



**MINUTES OF A SPECIAL MEETING
WESLACO CITY COMMISSION
JULY 3, 2023**

On Monday, July 3, 2023, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special 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	JP Rodriguez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
ABSENT:	Commissioner	Greg Kerr
	Commissioner	Adrian Farias
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez Jr.	City Attorney

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Sonia Flores, Asst. Finance Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Omar Rodriguez, Parks & Recreation Director, Martin Vela, IT Director, Rosa Badillo, Court Coordinator, 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, June 30, 2023.

B. Invocation.

Pastor Timothy Aguiar, Open Door Baptist Church led the invocation.

C. Pledge of Allegiance.

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

D. Roll Call.

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

E. Mayoral Recognition.

None.

II. PUBLIC COMMENTS

None.

III. REPORTS

A. Weslaco Chamber of Commerce & Visitor Center.

Barbara Jean Garza, President/CEO, reported the expenditures of June 2023 totaled \$10,773.63 that included business center operations, membership & dues, general advertising, nature tourism and staff development; 424 visitors in the facility that included In and Out of State; 19 facility reservations; reported on the upcoming events that included net working mob lunch, ribbon cutting for Chick-fil-A celebrating 9 years; invited the commission to Legislative Update being hosted by the Chamber on July 12 for the hotel and lodging industry to go over newly passed legislative bills and their affect on the travel and tourism; staff attended year two of a three training program conference for the Travel & Tourism College; reported interns (2) began working and will be in the front desk; a Business Counseling program partnership with UTRGV started in May and will be hosting students from UTRGV UBMS to discuss healthcare in the Mid-Valley.

B. Weslaco Economic Development Corporation.

Steve Valdez, Executive Director, Project American was an executive session item and was excited to present; reported an invoice received from Magic Valley Electric Cooperative (MVEC) for infrastructure work at the Mid-Valley International Industrial Park was over half-a-million dollars; discussions with MVEC able to work out due to programs within their organization for underground infrastructure with street lights, fire hydrants and monuments of the businesses visible above ground; received a credit of \$480,000 (MVEC) and thankful to them and working on other details that may give a complete credit; Mile 9 widening project electrical poles needed to be moved at an estimated cost of \$550,000.

IV. 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 June 20, 2023. (Staffed by City Secretary Department.)

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

1) Ordinance 2023-29 to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition 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 held June 20, 2023; staffed by Planning & Code Enforcement Department.)

C. Approval to solicit bids for the lease / purchase of a Rolloff Truck and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

D. Approval of a Memorandum of Understanding with South Texas ISD for the use of City Hall parking facilities for the purpose of transportation of students for the school year 2023-2024 and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

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

For the record following is the ordinance caption.

ORDINANCE NO. 2023-29

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 804 S KANSAS AVE. ALSO BEING LOT 3, BLOCK 2, HOLLYWOOD ADDITION SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM 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:

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2023-43 for appointment of a member to the Citizens Drainage Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Norma A. Cantu, City Secretary, stated the term of Randy Hall is set to expire and he advised the City Engineer he did not seek re-appointment; the nominee from Mayor Pro Tem Rodriguez was to appoint Colton Reed Gammill who expressed interest.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Resolution 2023-43 appointing Colton Reed Gammill to the Citizens Drainage Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration to approve the Final Plat for Oak Park Subdivision being 10.48-acre out of farm tract 661, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 375' south of 6th St. on the west side of Westgate Dr and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Joe Pedraza, Asst. Director Planning and Code Enforcement, stated this was a proposed twelve lot subdivision inside city limits; serviced with water and sewer by the city; developer requested a variance to allow for off-site drainage and has obtained letters of support from the drainage districts. The Planning and Zoning Commission recommended approval with variance; staff recommended approval and compliance with the ordinance on the variance.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve the Final Plat for Oak Park Subdivision as presented with variance. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve the Interlocal Agreement between the County of Hidalgo and the City of Weslaco -- Rio Grande Valley Medical Reserve Corp and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, stated the agreement will allow Hidalgo County to be part of city's medical reserve core; would benefit the city as it would provide additional resources such as staff that would look for grants and would complement the city's medical reserve volunteers, certifications, and training programs. Staff recommended approval.

Mayor Pro Tem Rodriguez seconded by Commissioner Pedraza moved to approve the Interlocal Agreement between the County of Hidalgo and the City of Weslaco -- Rio Grande Valley Medical Reserve Corp. as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve the purchase of storage shelves from several vendors: Gateway Southwest Solutions Storage Equipment Buy Board Contract #656-21 for \$56,408.72 (Proposal 23-1366LS-R2, 23-1068L-R2, 23-1410LS-R1), Mega Racks LLC for \$16,384.99, Home Depot (local vendor) for \$1,439.00, and Nationwide Shelving GSA Contract #GS-25F-0084M for the amount of \$22,629.00 for a total amount of \$96,861.71 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated the shelving was for the evidence building, the quarter master and quarter master systems, storage for weapons for patrol and investigation and janitorial supplies. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the purchase of storage shelves from several vendors: Gateway Southwest Solutions Storage Equipment Buy Board Contract #656-21 for \$56,408.72 (Proposal 23-1366LS-R2, 23-1068L-R2, 23-1410LS-R1), Mega Racks LLC for \$16,384.99, Home Depot (local vendor) for \$1,439.00, and Nationwide Shelving GSA Contract #GS-25F-0084M for the amount of \$22,629.00 for a total amount of \$96,861.71 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to authorize negotiations with KSA as the most advantageous firm for the Airport Master Planning Services (RFQ No.: 2022-23-19) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Munoz, Asst. City Manager/Airport Director, stated qualifications were solicited for thirty days; two respondents received and evaluated. Staff recommended approval to authorize negotiations with KSA the most advantageous to the city for the Airport Master Planning Services.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to approve negotiations with KSA as the most advantageous firm for the Airport Master Planning Services as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to approve solicitation of bids for pavement marking improvements on various streets throughout the city and authorize the Mayor to sign any related documents. Possible action. (Staffed by Engineering Department.)

Andrew Munoz stated the contract for pavement marking improvements on various streets has expired; staff would like to solicit bids for a one-year contract with three one-year renewal options. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve solicitation of bids for pavement marking improvements as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VII. EXECUTIVE SESSION

At 5:53 p.m. Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:21 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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.

No action.

B. Personnel - Discussion regarding the administrative investigation of the complaint filed by a firefighter as authorized by section §551.074 of the Texas Government Code.

No action.

C. Personnel - Evaluation and interview of Municipal Judges and possible selection of Municipal Judges for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to authorize staff to invite the Municipal Judges for executive session for interviews as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. 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.

No action.

E. Legal Consultation - Consultation with City Attorney regarding lawsuit styled C-1678-22-A Christopher De Leon Aircraft Maintenance Professional vs. City of Weslaco and Andrew Muñoz, individually as authorized by section §551.071 of the Texas Government Code.

No action.

F. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.

No action.

G. Legal Consultation - Consultation with the City Attorney regarding real property legally described as Lots 1, 2, and 3, Block 4, James M. Black Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section 551.071 of the Texas Government Code.

No action.

H. Legal Consultation - Consultation with City Attorney regarding the contract with Construct-Ability LLC as authorized by section §551.071 of the Texas Government Code.

Mayor Pro Tem Rodriguez seconded by Commissioner Pedraza moved staff proceed with Construct-Ability LLC as discussed in executive session and accept city attorneys’ recommendations on items and matters to be discussed. The motion carried unanimously; Mayor Suarez was present and voting.

I. Real Property – Consultation with City Attorney on the purchase, exchange, lease or value of real property located on the Northeast corner of Interstate 2 and North Airport Drive intersection as authorized by §551.072 of the Texas Local Government Code.

Commissioner Lopez seconded by Commissioner Pedraza moved to proceed with negotiations as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

J. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at Pike and Vo-Tech as authorized by §551.072 of the Texas Local Government Code.

Commissioner Lopez seconded by Commissioner Pedraza moved to proceed with negotiations as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

K. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project American as authorized by section §551.087 of the Texas Local Government Code.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve the incentives for Project American as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

X. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to adjourn the meeting of

July 3, 2023, at 7:23 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**