



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 1, 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 Tuesday, July 1, 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 - Hidalgo County Judge Richard F. Cortez
 - 2) Recognition - Teddy's BBQ - Joel Garcia

II. 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.

III. PUBLIC HEARING

- A. To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety

and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juana Isabel M. Hernandez
2. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Noemi Villarreal
3. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Issac Andres Garza
4. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Patricio Solis
5. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Raul Cardona
6. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County Texas. - Recorded Owner: Matiana Domimiguez
7. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Jesusa Medina Martinez
8. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Pascual Conchas
9. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Iglesia Cristiana Bethel
10. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas. -Recorded Owner: Gregorio Gonzales
11. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas. -Recorded Owner: Juan Martinez and Olivia G. Martinez
12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: CF165, LLC

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 and Workshop on May 21, 2025. (Staffed by City Secretary's Department.) Attachment.
- B. Approval to submit a grant application to the Banfield Foundation in the amount of \$10,000 under the Disaster Relief Grant Program to support emergency animal care and response with no local match required. (Staffed by Grant Manager.)
- C. Approval to submit a grant application to the U.S. Economic Development Administration totaling \$4,162,077.44, with a Federal Share of \$3,329,661.96 (80%) and a Local Share of \$832,415.48 (20%). (Staffed by Grant Manager.)
- D. Approval to ratify the submission of a grant application to the U.S. Department of

Transportation under the Safe Streets for All Grant totaling \$200,000, with a Federal Share of \$160,000 (80%) and a Local Share of \$40,000 (20%). (Staffed by Grant Manager.)

- E. Approval of Resolution 2025-46 to enter into an agreement with TX Dot for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday, of the month from August 2025 to February 2026 for Alfresco Weslaco Music & Art. The event will run from 6 PM – 9:30 PM on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026, waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department. (Staffed by Weslaco EDC.)
- F. Approval on Resolution 2025-47 for the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Weslaco EDC.)
- G. Approval to solicit Request for Proposals (RFP) for routing management services for solid waste division. (Staffed by Public Works Department.)
- H. Approval of ORION Consortium Participation Agreement for provision of Fiber Optic Internet Connectivity to the Mayor Joe V. Sanchez Public Library. (Staffed by Library Department.)
- I. Approval for the solicitation of Requests for Qualifications (RFQs) from material testing laboratories, engineering firms, surveying firms and appraisers to establish an updated rotation list for public infrastructure and capital improvement projects. (Staffed by Engineering Department.)
- J. Approval to solicit proposals for temporary employment and recruitment services for all city departments. (Staffed by Assistant City Manager.)

V. NEW BUSINESS

- A. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:
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- B. Discussion and consideration to adopt Ordinance 2025-09 amending Ordinance 1980-04 Health and Sanitation and establishing criteria and processes for the Mowing of Weedy Lot-Rotation List. First reading of Ordinance 2025-09. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration to declare surplus of the judicial robe of the former Honorable Municipal Court Judge Juan Alvarez and allow him to purchase at fair market value. (Staffed by Asst. City Manager.)
- D. Discussion and consideration to proceed with the Design of a New Boys & Girls Club. (Staffed by Parks & Recreation Department.)
- E. Discussion and consideration to award RFP 2024-25-32 for Classification and Compensation Study to Management Advisory Group International, Inc., for an amount not to exceed \$38,750. (Staffed by Finance Department.) Attachment.
- F. Discussion and consideration on Ordinance 2025-10 amending Chapter 138 - Utilities Section 138-60 of the Weslaco Code of Ordinances regarding septic tank waste; procedures and fees. First reading of Ordinance 2025-10. (Staffed by Finance Department.) Attachment.
- G. Discussion and consideration to procure services from Rio Valley Switching Company for the replanking of the railroad crossings at N Bridge Avenue in the amount of \$128,426.58. (Staffed by Engineering Department) Attachment.
- H. Discussion and consideration of terminating the professional services agreement

between City of Weslaco and SWG Engineering for interim city engineering services. (Staffed by Engineering Department.) Attachment.

- I. Discussion and consideration to award the most advantageous proposal for RFP No.: 2024-25-20 for the Group Health Insurance plan. (Staffed by Human Resources Department.)
- J. Discussion and consideration to enter into a Memorandum of Understanding between Flock Safety and the City of Weslaco Police Department to access Flock's technology platform in order to view and search for still images and associated information captured by Flock's devices for law enforcement purposes. (Staffed by Police Department.) Attachment.

VI. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Assistant City Managers for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.
- B. Legal Consultation – Discussion 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 Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter as

authorized by Section §551.071(2) of the Texas Government Code.

- D. Real Property - Discussion 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. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project No Socks 2.0 as authorized by Section §551.087 of the Texas Government Code.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VIII. 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 27th day of June 2025 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
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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”.