



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 2, 2024**

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, July 2, 2024 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.

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. PRESENTATION

- A. Human Resources Department - 2024 Workplace Safety dividend check earned. Attachment.

IV. REPORTS

- A. Weslaco Economic Development Corporation.

- B. Weslaco Chamber of Commerce & Visitor Center.

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 and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

- A. Approval of the Minutes of the Regular Meeting on June 4, 2024.
(Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
- 1) Ordinance 2024-17 to rezone 2823 S Bridge Ave., also being 11.327-acre tract of land out of Farm Tract 758, West and Adams 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 held June 4, 2024; staffed by Planning & Code Enforcement Department.) Attachment.
 - 2) Ordinance 2024-18 to rezone 3208 N Westgate Dr., also being Lot 1, Jeshua 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 held June 4, 2024; staffed by Planning & Code Enforcement Department.) Attachment.
- C. 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.) Attachment.
- D. Approval to solicit Request for Bids (RFBs) for security services at the Mayor Joe V Sanchez Public Library and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.
- E. Approval to amend the Tyler Technology agreement, which will allow the migration of several modules from ERP 9 to ERP Pro 10 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- F. Approval to solicit bids for the extension of 200 LF of metal beam guardrail fence along Mile 9 N Rd east of FM 1015 and authorize the Mayor to execute any related documents. (Staffed by Engineering Department.) Attachment.
- G. Approval to accept a negotiated settlement agreement regarding AEP Texas Inc's request to increase its electric transmission and distribution rates and charges as recommended by the consultants Lloyd Gosselink Rochelle & Townsend, P.C.

(Staffed by City Manager.)

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2024-59 appointing a member to the Citizens Drainage Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Engineering Department.) Attachment. Attachment.

VII. NEW BUSINESS

- A. Discussion and consideration to approve the Interlocal Agreement between the City of Weslaco and the City of Donna for Sanitary Sewer Utility Services of Midway Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration on Ordinance 2024-19 amending Electioneering Ordinance 2022-22 regarding the drawing of assigned spaces for electioneering purposes for non-local races and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-19. Possible action. (There was no action on June 4, 2024; staffed by City Secretary Department.) Attachment.
- C. Discussion and consideration on the proposed Sixth Amendment letter impacting the FY 2023-2024 budget for the Inframark Water and Wastewater System Operation and Maintenance Agreement and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 4, 2024; staffed by City Manager/Finance Department.) Attachment.
- D. Discussion and consideration to approve and accept a financing proposal (RFP 203-24-30) from U.S. Bankcorp Government Leasing and Finance for the purchase of the Fire Department Ferrara 107' Ladder Truck in the amount of \$1,230,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- E. Discussion and consideration to solicit Request for Qualifications (RFQ's) for the creation of a Tax Increment Reinvestment Zone (TIRZ) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- F. Discussion and consideration to award bid for RFB. #2023-24-06 New Theater Wall Construction and Demolition of Porter Doss Building to the lowest, responsive, responsible bidder CRC Development & Construction of McAllen, Texas for an amount not to exceed \$365,320 and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 4, 2024; staffed by Parks and Recreation Department.) Attachment.
- G. Discussion and consideration to enter into an agreement with Boultinghouse Simpson

Gates Architects, Inc. for architectural design services for the Valley Nature Center - Reroof project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.

- H. Discussion and consideration to approve a proposed one-year term contract with AIMS GIS Solutions to assist the city with GIS administrative, IT support, and mapping development services and authorize the mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- I. Discussion and consideration to approve the continuation of the interlocal agreement with Weslaco Independent School District for eight (8) law enforcement officers and one (1) Sergeant to serve as school resource security officers (SRO), to be reimbursed in the amount not exceed \$492,153.90 for the 2024-2025 school year and \$513,851.37 for the 2025-2026 school year based on 5% increase per year, as well as a contingency reimbursement of \$3,000 per year per SRO for training and equipment, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.
- J. Discussion and consideration to approve the continuation of the interlocal agreement between the City of Mercedes and Weslaco Police Department regarding the housing of prisoners in the City of Weslaco's municipal jail for a period of (4) four months term beginning July 1, 2024, until October 31, 2024, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police 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. Personnel - Discussion regarding the goals, objectives, and evaluation of the Assistant City Manager/Airport Director for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.
- C. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.
- D. Legal Consultation – 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.
- E. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Brady Bunch as authorized by Section §551.087 of the Texas Local Government Code.
- F. Real Property - Consultation with City Attorney regarding the sale price of real property with LASCO Development for property located at 901 N. Airport Drive as authorized by Section §551.072 of the Texas Local Government Code.
- G. Real Property - Consultation with City Attorney on the sale, purchase, exchange, lease or value of real property legally described as north 1.3093 acre out of Lot 1, Block 1, Freedome Park Subdivision Unit 2, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.
- H. Real Property – Consultation with City Attorney on the purchase, exchange, lease or value of real property legally described as 0.726AC out of Farm Tract 15, northeast of US 83 Expressway, West and Adams Tract subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local 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 28th day of June 2024, 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”.