MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
DECEMBER 16, 2025

On Tuesday, December 16, 2025, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members' present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Pete Garcia Jr.
	Commissioner	Letty Lopez
	Commissioner	Adrian Farias
	Commissioner	JP Rodriguez
	Commissioner	Israel Gonzalez Jr.
ABSENT:	Commissioner	Josh Pedraza
STAFF PRESENT:	Xavier Salinas	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	City Attorney

Also present: Omar Rodriguez, Asst. City Manager/Parks and Recreation Director, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente. Director of Planning and Code Enforcement, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Robert Lopez, Police Chief, David Arce, Public Works Director, Rick Mendoza, IT Director, Ludivina Cardoza Court Clerk, Lily Alvarez, Airport Director, Lucio Garza, Inframark 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 Wednesday, December 10, 2025.

B. Invocation.

Pastor Lee Ramirez, The Family Church led the invocation.

C. Pledge of Allegiance.

Mayor Gonzalez led the "Pledge of Allegiance and Texas Flag."

D. Roll Call.

Norma A. Cantu, City Secretary called the roll noted the absence of Commissioner Pedraza and a quorum present.

E. Mayoral recognition.

1) Recognition — Firefighter promotion & new Firefighters

Mayor Gonzalez along with the City Commission recognized Christian Chavez, Edgar Espericueta, Rafael Garcia, Brandon Gonzalez, Jonathan Lopez, and Leonel Tijerina as newly hired firefighters.

Mayor Gonzalez along with the City Commission recognized promotions in the Fire Department for Eduardo Freire, Octaviano Ramirez, Mark Vidalis, Ron Kathy, Javier Carranza, and Omar Rodriguez.

2) Recognition — Officer Noel Barajas - MADD Enforcement Hero Award

Mayor Gonzalez along with the City Commission recognized Officer Noel Barajas as the recipient of the 2024 MADD Enforcement Hero Award for his commitment to public safety and his unwavering dedication to combat impaired driving.

3) Recognition — IDEA Weslaco College Prep Cross Country Team

Mayor Gonzalez along with the City Commission recognized IDEA Weslaco College Prep Cross Country team for their third-place finish at the Texas Charter School Academic Athletic League competition in San Antonio and for being named South Texas regional champions.

II. PUBLIC COMMENTS

None.

III. PUBLIC HEARING

Commissioner Rodriguez seconded by Commissioner Lopez moved to open the public hearing. The motion carried unanimously; Mayor Gonzalez was present and voting.

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.

No comments.

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.

No comments.

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.

No comments.

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.

No comments.

E. To solicit comments on behalf of the City of Weslaco on a proposed Tax Increment Reinvestment Zone No. 2.

Jeffery Earl, Attorney representing the petitioner, spoke in favor of the proposed TIRZ #2; explained that the development would be a master-planned residential community with approximately 682 single-family homes priced from $290,000 to $530,000 would include parks, hike and bike trails, green spaces, curvilinear streets, and on-site detention. Stated the property is currently in the ETJ with a tax base of zero but would be annexed into the city in phases. The TIRZ would help create public infrastructure including wastewater and roadway improvements, with the developer funding all costs upfront. Over the life of the zone, the project is expected to add more than $405 million to the city's tax base, with an initial investment of $40 million for the horizontal component.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Rodriguez moved to close the public hearing. The motion carried unanimously; Mayor Gonzalez was present and voting.

V. REPORTS

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

Caitlin de la Rosa and Isabella Smith from Weslaco High School presented a check for $59,733 from the Knapp Community Care Foundation for a toddler playscape in Gibson Park. They explained that Weslaco High School had adopted Gibson Park ten years ago and has secured over $300,000 in improvements for the park, including previous grants from Knapp Community Care Foundation for a musical garden ($48,477), resurfacing the basketball court ($14,200), and an all-inclusive glider ($43,986). Representatives from the Knapp Community Care Foundation were present for the presentation.

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.)

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.)

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.)

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.)

Commissioner Rodriguez requested item H be withdrawn from consent agenda for separate consideration.

Commissioner Farias seconded by Commissioner Lopez moved to approve consent agenda withholding item H as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

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.)

Commissioner Rodriguez requested more information.

Robert Lopez, Police Chief, explained the interlocal allowed the La Feria ISD police force to use the city's shooting range to conduct their training for their officers to meet TCLOE requirements. They provide the instructors and any necessary equipment. Staff recommended approval and advised there is no fee charged, other inter-locals in place like this with other agencies and benefits the city as these partnerships agencies have assisted with range upgrades and maintenance through in-kind services.

Commissioner Rodriguez seconded by Mayor Pro Tem Garcia Jr. moved to approve 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 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Following for the record is caption of Ordinance No. 2025-34.

ORDINANCE NO. 2025-34

AN ORDINANCE APPOINTING XAVIER SALINAS AS CITY MANAGER OF THE CITY OF WESLACO; ESTABLISHING THE SALARY OF THE CITY MANAGER; ESTABLISHING DUTIES AND RESPONSIBILITIES AS CITY MANAGER; DECLARING AT WILL STATUS OF THE WESLACO CITY MANAGER; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREIN.

CITY OF WESLACO
/s/Adrian Gonzalez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:
/s/Benjamin Castillo, CITY ATTORNEY

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.)

The commission appointed the following nominees: Miguel Garcia nominated by Commissioner Farias, Aaron Garcia nominated by Commissioner Gonzalez Jr., Celeste Garza nominated by Commissioner Lopez, Rogelio Rios nominated by Mayor Pro Tem Garcia Jr. and Cynthia Benavides nominated by Commissioner Rodriguez.

Mayor Gonzalez stated two members were still needed and would be forthcoming.

Commissioner Farias seconded by the Commission Rodriguez moved to approve Resolution 2025-77 appointing Miguel Garcia, Aaron Garcia, Celeste Garza, Rogelio Rios and Cynthia Benavides to the Board of Directors for the Tax Increment Reinvestment Board No. 1 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Rebekah de la Fuente, Planning and Code Enforcement Director, stated twenty-three property owners were notified with no objection received; applicant proposed to operate an event center for a small event. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve the conditional use permit to operate an Event Center, at 2424 E Bus 83 Ste. 3 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Rebekah de la Fuente stated seven property owners were notified with no objection received; this location was previously Antojitos Mexicanos and changed business name to El Botanero. The Planning and Zoning Commission recommended approval with the condition that one armed licensed security guard be on duty during the hours of 10:00pm to 2:00am. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Food Beverage Certificate, at 1311 W IH 2 Ste K with the condition that one armed licensed security guard be on duty during the hours of 10:00pm to 2:00am as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Rebekah de la Fuente stated ten property owners were notified with no objection received; applicant proposed use is commercial office type use and there is an existing home-based tax office at this location.. The Planning & Zoning Commission and staff recommended approval based on the 2040 land use map.

Commissioner Farias seconded by Commissioner Lopez moved to approve Ordinance 2025-35 to rezone 1929 N International Blvd. as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Rebekah de la Fuente stated eleven property owners were notified with no objection received; like the previous item the proposed use for the property will be commercial office use; has an existing home-based tax office being operated at this location and the property owner is looking to expand to include future commercial growth and other businesses. The Planning & Zoning Commission and staff recommended approval based on the 2040 land use map.

Commissioner Rodriguez seconded by Commissioner Farias moved to approve Ordinance 2025-36 to rezone 1931 N International Blvd. as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Rosie Cavazos, Finance Director, stated the total cost for the required pump and components is $44,525.33, which exceeds City Manager's purchasing authorization limit. Staff recommended approval of the purchase from Xylem Water Solutions USA, Inc. in an amount not to exceed $44,525.33.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Lopez moved 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 to exceed $44,525.33 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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)

Rosie Cavazos stated Inframark submitted the annual reconciliation for capped expenses for the operations of the Water and Wastewater Treatment Plants for the period of October 2024 through September 2025; reconciliation reflected the City underspent in the Maintenance Cap by

$24,061.98 and verified by staff. Inframark applied the underspent monies towards the overages in the Chemical and Sludge Caps that resulted in increased treatment demands and additional solids removal required to maintain plant operations and regulatory compliance. Staff stated after applying the maintenance underspent, the net amount due to Inframark is $41,663.15 and recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Gonzalez Jr. moved to approve payment to Inframark in the amount of $41,663.15 for contractual overages as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Rick Mendoza, IT Director, stated previous discussions staff presented options for upgrades to the city's phone systems. Proposals were solicited and received three that were evaluated for pricing, features, system reliability, scalability, customer support and city's long-term IT needs. Staff recommend awarding a 36-month contract for hosted citywide phone and communication services to GoTo Communications Inc. that provided the best overall value to the City with key advantages that included: Modern cloud-based phone system, enhanced security and reliability, improved mobility options for staff and technology upgrades aligned with current and future needs. Staff stated the purchase is under TIPS-USA cooperative contract #221003 for a total 36-month cost of $109,624.53.

Commissioner Farias seconded by Commissioner Lopez moved to approve a 36-month contract to GoTo Communications Inc. under TIPS-USA contract#: 221003 for hosted citywide phone system and communication services as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Commissioner Farias and Rodriguez abstained from discussion and voting.

Robert Lopez, Police Chief, requested approval to purchase a patrol vehicle through the Stone Garden grant, which would be 100% reimbursed up to $90,960 with no match required. The request included three purchases: the vehicle from Fiesta Chevrolet (the lowest quote), software from Motorola Solutions that integrates with the existing in-car video system, and emergency equipment from local vendor Tricon Communications and noted a buyboard vendor would be used. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve the purchase of one new patrol vehicle and necessary equipment and software through the Stonegarden Grant in the amount not to exceed $90,960 as presented. The motion carried; Commissioners Farias and Rodriguez abstained; Mayor Gonzalez was present and voting.

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.)

Arnold Becho, Library Director, explained that this item was for video surveillance, access control, and public address systems at the new library. After soliciting bids, staff recommended the lowest bidder, Janga Technology, at $79,999. The representative noted that the city had worked with Janga previously with positive experiences from both IT and purchasing departments. The video surveillance would cover both inside and outside the facility. Staff recommended approval to award Janga Technology.

Commissioner Farias seconded by Commission Lopez moved to approve Janga Technology for Video Surveillance, Access Control, and Public Address System at the new Mayor Joe V. Sanchez Public Library in the amount of $79,999 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Peter Hermida, City Engineer, recommended the firms B2Z Engineering, L& G Engineers, Raba Kistner, Terracon and UES Professionals for the rotation list for On-Call Geotechnical Services; previous commission action approved these firms were from the request for qualifications solicited for geotechnical services. The agreements once approved and executed will begin the rotation list and assign work authorization for geotechnical services based on project needs, workload distribution, and pricing schedules as submitted by each firm.

Commissioner Gonzalez Jr. seconded by Mayor Pro Tem Garcia Jr. moved to approve the firms of B2Z Engineering, L& G Engineers, Raba Kistner, Terracon and UES Professionals for On-Call Geotechnical Services as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Peter Hermida recommended approval to replace additional valves for Rehabilitation of the Oxidation Ditch "Return Activated Sludge" (RAS) Pump Station project. Staff noted this was not in the original bid and necessary for the operations of the wastewater treatment plant.

Commissioner Lopez seconded by Mayor Pro Tem Garcia Jr. moved to approve Texas Machine Shop in the amount of $7,413 for the Rehabilitation of the Oxidation Ditch "Return Activated Sludge" (RAS) Pump Station at the North Wastewater Treatment Plant as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Peter Hermida stated the contractor has completed all work in accordance with the project specifications, and the final walkthrough has been performed and accepted by staff and Consultants. All required documentation has been submitted, and no outstanding issues remain. Staff recommended approval of the final payment in the amount of $104,413.00 to close out the project.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve final payment to Texas Machine Shop Pump Services LLC in the amount of $104,413.00 as presented. . The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

David Arce, Public Works Director, recommended to remove the Dyed Diesel line item from consideration because after evaluation the cost saving and operational impacts outweighed any benefit to the city. Staff recommended Arguindegui Oil Co. as the lowest responsible bidder for unleaded fuel, diesel, Hydraulic Oil ISO 46, Hydraulic Oil ISO 68. DEF Bulk, 50/50 Red Extended Life Antifreeze and 50/50 Green Extended Life Antifreeze.

Commissioner Gonzalez seconded by Commissioner Gonzalez Jr. moved to approve Arguindegui Oil Co. the lowest responsible bidder, and the price agreement is effective for one year starting on date of award with an option for four additional one-year renewals as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

David Arce stated the paving committee recommended paving of Railroad Street – from Kansas Ave to Republic, 14th Street – from Border to Georgia, 13th Street – from Border to Georgia and 11th Street – from Border to Georgia. The total cost of paving is estimated not to exceed $170,000, which includes materials, labor, equipment, and any necessary street preparation work and budgeted. Staff recommended approval.

Commissioner Farias seconded by Commissioner Gonzalez Jr. moved to approve 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 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Xavier Salinas, City Manager, recommended to terminate the contract for sale of real property owned by the city located at 206 S. Palmas Street at the request of the buyers. Staff recommended approval and stated the property would be placed back on the market for sale.

Commissioner Farias seconded by Mayor Pro Tem Garcia Jr. moved to approve and terminate the Contract for property located at 206 S. Palmas Street, Weslaco, Texas as presented. The motion passed unanimously; Mayor Gonzalez was present and voting., Cit

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.)

Lucio Garza, Inframark, stated repairs were necessary for a rotor at the South Wastewater Treatment Plant. Three quotes were obtained and Texas Machine Shop Pump Services, LLC were the lowest in the amount of $44,910 and recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Lopez recommended approval to award Texas Machine Shop Pump Services, LLC. in the amount of $44,910 as the lowest response for repair of a broken rotor at South Wastewater Treatment Plant as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Benjamin Castillo, City Attorney explained that this ordinance would remove properties from TIRZ #1 to accommodate the creation of a developer-initiated TIRZ #2. The developer would bear all costs with the intent to reimburse themselves over the 30-year period using the TIRZ mechanism and recommended approval and stated the development would have on-site detention and drainage.

In response to Mayor Gonzalez, Jeffery Earl, Attorney representing the developer, acknowledged the developer proposed 100% on-site detention and drainage.

Commissioner Farias seconded by Commissioner Gonzalez Jr. moved to approve Ordinance 2025-37 amending Ordinance 2025-29 removing properties within the TIRZ No. 1 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Benjamin Castillo explained that this ordinance would create TIRZ #2. He clarified that a public hearing would be held at the second reading and the statute allows for moving forward with the first reading prior to that hearing. The City will have a place on the TIRZ board along with a state representative and state senator, and all decisions by the board will be brought to the Commission for final approval and recommended approval.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Ordinance 2025-38 designating a +/- 193.7-acre area located in Hidalgo County, Texas, as the Tax Increment Reinvestment Zone No. 2 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

S. Discussion and consideration to approve final payment to Rio Roofing, Inc. for the Valley Nature Center Reroofing Project. (Staffed by Assistant City Manager.)

Omar Rodriguez, Asst. City Manager, requested no action.

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.)

Xavier Salinas recommended approval of Resolution 2025-78 for the sale of City-owned real property located at 2703 Suarez Drive in the amount of $21,000.

Commissioner Lopez seconded by Mayor Pro Tem Garcia Jr. moved to approve Resolution 2025-78 for the sale of City-owned real property located at 2703 Suarez Drive, Weslaco, Texas as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

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.)

Xavier Salinas requested legal consultation in executive session for the item and stated any action to be in open session.

Benjamin Castillo stated upon completion of the executive session, there would be no action

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)

Benjamin Castillo, City Attorney, recommended executive session for attorney consultation and any action would be in open session.

Benjamin Castillo stated upon completion of executive session, the recommendation was to approve the Industrial Wastewater Discharge Permit with Liquid Environmental Solutions for a three-month period and authorize the City Manager to revoke permit, if necessary, for non-compliance of terms without any further action from the commission.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve the Industrial Wastewater Discharge Permit with Liquid Environmental Solutions for a three-month period and authorize the City Manager to revoke permit, if necessary, for non-compliance of terms with any further action from the commission. The motion passed unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

At 6:50 p.m. Commissioner Farias seconded by Commissioner Lopez moved to convene the regular meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 7:33 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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.

No action.

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.

No action.

C. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

See item V open session.

D. Legal Consultation – Consultation with the City Attorney regarding a TIRZ development as authorized by Section §551.071 of the Texas Government Code.

No action.

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.

Commissioner Farias seconded by Commissioner Gonzalez Jr. moved to approve the Mayor and City Manager to execute a settlement agreement subject to legal review as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

The Mayor and Commission wished all a Merry Christmas.

IX. ADJOURNMENT

Commissioner Farias seconded by Commissioner Gonzalez Jr. moved to adjourn the regular meeting of December 16, 2025, at 7:34 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

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Adrian Gonzalez, **MAYOR**

ATTEST:

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Norma A. Cantu, **CITY SECRETARY**