MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
NOVEMBER 19, 2024

On Tuesday, November 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	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Josh Pedraza
ABSENT:	None	
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Eden Ramirez	Interim City Attorney

Also present: Xavier Salinas, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, MariCarmen, Asst. Library Director, Luz Galindo, HR Director, Albert Aldana, City Engineer, Chris Sanchez, Asst. Fire Chief, Joel Rivera. Police Chief, David Arce, Public Works Director, Omar Rodriguez, Parks and Recreation Director, Lily Alvarez, Airport 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, November 15, 2024.

B. Invocation.

Pastor Steven Wagenknecht, Abiding Savior Lutheran Church 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 perfect attendance and a quorum present.

E. Mayoral recognition.

1) Recognition - Benita Valadez, Weslaco Economic Development Board Member.

Mayor Gonzalez along with City Commission recognized Benita Valadez on her service and dedication as a Weslaco Economic Development Board Member.

2) Recognition - Weslaco East Wildcat Cross Country District Champions

To be done at the next regular meeting.

3) Proclamation - Valley Nature Center - 40th Year Anniversary

Mayor Gonzalez along with City Commission proclaimed and recognized November 19, 2024 as the "40th Anniversary of the Valley Nature Center".

4) Proclamation - Children's Grief Awareness month.

Mayor Gonzalez along with City Commission proclaimed the month of November as "Children's Bereavement Awareness Month".

II. PUBLIC COMMENTS

Sylvia Sanchez Garza thanked the commission for all their service to Weslaco a community that is growing and prospering, her dad's vision, Mayor Joe V. Sanchez, was to see Weslaco grow, see the future of the children to be leaders, educators and all that they can be and thanked the commission for continuing with actions in supporting the children. Invited the community and the commission to the "Mayor Joe V. Sanchez Memorial Book Festival" Saturday, March 1, 2025.

III. REPORTS

A. Animal Care Services.

Jose Alvarez, Supervisor, went over the life release rates for July was 31%, August 55% and September 69%, presented rescues and stated they all receive vaccinations upon intake; went over upcoming adoption events, working on tentative dates for rabies clinic in December at Morenos and in January adoption event at Morenos for cats only.

B. Inframark.

George Quilantan, Inframark, briefly reported on a chemical release at the old part of the plant facility that had the old raw pump station that was relocated the NE side of the reservoir and looking to identify why the chemical release happened and stated his staff stopped immediately the release of the chemical; stated a water leak at the water plant was repaired; went over the lift station corrective maintenance for Lift Stations 49, 10, and 25; went over the capital improvements for the South Wastewater Treatment, North Wastewater Treatment, Water Treatment Plants and Lift Stations; reported the October flows for the Water Treatment Plant was 5.9mgd, operating at 46% capacity; North Wastewater Treatment Plant flow was 2.4mgd, operating capacity at 49%, South Wastewater Treatment Plant flow was 1.6mgd, operating capacity was at 64%.

IV. PUBLIC HEARING

A. To solicit input on behalf of Abraham Martinez to approve a Conditional Use Permit to operate an event center at 505 W Bus 83., also being an 4.22ac Net, out of FT 1507 Lot 1 & AN IRR TR N394.11' Lot 8, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

B. To solicit input on behalf of All Valley UPull It, LLC., to rezone 236 Mile 2 ½ W. Rd., also being 7.45-acres out of Farm Tract 1034 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to I – Industrial District.

No comments.

C. To solicit input on behalf of Franco Ramirez to rezone 503 S Illinois, also being Lots 20- 22, Block 44, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway Business District.

No comments.

D. To solicit input on behalf of the City of Weslaco to reauthorize Guidelines and Criteria governing Tax Abatement Agreements.

No comments.

E. To solicit input on behalf of the City of Weslaco for designation of the Weslaco Reinvestment Zone No. 3 for property legally described as the N1000'-E929.77' & W59.17'-E345.89'-S286.72', Farm Tract 1028, 21.67 acres gross 20.75 net, Adams Tract Subdivision, Weslaco, Hidalgo County Texas.

No comments.

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 Special Meeting on November 6, 2024. (Staffed by City Secretary Department.)

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

1) Ordinance 2024-32 authorizing and allowing under the act governing the Texas Municipal Retirement System, "Updated Service Credit", and establish an effective date for such action. First reading was held November 6, 2024. (Staffed by Human Resources Department.)

C. Approval of six-month extension for the Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the southwest corner of Cypress and North Border Ave. (Staffed by Planning & Code Enforcement Department.)

D. Approval of three-month extension for the Final Plat for Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. (Staffed by Planning & Code Enforcement Department.)

E. Approval to renew the lease agreement for the building located at Mayor Pablo G. Pena Park with the Boys & Girls Club of Weslaco for a new 2-year term ending September 30, 2026. (Staffed by Parks & Recreation Department.)

F. Approval to apply for the ERate 2024-2025 Grant program to be used for computing infrastructure within the new library, accept funds upon award, accept additional funding if awarded. (Staffed by Library Department.)

G. Approval to accept donated monies and gift donations from local vendors and/or the public for library programming within Fiscal Year 2024-2025. (Staffed by Library Department.)

H. Approval to accept the Operation Lone Star Grant in the amount of $250,000 (Grant # 5165301) for the Police Department for use of overtime on border security with no local match required. (Staffed by Police Department.)

I. Approval to accept FY25 Border Zone Fire Departments (BZFD) Grant Award #5103501 in the amount of $82,500.00 with NO MATCH and no RECURRING costs to purchase portable radios for the Fire Department (Staffed by Fire Department.)

J. Approval of the annual subscription renewal to Rio Grande Valley Communications Group for radio communication services to all city departments from October 1, 2024 - September 30, 2025 in the amount of $120,040.00. (Staffed by Fire Department.)

K. Approval on the Order for the Special Run-Off Election on December 14, 2024, for City of Weslaco Commissioner At Large. (Staffed by City Secretary.)

L. Approval of a one (1) year renewal from RFB 2022-23-31 with Pico, our current fuel supplier. (Staffed by Public Works Department.)

M. Approval of Resolution 2024-76 for the annual request to host the Weslaco Lighted Christmas Parade on Saturday, December 14, 2024, along with Santa Dash 5k/fun run hosted by the Weslaco Area Chamber of Commerce from 4 p.m. to 9 p.m., request for street closures on Texas Boulevard from Pike Boulevard to Sixth Street, approval of the use of City Hall parking lot to stage 5k/fun run participants for start and end of run, request for support from Weslaco PD, Public works and Parks and Recreation Departments. Request to waive any required fees and approve agreement required by the Texas Department of Transportation for the proposed street closure affecting state right of-way. (Requested by the Weslaco Chamber of Commerce.)

N. Approval to declare surplus items/vehicles and authorization to sell through online auction portal GovDeals or dispose of such declared surplus deemed unsafe. (Staffed by Finance.)

O. Approval to solicit bids for the Weslaco Pedestrian 2022 Project, Phase 2 funded under the Lower Rio Grande Development Council's 5310 Program. (Staffed by Engineering Department.)

Following for the record is caption for Ordinance 2024-32.

ORDINANCE 2024-32

AN ORDINANCE REGARDING THE CITY OF WESLACO'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS ADOPTING: (1) UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; AND (2) AN ANNUITY INCREASE, ALSO REFERRED TO AS A COST-OF-LIVING ADJUSTMENT (COLA) FOR RETIREES AND THEIR BENEFICIARIES.

CITY OF WESLACO
/s/Adrian Gonzalez, MAYOR

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

APPROVED AS TO FORM:
/s/Benjamin Castillo, INTERIM CITY ATTORNEY

Commissioner Gonzalez Jr. seconded by Mayor Pro Tem Farias moved to approve consent agenda withholding item E as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Approval to renew the lease agreement for the building located at Mayor Pablo G. Pena Park with the Boys & Girls Club of Weslaco for a new 2-year term ending September 30, 2026. (Staffed by Parks & Recreation Department.)

Martin Garza, City Manager, requested no action and bring back to the commission at the next regular meeting.

No action.

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-77 appointing a member to the Planning & Zoning Commission. (Staffed by City Secretary/Planning Department.)

Norma A. Cantu, City Secretary, stated a reappointment was needed and the nominee from Mayor Pro Tem Farias was to reappoint Juan J. Trevino.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve Resolution 2024-77 reappointing Juan J. Trevino to the Planning & Zoning Commission as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Abraham Martinez to approve a Conditional Use Permit to operate an event center at 505 W Bus 83., also being 4.22ac Net, out of FT 1507 Lot 1 & AN IRR TR N394.11' Lot 8, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated twenty-two property owners were notified, and no objection was received; applicant proposed to operate an event center for large occasions such as weddings. The Planning and Zoning Commission recommended approval subject to one security guard be on duty during late hours. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve a Conditional Use Permit to operate an event center at 505 W Bus 83 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of All Valley UPull It, LLC., on Ordinance 2024-33 to rezone 236 Mile 2 ½ W. Rd., also being 7.45-acres out of Farm Tract 1034 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to I – Industrial District. First reading of Ordinance 2024-33. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated five property owners were notified, and no objection was received; the applicant was annexed into the city in 2014 as single family residential but existing use was a junkyard; a new owner of the property continued the use and operated as a junkyard; applicant wished to correctly zone the property based on the use of the property. The Planning and Zoning Commission and staff recommended approval based on existing and past land use.

In response to Commissioner Pedraza, staff stated applicant has and will continue the existing use; vehicular traffic is heavy weight that has always occurred for the roadway. Mayor Gonzalez stated preliminary discussions will be happening with other entities to form partnerships for future plans of roadway use, construction and maintenance.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Ordinance 2024-33 to rezone 236 Mile 2 ½ W. Road as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Franco Ramirez on Ordinance 2024-34 to rezone 503 S Illinois, also being Lots 20–22, Block 44, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway Business District. First reading of Ordinance 2024-34. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty property owners were notified, and no objection received; applicant proposed a shell space for now and will build to suit tenant's preference such as an event center or offices. The Planning and Zoning recommended a B-1 use and staff recommended approval of B-2 based on surrounding land use of similar type zone.

Martin Garza stated the surrounding use and land use plan is mostly a general commercial type of use and the B-2 would allow flexibility to the applicant on permitted activity in the space such as an event center with a conditional use permit and recommended approval of the B-2. Applicant Franco Ramirez was in attendance and requested favorable consideration.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve Ordinance 2024-34 to rezone 503 S Illinois as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to approve purchase of a 2024 Chevrolet 1500 Silverado budgeted on FY 24-25 budget from Caldwell County Buyboard Contract #724-23 in the amount not to exceed $38,324.00 (Staffed by Planning and Code Enforcement.)

Mayor Pro Tem Farias and Commissioner Rodriguez abstained from vote and discussion.

Joe Pedraza, Asst. Director of Planning and Code Enforcement, stated this was a budgeted purchase and recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the purchase of a 2024 Chevrolet 1500 Silverado budgeted on FY 24-25 budget from Caldwell County Buyboard Contract #724-23 as presented. The motion carried; Mayor Pro Tem Farias and Commissioner Rodriguez abstained; Mayor Gonzalez was present and voting.

E. Discussion and consideration to approve electrical upgrades at the Weslaco Animal Care Services facility not to exceed $35,000.00. (Staffed by Planning and Code Enforcement/Animal Care Division.)

Joe Pedraza stated upgrades have been in discussions in the past; the shelter has outgrown its current operations; upgrades include new utility poles, drops from AEP, new meter set up and will benefit the entire east side of the shop for future growth. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve electrical upgrades at the Weslaco Animal Care Services facility not to exceed $35,000.00 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to approve lease agreement of a 2024 Chevrolet Tahoe as support vehicle budgeted on FY 24-25 budget from D&M Commercial Leasing under Buyboard Contract #652-21 in the amount not to exceed $50,284.41. (Staffed by Fire Department.)

Antonio Lopez, Fire stated this was budgeted and is a support vehicle that will replace a 2004 Ford Expedition. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve the lease agreement with D&M Commercial Leasing for a 2024 Chevrolet Tahoe not to exceed $50,284.41 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration on Resolution 2024-78 electing to participate in Tax Abatement Agreements and approve the guidelines and criteria for Tax Abatement Agreements and providing an effective date. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, stated the resolution would adopt policy, guidelines and criteria for Tax Abatement Agreements; tax abatements help foster economic growth by providing property tax rebates to developers and property owners as an incentive to develop and invest in Weslaco; went over the criteria and guidelines that would be administered by Weslaco Economic Development Corporation with any tax abatement agreement to be approved or denied by the commission; the guidelines and criteria if approved are for two years and upon expiration would need commission action to continue. Staff recommended approval and all procedural actions have been done.

Eden Ramirez, Interim City Attorney, stated the resolution was in order and clarified it only sets the terms, criteria and guidelines for consideration of property tax rebates for the next two years that is permissible under the Tax Code Chapter 312; allows cities to provide oversight and incentives such as property tax relief to developers to come to Weslaco and the commission has the authority to approve or deny an incentive/abatement to the requestor based on project eligibility and noted it was for a two-year period and must be reauthorized once the time has lapsed; each request is on a case by case basis and the commission has the final authority on what incentives will be given.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Resolution 2024-78 electing to participate in Tax Abatement Agreements and approve the guidelines and criteria for Tax Abatement Agreements as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration on Resolution No. 2024-79 for adoption and designation of the Weslaco Reinvestment Zone No. 3 for property legally described as the N1000'-E929.77' & W59.17'-E345.89'-S286.72', Farm Tract 1028, being 21.67 gross acres and 20.75 acres net, Adams Tract Subdivision, Weslaco, Hidalgo County Texas. (Staffed by Finance Department.)

Rosie Cavazos stated the resolution would create/designate the Weslaco Reinvestment Zone No. 3; a reinvestment zone is required for consideration of a tax abatement agreement for the development of a project and stated the zone does not guarantee a requestor approval of tax rebate/incentives; the commission may designate any portion of land within its jurisdiction as a commercial reinvestment zone and presented a site location of the proposed Weslaco Reinvestment Zone No. 3. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Resolution No. 2024-79 for adoption and designation of the Weslaco Reinvestment Zone No. 3 for property legally described as the N1000'-E929.77' & W59.17'-E345.89'-S286.72', Farm Tract 1028, being 21.67 gross acres and 20.75 acres net, Adams Tract Subdivision, as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to accept and file the Financial Reports (unaudited) as of September 30, 2024 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund. (Staffed by Finance Department.)

Rosie Cavazos reported the General Fund had a positive change of $2.9million; revenues collected were $36.8million with expenditures of $34.4million and an operating surplus of $2.4million; sales taxes collected was $15million and interest earned was $959,000 and number of working capital days is 125 days; 96.86% of advalorem tax collected; Water/Wastewater had a negative change in fund balance of $419,069 with 55 days of working capital and stated the current fee structure would need to be revisited and prioritized for sustainability of services; Sanitation fund had a positive fund balance of $732,826 with 72 days of working capital; Airport fund still reflects a negative net change of $861,140, negative number of working capital days and awaits reimbursement from awarded grants. Staff recommended acceptance and filing of the financials for the period ending September 30, 2024.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to accept and file the Financial Reports (unaudited) as of September 30, 2024, 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.

J. Discussion and consideration to accept and file the Quarterly Investment Report for period ending September 30, 2024. (Staffed by Finance Department.)

Rosie Cavazos reported deposits have remained constant and interest received continues to outpace projections; interest earned is $3,111,945; $959,687 in interest was recognized by the General Fund and the remaining balance went to the respective capital projects funds. Staff recommended acceptance and filing of the Quarterly Investment Report for period ending September 30, 2024.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to accept and file the Quarterly Investment Report for period ending September 30, 2024, as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Discussion and consideration to approve the close out of the Mile 6 Expansion Joint Project with Hidalgo County Precinct #1 and authorize final payment of any outstanding invoices in an amount not to exceed $668,753.72. (Staffed by Finance Department.)

Rosie Cavazos stated the City and Hidalgo County Precinct 1 agreed to close out the project and the final payment from the City is $668,735.72; payment included a credit of $27,807 that resulted in a payment to Southern Trenchless for a sewer bypass setup; funds will be from the remaining balance of the Series 2013, in the amount of $364,661.37 and a transfer from General Fund balance of $304,074.35. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve close out of the Mile 6 Expansion Joint Project with Hidalgo County Precinct #1 and authorize final payment of any outstanding invoices in an amount not to exceed $668,753.72 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

L. Discussion and consideration to approve Resolution 2024-80 regarding the City Manager's hiring authority. (Staffed by City Manager.)

Martin Garza stated the resolution clarified the authority of the City Manager to hire all city employees to ensure efficient and effective operations of city services; key positions that require appointments by the commission is Municipal Judges, Prosecutors and City Attorney; positions that are higher on the city's organizational chart such as Directors of any department and Assistant City Manager are done by the City Manager who will notify the commission of the selected individual.

Eden Ramirez, Interim City Attorney, stated the City Charter has language regarding the hiring of employees that interchangeably has words that may be interpreted differently; reviewed and recommended to approve the resolution that would clarify the authority of City Manager to hire all employees with the exception of positions that require commission approval such as Municipal Judges, Prosecutors and City Attorney; those positions such as employees higher on the City's organizational chart, a director, the City Manager shall notify the commission prior to hiring.

Commissioner Lopez seconded by Mayor Pro Tem Farias moved to approve Resolution 2024-80 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration to amend the Public Affairs Consultant agreement with Prisylla Jasso. (Staffed by City Manager.)

Martin Garza stated the amendment was to the agreement approved by the Commission in August 2024 for the Public Affairs Consultant Prisylla Jasso; amendment would add to Section 3 reimbursement of travel expenses not to exceed $1,000 per month and must be authorized in advance by the City Manager or his designee.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to amend the Public Affairs Consultant agreement with Prisylla Jasso as presented. (Staffed by City Manager.) The motion carried unanimously; Mayor Gonzalez was present and voting.

N. Discussion and consideration to approve Resolution 2024-81 to allocate votes in the election for the 2025-2027 Board of Directors of the Hidalgo County Appraisal District pursuant to §6.03(e) of the Texas Property Tax Code. (Staffed by City Manager.)

Martin Garza stated previous commission action nominated Joe Olivarez as a candidate to the 2025-2027 Board of Directors of the Hidalgo County Appraisal District; stated the city has been allocated 85 votes for either a single candidate or distributed to other candidates on the ballot.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve Resolution 2024-81 to allocate all 85 votes to Joe Olivarez as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

O. Discussion and consideration on Resolution 2024-82 authorizing a one-time retention stipend of $1,000 for eligible non-civil service employees. (Staffed by City Manager.)

Rosie Cavazos stated an employee retention program was initiated in March 2024 and a trier method based on years of service was approved; a recommendation based on discussions with administration, would be to value the years of service at $1,000 for eligible non-civil employees; went over the impact to the general fund, water/wastewater, solid waste and airport funds. Staff recommended approval and direction on a date for the one-time incentive stipend that could be December 6 or 20; the general fund had additional monies available but would still require a mid-year budget amendment and the enterprise funds will be used as a "salary sweep" to offset the differences.

In response to Mayor Pro Tem Farias, Rosie Cavazos stated the employee would have the mandatory taxes deducted; for the employee to net $1,000 the amount would need to increase to about $1,200. Mayor Pro Tem Farias stated he would want the employee to net $1,000 to be paid on December 6. In response to Commissioner Pedraza and Rodriguez the increase would have an additional impact of $35,000 and the city could handle this.

A brief discussion on a net payment of $1,000 took place with the consensus of the commission wished to see this done for the employees.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve Resolution 2024-82 and increase the one-time stipend to allow for a net payment of $1,000 be paid December 6, 2024, for eligible non-civil service employees as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

P. Discussion and consideration to award RFB No.: 2023-24-05 City of Weslaco Public Library Construction Project to NM Contracting of McAllen, Texas for the base bid, alternates No. 1, No.2, and No.5 for an amount not to exceed $9,571,600. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks & Recreation Director, stated three bids were received and evaluated for the New Library Construction Project that included a base bid and five alternates for consideration. Staff recommended the low bidder NM Contracting in the amount of $9,0002,400 and alternate bid #1 to expand colonnade and canopy east-side in the amount of $180,000, alternate bid #2 for the outdoor programming space in the amount of $360,500, alternate bid #5 for the communication conduits and pull-boxes in the amount $27,900 for a total contract award in the amount of $9,571,600.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve NM Contracting with alternate bids 1, 2 and 5 for a total contract award of $9,571,600 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Q. Discussion and consideration to submit to an agreement with D&M Leasing Contract #652-21 to lease 3 police Tahoe units with emergency equipment for an amount not to exceed $225,000.00. (Staffed by the Police Department.)

Mayor Pro Tem Farias and Commissioner Rodriguez abstained from discussion and vote.

Joel Rivera, Police Chief, stated the expenditure was budgeted; vehicles included emergency equipment and would be assigned to the patrol division. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve D&M Leasing Contract #652-21 to lease 3 police Tahoe units with emergency equipment for an amount not to exceed $225,000.00 as presented. The motion carried; Mayor Pro Tem Farias and Commissioner Rodriguez abstained; Mayor Gonzalez was present and voting.

R. Discussion and consideration of the purchase of a New Vermeer Jetter VX75-500 from Buyboard contract 684-22 vendor Vermeer Texas-Louisiana in the amount of $178,118.82 for collections department (Staffed by Public Works Department.)

Mayor Pro Tem Farias and Commissioner Rodriguez abstained from discussion and vote.

David Arce, Public Works Director, stated the Vermeer trailer jetter would be for the water collections divisions; equipment allows for accessing tight spaces and the current jetter is over 10 years old and in need of repairs estimated at over $75,000. Staff recommended approval and budgeted.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve as presented. The motion carried; Mayor Pro Tem and Commissioner Rodriguez abstained; Mayor Gonzalez was present and voting.

S. Presentation and interview of the top three ranked firms for RFQ #2024-25-03 GIS Solutions and Services Project. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated twelve responses were received; a review committee was formed that evaluated and scored the responses based on their statements of qualifications with the top three selected for interviews being SAM, AIM GIS an IMEG

Ethan Herbek, SAM, Sergio Castro, AIM GIS. Trip McLaughlin IMEG each presented their firm's experience, services, office location, staffing and roles, availability to the client and work to develop the collection of different data, platforms, software as required by the client.

A brief question and answer followed each presentation from the commission regarding on going updated technology, ownership of data and office locations.

T. Discussion and consideration of contract award for RFQ No. 2024-25-03 GIS Solutions and Services to the most qualified and advantageous respondent. (Staffed by Engineering Department.)

Albert Aldana stated AIM GIS was the highest ranked upon completion of the tabulated scores and staff recommended to award AIM GIS.

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to award AIM GIS Solutions as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

At 7:55p.m. Commissioner Pedraza seconded by Commissioner Rodriguz moved to convene the special meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:40 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the special meeting as open to the public.

IX. 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. Legal Consultation - Consultation with City Attorney on legal opinion related to the appointment of a Municipal Judge as authorized by Section §551.071 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. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

No action.

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

No action.

F. Legal Consultation - Consultation with City Attorney regarding potential litigation relating to prescriptive easement legally described Lots 22-25, Block 8, L.D. Morgans Addition, Weslaco, Hidalgo County, Texas as authorized by Section §551.071 of the Texas Government Code.

No action.

G. Legal Consultation - Consultation with City Attorney regarding pending claims and contemplated litigation as authorized by Section §551.071 of the Texas Government Code.

No action.

H. 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.

No action.

I. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Blue Diamond as authorized by Section §551.087 of the Texas Local Government Code.

No action.

X. ADJOURNMENT

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to adjourn the regular meeting of November 19, 2024, at 8:40 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**