



**RECORD OF WORKSHOP
WESLACO CITY COMMISSION
TUESDAY, JULY 1, 2025**

On this 1st day of July 2025 at 4:00 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop in the Legislative Chamber Room located at 255 S. Kansas Avenue with the following members present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Israel Gonzalez Jr.
	Commissioner	Adrian Farias
	Commissioner	Letty Lopez
	Commissioner	Josh Pedraza
	Commissioner	JP Rodriguez
	Commissioner	Pete Garcia Jr.

ABSENT: None.

STAFF PRESENT:	Xavier Salinas	Asst. City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	Interim City Attorney

Also present: Omar Rodriguez, Interim Asst. City Manager/Director of Parks and Recreation, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Planning and Code Enforcement Director, Peter Hermida, City Engineer, Antonio Lopez, Fire Chief, Armando Espinoza, Asst. Police Chief, David Arce, Public Works Director, Arnold Becho Library Director, Rick Mendoza, IT Director, Luz Galindo, HR Director 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, June 27, 2025.

B. Roll Call.

Norma A. Cantu, City Secretary, conducted a roll call to show attendees.

II. NEW BUSINESS

A. Discussion and presentation on Boys & Girls Club. (Staffed by Parks & Recreation Department.)

Mayor Gonzalez stated he and the Interim City Attorney had met with the Boys and Girls Club representatives to discuss the project; ERO (Architects) provided a new estimate of \$4.5 million from the original budget estimate of \$2.2-2.3 million. Staff advised the Boys and Girls Club and

ERO that it was not acceptable, and the project needed to remain what had been previously presented and discussed.

Benjamin Castillo, Interim City Attorney, clarified that ERO, not the Boys and Girls Club, had increased the budget estimate for the same size building; stated the Boys and Girls Club paid what they owed the city. However, the bank declined due to the numerical and the written amount not matching and waiting for a reissued check.

Mayor Gonzalez expressed his commitment to move forward with this project and staying within the original budget of \$2.2-2.3 million. Benjamin Castillo stated the next step would be going out for bid, noting that the \$4.4 million was just an architect's estimate, if bids are higher, evaluate and value engineer what can be done on the project by the city; the new building would be located next to Pavilion 24, west of the existing building across the street and is in addition to the current gym.

Xavier Salinas, Asst. City Manager, and Mayor Gonzalez, stated the City, Boys and Girls Club and the community, can work together and help fundraise.

B. Discussion and presentation regarding demolition orders for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens. (Staffed by Planning and Code Enforcement.)

Felix Salazar, Chief Building Inspector, presented the properties identified for demolition as follows: 1) 109 N Illinois, 2) 119 S Cedro St., 3) 132 N Missouri St., 4) 210 W Plaza St., 5) 253 Guerra St., 6) 301 N Cedro St., 7) 304 N Pueblo St., 8) 312 W Esplanada St., 9) 616 E Plaza St., 10) 758 N Illinois St., 11) and 12) 2610 S Bridge St.; staff showed the conditions of these structures that were unoccupied, dilapidated and unfit for habitation and some had back taxes. Rebekah De la Fuente, Director of Planning and Code Enforcement stated owners were notified and the properties tagged for demolition and why; owners will be given another 30 days and ensure that staff has exhausted all options in getting notice to the owner to bring the structures into compliance.

A brief discussion regarding the properties was a concern that once they become vacant it would go into weedy lot violation and staff stated most of these properties are already on the weedy lot list rotation because of the nuisance. Staff explained after demolition; the city sends a bill to the owner. If unpaid, a lien is placed on the property and those properties with significant tax debt go to the delinquent tax attorney for auction. She noted that demolition doesn't mean the city takes ownership. Staff noted there were owners that appealed to the Board of Adjustments and Appeals with recommendations of a 30-day and 6-month extension granted for some of the properties and these would be presented for commission action; if an owner did the demolition they received two dumpsters and if more needed the owner paid. Staff brought attention to 109 North Illinois about the building's structural integrity that could be dangerous for adjacent properties and was a property recommended for a 6-month extension. The discussion was to limit any extension to 30 days due to the leaning structure's danger. The commission received input from the fire and police such as experience with suspects running into abandoned houses that are a safety risk for officers

during pursuits and fire hazards because of the nuisance. Xavier Salinas stated his recommendation would be the 30-day notice required and no other extension of time.

C. Discussion and presentation on TX Onion Statue. (Staffed by Weslaco Chamber.)

Barbara Jean Garza, CEO Weslaco Chamber of Commerce, presented a project to install the biggest onion in the world statue in Weslaco; distributed a handout that showed the proposed Texas 1015 onion statue; stated this was a partnership with the Texas International Produce Association (TIPA) to bring this statue to recognize the Texas 1015 onion that is celebrated with a festival in Weslaco. Presented financial breakdown had TIPA contributing \$13,500 and the chamber/visitor center contributing \$5,000 plus installation fees, for a total budget of \$18,500-20,000. The statue would be approximately 10 feet tall and the proposed location would be the corner of West Railroad Street and Texas Boulevard, next to an existing monument and look at adding benches and landscaping as part of their destination marketing initiatives, can be considered an educational piece for the community and regional and the chamber had developed a documentary about the Texas 1015 onion that schools were already requesting for curriculum use.

Commissioner Pedraza suggested adding interactive elements such as monitors providing historical information. The discussion expanded to future projects, including bird statues featuring the top nine birds seen in the Rio Grande Valley, with the addition of parrots as the tenth. Barbara Garza touch on upcoming mural projects, including one planned for the museum wall on Fifth Street and based on her research, this would be the largest onion in the world and hoped to have it installed before the next Onion Fest in March 2026.

Mayor Gonzalez thanked Barbara for her work and expressed enthusiasm for continuing such beautification projects, mentioning ideas like painting water pipes with local artists.

D. Discussion and presentation on the preliminary engineering report for Traffic Control Improvements at the Intersection of Vo-Tech Drive & East Pike Boulevard. (Staffed by Engineering Department.)

Peter Hermida, City Engineer, presented a video regarding the traffic at Vo-Tech Drive & East Pike Boulevard; stated the intersection currently operates as an all-way stop and experiences significant traffic delays and collisions; went over four alternatives and the associated costs as follows:

Alternative 1 - All-way stop with an added right turn lane from northbound: This would require right-of-way acquisition on both east and west sides, adding lanes for north-south traffic and an additional right turn lane. Police had identified the current right turn as dangerous, especially for large trucks. Cost \$220,000.

Alternative 2 - Traffic signal controls: Would replace all stop signs with signalized intersections, requiring only corner clip acquisitions and one large piece of right-of-way. Cost \$1.29million.

Alternative 3 - Combination of traffic signals and the all-way stop right turn lane: Essentially Alternative 1 with stop signs replaced by traffic signals. Cost \$1.41million.

Alternative 4 - Single lane roundabout: Recommended by Colliers engineers as the preferred alternative, citing best long-term traffic control, better safety performance, FAA clearance compliance, and strong benefit-cost ratio. The upfront cost would be \$1.7 million with projected savings of \$5 million.

Staff stated the city owns three of the four corners (northwest, northeast, and southeast), with only the southwest corner (Amigo Rental Inc.) being privately owned; traffic patterns from the study might be skewed due to drivers avoiding FM 1015 construction. Commissioner Pedraza emphasized that regardless of FM 1015's status, the intersection backs up significantly during school hours due to buses, warehouse traffic and other traffic.

Omar Rodriguez, Interim Asst. City Manager/Parks & Recreation Director, stated a stakeholder meeting was scheduled for July 15 at 10am that included eight companies, Hidalgo County, WISD, IDEA, and trucking companies to provide input and stated a concern whether semi-trucks could navigate a roundabout and how traffic signals might be programmed for peak hours was voiced.

Peter Hermida stated a recommendation from Colliers for a temporary solution could be a deployable traffic light that would meet FAA requirements until a final decision was selected for the traffic improvements for this area.

The commission did not enter into executive session.

III. EXECUTIVE SESSION

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.

IV. ADJOURNMENT

Commissioner Rodriguez seconded by Commissioner Lopez moved to adjourn the workshop meeting of July 1, 2025, at 5:34 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**