



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 16, 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, December 16, 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 — Firefighter promotion & new Firefighters
 - 2) Recognition — Officer Noel Barajas - MADD Enforcement Hero Award
 - 3) Recognition — IDEA Weslaco College Prep Cross Country Team

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 behalf of Osvaldo Quijano to approve a Conditional Use Permit to operate an Event Center, at 2424 E Bus 83 Ste. 3, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas.
- B. To solicit input on behalf of El Botanero By 100%AM, LLC to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Food Beverage Certificate, at 1311 W IH 2 Ste K, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas.
- C. To solicit input on behalf of Maria Quintana to rezone 1929 N International Blvd., also BEING THE E291'-S70'-N1599.25'-FT 1040 0.47AC GR 0.41AC NET, ADAMS TRACTS AN IRR TR 0.47AC, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.
- D. To solicit input on behalf of Maria Quintana to rezone 1931 N International Blvd., also BEING AN IRR TR-S150.72'-N1599.25' EXC 0.47AC & EXC 0.30AC-HS FT 1040 1.0AC NET, ADAMS TRACTS 1.77AC, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.
- E. To solicit comments on behalf of the City of Weslaco on a proposed Tax Increment Reinvestment Zone No. 2. Attachment.

IV. REPORTS

- A. Report on Gibson Park Tot Playground Grant - Knapp Community Care Foundation

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 Workshop record and Regular Meeting minutes for November 18, 2025. (Staffed by the City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2025-34 on the appointment of a City Manager and setting a salary in accordance with the Weslaco City Charter Section 20. (First reading held December 2, 2025; staffed by City Attorney.) Attachment.
- C. Approval to solicit bids for 25 manhole rehabilitation in various locations. (Staffed by Public Works Department.)

- D. Approval of a Mid-Valley Airport Ground Lease Agreements (Renewals) with Tenants, and authorize the Mayor to execute any related documents. (Staffed by Airport.)
- E. Approval of FAA MOA No. 697DCM-26-L-00044 Navigational Air Facilities — stating there is a need for the real estate rights for FAA to operate and maintain RTR tower ground-to-air radio communications in support of Mid-Valley operations. (Staffed by Airport Department.)
- F. Approval to request reimbursement from Hidalgo County for a total amount not to exceed \$161,240 and a catch match of \$32,248 for the purchase of a 2025 Ford F150 Super Crew truck, and for task force officer overtime reimbursed through the FY25 Motor Vehicle Crime Prevention Authority (MVCPA) FY25 Hidalgo County Combined Auto Theft Task Force grant (Staffed by Police Department.)
- G. Approval of the official 2025 Tax Roll totals as prepared by Hidalgo County Tax Assessor and Collector, in accordance with section 26.09(e) of the Texas Property Tax Code. (Staffed by Finance Department.) Attachment.
- H. Approval to enter into an Interlocal Cooperation Act Agreement between the City of Weslaco Police Department and the City of La Feria ISD Police Department for the use of the Weslaco Police Department's Shooting Range for Training. (Staffed by Police Department.)

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution No. 2025-77 for appointments to the Board of Directors for the Tax Increment Reinvestment Board No. 1. (Staffed by City Manager.) Attachment.

VII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Osvaldo Quijano to operate an Event Center, at 2424 E Bus 83 Ste. 3, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of El Botanero By 100%AM, LLC #2 to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Food Beverage Certificate, at 1311 W IH 2 Ste K, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Maria Quintana on Ordinance 2025-35 to rezone 1929 N International Blvd., also BEING THE E291'-S70'-N1599.25'-FT 1040 0.47AC GR 0.41AC NET, ADAMS TRACTS AN IRR TR 0.47AC, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. First reading of Ordinance 2025-35.

(Staffed by Planning & Code Enforcement Department.) Attachment.

- D. Discussion and consideration after a public hearing on behalf of Maria Quintana on Ordinance 2025-36 to rezone 1931 N International Blvd., also BEING AN IRR TR-S150.72'-N1599.25' EXC 0.47AC & EXC 0.30AC-HS FT 1040 1.0AC NET, ADAMS TRACTS 1.77AC, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. First reading of Ordinance 2025-36. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration to approve the purchase of a Flygt Pump and related components for Lift Station #35 from Xylem Water Solutions USA, Inc., a sole source provider, in an amount not exceed \$44,525.33. (staffed by Finance Department.) Attachment.
- F. Discussion and consideration to approve payment to Inframark in the amount of \$41,663.15 for contractual overages related to chemicals and sludge hauling at the City's water and wastewater treatment facilities. (Staffed by Finance Department) Attachment.
- G. Discussion and consideration to award the best-and-final-offer 36-month contract for hosted citywide phone system and communication services to GoTo Communications Inc. under TIPS-USA contract#: 221003. (Staffed by IT Department.) Attachment.
- H. Discussion and consideration to approve the purchase of one new patrol vehicle through the Stonegarden Grant in the amount not to exceed \$90,960. (Staffed by Police Department.)
- I. Discussion and consideration to award vendor for Video Surveillance, Access Control, and Public Address System at the new Mayor Joe V. Sanchez Public Library. (Staffed by Library Department.) Attachment.
- J. Discussion and consideration to authorize execution of contracts with the selected firms for On-Call Geotechnical Services under RFQ No. 2024-25-39, and to proceed with utilization of the rotation list. (Staffed by Engineering Department.)
- K. Discussion and consideration to approve for project RFB No. 2024-25-41 Rehabilitation of the Oxidation Ditch "Return Activated Sludge" (RAS) Pump Station at the North Wastewater Treatment Plant (NWWTP) in the amount of \$7,413.00. (Staffed by Engineering Department.) Attachment.
- L. Discussion and consideration to approve final payment for the RFB No.:2024-25-41 Rehabilitation of the Oxidation Ditch "Return Activated Sludge" (RAS) Pump Station at the North Wastewater Treatment Plant (NWWTP) to Texas Machine Shop Pump Services LLC in the amount of \$104,413.00. (Staffed by Engineering Department.)
- M. Discussion and consideration to award RFB No. 2025-26-07 for fuel and lubes to Arguindegui Oil Co. the lowest responsible bidder, price agreement is effective for

one year starting on date of award with an option for four additional one-year renewals. (Staffed by Public Works Department.) Attachment.

- N. Discussion and consideration of the upcoming streets to be paved, Railroad from Kansas Ave. to Republic, 14th Street from Border to Georgia, 13th Street from Border to Georgia, 11th Street from Border to Georgia, not to exceed \$170,000. (Staffed by Public Works Department.) Attachment.
- O. Discussion and consideration on the Notice of Buyer's Termination of Contract for property located at 206 S. Palmas Street, Weslaco, Texas. (Staffed by City Manager.) Attachment.
- P. Discussion and consideration to approve the repair of a broken rotor at the Southwaste Water Treatment Plant to Texas Machine Shop Pump Services, LLC. in the amount of \$44,910 as the lowest responsive and responsible bidder. (Staffed by City Manager/Inframark.) Attachment.
- Q. Discussion and consideration of Ordinance 2025-37 amending Ordinance 2025-29 removing properties within the TIRZ No. 1. First reading of Ordinance 2025-37. (Staffed by City Manager.)
- R. Discussion and consideration after the public hearing on behalf of the City of Weslaco on Ordinance 2025-38 designating a +/- 193.7 acre area located in Hidalgo County, Texas, as the Tax Increment Reinvestment Zone No. 2; describing the boundaries of the zone; creating a Board of Directors for the zone; establishing a tax increment fund; and containing other findings and provisions related thereto. First reading of Ordinance 2025-38. (Staffed by City Manager.)
- S. Discussion and consideration to approve final payment to Rio Roofing, Inc. for the Valley Nature Center Reroofing Project. (Staffed by Assistant City Manager.)
- T. Discussion and consideration to approve Resolution 2025-78 for the sale of City-owned real property located at 2703 Suarez Drive, Weslaco, Texas legally described as Delta Court S1/2-E1/2 of Lot 11, AKA TR 11-B 0.56ac net Weslaco, Hidalgo County, Texas, and authorize the Mayor to execute all documents necessary for the sale of real property. (Staffed by Assistant City Manager.)
- U. Discussion and consideration to approve Resolution 2025-79 for the sale of City-owned real property legally described as West Tract E210'-W520'-N210', Farm Tract 691 ac net, Hidalgo County, Texas, and authorize the Mayor to execute all documents necessary for the sale of real property. (Staffed by Assistant City Manager.)
- V. Discussion and consideration on approval of the Industrial Wastewater Discharge Permit with Liquid Environmental Solutions and authorizing the City Manager (or Mayor) to accept the Liquid Environmental Services (LES) permit. (Staffed by City Manager/Juan Gonzalez)

VIII. 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 City Manager 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) from its effective date through September 30, 2028, 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 City Attorney regarding a TIRZ development as authorized by Section §551.071 of the Texas Government Code.
- E. Legal Consultation—Consultation with the City Attorney regarding a 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.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I certify that the agenda **Notice of a Regular Meeting of the Weslaco City Commission** is true and correct; and that I posted the agenda on the bulletin board, a place convenient and readily accessible to the public on 10th day of December 2025 on or before 6:00 pm in accordance with the Texas Open Meetings Act (Tex. Gov't Code 551-041 – 551.050) and Section 418.016 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”.