



**MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
APRIL 16, 2025**

On Wednesday, April 16, 2025, at 5:34 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 members' 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 (arrived 5:40pm)

ABSENT: None

STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	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, April 11, 2025.

B. Invocation.

Pastor Shiela Shidler from Crossroads Community 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 at the time of roll call the absence of Commissioner Farias and a quorum present.

E. Mayoral recognition.

1) Proclamation - Child Abuse Awareness Month

Mayor Gonzalez along with the City Commission proclaimed the month of April 2025 as “Child Abuse Prevention Month”.

2) Proclamation - Telecommunicator's Week

Mayor Gonzalez along with the City Commission proclaimed the week of April 13-19, 2025 as “Telecommunicator’s Week”.

3) Proclamation - Animal Control Officer Appreciation Week

Mayor Gonzalez along with the City Commission proclaimed the week of April 13-19, 2025 as “Animal Control Officer Appreciation Week”.

4) Recognition - Weslaco High School Dreamette Team

Mayor Gonzalez along with the City Commission recognized the outstanding achievements to the Weslaco High School Dreamettes by earning the Showtime National Grand Champion title.

5) Recognition - Mary Martin - Community Service

Mayor Gonzalez along with the City Commission recognized Mary Martin being named FCCLA Sponsor and Teacher of the Year for Weslaco High School.

II. PUBLIC COMMENTS

Lynett Castillo, Leadership Mid-Valley Class 19, commented on the Leadership Program offered by the Weslaco Chamber of Commerce and their purpose; stated the Leadership Mid-Valley Class 19 fundraiser was “raise a glass to a good cause” and chose to benefit Knapp Medical Center its courtyard and beautify this space that is the center of the hospital; extended an invitation to the commission and public on their fundraising event on Thursday, April 16 from 6pm-8pm.

Yolanda Mendez, 604 Santa Ana Street, presented a petition against the rezone request of 901 San Joaquin, voiced not against the growth of businesses, but against commercial in their family oriented neighborhood; commercial should be in a commercial zone where sufficient parking is provided, better rainfall drainage available, and traffic control; concerned should this business not thrive the rezone would have the property established for business activity; noted proximity of churches and schools for the area and a failed business that now had business activity of an adult novelty shop; requested for the commission deny this rezone and thanked the commission for the opportunity to voice their objections.

Rojelio Melendrez, 501 San Carlos Street, thanked the Mayor, Commission, Police and Fire Dept. for their efforts in food distribution, thanked Public Works for their hard work in cleaning the alleys and streets; stated he does his part to maintain his property and assists his neighbors as he can.

David Arce, Public Works Director, stated two trucks (displayed in parking lot) were purchased with grants with no cost to the City; thanked the Commission that allowed Gaberial Perez, Grant Manager, to pursue the grant and thanked Gaberial Perez for assistance given in submitting the grant.

III. REPORTS

A. Animal Care Services.

Jose Alvarez, Animal Care Services Supervisor, recapped the live release rate for 2025 in February was 72% for dogs and 100% for cats and for March it was dogs at 80% and 100% for cats; February and March had 249 rescues; updated on four dogs that were adopted; went over a medical case and a special case rescue; presented three puppies known as the “power puff pups” three girl pups up for adoption, went over upcoming events for rabies and adoption events and a safety & wellness fair. Thanked the Fire Chief for his rescue from the shelter.

B. Inframark.

Lucio Garza, Inframark, reported on the capital repairs completed for a pump and motor, chemical pump, club valve, and a fence repair; went over the project and status of capital improvements for the plants and lift station 10; stated lift station 13 had erosion as a result of the recent rains (3-feet of water) and is being addressed; reported March 2025 flows for the Water Treatment Plant was 7.41mgd, operating at 57% capacity and compliance report was good; North Wastewater Treatment Plant flow was 3.16mgd, operating capacity at 64% and compliance report in order, 7South Wastewater Treatment Plant flow was 1.6mgd, operating capacity was at 66%, compliance report had one non-compliance because of the recent rains that effected the UV Modules.

IV. PUBLIC HEARING

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

A. To solicit input on behalf of Melinda Barrera to approve a Conditional Use Permit to operate a Daycare, center at 114 Adelita St., also being Lot 28, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

B. To solicit input on behalf of Linda Garcia to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No. 2 Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Felipe and Linda Garcia, applicants, went over their plans to have a small bakery/coffee shop that will face Pike; drainage problems have always been an issue for the area; wished to enhance the area and their plans did have a lot of paving; would be small and mostly to go orders; commented the existing business (adult novelty) is leased; they own the property; family live in the neighborhood; wanted to beautify the location; parking would be available and asked for favorable consideration.

Yolanda Mendez, voiced that some area residents had not received notification; the petition submitted would have had more signatures if it was not for the recent rain event; felt traffic congestion was going to be an issue for everyone; voiced there are locations on the south side and Palm Plaza available for commercial use; requested the commission take into consideration the locations of schools and churches and asked for denial of the rezone and objected to the rezone.

Rojelio Melendrez, stated he had not received notification and lived in the area, commented he favored beautification and growth of the city; drainage a problem for the area; spends his money in Weslaco; concerned if rezoned what other types of business could be there.

Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr., moved to close the public hearing. The motion carried unanimously. Mayor Gonzalez was present and voting.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Special Meeting on March 13 and March 31, 2025.
(Staffed by City Secretary Department.)

B. Approval to solicit bids for the rehabilitation of Lift Station 2 and Lift station 10.
(Staffed by Public Works Department.)

C. Approval to solicit bids for 15 manhole rehabilitation (Phase 2 of 2025) in various locations. (Staffed by Public Works Department.)

D. Approval to ratify acceptance of FY24 Operation Stonegarden Grant 3173410 for the amount of \$285,000.00 with no match required for overtime and to purchase police equipment.
(Staffed by Police Department.)

E. Approval on the petition from Gene Paul and Pablo G. Pena Jr. for the release of property located in the City's Extraterritorial Jurisdiction described as 16.09 out of Farm Tract 816, West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

F. Approval of six-month extension for the Final Plat for Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N. (Staffed by Planning & Code Enforcement Department.)

G. Approval on renewal agreement with SWG Engineering, LLC to provide engineering subdivision plan reviews for a fee of \$3,000.00 per month. (Staffed by Planning and Code Enforcement Department.)

H. Approval to solicit bids for the South Wastewater Treatment Plant Digester System. (Staffed by Inframark.)

I. Approval to renew the Summer Seamless Food Program, accepting meals at no charge from Weslaco Independent School District Food Services Department for distribution to school-age children within the 2025 Summer Reading Program, at Gibson Park, and at Judge Gilbert Garza Park. (Staffed by Library Department.)

J. Approval to solicit proposals for Retail Energy Provider Services, as recommended by Valiant Energy Consulting. (Staffed by Finance Department.)

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

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Melinda Barrera to approve a Conditional Use Permit to operate a Daycare, at 114 Adelita St., also being Lot 28, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated twenty property owners were notified and no objection received; stated daycare operations previously approved at the location but because of a change of ownership applicant needed to apply. The Planning and Zoning Commission and staff recommended approval.

Commissioner Garcia Jr. seconded by Commissioner Lopez moved to approve a Conditional Use Permit to operate a daycare at 114 Adelita Street as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Linda Garcia on Ordinance 2025-05 to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No 2 Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. First reading of Ordinance 2025-05. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-eight property owners were notified; a petition submitted met the 20% of property owners against the rezone and would require a supermajority vote; area is located along Pike Blvd that is identified in the land use map as a commercial corridor. The Planning and Zoning Commission and staff recommended approval.

Discussion ensued regarding the notification process, allow more time to and have applicant meet with residents, drainage, and placing conditions. Staff stated a 200-foot radius notification is required and complied with, more time is at their discretion, a buffer fence would be required through the construction phase and provisions/conditions cannot be placed on a rezone; no alcoholic beverages are being sold and should that change it would need to come back to the commission; drainage would need to meet the 50-year storm adopted; went over the area that is zoned commercial are located and noted the property is a corner lot. Staff stated the commission had discretion to table the item and that would be the recommendation versus taking no action because no action would require to readvertise.

Benjamin Castillo, Interim City Attorney, recommended legal consultation in executive session to consult with them regarding the process and recourse.

The time being 6:52 p.m., Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr. moved to enter executive session for legal consultation on the item. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 6:56 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

Benjamin Castillo stated his recommendation as legal counsel would be to approve the rezone request as discussed in executive session.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Ordinance 2025-05 to rezone 901 San Joaquin from an R-1 One Family Dwelling District to B-1 Neighborhood Business District as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration to approve the Final Plat for De Leon Ranch Subdivision being a 3.03-acre tract of land out of Farm Tract 258, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south of Mile 12 N approximately 700ft east of N Mile 4 ½ W. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed two (2) lot subdivision outside city limits; serviced with water by North Alamo Water Supply and sewer by On-site Sewage Facility (OSSF); developer requested a variance for OSSF as the nearest sanitary sewer line is located approximately 3 miles south at the intersection of Sugarcane Drive and N. Bridge Ave. The Planning and Zoning Commission and staff recommended approval with variance.

Commissioner Pedraza seconded by Commissioner Lopez to approve the Final Plat for De Leon Ranch Subdivision with variance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to approve the Final Plat for Descanso Subdivision being Lot 16 Farm Tract 696, Blk 141, West and Adams Tract Subdivision a 15.00-acre tract of land, Weslaco, Hidalgo County, Texas. Located North of E 18th St., approximately 0.15 miles east of South Airport Dr. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed forty-four (44) lot subdivision for residential use inside city limits; serviced with water and sewer by city; developer requested a variance for off-site drainage, has dedicated a tract of land east of the subdivision to the Irrigation District to serve as a detention facility and has provided letters of support from the Drainage and Irrigation districts. The Planning and Zoning Commission recommended approval with variance; staff recommended approval of the final plat.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the Final Plat for De Leon Ranch Subdivision with variance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration to approve the purchase of dash camera equipment, GPS equipment and software for EMS units with a three (3) year term from Samsara Connected Operations, Sourcewell Contract 020221-SAM, as budgeted with the first-year cost not to exceed the amount of \$5,576.40. (Staffed by Fire Department.)

Chris Sanchez, Asst. Fire Chief, stated the purchase of the dash camera equipment, GPS equipment and software was for all EMS units that will allow live monitoring and tracking; the purchase is a three-year term from Sourcewell vendor. Staff recommended approval.

Commissioner Farias seconded by Commissioner Lopez moved to approve the purchase of dash camera equipment, GPS equipment and software for EMS units with a three (3) year term from Samsara Connected Operations, Sourcewell Contract 020221-SAM, not to exceed the amount of \$5,576.40 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to ratify the purchase for emergency repair to lift station 13, located at 400 E 18th St. that was created after the rain event and damaged wet well with Buyboard vendor #730-24 Southern Trenchless for the amount of \$175,380. (Staffed by Public Works Department.)

Commissioner Rodriguez and Farias abstained from discussion and vote.

David Arce, Public Works Director, stated the recent heavy rainfall caused significant damage to the wet well structure for Lift Station No. 13 that compromised operations and to avoid service disruption staff solicited Southern Trenchless, a BuyBoard-approved vendor to perform the

necessary emergency repairs; presented and went over the damages of the wet well and repairs done. Staff recommended approval of the emergency repairs in the amount of \$175,380 to Southern Trenchless, Buyboard vendor #730-24 and stated the procurement requirements for the emergency repairs were met. Staff recommended approval.

Benjamin Castillo stated the procurement process was satisfied because the vendor is a Buyboard vendor who has met all requirements of the bidding process through Cooperative Purchasing Program.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve the emergency repair to Lift Station 13 damaged wet well with Buyboard vendor #730-24 Southern Trenchless for the amount of \$175,380 as presented. The motion carried; Commissioners Rodriguez and Farias abstained; Mayor Gonzalez was present and voting.

G. Discussion and consideration to approve the following for the Mayor Joe V. Sanchez Public Library Project: Change Order #2 extending the contract by 26 days and Contingency Allowance Expenditure Authorization #2 in an amount not to exceed \$28,518.27 related to Construction Change Directive #1. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated when the contractor began excavation for the new foundation what surfaced from underneath the drive-thru bank driveway was old foundation that had been left behind and interfered with the location of beams of the new foundation; staff directed contractor to excavate the existing beams and contractor requested Change order #2 to allow an additional 26-days to the contract; the city would dispose debris with the cost to come out of the contingency fund not to exceed \$28,518.27. Staff recommended approval of Change Order #2 to extend the contract by 26 days that would have a new substantial completion date of February 1, 2026 and approve Contingency Allowance Expenditure Authorization #2 in an amount not to exceed \$28,518.27 leaving a balance of \$143,695.23 in the contingency fund.

Commissioner Lopez seconded by Commissioner Garcia Jr. moved to approve Change Order #2 extending the contract by 26 days and Contingency Allowance Expenditure Authorization #2 in an amount not to exceed \$28,518.27. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration to accept and file the City of Weslaco's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2024, as presented by Carr, Riggs & Ingram, LLC. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, introduced Matthew Montemayor, CPA, Engagement Partner with Carr, Riggs & Ingram, LLC that presented the audit ending fiscal year September 30, 2024.

Matthew Montemayor, presented the report that included the transmittal letter that provides a profile of the city, management discussion and analysis, fund financial statements, statistical

information and compliance section; noted the Finance Department awarded the certificate of excellence for financial reporting ending FY2023; stated there are two components of the audit; 1) Financial Statement Audit that is the basic financial statements of the governmental activities (police, fire, public works, public services and administration) and business activities (water, sewer, solid waste and airport operations); and 2) Audit of Federal Awards (grants) is to ensure compliance with the Office of Management and Budget as related to federal programs; EDC not audited only referenced to and stated one major program audited was use of ARPA funds; three reports issued 1) Independent Auditors provides an unmodified opinion on the fair presentation of financial statements, 2) Internal control over financial reporting compliance offers an opinion but required for compliance and one finding reported as a significant deficiency and identified as 2024-001 in the report; 3) the report of Audit of Federal Awards is an unmodified opinion on compliance of federal award(s) had one finding reported as significant deficiency and identified as 2024-002 and a major program audited was the ARPA funds (Covid funds); noted an unmodified opinion is considered a clean audit and the highest to receive; went over assets, liabilities and net position for the city; went over the revenues for governmental activities for 2024 was \$50,506,130 an increase from last year and business activities \$23,147,313; went over revenue and expenditures analysis and categories for governmental type activities (departments funded by taxes levied, fees collected) and for business type activities (departments that charge for a service); went over the general fund revenues was \$37,311,315, expenditures was \$35,733,972 and changes in fund balance was \$3,101,114 with unassigned fund balance/expenditures at 47% and stated was a healthy unassigned fund balance; significant changes was increase in sales tax and property tax revenue; presented a general fund balance comparison for the last ten years; summarized the required communications to staff had no disagreements with management, corrected misstatements (audit adjustments), written representations management accepts responsibilities for the financial statements and all information for the audit was provided. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to approve accept and file the City of Weslaco's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2023 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. EXECUTIVE SESSION

At 7:34 p.m. Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr. moved to convene the regular meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:39 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. 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.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the City Manager and Mayor to finalize the resolution regarding Liquid Environmental as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. 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.

F. Real Property - Deliberation with the City Attorney regarding the potential purchase, exchange, lease or value of real property(s) belonging to the City of Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the City Manager to order appraisals for real property(s) belonging to the City with exception of one and approve staff to solicit Request for Qualifications for a real estate agent/broker as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

IX. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Rodriguez. moved to adjourn the regular meeting of April 16, 2025, at 8:40 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**