



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 15, 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 15, 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 - Rosalva Ruiz and Paola Carrasco - Poet Laureate

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. REPORTS

- A. Inframark.
- B. Animal Care Services.

- C. Drainage Board update.

IV. PUBLIC HEARING

- A. To solicit input on behalf of Jayleen's Event Center to approve a Conditional Use Permit to operate an Event Center, at 615 N Airport Dr., also being Lots 5-7, Blk 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas.
- B. To solicit input on behalf of Alberto Cavazos to rezone 1497 N International Blvd., also being S3.84AC-S28.84AC FT-1038 3.84 AC NET, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District.
- C. To solicit input on behalf of Spoor Engineering Consultants to rezone 5000 E Moreland Dr., also being 7.776 acres out of Farm Tract 1099, Blk 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to T-1 Townhomes District.

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 Regular Meeting on June 3, 2025 (Staffed by City Secretary's Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2025-09 amending Ordinance 1980-04 Health and Sanitation and establishing criteria and processes for the Mowing of Weedy Lot-Rotation List. The first reading was held on July 1, 2025. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to solicit Request for Bids for Furniture, Fixtures, Library Shelving, & Equipment (FF&E) for the new Mayor Joe V. Sanchez Public Library. (Staffed by Library Department.)
- D. Approval to solicit Request for Bids for Library Audio Visual equipment for the new Mayor Joe V. Sanchez Public Library. (Staffed by Library Department.)
- E. Approval to ratify the submission of a \$916,716 SAFER Grant application to the Federal Emergency Management Agency (FEMA) to support firefighter staffing for

the City of Weslaco. (Staffed by Grant Manager.)

- F. Approval to continue with the Interlocal Agreement between the City of Weslaco and the City of Mercedes to provide the terms and conditions for the use, maintenance, and operation of Tyler Technologies' New World Record Management System (RMS) and New World Mobile. (Staffed by Police Department.)
- G. Approval to continue with the Interlocal Agreement between the City of Weslaco and the City of Progreso to provide the terms and conditions for the use, maintenance, and operation of Tyler Technologies' New World Record Management System (RMS) and New World Mobile. (Staffed by Police Department.)
- H. Approval of the renewal of the Federal Work-Study Agreement with UTRGV to allow for the employment of work-study students. (Staffed by Human Resources Department.) Attachment.
- I. Approval to solicit Request for Proposals for collection services for weedy lots. (Staffed by Assistant City Manager/Planning Department.)
- J. Approval to solicit Request for Proposals for collection services for EMS services. (Staffed by Assistant City Manager/Fire Department.)
- K. Approval of the landowners' petition from PDP Mile 4, LTD for the release of property located in the City's Extraterritorial Jurisdiction described as 55.69 acres of land, more or less being out of and forming part or portion of Farm Tract 1116 and 1125, The West and Adams Tract, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)
- L. Approval of the landowners' petition from Anadal Inc. for the release of property located in the City's Extraterritorial Jurisdiction described as 22.830 acres out of Farm Tract 1116 and 1064, The West and Adams Tract, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)
- M. Approval to ratify the Industry Training Agreement with South Texas College for advanced training and apprenticeships for Heavy Equipment Operator, Forklift Certification and OSHA 10 Construction. (Staffed by Assistant City Manager.)
- N. Approval for the use of the Isaac Rodriguez parking lot (1200 East 6th Street) and surrounding areas for the 2nd Annual Lemonade Day event on Saturday, July 19, 2025, from 10am-8pm; use of splash pad from 4pm-8pm; waiver of all fees and ordinances associated with the event; request the support from the Weslaco Public Facilities Department, Parks & Recreation Department, Police Department, Fire Department, and EMS. (Staffed by Weslaco Chamber of Commerce.)
- O. Approval to renew the Interlocal Agreement between Hidalgo County and the City for mutual aid for the use of equipment, labor and materials for one year with a renewal option for three additional one-year terms. (Staffed by Asst. City Manager.)

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2025-48 appointing a member to the Mid-Valley Airport Advisory Board. (Staffed by the City Secretary.) Attachment.

- B. Discussion and consideration on Resolution 2025-49 appointing members to the Parks & Recreation Advisory Board (Staffed by City Secretary.) Attachment.

VII. OLD BUSINESS

- A. 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. This item was tabled on July 1, 2025. (Staffed by Finance Department.) Attachment.
- B. Discussion and consideration of renewing Blue Cross Blue Shield group health insurance policy. (Staffed by Human Resources Department.) Attachment.
- C. Discussion and recommendation to reject the Stop-Loss Insurance and Pharmacy Benefit Proposals. (Staffed by Human Resources Department.)

VIII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Jayleen's Event Center to operate an Event Center, at 615 N Airport Dr., also being Lots 5-7, Blk 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Alberto Cavazos on Ordinance 2025-11 to rezone 1497 N International Blvd., also being S3.84AC-S28.84AC FT-1038 3.84 AC NET, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District. First reading of Ordinance 2025-11. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Spoor Engineering Consultants on Ordinance 2025-12 to rezone 5000 E Moreland Dr., also being 7.776 acres out of Farm Tract 1099, Blk 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to RT-1 Townhomes/Condominium District. First reading of Ordinance 2025-12. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve Ordinance 2025-13 for the Voluntary Annexation of Rio Orchards Estates Subdivision— being a 19.45-acre tract of land out of Farm Tract 757 and Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E. Mile 5 N. on the north side. First reading of Ordinance 2025-13. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration to approve Ordinance 2025-14 for the Voluntary Annexation of West Tract Subdivision— being a 1.750-acre tract of land out of Farm Tract 143, West Tract Subdivision, Hidalgo County, Texas. Located on the Northwest

corner of W. Sugarcane Dr. and Westgate Dr. First reading of Ordinance 2025-14. (Staffed by Planning & Code Enforcement Department.) Attachment.

- F. Discussion and consideration to approve the Final Plat of the Replat of Lot 2, Mid-Valley Industrial Park 2 Subdivision being a 7.08-acre tract of land out of Lot 2, Blk 8, Mid-Valley Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northwest corner of E Pike & N GTE Ave. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration on the first and final reading of Ordinance 2025-15 to create the Capital Improvement Advisory Committee which is responsible for assisting the City in the development of Land Use Assumptions, Capital Improvement Plans, and reviewing impact fees. First and final reading of Ordinance 2025-15 (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration on Resolution 2025-50 to appoint five (5) members to the Capital Improvement Advisory Committee. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and consideration on the Real Estate Broker Services Agreement with BIC Realty for the marketing and sale of real property(s) owned by the City. (Staffed by Assistant City Manager.) Attachment.
- J. Discussion and consideration to award Frontier Precision based on best value for the city (Texas Local Govt Code 252.043) who submitted a complete Drone Program Package to include equipment, software and training listed on the RFB in the amount of \$79,006.17. (Staffed by Police Department.) Attachment.
- K. Discussion and consideration of the Interlocal Agreement with Hidalgo County Drainage District #1 for the Hike and Bike Trail on Westgate Drive. (Staffed by Asst. City Manager.) Attachment.
- L. Discussion and consideration to award RFP# 2024-25-35 to the most responsible respondent as recommended by Valiant Energy Sources. (Staffed by Finance Department.) Attachment.
- M. Discussion and consideration to approve the purchase of one (1) Pickup Truck under TIPS Contract # 240901 from vendor Sames for a 2025 Ford Ranger XL in the amount of \$34,470.85. (Staffed by Public Works Department.)
- N. Discussion and consideration on RFB NO.2024-25-30 for the sale of dirt material from the Kansas/Los Torritos Detention Pond Project and to formally acknowledge that no bids were received by the posted deadline. (Staffed by Engineering Department.) Attachment.
- O. Discussion and consideration of the Kansas/Los Torritos Drainage Improvements Change Order #1 erosion control in the amount of \$40,937.50. for Erosion Control Measures (Staffed by Engineering Department.) Attachment.

- P. Discussion and consideration to determine the preferred traffic control improvement for the intersection of Vo-Tech Drive and East Pike Boulevard, based on the alternatives and recommendations presented in the Preliminary Engineering Report prepared by Colliers Engineering. (Staffed by Engineering Department.)
- Q. Discussion and consideration on first amendment to the pre-event contract for Disaster and/or Storm Recovery Services with Ashbritt Inc. for renewal option of two years and adjusting fees in accordance with the Consumer Price Index. (Staffed by Emergency Operations Center.) Attachment.

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 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. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.
- E. Real Property - Consultation with City Attorney on the sale of real property located at Mid-Valley Airport, 1909 Joe Stephens relating to Hanger W31 from tenant Nelson Clopine, as authorized by Section §551.072 of the Texas Government Code. Attachment.

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 11th day of July 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:

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”.