



**MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
APRIL 1, 2026**

On Wednesday, April 1, 2026, at 5:00 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	Israel Gonzalez Jr.
	Commissioner	Josh Pedraza
	Commissioner	JP Rodriguez (arrived at 5:06 p.m.)

ABSENT: None

STAFF PRESENT:	Xavier Salinas	City Manager
	Norma A. Cantu	City Secretary
	Shellie Smith	City Attorney

Also present: Omar Rodriguez, Asst. City Manager, Antonio Lopez, Asst. City Manager/Fire Chief, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Peter Hermida, City Engineer, Eddie Serna, Parks and Recreation Director, Luz Galindo, HR Director, Armando Lopez, Asst. Police Chief, David Arce, Public Utilities Director, Nick Castillo, Public Works Director, Maricarmen Garcia, Asst. Library Director, Celine Pardo, Court Clerk, Krista Cheramie, Animal Cares Services Director, Magaly Vega, Media Director, Lucio Garza and George Quilantan, 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 Thursday, March 26, 2026.

B. Invocation.

William Oestreizh, Leader of the Man's Group, The Church of Jesus Christ of Latter-Day Saints 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 and noted the absence of Comm. Rodriguez at the time of roll call and a quorum present.

1) Proclamation - Angels of Love - National Crime Victims' Rights Awareness month.

Mayor Gonzalez along with the City Commission recognized the month of April as National Crime Victims' Rights Awareness and recognized Angels of Love for their dedication and service to the community, providing support and assistance to individuals and families impacted by crime and hardship.

2) Proclamation - Angels of Love - Sexual Assault Awareness and Prevention month.

Mayor Gonzalez along with the City Commission recognized April as Sexual Assault Awareness and Prevention Month and stated the city is committed in the efforts with local organizations, advocates, law enforcement, healthcare providers, volunteers and the Angels of Love organization to promote awareness, prevention, and support for survivors.

II. PUBLIC COMMENTS

Susan Renee Dyer, resident and Board President of the Mayor Joe V. Sanchez Public Library, thanked the commission for their leadership regarding a recent pay study for all city employees to help bring city employees from the twelfth percentile of pay up to the fifty-fifth percentile; emphasized that their focus on raising wages for hourly workers showed the commission was "looking at the people who make Weslaco run" and taking their responsibility seriously by investing in Weslaco's hardworking men and women.

Ramon Montalvo and Mark McCaleb presented information about an upcoming tax election on May 3rd for the emergency services district; explained that Hidalgo County would phase out their subsidies to each municipality for fire protection in rural areas by 2030; election day was May 3rd for voter approval to go to 10 cents valuation and if the election does not pass, the city will lose up to 10 percent of their fire EMS budget from the emergency services district organization. Elections will be held at the county office with early voting starting a couple weeks before, and with a location in Progreso for those residents. A flyer with points about the proposition and its importance was presented and emphasized this is a matter of "life and death, not just politics" and encouraged everyone to spread the word and vote.

III. REPORTS

A. Weslaco Economic Development Corporation.

Jorge Lozano, Asst. Executive Director, reported they were soliciting requests for qualifications for a 3–5-year strategic plan that included a downtown master revitalization plan; selected respondent would work with EDC staff, City and community stakeholders, to develop actionable strategies, identify priorities and initiatives, and establish a framework for continued economic growth and competitiveness; stated a partnership agreement with Region 1 Education Service Center supporting Project PACE, a teacher certification program an initiative for eligible Weslaco residents and education professionals in obtaining teacher certification. The program provides a 50 percent grant match for any Weslaco resident interested in getting teacher certification through a 17-month course facilitated by Region 1 with a press release in coming weeks; stated a program with UTRGV was being offered for entrepreneurial training initiative for aspiring and existing business owners from Weslaco. The EDC sponsors 100 percent of the fully funded 7-week course beginning Wednesday, May 13th. Applications are being accepted with a deadline of May 4th. Participants receive hands-on instruction in business planning, marketing strategies, financial management, and developing viable, sustainable business models; reported Costa Messa should open any day, Shops at Palm Plaza moving forward with Cavender's Boots City anticipated to open in early summer.

Mayor Gonzalez asked for clarification on the RFQ scope. Ramirez explained it's twofold: the main portion is a 3–5-year strategic plan involving the whole city with a wide-ranging approach, and the second part is a downtown master plan to strategize what the downtown area should look like. This involves collaboration with all stakeholders including downtown business owners, the library, the commission, and other city stakeholders.

B. Weslaco Chamber of Commerce Visitor and Event Center.

Barbara Jean Garza, CEO, reported on the marketing report for March 2026 expenditures totaled \$2,969; the 2026 Texas Onion Festival was a great success, thanking the commission for support through the preparation and stated there was record attendance numbers with visitors from across the nation. Announced a significant recognition for the festival at the Bullock Museum in Austin, would begin April 25th and the Texas Onion Festival will be featured as one of the state's fairs and festivals across Texas. The exhibit will run through September, showcasing Weslaco's festival; projects pending was to bring realistic bird statues representing the top 10 birds in the Rio Grande Valley, aligning with the city's reputation for nature centers and birding community; networking lunch mobs continues to grow with over 45 people attending a recent event demonstrating continued community support for local business initiatives. The Leadership Mid Valley program continues toward their April 16th casino night; reported on and the visitor center report showed 305 visitors in March and went over upcoming programs that included National Small Business Week initiatives featuring a job fair and other programs, followed by Lemonade Day, the youth entrepreneur program training and supporting youth in starting businesses and thanked the commission for their support.

IV. PUBLIC HEARING

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to remove the item from the table. The motion carried unanimously; Mayor Gonzalez was present and voting.

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

A. To solicit input on behalf of Rio Delta Engineering to rezone 1015 W 6th St., also being E112.1, Lot 7, Farm Tract 671, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex & Apartment District. (This item was tabled March 18, 2026.)

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to remove the item from the table. The motion carried unanimously; Mayor Gonzalez was present and voting.

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

Michelle Holly Wilson addressed the commission, stating she lives on Hackberry Drive directly behind Sixth Street. She and her husband have been renovating the home her parents built 50 years ago where she grew up and expressed uncertainty about proceeding with renovations had they known about potential apartment development behind them; stated against the rezone and represented numerous residents present, requested denial of the rezone; cited not wanting to change the area's character with an apartment building, outlined concerns of utilities designed for single family homes are already strained, with water, sewer, and trash systems is not designed for the proposed use, electrical problems during storms already occur due to strain, the lack of an alley between Sixth Street and Hackberry creates problems for utility workers and garbage trucks, Sixth Street would be disrupted by additional trash cans and overflow parking, apartment buildings reduce existing home values and as apartments decline over years, surrounding home values also decline. Voiced that rezoning one lot sets precedent for future lots and affects nice single-family homes directly north and south. Stated the first time the property came before Planning and Zoning Commission in the 1990's it was unanimously denied and withdrawn be applicant before the city commission meeting. She apologized for the developer's financial loss but emphasized that existing neighborhood residents have also invested considerably in their homes and renovations. She argued that changing zoning for one developer who doesn't live in the neighborhood and won't live next to the apartments would hurt all residents who bought homes in good faith in a single-family zone. Requested the rezone be denied.

Ivan Garcia with Rio Delta Engineering identified himself as project engineer for the developers; explained they started the process in good faith assuming the property was already zoned for apartments and apparently a clerical error occurred, and they were notified after completing plans. Stated the facts were presented and offered to answer commission questions about the site plan,

infrastructure, proposed improvements, traffic access, or other technical matters and a requested favorable consideration to the rezone.

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

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 and Workshop of March 4 and March 18, 2026. (Staffed by City Secretary Department.)

B. Approval to declare surplus of the initial Judicial Robe issued to Presiding Municipal Court Judge Samuel Sanchez and allow him to purchase at fair market value. (Staffed by Court Administrator.)

C. Approval of the renewal of the Interlocal Cooperation Agreement with the County of Hidalgo for participation within the Hidalgo County Library System (HCLS). (Staffed by Library Department.)

D. Approval to accept a monetary donation in the amount of \$50,000 to be applied to the Marion Booth Endowment for the New library / Library Renovation Project. (Staffed by Library Department.)

E. Approval to accept grant funding through the Spark Good Local Grants in the amount not to exceed \$3,000. (Staffed by Police Department.)

F. Approval of the landowners' petition from Olivarez Organization LLC, Joe D. Olivarez, for the release of property located in the City's Extraterritorial Jurisdiction described as a 15.43-acre tract of land, more or less, being the South 15.43-acres of Farm Tract 256, Block 146, West and Adams Tracts Subdivision, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

G. Approval of the landowners' petition from Jose Angel Jimenez, Jr. for the release of property located in the City's Extraterritorial Jurisdiction described as a 5-acre tract of land out of Farm Tract 235, Block 159, West Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

H. Approval of a Memorandum of Understanding with South Texas ISD for the use of City Hall parking facilities for the purpose of transportation of students effective September 1, 2026 to August 31, 2027. (Staffed by City Manager.)

I. Approval to enter into a Memorandum of Agreement (MOA) with the U.S. Coast Guard Forces Rio Grande (CGF-RG) between the Weslaco Fire Department when responding to their facility located at 2611 Vo Tech Drive in Weslaco, Texas. (Staffed by Fire Department.)

J. Approval to ratify Resolution 2026-35 for the submission of a grant application to the State Crisis Intervention Grant Program FY2027 for an amount not to exceed \$50,000, with no match required for training. (Staffed by Police Department.)

K. Approval to ratify Allowance Expenditure Authorization No. 10 for the Mayor Joe V. Sanchez New Library Project. (Staffed by Assistant City Manager.)

Commissioner Rodriguez requested item K be withdrawn for further consideration.

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to approve withholding item K of the consent agenda as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Approval to ratify Allowance Expenditure Authorization No. 10 for the Mayor Joe V. Sanchez New Library Project. (Staffed by Assistant City Manager.)

Commissioner Rodriguez requested clarification.

Omar Rodriguez, Assistant City Manager Rodriguez explained this item brings a correction regarding Allowance Expenditure Authorization No. 9 that was previously presented for a new waterline replacement. The contractor found the existing waterline after exposing it, resulting in a \$26,730 credit. Additionally, trim work for 16 light fixtures costs \$3,267 and would be taken from project contingency allowance and doesn't change the contract. Staff recommended approval.

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to approve and ratify Allowance Expenditure Authorization No. 10 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VI. OLD BUSINESS

Commissioner Farias seconded by Commissioner Lopez moved to remove the item off the table. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. Discussion and consideration after public hearing on behalf of Rio Delta Engineering on Ordinance 2026-10 to rezone 1015 W 6th St., also being E112.1, Lot 7, Farm Tract 671, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex & Apartment District. First reading of Ordinance 2026-10. (This item was tabled March 18, 2026; staffed by Planning and Code Enforcement Department.)

Joe Pedraza, Asst. Planning and Code Enforcement Director, stated twenty-six property owners were notified, and objection was received by petition that represented 20% of the property owners

notified. The Planning and Zoning Commission recommended denial requiring a three-fourths super majority vote from the commission.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Lopez moved to deny Ordinance 2026-10 to rezone 1015 W 6th as recommended by the Planning and Zoning Commission. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration to declare surplus vehicles, machinery, and miscellaneous equipment/furniture for various city departments and authorize disposal through auction or other means as approved by City Manager. (Staffed by Finance Department.)

Homer Rhodes, Purchasing Agent, stated all city departments evaluated their current fleet and identified obsolete and dilapidated vehicles, machinery, and miscellaneous equipment reaching end of useful life cycle. Departments completed assessments and submitted listings. Based on evaluations, identified equipment is presented for formal surplus declaration; items will be removed from the city's active inventory and current insurance coverage. Following surplus declaration, staff will proceed with disposal through preapproved online auction platforms GovDeals and D&M Leasing, as well as donation or other authorized disposal methods. Staff recommended approval.

Mayor Gonzalez requested sister cities be offered equipment they may need before auctioning and/or disposal.

In response to Mayor Pro Tem Garcia Jr., Antonio Lopez, Fire Chief/ACM explained vehicles will be auctioned, with police vehicles handled by Police Chief under specific guidelines. Other equipment not requested by partners or sister cities will go to online auction.

Commissioner Rodriguez suggested checking if both high schools' criminal justice programs could use police vehicles for training purposes. Antonio Lopez confirmed the agenda item as worded gives authority to make such decisions through the City Manager's office, and they could reach out to school districts.

Commissioner Farias seconded by Commissioner Pedraza moved to approve and declare surplus vehicles, machinery, and miscellaneous equipment/furniture for various city departments and authorize disposal through auction or other means as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration to approve Resolution No. 2026-36 relating to the Payment in Lieu of Taxes (TX051) Program for the Weslaco Housing Authority. (Staffed by Assistant City Manager.)

Marissa Carranza Hernandez, Counsel for the Weslaco Housing Authority, introduced herself and Housing Authority representatives: Executive Director George Piña, Chairman Johnny Bautista, Vice Chairman Nick Carranza, and Commissioner Roy Hernandez.

Marissa Carranza Hernandez explained the Housing Authority is property tax exempt as a statutorily created entity not required by law to pay property taxes. HUD has a Payment in Lieu of Taxes (PILOT) program providing approximately \$20,000 annually that would normally be paid to the city and has been waived by the city through a longstanding agreement; explained how the funds may be used for resident assistance programs like scholarships, education programs, or resident services; stated the City of Pharr has adopted and used to create social programs for residents within the city and Edinburg Housing Authority have adopted similar programming use. If Weslaco adopts the returned PILOT money would be used 60 percent for scholarships only to Weslaco residents and Weslaco Housing Authority residents, and 40 percent for food bank programs for seniors and annual resident programs. Stated the proposed Resolution 2026-36 has been reviewed and approved by the City Attorney and noted the City doesn't receive this money, so there would be no net loss to city funds—it would simply be paid to the city then returned to the nonprofit. Requested favorable consideration of the Resolution along with the Cooperation Agreement referred to in the Resolution.

Mayor Gonzalez asked about reporting requirements. Marissa Carranza Hernandez confirmed annual reporting would be provided to the city and invited to participate in the year-end scholarship banquet.

George Piña, Executive Director, overviewed the Housing Authority properties that included ownership of 36 single family homes, a clubhouse, Alta Vista high-rise, housing units on Airport with 80 apartment homes, and the development at 1015 Diamond with a clubhouse, 36 single family homes, and 50 Housing Authority-owned homes under their low-income public housing program.

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to approve Resolution No. 2026-36 and Cooperation Agreement relating to the Payment in Lieu of Taxes (TX051) Program for the Weslaco Housing Authority as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration to approve a Development and Reimbursement Agreement between the City of Weslaco and Ortega Development for reimbursement of eligible costs associated with public infrastructure improvements for the Descanso Subdivision, in an amount not to exceed \$57,034. (Staffed by Engineering Department.)

Peter Hermida, City Engineer, explained that the developer completed off-site improvements totaling \$57,034 that included Cowboy Way roadway expanded from the previous subdivision further west for a full extension costing \$17,789 and the work for a force main relocation, a cost of \$39,245, resulted because the force main cut through properties that left lots rendered unusable

and the relocation would allow maintenance by public works and utilities easier. Staff recommended approval for a total reimbursement cost of \$57,034 and stated all items were reviewed by engineering department, everything was installed per city standards, items were field-approved, and all punch list items were completed.

In response to Mayor Pro Tem Garcia Jr., Peter Hermida advised where Cowboy Way crossing was expanded, the lot was owned by the city and maintained by the city for years. There was no stub provided by the previous developer, so the city maintained this larger lot. The full completion of this roadway being extended by this developer is why they're requesting reimbursement. Those residents in the area were in favor of the improvement and noted it's a good safety feature for fire protection, providing secondary access if there are blockages along Descanso Drive.

Commissioner Rodriguez inquired why this reimbursement was requested, not recalling previous discussion about property reimbursement. Peter Hermida stated because it involved an oversight from when Kristen Court was developed—that developer should have extended infrastructure to the boundary for the next developer. This oversight created a weedy lot the city maintained for years. They're reimbursing the current developer for the portion that should have been completed by the previous subdivision's developer.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve a Development and Reimbursement Agreement between the City of Weslaco and Ortega Development as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to authorize professional engineering services with Halff Associates for the Re-Plat of Panther Subdivision for the new Fire Station #4 and Park Improvements Project under the City's on-call engineering services contract with costs not to exceed \$42,500. (Staffed by Engineering Department.)

Peter Hermida stated for the city to acquire the property from the school district a replat was necessary for compliance with the city's subdivision process to that would have the property surveyed and replotted for future city ownership. The proposal would have authorize Halff Associates working with the planning and engineering staff to complete the Panther subdivision replat, followed by approval and recordation process and noted was related to the new Fire Station #4 and Park Improvements Project development. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve Halff Associates for the Re-Plat of Panther Subdivision for the new Fire Station #4 and Park Improvements Project not to exceed \$42,500 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration for final payment for RDH Site & Concrete in the amount of \$24,887.36 representing completion of contracted services for Pleasantview Road project. (Staffed by Engineering Department.)

Peter Hermida stated this final payment of \$28,887.36 represented completion of services for Pleasant View Road project from frontage road to Business Hwy 83; contractor has completed according to contract and addressed concerns regarding undulations and bumps. This final cost represents the remaining balance for the completed and striped project. Staff recommended approval based on contract provisions and project completion.

Xavier Salinas, City Manager, stated staff did several site visits to ensure any deficiencies were taken care particularly north of Business 83 in the north and southbound lanes, the road is now in acceptable condition.

Mayor Gonzalez asked about plans to fix an adjacent tract. Peter Hermida stated that the tract in question was in good shape and doesn't need work allowing funds for other projects.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve final payment to RDH Site & Concrete in the amount of \$24,887.36 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to approve the transfer of Federal Asset Forfeiture funds in an amount not to exceed \$20,000 to be used for DEA Task Force Officer overtime. (Staffed by Police Department.)

Armando Espinoza, Asst. Police Chief, requested approval to transfer \$20,000 from federal asset forfeiture funds for overtime used by their DEA task force officer. Some cases require long operational hours during normal hours, after hours, and weekends, necessitating overtime funding. Staff recommended approval.

Commissioner Rodriguez asked if unused amounts are returned to the asset forfeiture funds. Armando Espinoza confirmed that any unused funds are returned to asset forfeiture fund.

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to approve the transfer of Federal Asset Forfeiture funds in an amount not to exceed \$20,000 to be used for DEA Task Force Officer overtime as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to approve the purchase of a vehicle not to exceed \$60,000 using federal asset forfeiture funds for a Task Force Officer. (Staffed by Police Department.)

Armando Espinoza requested approval to purchase a new pickup truck not exceeding \$60,000 to support task force officer operational needs. The officer sometimes has seizures of items requiring transportation of large, bulky, and irregular items including vehicles. A pickup truck provides necessary capacity, durability, flexibility, and safety to efficiently transport such items, especially when requiring towing. The vehicle would be a Chevrolet Silverado 1500, four-wheel drive crew

cab with substantial towing capacity. They obtained bids from local agencies. The task force officer currently has a Traverse, which is too small for operational needs. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Pedraza moved to approve the purchase of a vehicle not to exceed \$60,000 using federal asset forfeiture funds as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

At 6:11 p.m. Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to convene the regular meeting into executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 7:10 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 - Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation — Consultation with City Attorney regarding property tax reimbursement as authorized by Section §551.071 of the Texas Government Code.

No action.

D. Legal Consultation — Consultation with City Attorney regarding Military Highway Water Supply Corporation as authorized by Section §551.071 of the Texas Government Code.

No action.

X. ADJOURNMENT

Commissioner Pedraza seconded by Rodriguez moved to adjourn the regular meeting of April 1, 2026 at 7:10 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**