



**MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
APRIL 2, 2025**

On Wednesday, April 2, 2025, at 5:32 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	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Pete Garcia Jr.
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias

ABSENT: None

STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Eric Flores	Interim City Attorney

Also present: Xavier Salinas, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Planning and Code Enforcement Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Arnold Becho, Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Robert Lopez, Police Chief, David Arce, Public Works Director, Omar Rodriguez, Parks and Recreation Director, Rick Mendoza, IT Director, Rosa Badillo, Court Coordinator, Lily Alvarez, Airport Director, Lucio Garza, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, March 28, 2025.

B. Invocation.

Pastor Elias Garza, 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 perfect attendance and a quorum present.

E. Mayoral recognition.

1) Proclamation - Proclaiming the month of April as "Fair Housing Month"

Mayor Gonzalez along with the City Commission, proclaimed the month of April as “Fair Housing Month” to the Greater McAllen Association of Realtors and Weslaco Housing Authority.

2) Recognition - Kayleen Garcia - a Weslaco East Girls Wildcats State Women's Powerlifting Championship.

Mayor Gonzalez along with the City Commission, recognized Kayleen Garcia of Weslaco East High School for her second consecutive state championship at the Texas High School Women's Powerlifting Class 5A DII Region V Championship competition.

3) Recognition - Rheanna Rodriguez - a Weslaco Lady Panther State Women's Powerlifting Championship.

Mayor Gonzalez along with the City Commission, recognized Rheanna Rodriguez of Weslaco High School for her State Champion title in her division at the Texas High School Women's Powerlifting Championship competition.

4) Recognition for Hidalgo County Drainage District #1

Mayor Gonzalez along with the City Commission, recognized Hidalgo County Drainage District #1, Raul Sesin and his staff for their commitment and dedication to Weslaco during the severe rainstorm event on March 28, 2025.

II. PUBLIC COMMENTS

Rojelio Melendrez, 501 San Carlos Street, thanked the Mayor and Commission for their efforts in in serving the community with meals during the recent storm event, thanked the Police and Fire Department for their prompt response to his concern and asked for cleaning of street curb at Republic and San Carlos (corner intersections) be done.

James Martinez, 1410 Helen Street, voiced he was a resident of San Gabriel Subdivision; has gone through flooding events in 2015, 2018, 2021 and now this rain event in 2025; thanked the commission for their efforts with drainage improvements that had a positive impact with the recent rains but more is needed such as better maintenance of a drain ditch in the area; was advised a detention pond for a development would be done and encouraged that be done quickly before another rain event and supported more detention ponds. Stated he and his neighbors wanted to help and work with the County and the Commission in getting solutions for drainage improvements.

Richard Hill, 1208 S. Westgate, Claudia and Cesar E. Hernandez, 420 Professional Dr. and Adrian Valdez, Paola Carrasco, all voiced objection to the request for the sale of on-premise alcoholic beverages; concerns raised were location and proximity of doctor's office (dentist and pediatricians); a high rate of deaths are attributed to alcohol use that is considered a drug; vehicular

traffic was a concern for the safety of children; did not object to the business but to the sale of on-premise consumption; shared statistics of the alcohol consumption by youths; the proposed business was visible and close to a church and a school and all requested to deny the sale of alcoholic beverages on-site consumption.

Sandra Reyna, 217 S. Pat Cannon, presented pictures of the recent flooding event; stated the Kansas Los Torritos drainage project was a much needed one for the area; city needed to stop the residential and business growth and focus and spend monies on more drainage improvements.

Adrian Valdez, 3910 Tierra Escondido, voiced comments on the number of deaths attributed to alcohol use from data retrieved from TXDOT website; commented 37% of alcohol fatalities caused from drivers is between the ages of 13-35; concerned with the proximity of the business to pediatrics and dental office because the children would be seeing the public sale of alcohol; fatalities related to alcohol occurred during the hours of noon to 9pm and to consider the safety of the children and not allow this.

Ismael Reyes, owner, stated they were a family-oriented business that caters to all; stated they have businesses in Mission, Edinburg and McAllen and has never had any issues; went over the hours operation during the week is 12pm-10pm and Friday-Saturday 12pm-11pm to help limit consumption of alcohol; 90% of customers are families in their vehicles; other locations the proximity is close to daycare and no problems have occurred; stated TABC categorizes the types of license and his request falls under a wine and beer on-premise consumption but they will not be selling for on-site consumption; the sale of any alcohol would be in sealed containers that will be taken off the premise and they do not have any seating in the business; here to support the City and the community and requested favorable consideration.

Alejandra Perales, an employee, stated the business is family oriented; do not have sales over 11pm; vehicular traffic for drive thru will be enough for 18 vehicles; no seating for consumption on site; all alcohol beverages are in sealed containers; employees would be properly identified and professional; they want to be a part of Weslaco and have letters of support from the daycare centers from the other location and have not had any incidents in any of the locations.

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

VII. NEW BUSINESS

A. Discussion and consideration to award base bid for RFB No. 2024-25-16 Kansas and Los Torritos Drainage Improvements Project to the lowest bidder, Mor-Will, LLC, in the amount of \$4,504,898.30. (Staffed by Engineering Department.)

Homer Rhodes, Purchasing Agent, showed a brief video of the proposed project and impact it would have in the area; stated bids (6) were reviewed, evaluated and tabulated by the project engineer Halff & Associates; the lowest respondent was Mor-Will LLC in the amount of \$4,504,898.30 and recommended approval to award Mor-Will LLC; in attendance was Kristina Leal and Leslie Acosta from Halff & Associates.

The commission questioned the engineers' value amount to that of the respondents' bids that showed a significant gap in some of the unit prices submitted and worried that change orders would become a big part of the project and if references were confirmed.

Kristina Leal stated the bids were reviewed and evaluated; when a contractor's unit price is much lower than others it could be because a contractor may have a surplus of materials from other projects; spoke with the recommended contractor and was comfortable with his bid; references were contacted with no negative remarks.

Mayor Gonzalez requested if language could be added regarding change orders.

Benjamin Castillo, Interim City Attorney, stated contact was made with the contractor and stated he was comfortable with his bid; was advised language would be added that "any unreasonable increase" would be absorbed by him. The contractor did not have an issue with that. The City Attorney recommended the motion be to award and authorize City Attorney and City Manager to negotiate with the contractor to define what is "unreasonable increase" and make it non-negotiable to contract cost.

Commissioner Lopez seconded by Commission Rodriguez, moved awarding Mor-Will LLC the amount of \$4,504,898.30 subject to the added language as recommended by legal regarding change orders. The motion carried unanimously; Mayor Gonzalez was present and voting.

Mayor Gonzalez introduced Old Business item A. There was no objection.

VI. OLD BUSINESS

A. Discussion and consideration after public hearing on behalf of Ismael Reyes to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 512 Professional Dr., also being Posada Subdivision, Unnumbered Lot, Weslaco, Hidalgo County, Texas. (This item was tabled on March 19, 2025; staffed by Planning & Code Enforcement Department.)

Commissioner Pedraza seconded by Commissioner Lopez moved to remove the item off the table. The motion carried unanimously; Mayor Gonzalez was present and voting.

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated eight property owners were notified: the petition submitted against the rezone meets the 20% threshold that would require a supermajority vote. The Planning and Zoning Commission and staff recommended approval.

In response to the commission; staff stated construction over an easement is allowable so long as it is not vertical (buildings), traffic staging for vehicles exceeds the requirement and blocking of any driveway is not permitted, if on-premise consumption should occur the business owner can have police presence and enforce this; staff stated similar business that have on-site consumption because of the classification of the permit have not had any issues and the permit is for beer and wine only; conditions can be placed such as no consumption on premise and hours of operation.

The City Attorney recommended approval by the commission be like previously approved businesses to avoid challenges based on discriminatory grounds.

Commissioner Lopez seconded by Commission moved to approve Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 512 Professional Drive with the condition of no consumption on site. The motion carried; Commissioner Rodriguez against the motion and Mayor Gonzalez was present and voting.

Mayor Gonzalez introduced Reports with no objection.

III. REPORTS

A. Emergency Management Operations.

Antonio Lopez, Fire Chief, reported 15-20 inches were received from the heavy rain event on March 27, 2025; 2018 the severe rain event impacted 2,000 homes compared to this event that had only 94, Las Brisas had 500 homes impacted in 2018 and none this rain event; the drainage improvements being done with RDF's and maintenance of drainage ditches are testaments to the commitment of the commission for drainage improvements because water is being diverted from homes; stated a shelter was opened (First Baptist Church), all pumps were initiated and used; partnered with the Salvation Army in providing food to the community; call center was established; water rescues was 80 compared to 1,000 in 2018 and high water vehicles were in operation; a new tool with TEDM is iStat which allows the gathering of information from citizens to self-assess property damage and take pictures that goes directly to the State. Joe Pedraza, Operations Emergency Chief, stated damage assessment and clean-up began right away and containers were placed at Bridge Ave and 83; vector control began on Saturday.

B. Valley Risk Report - Roger Garza.

Roger Garza, Valley Risk Consulting, stated this was the second quarterly review of the medical plan; went over the plan performance of medical, pharmacy and other fees paid for February 2025 totaled \$443,152; presented the loss ratio by month from March 2024 to February 2025 highlighting those high months; presented the top 10 high cost of medications that affect the plan cost as well high claims and a high loss ratio (6 of a 12 month period); recommended to consider proposals for a fully-funded plan and self-funded health insurance plan, consider a preferred pharmacy program, enter into a direct provider contract with a local provider for urgent care/primary care and have weight management programs.

IV. 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 March 5, 2025. (Staffed by City Secretary Department.)

B. Approval to apply and accept the Walmart's Community Grant (Store #1041) in the amount of \$5,000 with NO MATCH and NO RECURRING cost to purchase police promotional items. (Staffed by Police Department.)

C. Approval to apply and accept the Walmart's Community Grant (Store #6159) in the amount of \$2,000 with NO MATCH and NO RECURRING cost to purchase police promotional items. (Staffed by Police Department.)

D. Approval of the affiliation and program agreement between Weslaco Fire Prevention-EMT Program and City of Pharr EMS to provide clinical learning experiences to students. (Staffed by Fire Department.)

E. Approval of the affiliation agreement between Weslaco Fire Prevention-EMT Program and Valley Regional Medical Center to provide clinical learning experiences to students. (Staffed by Fire Department.)

F. Approval of payment to Hidalgo County Elections Department in the amount of \$47,603.74 for the run-off General Election held December 14, 2024. (Staffed by City Secretary Department.)

G. Approval of the renewal of the Interlocal Cooperation Agreement with the County of Hidalgo for participation within the Hidalgo County Library System (HCLS). (Staffed by Library Department.)

H. Approval to Amend the 2020 City of Weslaco Hazard Mitigation Plan to Include the 2018 Flood Master Plan and other drainage projects. (Staffed by City Manager.)

I. Approval on Resolution 2025-34 for Amendments to the 2020 City of Weslaco Hazard Mitigation Plan for additional mitigation projects. (Staffed by City Manager.)

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

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2025-32 appointing a member to the Board of Adjustment & Appeals. (Staffed by City Secretary.)

Norma A. Cantu, City Secretary, stated this was a reappointment for consideration and the nomination was from Mayor Gonzalez to reappoint Paul Garza to the Board of Adjustment & Appeals.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve Resolution 2025-32 and reappoint Paul Garza to the Board of Adjustment & Appeals. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration of Resolution 2025-33 for appointments of members to the Mayor Joe V. Sanchez Public Library Board. (Staffed by Secretary City Department.)

Norma A. Cantu stated two reappointments were needed; Rey A. Banda was nominated by Commissioner Pedraza and Carmen S. Garza was nominated by Commissioner Lopez.

Commissioner Rodriguez seconded by Commissioner Farias moved to approve Resolution 2025-32 and reappoint Rey A. Banda and Carmen S. Garza to the Mayor Joe V. Sanchez Public Library Board. The motion carried unanimously; Mayor Gonzalez was present and voting.

Mayor Gonzalez went to the regular agenda New Business item B. There was no objection.

VII. NEW BUSINESS

B. Discussion and consideration to approve the Professional Services Agreement between City of Weslaco & Rafetlis Financial Consultants, Inc. for RFQ No:2024-25-09 Engineering / Planning Services to Conduct Feasibility Studies for Capital Improvement Plan and Land Use Assumption Plan and to Update the City's Subdivision, Zoning and Building Ordinances in the amount not to exceed \$269,308.00. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated previous commission action approved staff to negotiate an agreement with Rafetlis Financial Consultants to conduct studies and plans to assist in adopting the necessary ordinances that regulate zoning, subdivisions and construction; a fee negotiated was slightly below budget at \$269,308 and within the GLO Grant awarded to the city. Staff recommended approval and legal review had no recommended changes.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve an agreement with Rafetlis Financial Consultants, Inc. to Conduct Feasibility Studies for Capital Improvement Plan and Land Use Assumption Plan and to Update the City's Subdivision, Zoning and Building Ordinances in the amount not to exceed \$269,308.00 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration to approve the Professional Services Agreement between City of Weslaco & Rafetlis Financial Consultants, Inc. for RFQ No:2024-25-09 Engineering / Planning Services to Conduct Feasibility Studies for Water, Wastewater, and Roadway Impact Fee Study in the amount not to exceed \$157,960.00. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated an agreement with Rafetlis Financial Consultants was negotiated for services to conduct a study for adoption of impact fees into the Subdivision and Zoning Ordinances; the impact fees would allow the city to recover costs for the effect development is having on the existing infrastructure. Staff recommended approval and was reviewed by legal counsel with no recommended changes.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve an agreement with Rafetlis Financial Consultants, Inc. in the amount not to exceed \$157,960.00 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration for approval to solicit proposals from qualified insurance carriers and Third-Party Administrators (TPAs) for Fully Funded and self-insured plans, including Employee Assistance Programs (EAPs), Pharmacy Benefit Management (PBM), Stop-

Loss Insurance, Workers' Compensation Insurance, and Property & Casualty Insurance and any other related products. (Staffed by Human Resources Department.)

Commissioner Pedraza seconded by Commissioner Lopez moved to approve and solicit proposals from qualified insurance carriers and Third-Party Administrators (TPAs) for Fully Funded and self-insured plans, including Employee Assistance Programs (EAPs), Pharmacy Benefit Management (PBM), Stop-Loss Insurance, Workers' Compensation Insurance, and Property & Casualty Insurance and any other related products as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration to award the most advantageous proposals for RFP No.: 2024-25-17 for Solid Waste Secondary Disposal Service to Republic Services for transfer station and landfill disposal and UTW from Donna for tire disposal. (Staffed by Solid Waste Division.)

David Arce, Public Works Director, stated three proposals were received and evaluated. Staff recommended United Tire Recyclers (UTW) for tire disposal services at a rate of .085 per lbs. and .25 per lbs. for tractor trailer and heavy equipment tires and noted UTW would be considered a secondary site because Edinburg is not taking any disposal of tires; recommended Republic Services for solid waste disposal services, utilizing the La Feria Transfer Station as a secondary daily drop-off site at a rate of \$43.11 per ton and La Gloria Landfill as an additional option for disposal as necessary at a rate of \$23.00 per ton. Staff recommended approval.

Commissioner Farias seconded by Commissioner Lopez moved to award Republic Services for transfer station and landfill disposal and UTW from Donna for tire disposal as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to purchase Toter residential bins from Sourcewell contract# 041521 vendor Wastequip, in the amount of \$34,854. (Staffed by Public Works Department.)

David Arce stated the city continues to experience growth, increasing the demand for residential trash bins; the current inventory had approximately 130 bins and new residential developments, including 4-plex complexes, are expected to deplete this inventory. Staff recommended approval to purchase additional bins and ensure adequate supply and avoid shortages. Staff recommended purchasing a full truckload of 624 residential trash bins from Toter to maximize freight cost; a change in vendor is recommended because of ongoing issues with water retention on the tops; Toter provides a 10-year warranty on the bins, ensuring long-term reliability and cost effectiveness and estimated lead time for delivery is 4 weeks.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the purchase of Toter residential bins from Sourcewell contract# 041521 vendor Wastequip, in the amount of \$34,854. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

At 7:45 p.m. Commissioner Pedraza seconded by Commissioner Rodriguez moved to convene the regular meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 9:17 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular 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 – 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.

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.

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. Real Property – Consultation with the City Attorney on the sale, exchange, lease or value of real property described as 60x100 feet of Right-of-Way situated between Morningside Addition Blocks 4 and 5, Weslaco, Hidalgo County, Texas, as authorized by Section §551.072 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Lopez approved to authorize the City Manager to meet with potential buyers regarding real property described as 60x100 feet of Right-of-Way between Morningside Addition Blocks 4 and 5, Weslaco, Hidalgo County, Texas as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at E Mile 5 North described as the net 7.09 acres out of the West Tract 9.688 acres being an irregular tract out of the E407.92'-W663.22'-N1210.73' EXC N209.42'-

E208', out of Farm Tract 828, Weslaco Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

No action.

G. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Legal Beagle as authorized by Section §551.087 of the Texas Government Code.

Commissioner Lopez seconded by Commissioner Pedraza moved to re-accept the agreement of financial offer or other incentives for Project Legal Beagle that was approved on February 19, 2025 as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

X. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Rodriguez. moved to adjourn the regular meeting of April 2, 2025, at 9:19 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**