MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JULY 16, 2024

On Tuesday, July 16, 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	JP Rodriguez
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
ABSENT:	Commissioner	Greg Kerr
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Eden Ramirez	Interim City Attorney

Also present: Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente. Director of Planning and Code Enforcement, MariCarmen Garcia, Asst. Library Director, Luz Galindo, HR 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, Lily Alvarez, Airport 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, July 5, 2024.

B. Invocation.

Pastor Elias Garza from Calvary Christian Center 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 and noted the absence of Commissioner Kerr at the time of roll call and a quorum present.

E. Mayoral Recognition

1) Proclamation - Sarcoma Cancer Awareness Month

Mayor Gonzalez and City Commission recognized Sarcoma Cancer Awareness Month.

II. PUBLIC COMMENTS

David R. Volker, 801 Yucatan St, voiced objection of the rezone to commercial for property located at 412 E. 18th citing concerns of noise and traffic and the proposed use of an event center was not appropriate for the area. Requested favorable consideration to deny the rezone.

III. REPORTS

A. Inframark

Lucio Garza, Inframark, presented the report; stated due to demand Water Treatment Plant No. 2 functioned for two days; North Wastewater Treatment Plant aeration basin cleaning ongoing daily; went over the South Wastewater Treatment UV System needing repairs (removes the E.coli in the water); lift station maintenance for pumps and floats continue daily; presented the call out log for June; presented the ongoing capital repairs for the different plants; stated for the month of June the Water Treatment Plant flow was 6.27mgd, operating at 48% capacity; North Wastewater Treatment Plant flow was 2.4mgd, operating capacity at 50%, South Wastewater Treatment Plant flow was 1.93mgd, operating capacity was at 79%.

B. Animal Care Services.

Joe Pedraza introduced Krista Cheramie as the Weslaco Care Services Manager.

Krista Cheramie stated Animal Care Services would now be a stand-alone department and no longer under Planning and Code Enforcement; refreshed the shelter by removing unnecessary items, organized facility and resources for shelter efficiency as well as creating a healthier environment for staff; collaborated with Best Friends Animal Society and a spay and neuter clinic free of charge for Weslaco residents was held that had a total of 133 pets spayed/neutered, other services done was vaccinations, microchips and flea and tick preventative; received a note of gratitude from Best Friends Animal Society for staff assistance from Marco Perez at the clinic; received a scholarship from Petco Love that partners was Penn Foster that offers a Veterinary Technician Assoc Degree and the scholarship received will go to a staff member; staff transported 13 dogs to Peewee's Rescue in Corpus Christi; reported on upcoming adoption event July 20th at Tractor Supply and happy to announce a grant from Petco Love in the amount of $100,000 had been awarded.

C. Iwo Jima Blue Ribbon Committee on the Corporal Harlon Block Memorial and celebration of the 80th Anniversary of the Battle of Iwo Jima.

Mark McCaleb thanked the commission for the formation of the committee for the Iwo Jima memorial for Harlon Block and noted Harlon Block has been moved several times and hoped this will be his final move; worked with staff and Andrew Heffner to propose a monument that is 33 feet with a flagpole.

Andrew Heffner, Heffner Design Team, stated Heffner Designs was happy to donate their time for design services for the monument; stated they were in the planning phase to be ready by the end of the year and by the 80th anniversary in February 23, 2025; went over conceptual site plan of 1) a small monument of the soldiers along 18th Street close the park sign or 2) an area south of the walking trail for a larger monument that would be 33-feet tall and 33 feet-wide, would have flag pole, marine core logo and motto and information about the park, also the original plaques would be relocated to this monument; stated material to be used would be a variety of valley centric material such as brush concrete, metal work, aluminum some polished granite and goal was to have a plaza type attraction where people can walk up to and around the monument.

Mark McCaleb stated preliminary cost was $200,000; Rotary International has committed $50,000 and the Weslaco Elks Ledge wish to help and see how they can raise funds; will be speaking with others about donations and stated those donors' names could be sandblasted on the east and west side of monument.

IV. PUBLIC HEARING

Commissioner Pedraza seconded by Commissioner Lopez moved to open the public hearing. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. To solicit input on behalf of James Robles to rezone 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Dr. James Robles, owner, stated he wished to use the property for an event center; has owned the property for 20-years; property has a gate and camera system, well enclosed where noise level would be minimal; no outdoor events and asked favorable consideration of the rezone request.

Patricia Bravo, Manager at Trails End Park a 55+ community, voiced objection; stated the event center abuts several residents and noise disturbance already occurs; not against the rezone of commercial but objected to the proposed use; commented concerns were the noise disturbance to the park community, would be an eyesore and nuisance to the winter Texans that wish to locate there for the season.

Rick Barr, owner of RST Texas Real Estate at 318 E. 18th Street, voiced objection to the rezone; stated Villa de Escondida, a multi-million development of 52-townhomes was done with the understanding the area was residential; requested the owner's investment and impact it will have on the owners be considered because the proposed event center is right next door to them.

Amanda Bussey, Manager Leisure World Park, voiced objection of the rezone; stated a rezone should be like the surrounding area and requested consideration of the type of commercial rezone be a lessor commercial use that would not allow an event center, stated a concern from the residents is alcoholic consumption at events, noise, roadway already congested, parking not adequate and stated the impact of an event center would affect the 178 annual residents there that doubles during the winter season. Requested favorable consideration to rezone to a lower use of commercial activity.

B. To solicit input on behalf of Chris Fann to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District.

No comments.

C. To solicit input on behalf of Arturo Ramos to approve a Conditional Use Permit to operate an event center at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

D. To solicit input on behalf of The 956 Teriyaki House LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, Texas.

No comments.

E. To solicit input on behalf of Sr. Cruda Ceviche and Micheladas LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, Texas.

No comments.

F. To solicit input on behalf of Tacos El Plebe LLC. to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.

No comments.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to close the public hearing. 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 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 18, 2024. (Staffed by City Secretary's Department.)

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

1) Ordinance 2024-20 for the installation of stop signs at the existing Hike and Bike Trail Crossing along Westgate Drive between 6th Street and 18th Street and authorize the Mayor to execute any related documents. (First reading held June 18, 2024; Staffed by Engineering Department.)

C. 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 2024-2025 and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

D. Approval to solicit Request for Bids (RFB's) for mowing services to address nuisance abatement on weedy lots as defined by Chapter 70, Health and Sanitation Code Section 70-20 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement.)

E. Approval to solicit Statements of Qualifications for Civil Engineering Services on an as needed and rotation basis for various projects throughout the city and authorize the Mayor to execute any related documents. (Staffed by the Engineering Department.)

F. Approval to solicit Statements of Qualifications for surveying services on an as-needed basis and authorize the Mayor to execute any related documents. (Staffed by Engineering.)

G. Approval to proceed with declaring miscellaneous items, office furniture and computer equipment located at Porter Doss Building surplus and auctioning such items through Govdeals an online auction portal and authorize the Mayor to execute any related documents. (Staffed by Library Department/Finance Department.)

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

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-60 appointing a member to the Parks and Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Parks and Recreation Department.)

Norma A. Cantu, City Secretary, stated Carla McCaleb has expressed interest in continuing to serve; nomination is from Commissioner Rodriguez to reappoint.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve Resolution 2024-60 reappointing Carla McCaleb to the Parks and Recreation Advisory Board as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. OLD BUSINESS

A. 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 and final reading of Ordinance 2024-19. Possible action. (There was no action on July 2, 2024; staffed by City Secretary Department.)

In response to Mayor Pro Tem Farias, Norma A. Cantu stated the camp fee of $100 would assist in daily clean-up of the parking lot area.

Mayor Pro Tem Farias seconded by Commissioner Rodriguez moved to approve first and final reading of Ordinance 2024-19 amending Electioneering Ordinance 2022-22 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. 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. (There was no action on July 2, 2024; staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning & Code Enforcement Director, stated Midway Estates is a proposed 48-lot residential development; located inside city limits of Donna that does not have any sanitary sewer lines available to service this area; stated Weslaco has an 8" sanitary sewer line that could be utilized by the developer until the City of Donna is able to extend their services; fees for sanitary sewer would be paid to Weslaco at its current rates; review of the construction plans by staff done and will be overseeing the installation of the sewer line. The City Attorney has reviewed.

Commissioner Pedraza questioned the methods of providing service to another City. Rebekah de la Fuente stated this is like previous approval for Camino de Verde Phase II a development in Mercedes whereby Weslaco will provide water and sewer until services are made available by Mercedes.

Martin Garza, City Manager, stated a concern raised was capacity and impact to the North Wastewater Treatment Plant and no action taken at the previous meeting to allow staff review of the effect it would have.

Marcelo Cosme, Water/Wastewater Superintendent, presented the service area for the lift stations for the city; the development of Midway Estates would impact the North Wastewater Plant, Lift Station 32, when fully developed would have a daily flow of sewage 13,440 gallons per day; monthly flow at peak capacity would be 403,200 gallons that is less than 1% of existing flow now going to the plant.

In response to Mayor Gonzalez, Eden Ramirez, Interim City Attorney, stated the term length was in order as the range is 15-20 years for these types of agreements; suggested the city should have more language in the termination clause as written should the city need to terminate based on capacity reached or other issues that would affect operations of the plant the city would not have that latitude.

Martin Garza stated based on discussion regarding capacity, term length, and termination clause, recommended no action and allow staff to assess the concerns raised.

Mayor Gonzalez agreed and stated the commission was ready to assist neighboring cities, but they needed to ensure it does not compromise services to the citizens of Weslaco.

No action.

Mayor Gonzalez changed the order of the day and introduced New Business Item N. There was no objection.

VIII. NEW BUSINESS

N. Discussion and consideration to authorize the Iwo Jima Blue Ribbon Committee to solicit monetary, in-kind services, and any other materials/supplies needed towards the construction of the Corporal Harlon Block Memorial project and the celebration of the 80th Anniversary of the Battle of Iwo Jima and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Director of Parks and Recreation Director, recommended approval to allow the committee to solicit from the community for monetary, in-kind services, and any other materials/supplies needed towards the construction of the Corporal Harlon Block Memorial project.

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to approve the Iwo Jima Blue Ribbon Committee to solicit monetary, in-kind services, and any other materials/supplies needed towards the construction of the Corporal Harlon Block Memorial project and the celebration of the 80th Anniversary of the Battle of Iwo Jima as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Mayor Gonzalez changed the order of the day and introduced New Business Item O. There was no objection.

O. Discussion and consideration to accept the donation of professional services from the Heffner Design Team towards the Corporal Harlon Block Memorial project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez recognized Andrew Heffner who wished to donate his professional services towards the project of a memorial monument. Staff recommended to accept the donated time for professional services for design for the memorial monument project from the Heffner Design Team.

Commissioner Pedraza seconded by Commissioner Lopez moved to accept the donation of professional services from the Heffner Design Team towards the Corporal Harlon Block Memorial project as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Mayor Gonzalez introduced New Business Item A. There was no objection.

A. <u>Discussion and consideration after public hearing on behalf of James Robles on Ordinance 2024-21 to rezone 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-21. Possible action. Item will require a 3/4 vote. (Staffed by Planning & Code Enforcement Department.)</u>

Rebekah de la Fuente stated twelve property owners were notified; petitions were received against the rezone request that had 20% of the property owners against and would require a 3/4 vote; property currently used as commercial; applicant contacted staff to see about operating an event center and discovered property is not zoned properly; went over the surrounding use is commercial and residential. The Planning & Zoning Commission and staff recommended approval based on the surrounding area and the current use of the property.

In response to Mayor Gonzalez, Rebekah de la Fuente stated currently the zone is R1 and used as a medical office (considered non-conforming); applicant wished to operate an event center that is not a permitted use in the current zone; for an event center the zone required is a B-2 and the item presented is strictly for a change of zone and not the type of use; the applicant would need to apply for a conditional use permit to allow an event center requiring publication, notice to property owners public hearings and commission approval of the conditional use permit.

Mayor Pro Tem Farias seconded by Commissioner Gonzalez Jr. moved to approve. The motion carried; Commissioner Lopez against; Mayor Gonzalez was present and voting.

Commissioner Pedraza questioned the motion and asked for clarification.

Rebekah de la Fuente stated the motion as made would rezone the property to B-2 that allows the proposed use of an event center; clarified applicants property is currently zoned R-1 with an existing use of a medical office (non-conforming) but to allow an event center the zone needed is B-2 if approved the applicant would then need to apply for a conditional use permit to operate an event center. The commission could approve a lessor zone but not a higher use.

Eden Ramirez stated the item could be recalled for reconsideration and as stated by Rebekah de la Fuente it is permissible to approve a lessor zone. Commissioner Lopez questioned if rezoned to B-1 it brings the property's current use (medical office) in compliance; staff stated yes.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to recall item A New Business for reconsideration. The motion passed unanimously; Mayor Gonzalez was present and voting.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to approve Ordinance 2024-21 to rezone 412 E 18th St., to a B-1 Neighborhood Business District. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. <u>Discussion and consideration after public hearing on behalf of Chris Fann on Ordinance 2024-22 to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision,</u>

Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-22. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated thirteen property owners were notified with no objection received; the property adjoins industrial use. The Planning and Zoning Commission, and staff recommended approval based on the surrounding land use.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve Ordinance 2024-22 to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Arturo Ramos to approve a Conditional Use Permit to operate an event center at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, 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 fifteen property owners were notified with no objection received and noted an event center is located west of this property. The Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to approve a Conditional Use Permit to operate an event center at 709 Angelita Street as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration after public hearing on behalf of The 956 Teriyaki House LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, 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 stated nineteen property owners were notified with no objection received and stated the primary use will be a restaurant. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve a Conditional Use Permit for On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration after public hearing on behalf of Sr. Cruda and Micheladas LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, 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 stated nineteen property owners were notified with no objection received and stated the primary use will be a restaurant. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration after public hearing on behalf of Tacos El Plebe LLC. to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, 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 five property owners were notified with no objection received; is an existing restaurant that has On-Premise Alcoholic Beverages Permit for beer and wine and is changing the permit to a Mixed Beverages Permit. The Planning and Zoning Commission and staff recommended approval.

Commissioner Gonzalez Jr. seconded by Commissioner Lopez moved to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Mayor Gonzalez introduced item I New Business. There was no objection.

Commissioner Rodriguez excused himself from the meeting and left at 6:55pm.

I. Discussion and possible action after interviews with the firms that submitted for consideration of the City of Weslaco Internal Controls Audit (RFQ No. 2023-24-29) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, stated previous commission action authorized solicitation for auditing services for internal controls; three responses received and representatives in attendance for interviews in person and zoom; order of presentation done prior to meeting would be Plante Moran, UHY Advisors and Eide Bailly; rankings were given out for their use and each firm had 10-minutes to present.

In response to Mayor Pro Tem Farias; Martin Garza stated he consulted with Interim City Attorney because there are presentations on zoom, staff would recommend to allow the presentations move forward as part of the public meeting and dispense with the request of presenters not be in attendance until their time to avoid and technical issues with those presentations via zoom. Interim City Attorney stated this could be done as the meeting is being live streamed there is no assurance the other parties are not viewing.

Michael Davidson, Senior Manager Plante Moran, went over the firms professionals of leaders, subject matter experts and support team; staff credentials included public accountants, internal auditors and fraud examiners; went over the firms background that was a national firm with a few international firms, went over the scope of work they would do is focus on the areas of spending and merit what controls, processes for other audit activities in place and the effectiveness of them; stated they do not have an office in Texas but internal audit services performed for included a variety of clients such as cities, county and school districts in Texas.

UHY Advisors representatives included Reina Hernandez, Shannon Castillo and Jack Reagen, via zoom, who went over the firms background and locations; Shannon Castillo, Consulting Manager, stated their internal audit approach included open communication reporting weekly on milestones, findings and concerns that need attention, next would be the planning phase that is to understand the organizations process within the scope and objective of the audit, design and implementation phase would assess the controls within a department are effective and mitigating any risk, fieldwork phase would involve evaluating operating procedures and effectiveness; stated data analytics integrated throughout the phases and the reporting phase makes sure they are aware of the initial observations, provide an assessment to management and prepare a remediation plan. Reina Herandez went over the teams' responsibilities and experience.

Brett Johnson, Eide Bailly, went over the firms experience, staffing and locations with three in Texas; understood the scope of work was to ensure review and evaluate proper compliance of city's practices and provide internal control recommendations; went over their process and approach to how they would perform the different tasks outlined in the scope of work; provide reports bi-weekly or as-needed; presented estimated hours based on other work done for similar size of city. Time lapsed.

Rosie Cavazos stated tabulation of the firms resulted with Eide Bailly score of 6 and UHY Advisors and Plante Moran 12. Staff recommended to authorize staff to negotiate a contract with Eide Bailly.

Commissioner Gonzalez Jr. seconded by Commissioner Pedraza moved to approve and negotiate a contract with Eide Bailly for Internal Controls Audit as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to approve the Final Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & 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 three lot subdivision; inside city limits; provided with water and sewer by the city; the location is the old Catholic War Veterans' ; applicant proposed 2-commercial lots for the front and will keep the event hall located to the back. The Planning and Zoning Commission and staff recommended approval.

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

H. Discussion and consideration to approve the Final Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. 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 nine lot subdivision inside city limits and serviced with water and sewer by the city; previous commission approved the final plat as a two-lot subdivision that would be commercial to the front and apartment complex to back; developer has redesigned subdivision that will have one commercial lot to the front and proposed eight 4-plex/duplex apartments to the back. The Planning and Zoning Commission and staff recommended approval.

In response to Commissioner Pedraza, the item was approved for apartment use prior to the moratorium for apartment development was placed.

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

J. Discussion and consideration of renewal agreements with Muniservices for the local hotel occupancy tax program and sales tax audit and administration services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos stated Muniservices has audited the Hotel Motel and Sales Tax reporting agencies since 2013: proposed contracts will be to renew for an additional year; the Sales Tax auditing agreement would increase the quarterly fee from $1,903.75 to $1,973.43, which is a 3.66% CPI increase and Hotel Motel Tax auditing would increase from $200 to $252 per unit that would have an annual increase of approximately$728 and audit services remain at $2,000 with a minimum of two audits during the year. Staff recommended approval for renewal of both agreements.

Commissioner Pedraza seconded by Commissioner Lopez moved to renew agreements with Muniservices for the local hotel occupancy tax program and sales tax audit and administration services as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Discussion and consideration to purchase a new surveillance trailer from Safeware Inc (Sourcewell contract number 080922-SAF) for the amount of $43,427.00 with a reimbursement in the amount of $43,427.00 from OPSG (Stonegarden Grant) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated the trailer would have a camera mounted surveillance system that will capture real time information; purchase requested by US Border Patrol in support of their mission and will also be used at special events. Staff recommended approval.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to approve the purchase of a new surveillance trailer from Safeware Inc (Sourcewell contract number 080922-SAF) for the amount of $43,427.00 with a reimbursement in the amount of $43,427.00 from OPSG (Stonegarden Grant) services as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

L. Discussion and consideration to approve the purchase of one new police unit (2024 Chevrolet Terrain SLE) from Gunn Auto Group (Buy Board Contract #724-23) in the amount of $30,718.75 for the purchase will be made using $13,050 from a vehicle reimbursement claim and $17,668.75 from asset forfeiture and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Mayor Pro Tem Farias abstained from discussion and vote.

Joel Rivera recommended approval to replace a non at fault fleet; insurance proceeds were received and funds from the asset forfeiture will also be used. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve the purchase of one new police unit (2024 Chevrolet Terrain SLE) from Gunn Auto Group (Buy Board Contract #724-23) in the amount of $30,718.75 as presented. The motion carried; Mayor Pro Tem Farias abstained; Mayor Gonzalez was present and voting.

M. Discussion and consideration to approve the purchase of one new police unit (2024 Ford Expedition) from D& M Leasing Buy Board Contract #652-21) in the amount not to exceed $56.728.75 the purchase will be made using $9,325.00 from a vehicle reimbursement claim and $46,403.75 from asset forfeiture and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Mayor Pro Tem Farias abstained from discussion and vote.

Joel Rivera stated this is like the previous item and recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve the purchase of one new police unit (2024 Ford Expedition) from D& M Leasing Buy Board Contract #652-21) in the amount not to exceed $56.728.75. The motion carried; Mayor Pro Tem Farias abstained; Mayor Gonzalez was present and voting.

P. Discussion and consideration to authorize staff to solicit services to provide a Drone show and/or Fireworks display for July 4, 2025, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez recommended approval to allow staff begin the solicitation process and request services for either a drone and/or fireworks display.

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to authorize staff to solicit services to provide a Drone show and/or Fireworks display for July 4, 2025 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Q. Discussion and consideration to authorize staff to solicit bids for the purchase and installation of a UV Disinfectant System for the South Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana, City Engineer, stated as reported by Inframark, the UV System at the South Wastewater Treatment Plant (SWWTP) has been operating at 50% for the past year; staff recommended to solicit bids to update the system for acquisition and installation of equipment; we have for informational purposes a quote from a vendor in the amount of $306,000.00 for the equipment only with delivery of equipment is 22-24 weeks; stated the proposed bid would seek a "turn-key" project. Staff recommended approval.

Mayor Gonzalez voiced concern that the system has not been fully functional for over a year.

In response to Mayor Gonzalez, Lucio Garza explained the UV system is made up of 8 UV modules, 4 on each channel of the plant; 4 are in service and 4 are obsolete and stated the plant has always remained in compliance with TCEQ permitting; stated that with hurricane season the concern was additional water would be received at the SWWTP and recommended to add 2-additional UV modules to supplement the 4 in place.

Mayor Gonzalez stated the position of staff, and the city should be that replacement of equipment should not be prolonged and doing temporary repairs; stated it should be brought to the attention of the commission to begin to prepare.

In response to Commissioner Pedraza, Lucio Garza explained the origin of the original design and the quote received for only 2 was because the technology has enhanced the performance of the modules. Martin Garza stated staff reached out to see what cost could be associated for informational purposes only and no request for bids were asked for. Eden Ramirez stated the item as presented is appropriate for the action that was only for equipment and the bid to be solicited would include other items for a complete bid package.

Discussion regarding the UV System in place, functionality and life span took place. The consensus from the commission was to solicit for an alternative bid for the UV system to function at a 100% to include a bid for coverage of the UV panels (roof). Martin Garza noted staff will need to be well-informed of the pending rehabilitation/expansion of the South Wastewater Treatment plant of what design would be proposed.

Mayor Pro Tem Farias seconded by Commissioner Gonzalz Jr. moved to authorize staff to solicit bids for the purchase and installation of a UV Disinfectant System for the South Wastewater Treatment Plant to include an alternate bid to be at a 100% operational as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

IX. EXECUTIVE SESSION

At 8:15 p.m. Mayor Pro Tem Farias seconded by Commissioner Lopez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:44 p.m. Mayor Gonzalez 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 City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

No action.

B. Personnel - Discussion of the applicants/finalists for the Airport Director for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

No action.

C. 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.

No action.

D. 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, Freedom Park Subdivision Unit 2, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

No action.

E. 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.

No action.

XI. ADJOURNMENT

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to adjourn the regular meeting of July 16, 2024, at 8:45 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

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Adrian Gonzalez, **MAYOR**

ATTEST:

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Norma A. Cantu, **CITY SECRETARY**