



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 19, 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, August 19, 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) Proclamation - University of Texas Rio Grande Valley 10th Anniversary.
 - 2) Proclamation - Childhood Cancer Awareness Month.
 - 3) Recognition - Weslaco Pony Mustang Softball League - World Series Champions.

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. Engineering Interns will present Standards Manual (Staffed by Engineering Department.)

IV. PUBLIC HEARING

- A. To solicit input on behalf of Supreme Engineering, PLL Omar Cano to rezone 320 S Pleasantview Drive. Also being Lots 1-85 Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District.
- B. To solicit input on behalf of Kailey Massey to rezone 2625 N Westgate Dr. Also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.
- C. To solicit input on behalf of Kailey Massey to approve a Conditional Use Permit to obtain a Retail Dealer's Off-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

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 July 1, 2025. (Staffed by City Secretary Department.) Attachment.
- B. Approval on renewal of the facility use agreement between South Texas College (STC) and Weslaco Fire Department to use the Regional Center for Public Safety Excellence, 3901 S. Cage Blvd, Pharr, TX, for training and educational purposes. (Staffed by Fire Department.)
- C. Approval of six-month extension for the Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. (Staffed by Planning & Code Enforcement Department.)
- D. Approval of a six-month extension for the Final Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. (Staffed by Planning & Code Enforcement Department.)

- E. Approval of a six-month extension for the Final Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd. (Staffed by Planning & Code Enforcement Department.)
- F. Approval of the solicitation of bids for a city-wide project for the installation of pavement markings. (Staffed by Public Works Department.)
- G. Approval to ratify the month of June, PO# 25-3759 in the amount of \$80,095.63 for water from sole source vendor Hidalgo and Cameron Counties Irrigation District #9. (Staffed by Public Works Department.)
- H. Approval to approve the month of July invoice #2677 in the amount of \$80,913.85 for water from sole source vendor Hidalgo and Cameron Counties Irrigation District #9. (Staffed by Public Works Department.)
- I. Approval to ratify, open PO# 25-3390 in the amount of \$200,000 for fuel from Meritum Energy Holdings, LP DBA Pico Fuel. (Staffed by Public Works Department.)
- J. Approval of the requisition for tipping fee costs at the City of Edinburg Landfill for the month of July for \$56,207.18. (Staffed by Public Works Department.)
- K. Approval of the solicitation of bids for installing the new mast arms, traffic lights and traffic signs for Westgate and Mile 9 and Mile 10 crossings. (Staffed by Public Works Department.) Attachment.
- L. Approval on the continuation of the Memorandum of Understanding with the Children's Advocacy Center of Hidalgo & Starr County with the Weslaco Police Department. (Staffed by Police Department.) Attachment.
- M. Approval to ratify the City of Weslaco's application to the LCRA Community Grant Program for \$51,220 in funding, with a \$10,244 local match, for the purchase of a new Animal Care Control Unit. (Staffed by Grant Manager.)
- N. Approval of the Lease Agreement for the use of Judge Gilbert Garza Park for Mid-Valley Youth Soccer FC League program from August 20th - November 8th 2025. (Staffed by Parks and Recreation Department.)
- O. Approval of the Lease Agreement for the use of Harlon Block Park Sports Complex for the Weslaco Youth Football League Program from September 1st 2025 - February 14th 2026. (Staffed by Parks and Recreation Department.)
- P. Approval of an expenditure in an amount not to exceed \$2,500 from the Preservation Fund for the purchase of birth record binders for the permanent retention of vital records as prescribed by the Texas Health & Safety Code §191.0045 (h) (Staffed by City Secretary Department.)

VI. NEW BUSINESS

- A. Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2025 tax year by the Hidalgo County Tax Assessor-

Collector Pablo Villarreal. (Staffed by Finance Department.) Attachment.

- B. Discussion and consideration to approve Resolution 2025-53 proposing an ad valorem tax rate and setting a date on which the Commission will hold a public hearing, and a date to adopt the 2025-2026 advalorem tax rate. ROLL CALL VOTE REQUIRED. (Staffed by Finance Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Supreme Engineering, PLL- Omar Cano on Ordinance 2025-17 to rezone 320 S Pleasantview Drive. Also being Lots 1-85 Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. First reading of Ordinance 2025-17. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after public hearing on behalf of Kailey Massey on Ordinance 2025-18 to rezone 2625 N Westgate Dr. Also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. First reading of Ordinance 2025-18. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration after public hearing on behalf of Kailey Massey to approve a Conditional Use Permit to obtain a Retail Dealer's Off-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to be granted a waiver to the moratorium for 600 S Bridge Ave., also being Lots 10-16 INCL., Blk FT 640, West Tract, Weslaco Trailer Park, Weslaco, Hidalgo County, Texas. Located on the NE corner of East 6th St. and South Bridge. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration of the proposed Interlocal Maintenance Agreement between the City of Weslaco and Hidalgo & Cameron County Irrigation District No. 9 (HCCID9) for infrastructure coordination and maintenance responsibilities, with authorization for City Mangers to execute final agreement following legal review and final negotiations. (Staffed by Engineering Department.) Attachment.
- H. Discussion and consideration to approve amendment to the professional Traffic Engineering Services contract RFQ #2024-25-07 with Colliers Engineers, Inc for additional scope of work for the intersection of Pike Blvd and Vo-Tech Dr. in the amount of \$262,289.00(Staffed by Engineering Department.) Attachment.
- I. Discussion and consideration to award the top-ranked and most qualified and responsive firms, and entering into fee negotiations for On-call Construction Material Testing Services / RFQ No.: 2024-25-39.(Staffed by Engineering Department.) Attachment.

- J. Discussion and consideration to approve the purchase of five roll-off 30-yard containers for \$28,442 and fourteen 6-yd commercial containers for \$15,256 from Wastequip under sourcewell contract # 010825-WQI. (Staffed by Public Works Department.)
- K. Discussion and consideration to ratify purchases for Austin Traffic for traffic lights associated to Westgate & Mile 9, Westgate & Mile 10N for an accumulative amount of \$17,600. (Staffed by Public Works Department.)
- L. Discussion and consideration to approve the purchase of a stationary compactor with hopper from Wastequip under sourcewell contract # 010825-WQI in an amount no to exceed \$31,990.13. (Staffed by Public Works Department.) Attachment.
- M. Discussion and consideration of a professional services agreement with Marcelo Cosme to provide subdivision plan reviews for water and wastewater. (Staffed by Public Works Department.) Attachment.
- N. Discussion and consideration to ratify the purchase of street materials for the Border Avenue Street project from Frontage to 18th Street for an amount of \$537,465.34. (Staffed by Public Works Department.) Attachment.
- O. Discussion and consideration to approve the purchase of street materials for the parking lot at Judge Gilbert Garza Park west side parking lot not to exceed \$67,130.50. (Staffed by Public Works Department.) Attachment.
- P. Discussion and consideration of renewing Consulting Services Agreement with Prisylla Jasso. (Staffed by Asst. City Manager.) Attachment.
- Q. Discussion and consideration of Resolution 2025-54 to suspend Texas Gas Service Company's (TGS's) rate application. (Staffed by Asst. City Manager.) Attachment.
- R. Discussion and consideration for a change order on RFP No.: 2024-25-36 to use additional Operation Lone Star Grant 5165301 funding for an amount not to exceed \$30,000.00 with no match required to purchase additional surveillance cameras for the Mid-Valley Airport and Mid-Valley Communication building to include Public Works. (Staffed by IT Department.)

VII. 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 City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.
- D. 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.
- E. Legal Consultation-Consultation with City Attorney regarding lawsuit styled *Christopher De Leon d/b/a De Leon Aircraft Maintenance Professional vs. City of Weslaco Cause Number 7:22-CV-00210 pending in the United States District Court, Southern District of Texas*, as authorized by Section 551.071 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney regarding *Adan Ortiz vs. Weslaco Police Department Small Claims Citation SC25-0030-J12* as authorized by Section 551.071 of the Texas Government Code."
- G. Real Property - Consultation with City Attorney on the sale of real property located at Mid-Valley Airport, 1909 Joe Stephens relating to Hanger W20 as authorized by Section §551.072 of the Texas Government Code.
- H. 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.

- I. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at Pike and Vo-Tech as authorized by §551.072 of the Texas Local Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. 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 13th day of August 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”.