



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
WEDNESDAY, MAY 21, 2025**

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 Wednesday, May 21, 2025 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.
 - 1) Recognition - Snow to Sun RV Resort for the Police Department.
 - 2) Recognition of Weslaco High School National Honor Society and JROTC students.
 - 3) Proclamation - Public Works Week.
 - 4) Proclamation - Mental Health Awareness Month.
 - 5) Proclamation - Stroke Awareness Month.

II. PRESENTATION

- A. LRGVDC - LISTO RGV Conference Attachment.

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. PUBLIC HEARING

- A. To solicit input on behalf of 7-Eleven Beverage Company Inc. to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 901 N Airport Dr., also being Lot 3, Blk 1, Mid Valley Industrial Park No. 2 Subdivision, Weslaco, Hidalgo County, Texas.
- B. To solicit input on behalf of Lucero Mendoza and Julio Torres to approve a Conditional Use Permit to obtain a Package Store Permit, at 1603 N International Blvd. Ste B, also being Lot 1, Blk 3, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas.
- C. To solicit input on behalf of Barge Kristie Lynn to rezone 2319 W Bus Hwy 83, also being East 8.68 acres of the West 16.18 acres of Farm Tract 632, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District.
- D. To solicit input on behalf of the City of Weslaco for an extension for 120 days regarding the moratorium of applications for duplexes, triplexes, fourplexes and multifamily residential development.

V. REPORTS

- A. Inframark. Attachment.
- B. Engineering - Drainage Advisory Board.

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 Special Meeting on April 7, 2025, and the Record for the Workshop on April 16, 2025. (Staffed by City Secretary's Department.) Attachment.
- B. Approval of Resolution 2025-36 to enter into an agreement with TxDOT for a public event in the city limits of Weslaco requiring the closure of Farm to Market Rd 88 (Texas Blvd) between US Business 83 Highway and 6th Street from 1:00 pm to 11:00 pm for the 4th of July Drone Display event on July 4, 2025, allowing public consumption of alcohol on the street from US Business 83 Highway to 6th Street; waiving fees and ordinances associated with the event; approving support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Engineering Department.)
- C. Approval of Resolution 2025-37 to apply for the FY2026 SB 224 Catalytic Converter Grant to purchase equipment, fund overtime and software recurring cost. (Staffed by Police Department.)
- D. Approval of the Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Weslaco regarding MVCPA Auto Theft Task Force with a match not to exceed \$17,206.00 from general funds for overtime, professional contract services, travel, and equipment (Staffed by Police Department.)
- E. Approval to solicit sealed bids to purchase license plate readers funded through FY25 MVCPA SB224 Catalytic Converter Grant with a 20% local match. (Staffed by Police Department.)
- F. Approval to ratify renewal of the Verizon Connect 12-month contract with the Weslaco Police Department for an amount of \$15.98 per unit with a total amount not to exceed \$1500.00 monthly subscription fees. (Staffed by Police Department.)
- G. Approval to solicit bid proposals for surplus dirt from the Mayor Pablo Pena RDF project. (Staffed by Parks & Recreation Department.)
- H. Approval of the landowners' petition from Jack Harbison Jr. for the release of property located in the City's Extraterritorial Jurisdiction is described as 8.045 acres of land, more or less out of Farm Tract 1116, The West and Adams Tract and all of Tract 1125, West and Adams Tract, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)
- I. Approval of the Letter of Support for the "Toddler Adventure Playscape" project at Gibson Park to be submitted by the Weslaco High School FCCCLA to the Knapp Community Care Foundation. (Staffed by Parks & Recreation Department.)
- J. Approval on the request from First Baptist Church for street closure from 7:30 am to 12:30 pm from 6th Street to 7th Street beginning June 9th through June 12, 2025, for vacation bible school. (Staffed by City Manager.)
- K. Approval to renew an interlocal agreement with Hidalgo County Health Department and the City of Weslaco regarding septic systems within the City Limits. (Staffed by Planning & Code Enforcement Department.) Attachment.

- L. Approval for the continuation of the Declaration of Disaster Order through June 3, 2025. (Staffed by Fire Department.)

VII. OLD BUSINESS

- A. Discussion and consideration amending the Personnel Policies and Procedures to add Veterans Day as an approved holiday. (This item was tabled on May 7, 2025; requested by Commissioner Garcia Jr. and Mayor Pro Tem Israel Gonzalez Jr.; staffed by Finance Department.) Attachment.

VIII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of 7-Eleven Beverage Company Inc. to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 901 N Airport Dr., also being Lot 3, Blk 1, Mid Valley Industrial Park No. 2 Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Lucero Mendoza and Julio Torres to obtain a Package Store Permit, at 1603 N International Blvd. Ste B, also being Lot 1, Blk 3, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Barge Kristie Lynn on Ordinance 2025-06 to rezone 2319 W Bus Hwy 83, also being East 8.68 acres of the West 16.18 acres of Farm Tract 632, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District. First reading of Ordinance 2025-06. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after the public hearing on behalf of the City of Weslaco to approve an extension of 120 days on the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development. (Staffed by City Manager/Planning and Code Enforcement Department.) Attachment.
- E. Discussion and consideration of an Interlocal Agreement between the City of Weslaco and the City of Mercedes for Sanitary Sewer and Water services for Camino Height Subdivision. (Staffed by the Planning and Code Enforcement Department.) Attachment.
- F. Discussion and consideration on the variance request for Tamez Estates Subdivision being 6.766-acre out of the South 7 acres of the North 12 acres of Farm Tract 198, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the west side of Mile 6 approximately 2,244ft north of Mile 10. (Staffed by Planning and Code Enforcement Department.) Attachment.

- G. Discussion and consideration of final payment in the amount \$23,832.00 to G-8 Utilities for the Border Avenue Storm Drainage project. (Staffed by Engineering Department.) Attachment.
- H. Discussion and consideration on the proposal submitted by B2Z Engineering for the amount of \$28,886.00 for construction materials testing services associated with the Kansas and Los Torritos Drainage Improvements Project. (Staffed by Engineering Department.) Attachment.
- I. Discussion and consideration to accept and file the Financial Reports (unaudited) as of March 31, 2025 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund. (Staffed by Finance Department.) Attachment.
- J. Discussion and consideration to accept and file the Quarterly Investment Report for period ending March 31, 2025. (Staffed by Finance Department.) Attachment.
- K. Discussion and consideration to approve Resolution 2025-39 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2025. (Staffed by Finance Department.) Attachment.
- L. Discussion and consideration to approve payment of \$70,476.03 for routing software services with vendor Routeware Inc. for 13 solid waste collection units set to expire September 30, 2025. (Staffed by Public Works Department.) Attachment.
- M. Discussion and consideration of final payment in the amount \$175,380.00 to Southern Trenchless Solutions for the emergency repair to lift station 13. (Staffed by Public Works Department.) Attachment.
- N. Discussion and consideration of final payment in the amount \$113,956.00 to G-8 Utilities for the Mid-Valley Airport Storm Drainage project. (Staffed by Airport Department.) Attachment.
- O. Discussion and consideration on consultant agreement with GovSolutions Consulting LLC. (Staffed by City Attorney.)

IX. 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 on the Voluntary Separation Agreement for the City Manager and any other related items 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 – Consultation 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. Real Property - Consultation with the City Attorney regarding the sale, purchase, exchange, lease or value of state-owned property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.
- E. Real Property - Discussion regarding the purchase, exchange, lease or value of real property for the City of Weslaco landfill located in Alton, Texas as authorized by Section §551.072 of the Texas Local Government Code.
- F. Real Property - Discussion regarding the purchase, exchange, lease or value of real property as authorized by Section §551.072 of the Texas Local Government Code.
- G. Deliberation - Discussion on authorization to the City Manager to negotiate with a third party on a prospective gift to the City of Weslaco as authorized by Section §551.073 of the Texas Government Code.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XI. 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 16th day of May 2025, on or before 5:30 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”.