



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
MARCH 19, 2024**

On Tuesday, March 19, 2024, 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	Adrian Gonzalez
	Mayor Pro Tem	Adrian Farias
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
ABSENT:	Commissioner	Greg Kerr
	Commissioner	JP Rodriguez
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Mary Garcia, Asst. Library Director, Albert Aldana, City Engineer, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Rick Mendoza, IT Director, Rosa Badillo, Court Coordinator, George Quilantan, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, March 15, 2024.

B. Invocation.

Brother Juan Rosas, The Church of Jesus Christ of Latter-Day Saints led the invocation.

C. Pledge of Allegiance.

Mayor Gonzalez 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 Commissioner Rodriguez and a quorum present.

E. Mayoral Recognition.

1) Presentation of Knapp Community Care Foundation Check for Gibson Park presented by Weslaco High School FCCLA.

Weslaco High School students of the Family Career and Community Leaders of America Student Organization along with Knapp Community Care Foundation CEO and staff, presented a check in the amount of \$14,200 to the City of Weslaco for Gibson Park to be used for resurfacing of the basketball court.

2) Proclamation - Texas Onion Fest Day - March 23, 2024

Mayor Gonzalez proclaimed March 23, 2024 as Texas Onion Festival

3) Proclamation - Coach Gabriel Valdez

Mayor Gonzalez proclaimed March 19, 2024 “Coach Gabriel Valdez Day”.

II. PUBLIC COMMENTS

None.

III. REPORTS

A. Inframark.

George Quilantan, Inframark, presented the water flow and capacity levels for the month of February 2024 as follows; Water Treatment Plant flow was 5.7mgd, operating at 44% capacity; North Wastewater Treatment Plant flow was 2.3mgd, operating capacity at 48%; and South Wastewater Treatment Plant flow was 1.6mgd, operating capacity was at 67%; began an awareness on city’s website on how water is treated and processed; lift station pump de-ragging and float cleaning on-going and also working with the media department in bringing awareness why not to flush rags; presented the call out log for February; reported on capital repairs for lift station 17 pump ordered and pump ordered for lift station 42, rotor repair completed at South Waste Water Treatment Plant and North Wastewater Treatment Plant belt press completed; generator transfer switches completed and waiting for proposal for activation.

B. Animal Care Services.

Milva Orellana, Animal Control Officer, went over the monthly live release rates for February 2024 202 was at 75% for dogs and cats at a 100%; reported on three new partners 1) Compassion 4 Canines Transport; 2) The Broken Sprocket out of Brownsville; and 3) Tractor Supply Co.; hosted the first adoption event in Cameron County, (Brownsville) and able to have 5 dogs adopted out and participated in the Sombrero Dog Costume Event; reported on life saving collaborations that included Weslaco Animal Control transported 12 dogs and 2 cats to rescue groups in Three Rivers; the new partnership with Compassion 4 Canines assisted in transporting 13 kittens and 1 mom cat to Austin Pets Alive; Weslaco Animal Control transported 16 dogs to Three Rivers to Tracy’s Paws Rescue; hosted first adoption event at PetSmart in Harlingen having 4 dogs finding their forever homes; reported on a special case “Mrs. Grumps” an aggressive one and thanks to

staff became a sweet dog and adopted out; reported on upcoming adoption events with a goal of having 30 dogs adopted out in recognition of National Adoption Week and PetSmart celebrating 30 years of service to the communities.

C. Expansion/Renovations of the South Wastewater Treatment Plant. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, reported the plant was completed and in operations since 2002 and has reached its usefulness; equipment needs to be rehabilitated and TCEQ requirements the city needs to begin expansion; with assistance from Cruz-Hogan Engineers submitted a project information request to the TWDB Clean Water Act Funding in the amount of \$32 million.

Orlando Cruz, Cruz-Hogan Engineers, addressed the commission and stated as consultants they have evaluated and reviewed the condition of the existing plant and the need for expansion; developed a plan that was presented to the TWDB and would like to present a detail presentation to them. Albert Aldana reiterated the project summary for funding has been submitted; ranking and scorings from all statewide project request should be completed Fall of 2024 and await to see if the city will have ranked high enough for submittal of an application for the funding.

IV. PUBLIC HEARING

Commissioner Pedraza seconded by Commissioner Lopez moved to open the public hearing at 6:10 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. To solicit input on behalf of Judith Cuellar to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

Amber Sanchez, applicant, requested favorable consideration because she wished to have a place to host small events for children.

B. To solicit input on behalf of Amber Sanchez to approve a Conditional Use Permit to operate an event center at 588 S Texas Blvd Ste. B, also being Lot 21-24, Block 41, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

No comments.

Commissioner Pedraza seconded by Commissioner Lopez moved to close the public hearing at 6:11 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

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 February 20 and March 5, 2024 (Staffed by City Secretary Department.)

B. Approval of six-month extension for the Final Plat for Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate dr. & Canyon Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

C. Approval of six-month extension for the Final Plat for Camino De Verdad Subdivision being 17.83 acres out of 16.76-acre tract of Farm Tract 1021 and 1.07 acre tract of land out of farm tract 1022, Block 113, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 750 ft. east of FM 1015 on Camino De Verdad Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

D. Approval of three-month extension for the Final Plat for Milanos Estates Phase II Subdivision being 27.65 acres out of Farm Tract 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 240 ft. North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

E. Approval of six-month extension for the Final Plat for The Coves – being 18.48 acres out of Farm Tract 1030, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southside of mile 8 N. Rd. approximately 710' East of International Blvd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

F. Approval on Resolution 2024-41 to ratify acceptance of FY23 Operation Stone Garden Grant 3173409 (Operation dates 03/01/2024 to 02/28/2025) for an amount of \$300,000 with no match required and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

G. Approval for a software support and maintenance renewal agreement for Tyler Technologies New World System used by Weslaco Police Department with CAD, Mobile Records and Reporting modules in the amount of \$75,827.63 from FY 23-24 Computer Vendor Support account and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)

H. Approval to authorize staff to solicit bids for street materials to include Hot Mix, Caliche, and MC30 Oil and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

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

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Judith Cuellar to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas

and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning & Code Enforcement Director, stated nineteen property owners were notified and no objection received; a conditional use permit has been previously issued for this location but has changed ownership. The Planning & Zoning Commission and staff recommended approval.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to approve an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Amber Sanchez to approve a Conditional Use Permit to operate an event center at 588 S Texas Blvd Ste. B, also being Lot 21-24, Block 41, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-three property owners were notified and no objection received; applicant proposed to operate a small event center and host children's events. The Planning & Zoning Commission and staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve a Conditional Use Permit to operate an event center at 588 S Texas Blvd Ste. B as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration on the request for a six-month extension for the Final Plat for Plaza de Paz being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located at 1406 W. Pike Blvd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed two lot subdivision inside city limits; an extension granted for six months is set to expire March 3; developer requested another six-month extension and project has not commenced at all and for that reason The Planning and Zoning Commission and staff recommended denial of the request for extension. Staff stated the owner indicated he underwent difficulty in getting financing of the project and has since stated financing should be in place by July and project completion shortly after as there is minimal infrastructure needed.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve the request for a six-month extension for the Final Plat for Plaza de Paz as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to approve the Final Plat for Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South along E. Mile 5 ½ N and North of Mile 5 N Road. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed twenty-nine lot subdivision; located outside city limits; serviced with water and sewer by city; proposed use is for apartment and duplex and no variances requested. The Planning and Zoning & Commission and staff recommended approval.

Mayor Pro Tem Farias seconded by Commissioner Gonzalez Jr. moved to approve the Final Plat for Bridge Heights Subdivision as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration to approve the Final Plat for Rio Stone Subdivision Phase II being 14.19 acres out of Farm Tracts 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1055 feet south of Mile 6 ½ North along the west side of South Milanos Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed sixty-four lot subdivision; located outside city limits; serviced with water by North Alamo Water Supply and sewer by city; proposed use is for apartment and duplex and no variances requested. The Planning and Zoning & Commission and staff recommended approval.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve the Final Plat for Rio Stone Subdivision Phase II with variance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to approve the Final Plat for Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed two lot outside city limits; serviced with water by North Alamo Water Supply and sewer by on-site sanitary sewer (OSSF); developer requested a variance for OSSF as the nearest sanitary line is two miles south. The Planning and Zoning Commission and staff recommended approval.

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

G. Discussion and re-consideration for the Final Plat with the variance request for Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated proposed subdivision was approved June 20, 2023 by previous commission action; applicant was also granted a variance to allow for a 10 foot rear setback and now wanted a variance to allow for a 15 foot front setback for four lots only; a gas easement

surfaced and dedication of a 30 foot wide easement was required; developer has altered some of the lots and shifted some of the streets to allow for the easement to move forward. The Planning and Zoning Commission and staff recommended approval.

Commissioner Gonzalez Jr. seconded by Mayor Pro Tem Farias moved to approve the Final Plat with the variance request for Vittoria Subdivision as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration to authorize the Weslaco Police Department to conduct a weapon/equipment trade in the amount \$34,420 in credit with CTC Gunworks, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated an inventory of all the current officers' handguns, rifles, and shotgun were determined to be outdated; the inventory was sent to CTC Gunworks, LLC who proposed a company credit to be used as a trade-in to obtain new handguns and equipment. Staff recommended approval, stated the subsequent item are corresponding to this item and for the record vendor was Omnia Partners Contract #12-19.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve the Weslaco Police Department to conduct a weapon/equipment trade in the amount \$34,420 in credit with CTC Gunworks, LLC as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to authorize the Weslaco Police Department to purchase the department's handguns in the amount of \$56,414.12 for sworn staff with \$40,000 from the FY 2023-24 general fund and \$16,414.12 from Asset Forfeiture funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera recommended approval and noted the vendor was Omnia Partners Contract #12-19 a national cooperative for public agencies dealing with ammunition, weapons and police gear.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve Weslaco Police Department to purchase the department's handguns in the amount of \$56,414.12 for sworn staff with \$40,000 from the FY 2023-24 general fund and \$16,414.12 from Asset Forfeiture funds as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

J. Discussion and consideration on the presentation of the 2023 Racial Profiling Report submitted by the Weslaco Police Department to the State of Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera stated the Racial Profiling Report is required to be submitted annually; reported the 2023 Racial Profiling Report was submitted to the State of Texas; is a non-action item and no significant changes to the prior reporting submitted.

No action.

K. Discussion and consideration on an Interlocal Agreement between the City of Weslaco and the Rio Grande Valley Metropolitan Planning Organization, represented by the Lower Rio Grande Valley Development Council, for a cost participation from the City not to exceed \$31,250 for the engagement of a consultant to conduct a corridor study for the Southwest Loop Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Martin Garza, City Manager, stated the interlocal was between Rio Grande Valley Metropolitan Planning Organization, Hidalgo County Precinct 1 and the City; would approve a cost participation from the city in the amount of \$31,250 and Hidalgo County would also pay \$31,250 for a total cost of \$62,500; monies would engage the services of a consultant to do a corridor study and assess transportation needs and future development for an area that would be identified as the Southwest Loop Project to help with the congestion between FM1015 and the Westgate on the south side following the corridor of Mile 5. Staff recommended approval.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve Interlocal Agreement between the City of Weslaco and the Rio Grande Valley Metropolitan Planning Organization, represented by the Lower Rio Grande Valley Development Council, for a cost participation from the City not to exceed \$31,250 for the engagement of a consultant to conduct a corridor study for the Southwest Loop as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

L. Discussion and possible action on Senate Bill 1145 regarding childcare exemptions and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Martin Garza stated a new law SB 1145 allows any governmental agency to allow a tax exemption to childcare facilities; the bills intent is to promote the affordability and quality of childcare; stated the childcare facility would need to meet criteria for the exemption and went over them; staff prepared a list and stated in Weslaco there are 30 childcares, two are already exempt (Churches) and 12 meet criteria. Staff recommended approval to bring back to the commission an Ordinance that would allow a 50% tax exemption that is the minimal allowed and would have a total Ad Valorem exemption of \$22,606.65 to the tax roll.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to approve staff prepare an ordinance back to the commission to allow an exemption of 50% s presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration to approve Resolution 2024-42 finding that AEP Texas Central Company's application to increase system-wide distribution and transmission rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Norma A. Cantu, City Secretary, stated for the record the Resolution was to suspend action not deny.

Martin Garza stated the resolution allows the suspension on the application to increase system-wide distribution and transmission rates within the city from AEP; allows to join other cities that are also served by AEP to engage consultants, Lloyd Gosselink Attorneys, for intervention to determine the best interest of the cities regarding the increase of rates. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Resolution 2024-42 finding that AEP Texas Central Company's application to increase system-wide distribution and transmission rates within the city should be suspended as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

N. Discussion and consideration to solicit Engineering Services to update the City's Water Conservation and Drought Contingency Study and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.)

Andrew Munoz, Asst. City Manager, stated the City's Water Conservation and Drought Contingency Plan had been last reviewed in 2009; Inframark, as required, submits to TCEQ the 5-year plans but the growth of the city, demographics, infrastructure, and response to drought contingency plans no longer meet the Water Master requirements. Staff recommended approval to update City's Water Conservation and Drought Contingency and to solicit engineering services to assist. Staff recommended approval.

Martin Garza stated a committee of staff will evaluate and requested if a commissioner would be appointed. Mayor Gonzalez asked for a participant from the commission. Commissioner Lopez agreed to be an evaluator.

Mayor Pro Tem Farias seconded by Commissioner Gonzalez Jr. moved to approve solicitation for Engineering Services to update the City's Water Conservation and Drought Contingency Study as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

O. Discussion and consideration to solicit Professional Services for the appraisal of Airport Land and Facilities and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Patricia Hernandez, Airport staff, stated the Airport Master Plan was going through revisions and updates to the ground and facility lease agreements and to determine the best "Fair Market Value". Staff requested to solicit Professional Services for the appraisal of Airport Land and Facilities.

Andrew Munoz stated currently lease agreements were more for terminal facility and land and moving forward staff would want lease agreements not only for ground and facility use but also to have lease agreements for Non-Aeronautical – Aeronautical use; stated before this can be done need to determine actual usable space, use and square footage per tenant because an appraisal can justify the rental rates for the property approved by the commission and avoid getting into negotiations based on improvements. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve and solicit Professional Services for the appraisal of Airport Land and Facilities as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

P. Discussion and consideration to approve Ordinance 2024-10 repealing Ordinance 86-11 and adopting the Mid-Valley Rules and Standards for the Weslaco Mid-Valley Airport and authorize the Mayor to execute any related documents. First Reading of Ordinance 2024-10. Possible action. (Staffed by Airport Department.)

Patricia Hernandez stated the Rules and Regulations in place were adopted in 1986 to meet Federal Aviation Administration (FAA) minimum standards and guidelines. Staff recommended to approve the updated rules and standards as done by the consultants John DeCoster and Dan Benzon.

Andrew Munoz stated the consultants reviewed and researched existing operations of the airport and drafted the proposed rules and standards presented to meet the standards of FAA and TXDOT. Stated legal is reviewing and noted future use and as part of the 5-year capital improvements plan for the airport was to be a Part 139 Airport that allows a wider range of airport operations than a general aviation airport. The Mid-Valley Airport Advisory Board and staff recommended approval; will allow for a comment period from the airport tenants and any changes will come back to the commission.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve Ordinance 2024-10 repealing Ordinance 86-11 and adopting the Mid-Valley Rules and Standards for the Weslaco Mid-Valley Airport as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Q. Discussion and consideration to accept and file the Quarterly Investment Report for period ending December 31, 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, reported cash on deposit has increased as advalorem collections continues; monies moved from PNC accounts to LSNB is about fifty percent; interest received continues to exceed projections; interest earned to date for fiscal year 2024, is \$743,73 with the General fund recognized \$200,888 in interest on investments and remaining balance went to the respective capital projects funds. Staff recommended approval to accept and file.

Commissioner Pedraza seconded by Commissioner Lopez moved to accept and file the Quarterly Investment Report for period ending December 31, 2023 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

R. Discussion and consideration to accept and file the Financial Reports (unaudited) as of December 31, 2023 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos stated General Fund revenue collections were \$9.9million; expenditures were \$7.4million and operating surplus was at \$2.5million; sales tax collected was \$3.5million and interest earned was \$201,000; Water and Wastewater Fund had a positive change in fund of \$1,448,444 with a 190 days of working capital but noted bond obligations due will decrease days of working capital; Sanitation Fund had a positive change of \$50,380 with 60 days of working capital; Airport Fund had a net change of \$1.4million attributed to the sale of property and those proceeds will be used to pay off a note to the Weslaco Economic Development Corporation. Staff recommended approval to accept and file the financial reports (unaudited) as presented.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to accept and file the Financial Reports (unaudited) as of December 31, 2023 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

S. Discussion and consideration to accept and file the annual financial audit of the Weslaco Economic Development Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Jorge Lozano, Accountant Weslaco Economic Development, presented the financial highlights of the audit stating in 2023 there was a net increase of \$4million; total net position at the end of the year was \$22,434,335; revenues increased by \$3.6million and expenses increased by \$144,00; assets are at \$33million and long term debt increased to \$12.6million that is attributed to the new industrial park; reported the EDA grant is \$1.5 million; reported certificate of deposits is about \$5.2million and earning rates between 4.5-5.09 percent; cash balance also gaining interest with about \$9million in assets; assets for resale (land) in 2022 was at \$5.8million and increased to \$18.6million because of the infrastructure improvements done; revenues increased about \$1.6million from last year, other funding sources for 2023 \$11.8million (line of credit) and miscellaneous income of \$500,000. Thanked Rosie Cavazos for all her assistance extended to him during this process.

Commissioner Pedraza seconded by Commissioner Lopez moved to accept and file the annual financial audit of the Weslaco Economic Development Corporation as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

T. Discussion and consideration approving Change Order #4, pay application #21 and final payment for New Downtown Fire Station No. 2 as certified by the Architect and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks & Recreation Director, stated the change order will decrease the contingency fund by \$24,085.14 for allowances credited for concrete, rebar, structural steel and CMU allowance. Stated the request was also for final payment in the amount \$138,053.72 less retainage in the amount \$158,780.91. Staff recommended approval of Change Order #4 and pay application #21.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve Change Order #4 and pay application #21 final payment for New Downtown Fire Station No. 2 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

U. Discussion and consideration of the Swimming pool project report and seek authorization to proceed with schematic design and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez stated at a workshop held, Sam Garcia, Architect, presented a site and expense analysis for the swimming pool project and the next step for the project was to proceed with the schematic design and staff requested direction.

Mayor Gonzalez requested no action and allow time to evaluate the priorities and needs of the city and suspend the project and revisit for feasibility during the budget planning period.

No action.

VII. EXECUTIVE SESSION

At 7:05 p.m. Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:00 p.m. Mayor Gonzalez 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. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property located on 18th St, west of Pleasantview Drive described as being 12.16 acres of land out of a gross 14.82-acre tract of land out of Farm Tract 706, West Tract Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve staff and the Mayor to begin negotiations of real property located on 18th St, west of Pleasantview Drive as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Real Property - Consultation with the City Attorney regarding the purchase, exchange, lease or value of real property legally described as the South 12.50' of Lot 3 and Lots 4-9, Block 26, Weslaco Original Townsite, Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve staff and the Mayor to begin negotiations of real property described as the South 12.50' of Lot 3 and Lots 4-9, Block 26, Weslaco Original Townsite, Subdivision as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Real Property - Consultation with the City Attorney regarding the purchase, exchange, lease or value of real property legally described as the West Tract being an irregular tract of land out the N 416'-S435.45'-E671.78' FT 53 3.84 AC, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to authorize staff and the Mayor to begin negotiations of real property described as the South 12.50' of Lot 3 and Lots 4-9, Block 26, Weslaco Original Townsite, Subdivision as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Legal Consultation - Consultation with City Attorney regarding lawsuit styled Cause No. C-0430-24-H Emmanuel Jimenez v. Fire and Police Civil Service Commission for the City of Weslaco as authorized by Section §551.071 of the Texas Government Code.

No action.

F. Legal Consultation - Consultation with City Attorney regarding claim No. LB0000000210212 from Valerie Kramble as authorized by Section §551.071 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to authorize staff and the City Attorney to settle claim No. LB0000000210212 from Valerie Kramble as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

IX. ADJOURNMENT

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to adjourn the regular meeting of March 19, 2024 at 8:01 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**