) Attachment.
- B. Approval of six-month extension for the Final Plat for Bridge Crossing Phase II—being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The

West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th St. & mile 5 ½ and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.

- C. 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.
- D. Approval of six-month extension for the Final Plat for The District North Weslaco Ph. II Subdivision– being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Approval to apply for FY 2023 Texas State Library Inter-library Loan Lending Reimbursement Program, acceptance of funding upon award, and authorize for the Mayor to execute any related documents. (Staffed by the Library Department) Attachment.
- F. Approval on the renewal of the Interlocal Agreement between Hidalgo County and City for continued participation in the FY2024-2026 Urban County Program and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- G. Approval of the Lease Agreement for the use of Isaac Rodriguez Park Multi-purpose Field, Minor Field, T-Ball Field and Concession Stand for youth programs by the Boys & Girls Club of Weslaco from June 12, through July 21, 2023 and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.) Attachment.
- H. Approval to solicit Request for Qualifications for Airport Master Planning Services and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)
- I. Approval on the request from First Baptist Church for street closure from 8:00am to 1:00pm beginning June 5 through June 8, 2023 from 6th Street to 7th Street for vacation bible school and authorize the Mayor to execute any related documents. (Staffed by City Manager.) Attachment.
- J. Approval to amend the interlocal agreement between the constituent agencies of the Texas Anti-gang (TAG) Center Rio Grande Valley for the transfer of equipment as described in the attachment appended to this agreement, and allowing the Chief of

Police, Joel Rivera, to execute any related documents. (Staffed by Police Department.) Attachment.

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2023-37 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.) Attachment.

VII. NEW BUSINESS

- A. Presentation and discussion of the proposal from Boultinghouse Simpson Gates, and consideration of approval to move to the design development stage within the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Araceli R Castillo on Ordinance 2023-23 to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-23. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of John L Castillo on Ordinance 2023-24 to rezone 1813 W Bus 83. Also being 0.34 acre tract being E100'-W450.81'-N150' out of Farm Tract 633, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-24. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after public hearing on behalf of David Treviño on Ordinance 2023-25 to rezone 502 N International Blvd. Also being 6.78 acres tract being S441'-W710' out of farm tract 1030, Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-25. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration after public hearing on behalf of Willie Arratia on Ordinance 2023-26 to rezone 715 E Mile 10 North. Also being 4.56 acre out of the of Farm Tract 101, West Tract Subdivision, Weslaco, 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 of Ordinance 2023-26. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- F. Discussion and consideration after public hearing on behalf of Eric Peña to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration after public hearing on behalf of Kristina Lopez to approve a Conditional Use Permit to operate an event center at 512 S Westgate Dr Suite E, also being Westgate Medical Condominiums, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and re-consideration to approve the Final Plat for Heron's Landing Subdivision being 29.29-acre out of farm tracts 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas and located on the southwest corner of Pike Blvd. and Mile 2 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and consideration to approve the Final Plat for T&O Ranch NO. 5 being 20.00-acres out of Farm Tract 268, Block 131, West Tract Subdivision, Weslaco, Hidalgo County, Texas, located east of Mile 4 approximately ¼ mile north of Mile 11 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- J. Discussion and consideration on Ordinance 2023-27 to dedicate Professional Drive as Brandon Figueroa Drive and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-27. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- K. Discussion and consideration on Ordinance 2023-28 to dedicate Second Street from Texas Blvd to Airport Drive as Raul Sandoval Florez Street and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-28. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- L. Discussion and consideration of Allowance Expenditure Authorization No. 9 for the New Police Department with Municipal Court and Judicial Court project for an amount not to exceed \$16,102 from the project's Owner's Contingency Allowance fund for additional work requested by staff for IT infrastructure and authorize the Mayor to execute any related documents. Possible action. (There was no action on April 18, 2023; staffed by Parks & Recreation Department.) Attachment.
- M. Discussion and consideration of Allowance Expenditure Authorization No. 10 for the New Police Department with Municipal Court and Judicial Court project for an amount not to exceed \$11,767 from the project's Owner's Contingency Allowance fund for additional work requested by staff related to the detention area and authorize

the Mayor to execute any related items. Possible action. (Staffed by Parks & Recreation Department.)

- N. Discussion and consideration to purchase furniture for the New Police Station, Fire Administration and Judicial Court building from HON Buy Board Contract 667-22 for an amount not to exceed \$249,999.93 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.
- O. Discussion and consideration on applying for a grant with the Texas Blue Cross Statewide Wellness Campaign for an outdoor Fitness Court and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation and Grant Writer.)
- R. Discussion and consideration to approve the purchase of 70 2" water meters from the sole source vendor, Core & Main in an amount not to exceed \$78,925 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- S. Discussion and consideration to ratify Purchase Order No. 23-2795 to contract Southern Trenchless Solutions LLC for emergency repairs on a collapsed manhole located near 18th and Guerra for the amount of \$97,835.50 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- T. Discussion and reconsideration to purchase up to three (3) Pickup Trucks with Goodbuy vendor Silsbee Ford.
 - 1. Water Division, an F350 Crew Cab 4x4 in the amount of \$45,549 to \$61,685
 - 2. Streets Division, an F250 Extended Cab \$32,873 to \$49,924.75
 - 3. Drain Ditch Division, F250 Crew Cab \$34,195 to \$51,239.75and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

VIII. 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 City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Contract Negotiations – Discussion with the 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) FY October 1, 2022 – September 30, 2025 as authorized by section §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with the City Attorney regarding real property legally described as Lot 13, Block 9, Original Townsite Weslaco, Hidalgo County, Texas as authorized by section §551.071 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. 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 12th day of May 2023 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:

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”.