



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 17, 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, December 17, 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. OTHER BUSINESS

- A. Discussion and consideration on approval of agreement with Emmanuel Espinoza as Associate Municipal Court Judge for the City of Weslaco. (Staffed by City Manager) Attachment.
- B. Administer Oath of Office to Emmanuel Espinoza as the Associate Municipal Court Judge for the City of Weslaco.

III. 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.

IV. REPORTS

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

V. PUBLIC HEARING

- A. To solicit input on behalf of Melden & Hunt, Inc. to rezone 1609 S Westgate Drive, also being 12.79-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District.
- B. To solicit input on behalf of Roberta Reyes Ramos to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

VI. 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 November 19, 2024.
(Staffed by City Secretary Department.) Attachment.
- B. Approval of six-month extension for the Final Plat 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. (Staffed by Planning & Code Enforcement Department.)
- C. Approval to Accept a Grant Award from the Department of Energy in the amount of \$71,255.96 under the Energy Efficiency and Conservation Block Grant for the purchase of two Ford Maverick Hybrid Trucks for Public Works and five Electric Bikes for the Weslaco Police Department. (Staffed by Grant Manager.)
- D. Approval to Submit a Grant Application to the Firehouse Subs Public Safety Foundation in the amount of \$45,000. Funding will be utilized for the acquisition of automatic stretchers. No matching funds from the City of Weslaco is required. (Staffed by Grant Manager.)
- E. Approval to Submit a Grant Application to the Texas Health and Human Services Department for funding under the Zoonosis Control Animal Friendly Spay and Neuter Grant Program in the amount of \$30,000. Funding will be used for Spay and Neuter Projects in the City of Weslaco. No matching funds from the City of Weslaco required. (Staffed by Grant Manager.)

- F. Approval to Submit a Grant Application to the U.S. Department of Homeland Security for funding under the Fiscal Year 2024 Assistance to Firefighters Grant Program in the amount of \$240,000. Funding will be utilized for the purchase of Automatic Stretchers. A local match requirement of 10% (\$21,818.18) is required. (Staffed by Grant Manager.)
- G. Approval for application to the Office for Victims of Crime Grant (OVC) in the amount of \$10,000 no match required for printable material for child victims and witnesses. (Staffed by Police Department.) Attachment.
- H. Approval for application for the Gary Sinise Foundation First Responder Grant in the amount of \$12,999; no match required, for two stress reduction chair for dispatchers. (Staffed by the Police Department.) Attachment.
- I. Approval to accept a grant award from BJA (FY 2024) Edward Byrne Memorial Justice Grant (Number 15PBJA-24-GG-04800) in the amount of \$10,885 no match required, to purchase Time Clock Plus Aldatec Software for scheduling. (Staffed by Police Department.)
- J. Approval to authorize staff to solicit request for proposals for a Utility Rate Study. (Staffed by Finance Department.)

VII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Roberta Reyes Ramos to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Melden & Hunt, Inc. on Ordinance 2024-35 to rezone 1609 S Westgate Drive, also being 12.79-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District. (Requires three-fourths vote to approve.) First reading of Ordinance 2024-35. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration to approve the Final Plat for OK Gardens Subdivision being 2.2 acres out of Lot 1, Royal Subdivision, Weslaco, Hidalgo County, Texas located approximately 534ft West of Mile 2 ½ West Rd. along IH 2. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve Ordinance 2024-36 for the Voluntary Annexation of Pleasantview Apartments Subdivision also being a 5.902-acre tract of land, out of Farm Tract 722, Block 137, West and Adams Tracts, Subdivision, Weslaco, Hidalgo County, Texas located on the southwest corner of the intersection of Pleasantview Dr. and Mile 5 ½ North Road. First reading of Ordinance 2024-36. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Discussion and consideration to authorize Allowance Expenditure Approval No 17 for change proposal 033 Hardware at the New Police Department in an amount not to exceed \$5,750. (Staffed by Parks & Recreation Department.) Attachment.
- F. Discussion and consideration to authorize staff to terminate the New Weslaco Municipal Swimming Pool Project and provide notice to Sam Garcia Architect, LLC per AIA Agreement between Owner and Architect dated July 20, 2023. (Staffed by Parks & Recreation Department.) Attachment.
- G. Discussion and consideration to approve the official 2024 Tax Roll totals as prepared by Hidalgo County Tax Assessor and Collector per section 26.09(e) of the Texas Property Tax Code. (Staffed by Finance Department.) Attachment.
- H. Discussion and consideration to approve a purchase of a Seepex Sludge Pump for the Water Treatment Plant from Dynamic Pump Systems under **BuyBoard contract # 672-22** in the amount not to exceed \$30,750. (Staffed by Finance Department.) Attachment.
- I. Discussion and consideration to approve change order #2.2 in the additional amount of \$11,550 for the refurbishment of 2008 Pierce Velocity unit 566 from Fire Trucks Unlimited (staffed by Fire Department.) Attachment.
- J. Discussion and consideration on Ordinance 2024-37 to amend Chapter 62 of the Code of Ordinances codified as Garbage, Trash, and Rubbish to establish the Voluntary Recycling Curbside Program. First reading of Ordinance 2024-37. (Staffed by Public Works Department.) Attachment.
- K. Discussion and consideration for the purchase of two Ford Maverick Hybrid Trucks for the Public Works Department through the TIPS USA 210907 Transportation Vehicle Contract from Silsbee Ford at a total cost of \$58,506 to be reimbursed through the Energy Efficiency and Conservation Block Grant (EECBG) Program. (Staffed by Grant Manager.) Attachment.
- L. Discussion and consideration for the purchase of five Electric Bikes for the Weslaco Police Department through the selection of the lowest available quote, Quiet Kat, at a total cost of \$12,749.96 and reimbursed through the Energy Efficiency and Conservation Block Grant (EECBG) Program. (Staffed by Grant Manager.) Attachment.
- M. Discussion and consideration of approval of the proposed agreement with AIM GIS Solutions for RFQ No. 2024-25-03 GIS Solutions and Services for the City of Weslaco. (Staffed by Engineering Department.) Attachment.
- N. Discussion and consideration to authorize the purchase of UV Modules for the South Wastewater Treatment Plant through a sole source vendor, Veolia, for a cost not to exceed \$306,000. (staffed by Engineering Department.) Attachment.

- O. Discussion and consideration of approval to authorize the solicitation of bids for the installation of UV modules at the South Wastewater Treatment Plant. (Staffed by the Engineering Department.) Attachment.
- P. Discussion and consideration on Resolution 2024-74 to authorize the Mayor to sign and file a funding application with the Texas Water Development Board for Project Planning, Acquisition and Design (PAD) for South Wastewater Treatment Plant Improvements Project. (Staffed by City Manager.) 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. 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.
- 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 Weslaco Municipal Police Union (WMPU) authorized by Section §551.071 of the Texas Government Code.
- D. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental

as authorized by Section §551.071 of the Texas Government Code.

- E. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property being 35.28 acres except the southeast 1.90 acre for 33.38 net acres of land out of Farm Tract 59, West Tract Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.
- F. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property being Rogers (Re-Plat) 0.58 acres for D/D R-O-W, Rogers 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 13th day of December 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:

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”.