



**MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
TUESDAY, JULY 7, 2026**

On Tuesday, July 7, 2026, 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	Israel Gonzalez Jr. (via zoom)
	Commissioner	Josh Pedraza
	Commissioner	JP Rodriguez

ABSENT: None

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

Also present: Omar Rodriguez, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah De La Fuente, Planning & Code Enforcement Director, Antonio Lopez, Asst. City Manager/Fire Chief, Peter Hermida, City Engineer, Eddie Serna, Parks and Recreation Director, Luz Galindo, HR Director, Robert Lopez, Police Chief, Nick Castillo, Public Works Director, David Arce, Utilities Director, Arnold Becho, Library Director, Celine Pardo, Court Clerk, Rick Mendoza, IT Director, Magali Vega, Media Director, Krista Cheramie, Animal Care Services Director, George Quilantan and 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 Tuesday, June 30, 2026.

B. Invocation.

Pastor Dr. Elias Garza, The Calvary Christian 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 and noted perfect attendance and a quorum present.

E. Mayoral recognition.

1) Recognition — Angelica Cardoza, Dance Time LLC, recipient as a Women-Owned Business of the Year.

Mayor Gonzalez along with the City Commission recognized Angelica Cardoza and congratulated her being named a Women-Owned Business of the Year and thanked her for the dedication to dance education, mentorship of young dancers, and positive impact on families throughout the Rio Grande Valley.

2) Recognition — Weslaco Media Department.

Mayor Gonzalez along with the City Commission recognized the Weslaco Media Team — Magali Vega, Marcelo Veloz, and Angel Ibarra for earning first place in the Special or One-Time Program category at the Texas Association of Municipal Information Officers (TAMI) Awards.

3) Recognition — Prime South GME Consortium at Knapp Medical Center arrival of 19 new resident physicians.

Rescheduled for July 21, 2026.

4) Recognition — Act of Valor Orlando Rodriguez, Firefighter/AEMT, and Juan Franco, Firefighter/Paramedic.

Mayor Gonzalez along with the City Commission recognized Firefighter/AEMT Orlando Rodriguez and Firefighter/Paramedic Juan Franco for their quick thinking, calm judgment, and commitment to duty for their acts of valor on May 12, 2026 when they courageously assisted a patron who was surrounded by a swarm of aggressive bees.

5) Proclamation — National Parks & Recreation month.

Mayor Gonzalez along with the City Commission declared July as National Parks and Recreation Month, recognizing the essential role of parks, trails, open spaces, and recreational programs in the health, well-being, and community pride of Weslaco residents.

II. PUBLIC COMMENTS

Gabriel Ozuna, Chair of the Hidalgo County Historical Commission and Historic Preservation for Hidalgo County, introduced himself to the Commission. He noted prior collaboration with city staff on historical marker installation and his ongoing work with staff on the historic preservation section of the city's upcoming Unified Development Ordinance. He expressed enthusiasm for making historic preservation a tool in Weslaco's economic development toolkit.

Eddie Albert, newly elected President of Weslaco Memorial Inc., introduced himself and announced the cancellation of a proposed 80th Anniversary Celebration for American Legion Post 464 after confirming with the national organization that the post was founded in 1928 — making a centennial celebration in 2028 more appropriate. He noted that Weslaco Memorial Inc. would be rebranding as American Community Assets and Trust Foundation and described early-stage plans to demolish the current building and develop a three-story structure to serve veteran organizations, first responders, and the broader community.

III. PUBLIC HEARING

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

A. To solicit input on behalf of 7-Eleven Beverage Company, Inc. to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

B. To solicit input on behalf of Ana E Leal to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

C. To solicit input on behalf of Nubia De La Torre to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8 and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Vicente Robles Jr., owner, stated that the property has operated commercially for over 25 years since its purchase in 1999 and had been used commercially even before that. He introduced his tenant, Nubia de la Torre, who is interested in purchasing property and opening a daycare or Head Start program. Vicente Robles Jr. and Nubia de la Torre requested favorable consideration to the rezone.

D. To solicit input on behalf of Lori J. Ozuna to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District.

No comments.

E. To solicit input on behalf of Agapita Almanza to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District.

No comments.

F. To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia

Diana Garcia, representing the property owner, inquired about the demolition procedures and next steps. Staff noted that if the Commission approves demolition, the owner would have 30 days to self-demolish, and that a demolition permit would need to be obtained.

2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez

Ian Bowen spoke on behalf of the owner, explaining that the property was inherited and that ownership records at the Hidalgo County Appraisal District had not been updated. He stated the owner, residing in Dallas, wished to remove personal effects from the property before any demolition and was working with a contractor to potentially self-demolish and requested at least a 90-day extension.

3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera

No comments.

4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Land Grabber, LLC

No comments.

5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Martina Escalante Rivera

Mr. Vasquez stated he was the son and there on behalf of his dad who was in attendance. Mr. Vasquez. He stated the roof had burnt down and left was the walls (block) and wanted additional time to enclose and reroof.

6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Monica Pina

No comments.

7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Leon

No comments.

8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: R. Cantu Construction LLC.

No comments.

9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr.

No comments.

10. 400 N. Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alaniz.

Gabriel Ozuna stated that the building, believed to have been constructed in 1951, is a traditional neighborhood corner store of significant cultural importance to the predominantly Mexican American community, and that it may be eligible for listing on the National Register of Historic Places. He requested that the Commission consider removing the item from demolition consideration and allow staff to work with preservation advocates on a plan, noting the potential for historic tax credits as an economic development tool.

11. 601 N. Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Samuel Pena.

Mark Pena stated that demolition and remodeling work has already commenced, a demolition permit has been obtained, and property taxes are current and requested favorable consideration for an extension. Planning and Zoning Director Rebekah de la Fuente noted that this property had been recommended for extension and that specific stipulations would be addressed during the New Business portion of the meeting

12. 1919 W. Dallas Dr. EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez.

Diana Sanchez requested an extension to repair the roof, which was damaged by a hurricane. She noted the property is unoccupied and because of medical issues she has not been able to secure a contractor within her budget.

13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford.

Thomas Garcia voiced his intent was to demolish a specific deteriorated section of the structure and rebuild it, while the remaining portion is livable. He confirmed he had applied for a demolition permit and requested favorable consideration for an extension.

14. 2307 E. Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez.

David Gonzales stated the property was his father's estate (deceased). Commented that a licensed structural engineer had assessed the building and found 60 percent of it structurally viable. He noted that taxes have been current since 1983 and that his intent is to repair the structure, including replacing the roof. He requested a one-year extension, acknowledging that demolition would be considered if permitting or zoning issues arose.

15. 118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz

Rebekah la Cruz stated that she traveled from Houston and intended to invest approximately \$50,000 in the renovation of the structure, which belongs to her family and a requested an extension be given to allow her the opportunity to repair the property.

There being no other comments received, Commissioner Farias seconded by Mayor Pro Tem Garcia Jr. moved to close the public hearing. The motion carried unanimously; Mayor Gonzalez was present and voting.

IV. 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 and Workshop Meeting on June 16 and Workshop meeting on June 23, 2026. (Staffed by City Secretary Department.)

B. Approval on second and final reading of the following:

1) Approval of Ordinance 2026-14 for de-annexation request from the property owner of 3921 E IH 2 described as ADAMS TRACT AN IRR TR N479-24'-E205.38'-W827.55' EXC S167.4'-N479.24'-E114.5'-W827.55' FT 1100 1.64AC NET, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

2) Approval of Ordinance 2026-15 for de-annexation request from the property owner of 4007 E IH 2 being Lot 8, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

3) Approval of Ordinance 2026-16 for de-annexation request from the property owner of 4015 E IH 2 being Lot 7, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

4) Approval of Ordinance 2026-17 for the Voluntary Annexation of McDonald's 42-3818 Weslaco Subdivision– being 2629 N Westgate also being a 1.091 acre tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Weslaco,

Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr. (First reading held June 16; staffed by Planning & Code Enforcement Department.)

5) Approval of Ordinance 2026-18 to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

6) Approval of Ordinance 2026-19 to rezone 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

C. Approval to authorize staff to publish notice of the public hearing for the adoption of the Land Use Assumption Plan and Capital Improvement Plan relating to possible adoption of impact fees. (Staffed by Planning & Code Enforcement Department.)

D. Approval of the landowners' petition from MG Capital Investments LLC for the release of property located in the City's Extraterritorial Jurisdiction described as 10.00 acres of land out of Farm Tract 189, the West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

E. Approval to solicit bids for streets materials including Hot Mix, Caliche, and MC30 Oil. (Staffed by Public Works Department.)

F. Approval of Resolution 2026-49 to enter into an agreement with TXDOT for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm - 11pm on the third (3) Thursday of the month from August 2026 to February 2027 for Alfresco Weslaco Music & Art. The event will run from 6 PM to 9:30 PM on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February 18, 2027 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Engineering/Weslaco EDC.)

G. Approval of Resolution 2026-50 for the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February 18, 2027 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by WEDC.)

H. Approval to apply for the FY 2026 Texas State Library Interlibrary Loan Lending Reimbursement Program and acceptance of funding upon award. (Staffed by Library Department.)

I. Approval of Resolution 2026-51 designating the Mayor and Mayor Pro Tem as the authorized official(s) to execute documents for reimbursement funding pertaining to the RCP Grant. (Staffed by Grant Manager.)

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

Following for the record are caption(s) of the ordinance(s).

ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DISANNEXING THE TRACT OF LAND LOCATED AT 3921 EAST EXPRESSWAY 83, WESLACO, HIDALGO COUNTY, TEXAS, BEING A PORTION OF THE TERRITORY ANNEXED BY ORDINANCE NO. 2014-02 (TRACT 13); AMENDING THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP AND RECORDS; PROVIDING FOR NOTICE TO THE APPRAISAL DISTRICT AND OTHER TAXING UNITS; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DISANNEXING THE TRACT OF LAND LOCATED AT 4007 EAST EXPRESSWAY 83, WESLACO, HIDALGO COUNTY, TEXAS, BEING A PORTION OF THE TERRITORY ANNEXED BY ORDINANCE NO. 2014-02 (TRACT 13); AMENDING THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP AND RECORDS; PROVIDING FOR NOTICE TO THE APPRAISAL DISTRICT AND OTHER TAXING UNITS; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DISANNEXING THE TRACT OF LAND LOCATED AT 4015 EAST EXPRESSWAY 83, WESLACO, HIDALGO COUNTY, TEXAS, BEING A PORTION OF THE TERRITORY ANNEXED BY ORDINANCE NO. 2014-02 (TRACT 13); AMENDING THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP AND RECORDS; PROVIDING FOR NOTICE TO THE APPRAISAL DISTRICT AND OTHER TAXING UNITS; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

ORDINANCE NO. 2026-17

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 1.091 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED

EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

ORDINANCE NO. 2026-18

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2813 W BUS 83, ALSO BEING WEST TRACT AN IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, WESLACO, HIDALGO COUNTY, AND TEXAS FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY & HIGHWAY DISTRICT.

ORDINANCE NO. 2026-19

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2629 N WESTGATE ALSO BEING A 1.091 ACRES TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 143, BLOCK 180, THE WEST AND ADAM TRACTS SUBDIVISION, WESLACO, HIDALGO COUNTY, AND TEXAS FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT.

CITY OF WESLACO
/s/Adrian Gonzalez, MAYOR

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

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

V. APPOINTMENTS

A. Resolution 2026-52 appointing members to the Capital Improvements Advisory Committee. (Staffed by City Secretary/Planning and Code Enforcement Department.)

Norma A. Cantu, City Secretary, presented four nominations to the Capital Improvements Advisory Committee: LeRoy Martinez sought reappointment and was nominated by Mayor Gonzalez; Jorge Gonzales sought reappointment and was nominated by Commissioner Pedraza; Raul Pena Jr. would fill a vacancy and was nominated by Commissioner Farias and Nick Carranza would fill a vacancy and was nominated by Commissioner Gonzalez Jr. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve R2026-52 appointing LeRoy Martinez, Jorge Gonzales, Raul Pena Jr. and Nick Carranza to the Capital Improvements Advisory Committee as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration of Resolution 2026-53 appointing members to the Parks and Recreation Advisory Board. (Staffed by City Secretary/Parks and Recreation Department.)

Norma A. Cantu presented the nomination of Lillian Cisneros Ochoa by Mayor Pro Tem Garcia Jr. for reappointment to the Parks and Recreation Advisory Board. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve R2026-53 reappointing Lillian Cisneros Ochoa to the Parks and Recreation Advisory Board. The motion carried unanimously; Mayor Gonzalez was present and voting.

VI. OLD BUSINESS

A. Discussion and consideration approving the Economic Development Corporation of Weslaco to enter into one or more contracts for the development of a 3-to-5-year Economic Development Strategic Plan and a Downtown Master Plan, which will involve the expenditure of funds in excess of \$100,000. (There was no action June 2, 2026; Staffed by City Manager.)

Steve Valdez, EDC Executive Director, stated a Request for Qualifications for strategic planning process was solicited; nine responses were received and evaluated with three invited to present, and the board ultimately selected two separate firms: Civic Solutions to develop a three-to-five-year economic development strategic plan, and Place Strategies to develop an urban downtown master plan.

Commissioner Rodriguez asked if awarding two different companies and two different scopes of work could be considered together or should be listed as separate agenda items. Benjamin Castillo, City Attorney, confirmed that the combined language agenda was acceptable under the Open Meetings Act. Steve Valdez clarified that even the alternative firm considered would have subcontracted portions of the work, making the dual-firm approach functionally similar. He further noted that the board intended for the strategic plan to be substantially complete before the downtown plan engagement began, so that both plans would ultimately align.

Sandra Charlton, EDC Board President stated that the two firms recognized they would need to work together, with the downtown plan incorporating elements of the strategic plan.

Commissioner Farias seconded by Commissioner Pedraza moved to approve Civic Solutions and Place Strategies for the strategic and downtown master plans as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of 7- Eleven Beverage Company, Inc. to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated fourteen property owners were notified with no petitions received for or against. The application is for the new Stripes convenience store. The Planning and Zoning Commission and staff recommended approval.

Mayor Gonzalez inquired about the proximity to a school; staff confirmed it is permitted but results in higher insurance premiums. Commissioner Rodriguez questioned if the property had been annexed into the city and staff confirmed it has.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the Conditional Use Permit for 7-Eleven Beverage Company, Inc. to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Ana E Leal to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated thirty-four property owners were notified with no objection received. This is a change in ownership of Sunrise Restaurant. The Planning and Zoning Commission and staff recommended approval.

Commissioner Farias seconded by Commission Lopez moved to approve the Conditional Use Permit for a Retail Dealer's On-Premise Permit, at 301 N Texas as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Nubia De La Torre on Ordinance 2026-20 to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8, and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. First reading of Ordinance 2026-20. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-eight property owners were notified with no objection received; the property historically operated as a commercial use but lost its legal nonconforming status after being dormant for more than six months. The property is surrounded by residential uses with no abutting commercial property. The Planning and Zoning Commission and staff recommended denial because the rezoning request would constitute spot zoning as the area is surrounded by residential uses with no abutting commercial property.

Commissioner Farias seconded by Commissioner Lopez, moved to deny Ordinance 2026-20 to rezone 218 & 300 W Huisache as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration after public hearing on behalf of Lori J. Ozuna on Ordinance 2026-21 to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to T-1 Townhomes District. First reading of Ordinance 2026-21. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-eight property owners were notified and no objections were received. The proposed T-1 Townhomes District use is consistent with the single-family use of the surrounding area. The Planning and Zoning Commission and staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve Ordinance 2026-21 to rezone 715 N Kansas Ave. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration after public hearing on behalf of Agapita Almanza on Ordinance 2026-22 to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. First reading of Ordinance 2026-22. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated eighteen property owners were notified with no objection received; applicant requested the rezone to serve as additional parking for a new restaurant being constructed along Westgate Drive. The Planning and Zoning Commission and staff recommended approval, noting Westgate Drive has been identified as a commercial corridor.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Ordinance 2026-22 to rezone 1628 Canyon Dr. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration to approve Ordinance 2026-23 for the Voluntary Annexation of Summerlin Phase 1 Subdivision being a 31.943-acre tract of land out of Farm Tract 245, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located Northwest of the intersection of W Mile 11 and N FM 88. First reading of Ordinance 2026-23. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the proposed voluntary annexation was located northwest of the intersection of West Mile 11 and North FM 88 and was a proposed 107-lot subdivision. The annexation was noted as contiguous to the city limits following a recent annexation of the adjacent portion of Mile 10; sewer will be provided by the city sewer service and water from North Alamo Water Supply Corp. The Planning and Zoning Commission and staff recommended approval.

Commissioner Farias seconded by Commissioner Lopez moved to approve Ordinance 2026-23 for the Voluntary Annexation of Summerlin Phase 1 Subdivision as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to approve the Final Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft North of IH 2. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente presented the final plat for a 1.8124-acre, a one-lot subdivision located inside city limits and serviced with water and sewer from the city. Staff noted the development would be the new Blue Wave car wash. The Planning and Zoning Commission and staff recommended approval.

Commissioner Farias seconded by Commissioner Lopez moved to approve the Final Plat for BW Weslaco Barbee Subdivision as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration to approve the Final Plat for The Gardens at Villa Verde Subdivision Phase II, being 6.70 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated was a 39-lot subdivision located inside city limits approximately 2,200 feet north of West Mile 5 North. The applicant requested several variances consistent with the variances approved for Phase 1; variances requested was to allow for a 10' rear setback and a 20' front setback on all lots and requested a 0-foot side setback on one side of the lot due to the limitations of the reduced lot size and buildable area and a variance for off-site drainage that had already been approved by HCDD1 and HCCID9. Stormwater runoff will be detained by widening the existing drainage channel along the west side of the property and noted that both phases were approved as a single project by the irrigation district for drainage purposes. The Planning and Zoning Commission approved with variances staff recommended approval with compliance the ordinance on the variances.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve the Final Plat for The Gardens at Villa Verde Subdivision Phase II with variances as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garci
2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez
3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera

4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: Land Grabber, LLC

5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: Martina Escalante Rivera

6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: Monica Pina

Rebekah de la Fuente stated for properties at 1 South Kansas Ave., 216 West Plaza St., 314 North Missouri Ave., 601 Airport Dr., and 605 West Esplanada St. the recommendation from the Board of Adjustment and Appeals-Bldg. and staff was immediate demolition.

Commissioner Farias seconded by Commissioner Rodriguez moved to approve immediate demolition orders for 1 South Kansas Ave., 216 West Plaza St., 314 North Missouri Ave., and 605 West Esplanada St. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Rebekah de la Fuente went over 114 North Republic St. and presented photographs of the structure, noting visible interior deterioration, a collapsed roof in several areas, and a multi-year history of calls for service including theft, burglary, and suspicious activity. She confirmed this was the city's third time pursuing this property and that proper legal notification had been provided based on a title search. The gentleman who spoke on behalf of the owner during the public hearing requested time to remove personal property. The Commission discussed providing additional time beyond the mandatory 30-day waiting period. Commissioner Farias and others noted the 30 days already allow for removal of personal effects. The City Attorney clarified if the commission wished to allow additional time the motion would be for a total of 45 days (30 required plus 15 additional) during which the owner may retrieve personal items and self-demolish, after which staff would proceed with demolition.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Farias moved to approve an additional 15 days for a total of 45 days for the owner to remove personal property and self-demolition and staff proceed with demolition if self-demolition not completed. The motion carried unanimously; Mayor Gonzalez was present and voting.

Rebekah de la Fuente went over 601 Airport Dr. and presented photographs showing the structure with only two-and-a-half walls remaining, with vegetation growing inside the building. Staff noted that a fire had previously occurred and that the structure has no roof, meaning the walls lack structural support. Joe Pedraza, Building Official, confirmed that any repair would require a full commercial engineering review of structural integrity, and that the building would most likely need to be torn down and rebuilt from the ground up. Staff noted they had been in contact with the owners for three to four years and had previously assisted with debris removal following the fire.

The Commission considered whether to grant an extension but opined that full commercial plans, engineering, and MEPs would take significant time to prepare. Rebekah de la Fuente recommended a standard extension of 30 days plus 60 additional days, for a total of 90 days. Commissioner Farias raised concerns about the ongoing public safety risk given the proximity to a park, open accessibility to the structure, and lack of remaining walls. The Commission agreed that any extension must include immediate temporary fencing to secure the perimeter, with a deadline of two weeks to install fencing of at least six feet in height. Commissioner Rodriguez made the motion.

Commissioner Rodriguez seconded by Commissioner Farias moved to approve an additional 60 days for a total of 90 days, contingent upon the property being secured with temporary fencing of at least six feet in height within two weeks, and with the understanding that if construction has not commenced by the end of the 90 days, staff is authorized to proceed with demolition. The motion carried unanimously; Mayor Gonzalez was present and voting.

J. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: Maria De Leon

8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: R. Cantu Construction LLC.

Rebekah de la Fuente presented properties at 210 West Los Torritos and 1803 Frost Proof Heights. Stated the owner of 210 West Los Torritos had communicated to staff that she would be unable to coordinate demolition herself and agreed to have the city perform the demolition with costs recovered through monthly installments. For 1803 Frost Proof Heights, staff recommended proceeding with demolition to ensure complete debris removal and retain authority to address any materials left behind.

Commissioner Farias seconded by Commissioner Rodriguez moved to approve immediate demolition orders for 210 West Los Torritos and 1803 Frost Proof Heights. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr

10. 400 N Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alanis

11. 601 N Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Samuel Pena

12. 1919 W Dallas Dr EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez

13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford

14. 2307 E Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez

15. 118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz

Rebekah de la Fuente presented the properties for 220 Sgt. Rosas St. the structure is completely unsecured and torn down to the studs inside; 400 North Republic St. this is the third time the city has pursued this property. The owner at the time has attempted to do something with it since approximately 2017 with no improvements. The building has been repeatedly boarded up, only to be breached again; 601 North Padre Ave. has visible roofline rot, façade deterioration, and collapsed ceiling sections; 1919 West Dallas Dr. has back taxes owed and interior deterioration documented; 2009 Corpus Christi Dr. has back taxes owed; owner confirmed demolition of the deteriorated section has already begun. 2307 East Plaza third time before the Commission; previously granted a one-year extension that did not result in action, as the requirement to install sprinklers made the project cost-prohibitive and 118 North Illinois Ave has no back taxes owed and calls for service documented in the area. The Board of Adjustment of Appeals-Bldg. Codes recommend for the properties presented a one-year extension. Staff recommended immediate demolition.

Discussion ensued regarding appropriate extension period for the properties and consensus was to approve 60 additional days, for a total of 90 days, with the condition that construction must begin within that period and that all properties be secured with temporary fencing within two weeks.

Regarding 400 North Republic, Mayor Gonzalez and the Commission acknowledged the historic preservation argument raised during public comment, and the 90-day extension was extended to this property as well, allowing time for preservation discussions to proceed.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Rodriguez moved to approve and grant an additional 60 days beyond the required 30-day period (for a total of 90 days), with the condition

that all properties be secured with temporary fencing within two weeks and that construction commence within the 90-day period, and with staff authorized to proceed with demolition orders if those conditions are not met. The motion carried unanimously. The motion carried unanimously; Mayor Gonzalez was present and voting.

L. Discussion and consideration to approve Resolution 2026-54 authorizing the submission of a grant application to the Texas Water Development Board under the House Bill 500 Implementation Plan – Water Supply and Infrastructure Grant Program in the amount of \$16,001,674.50, with no local match required. (Staffed By Grant Manager.)

Gabriel Perez, Grant Manager, requested authorization to submit a grant application to the Texas Water Development Board under the House Bill 500 Implementation Plan, Water Supply and Infrastructure Grant Program. The proposed project is the North Water Treatment Plant Reservoir Rehabilitation, encompassing reservoir rehabilitation, embankment improvements, liner installation, control structure upgrades, pumping and piping improvements, water quality components, and associated engineering and construction management. No local match is required. Staff recommended approval.

Omar Rodriguez noted that the grant program allows the city to apply for up to \$21,000,000 and recommended the Commission authorize the application for the maximum amount allowable rather than limiting it to the \$16,001,674.50 figure presented, as additional eligible items may be identified before the July 30 application deadline. Commissioner Rodriguez motioned accordingly.

Commissioner Rodriguez seconded by Mayor Pro Tem Garcia Jr. moved to approve Resolution 2026-54 authorizing the submission of a grant application to the Texas Water Development Board for the maximum amount allowable under the grant program. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration to approve the purchase of eight HPE Aruba Network Switches with cable accessories and support from vendor, MGT Impact Solutions, LLC, not to exceed \$77,629.20 under Contract #: DIR-CPO 5389. (Staffed by IT Department.)

Rick Mendoza, IT Director, requested approval to replace end-of-life network data switches at City Hall with new HPE Aruba Network Switches. The purchase will improve network reliability, security, and scalability, and align with the city's long-term technology goals. The purchase is budgeted in the current fiscal year and will be made through the DIR purchasing cooperative contract (DIR-CPO-5003389), with costs not to exceed \$77,629.20. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Lopez moved to approve the purchase of eight HPE Aruba Network Switches from MGT Impact Solutions, LLC as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

N. Discussion and consideration on Change Order No. 1 with Southern Trenchless Solutions for the 25-manhole rehabilitation project to increase the original purchase order amount by \$19,998. (Staffed by Utilities Department.)

David Arce, Utilities Director, presented Change Order No. 1 for Southern Trenchless Solutions, increasing the original purchase order by \$19,998. Stated the original contract came in under the \$150,000 budget at approximately \$99,000, allowing for the addition of five manholes identified during construction: two locations on South Oklahoma and Tula, two in an alley, one at 1000 West 9th Street, and the receiving manhole at the Milano's Tower. Staff recommended approval as completing these repairs under the existing contract is cost-effective.

Commissioner Farias seconded by Commissioner Lopez moved to approve Change Order No. 1 for Southern Trenchless Solutions in the amount of by \$19,998 as presented. The motion carried unanimously.

O. Discussion and consideration of Change Order No. 1 with Cornett Construction Company for Lift Station #12 Improvements Project decreasing the construction contract amount by \$33,427.30. (Staffed by Engineering Department.)

Peter Hermida, City Engineer stated the change order reconciles final construction quantities that resulted in a net contract deduction of \$33,427.30. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Pedraza moved to approve Change Order No. 1 with Cornett Construction Co. for Lift Station #12 in the amount of \$33,427.30. The motion carried unanimously; Mayor Gonzalez was present and voting.

P. Discussion and consideration to approve final payment to Cornett Construction Company for Lift Station #12 Improvements Project in the amount of \$197,259.77. (Staffed by Engineering Department.)

Peter Hermida stated this was for release of retainage as the final payment to Cornett Construction Co. for Lift Station #12. The payment of \$197,259.77 reflected the remaining contract balance owed to the contractor and authorizes project closeout. All work has been completed in accordance with City requirements and the approved construction documents. All punch list items and as-built documentation have been received, and the lift station is operational. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve the final payment of \$197,259.77 to Cornett Construction Co. for the Lift Station #12 Improvements Project as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Q. Discussion and consideration to approve final payment to 2LG Construction for Lift Station #10 Rehabilitation Project in the amount of \$51,220. (Staffed by Engineering Department.)

Peter Hermida stated completion of all punch list items for Lift Station #10, located at Los Torritos and Illinois. The final payment represents the release of retainage to 2LG Construction and the final closeout for the project. All work associated with Lift Station #10 has been completed in accordance with project requirements. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the final payment of \$51,220 to 2LG Construction for the Lift Station #10 Rehabilitation Project as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

R. Discussion and consideration to authorize professional engineering services with Scheibe Consulting, LLC for the Lift Station #20 & Lift Station #21 Rehabilitation Project under the City's on call engineering services contract, with costs not to exceed \$182,100. (Staffed by Engineering Department.)

Peter Hermida presented a proposal from Scheibe Consulting, LLC, selected through the city's on-call engineering services rotation, to provide surveying, design, construction support, bid phase support, and construction management for the rehabilitation of Lift Stations #20 and #21. Lift Station #20 is located on Hidden Valley Drive along Texas Boulevard, and Lift Station #21 is located just south of the PNC Bank. Staff noted that Lift Station #20 had previously received emergency repairs following a collapse connected to nearby development activity, and that the rehabilitation scope also includes a survey to reestablish easement and right-of-way boundaries around the lift stations, including the potential for property acquisition to provide additional working room.

Discussion ensued regarding the city's on-call engineering rotation process. Commissioner Rodriguez and Mayor Pro Tem Garcia Jr. raised questions about how work is balanced across firms when some receive larger projects than others. Mayor Gonzalez and Commissioner Rodriguez asked staff to monitor and ensure equity in project distribution across the rotation. Staff confirmed that firms are cycled back to the end of the rotation after completing a project and that capacity is considered before assigning work.

Commissioner Farias also asked whether canopies for weather and heat protection would be considered in the design, and staff confirmed they were discussed with the consultant during field visits.

Commissioner Pedraza seconded by Commissioner Farias moved to approve engineering services with Scheibe Consulting, LLC for the Lift Stations #20 and #21 Rehabilitation Project, not to exceed \$182,100. The motion carried unanimously; Mayor Gonzalez was present and voting.

S. Discussion and consideration for Change Order No. 1 for Fuerza Construction LLC for the 2022 Bridge Pedestrian Project increasing the contract amount by \$59,200. (Staffed by Engineering Department.)

Peter Hermida went over Change Order No. 1 for Fuerza Construction LLC for the 2022 Bridge Avenue Pedestrian Sidewalk Reconstruction Project, funded through the RGV MPO with a 20 percent city match. The change order reflects additions including minor retaining walls to prevent erosion, thicker driveways to protect sidewalk edges, and minor curbing not included in the original plans. The project runs along Bridge Avenue from Pike to Business 83, including East Acosta and America Street. Staff noted that the changes were reviewed and approved by the MPO, and that the city's actual net cost for the change order is approximately \$12,000 given the federal funding share.

Mayor Pro Tem Garcia Jr. raised concerns about building sidewalks on both sides of the same street when sidewalk needs exist throughout the city. Staff clarified that the project design and scope were driven by grant requirements tied to walkability to RGV MPO bus stops, and that route selection was based on the path of least resistance given existing utility and infrastructure conflicts.

Commissioner Farias seconded by Commissioner Lopez moved to approve Change Order No. 1 for Fuerza Construction LLC for the 2022 Bridge Pedestrian Project in the amount of \$59,200 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

T. Discussion and consideration on the presentation of options for selection of design and construction for the Pleasantview Drainage Improvements Project (Staffed by Engineering Department.)

Peter Hermida and Ruben James of Melden and Hunt, presented two conceptual alternatives for addressing chronic drainage issues in the area near CVS on Business 83 at Airport Drive. Staff explained that an existing drain line was disconnected when Freedom Storage was developed, eliminating a former outfall connection that had historically routed water south to an irrigation district ditch.

Option 1 (estimated at \$70,943) involves reconnecting the original drain line through a small-scale repair and acquiring a minimal easement to restore flow to the ditch south of the property.

Option 2 (estimated at \$1,400,000) involves a full-scale drainage reconstruction along Pleasantview Drive, including new inlets, road reconstruction, and routing to the city's existing Retention/Detention Facility (RDF).

The commission expressed concern that Option 1 could function as a "band-aid" solution that alleviates flooding in one area while potentially creating or worsening drainage issues downstream, particularly in the Camelot subdivision and the mobile home park on 10-15. Commissioner Pedraza noted that residents in those downstream areas have previously raised flooding concerns. Consultant Ruben James acknowledged that downstream crossings would need to be analyzed to confirm that Option 1 would not cause capacity issues further along the drainage route.

Commissioner Rodriguez asked about the funding source; staff confirmed the project falls under the drainage bond issuance. The Commission directed staff to return with a more comprehensive

analysis of all three drainage scenarios — the existing pump operation, Option 1, and Option 2 — including downstream impact assessments.

No action.

U. Discussion and consideration on the upcoming streets to be paved: Georgia Avenue from Sugarcane Drive - Merida Street, Ohio Avenue from Cancun Street to Merida Street, and Westlake Village Subdivision (Tahoe Street, Cascade Drive, Superior Drive, Rimrock Drive, Sonoma Drive, and Huron Drive) for a combined cost of materials not to exceed \$220,000. (Staffed by the Public Works Department.)

Nick Castillo, Public Works Director, went over the street paving projects reviewed and approved by staff and the committee. The projects include Georgia Avenue (Sugarcane Drive to Merida Street), Ohio Avenue (Cancun Street to Merida Street), and multiple streets within the Westlake Village Subdivision (Tahoe Street, Cascade Drive, Superior Drive, Rimrock Drive, Sonoma Drive, and Huron Drive). The combined cost of materials, labor, and equipment is not to exceed \$220,000, within the current streets budget. Staff recommended approval.

Commissioner Farias seconded by Commissioner Rodriguez moved to the street paving projects as presented not to exceed \$220,000, The motion carried unanimously; Mayor Gonzalez was present and voting.

V. Discussion and consideration of purchasing a Training Vehicle not to exceed \$50,000 with Federal Asset Forfeiture funds. (Staffed by the Police Department.)

Robert Lopez, Police Chief, requested approval to purchase a 2026 van or suburban to serve as a training vehicle for police officers, replacing a 2011 Toyota Sienna with over 120,000 miles. The purchase will be funded through federal asset forfeiture funds and will not exceed \$50,000. Staff recommended approval.

Commissioner Farias seconded by Commissioner Lopez moved to approve the purchase of a training vehicle for the Police Department as presented not to exceed \$50,000. The motion carried unanimously; Mayor Gonzalez was present and voting.

W. Discussion and consideration on Change Order No. 6 in the amount of \$12,659.65 and Change Order No. 7 in the amount of \$85,564.46 with EB Merit Construction for the AEP transformer and waterline routing at Isaac Rodriguez Park. (Staffed by Parks & Recreation Department.)

Eddie Serna, Parks and Recreation Director, presented two change orders related to ongoing improvements at Isaac Rodriguez Park.

Change Order No. 6 (\$12,659.65) addresses the relocation of the AEP transformer. The transformer was originally planned for installation near Knapp Medical Boulevard on the east side of the park, but that location conflicted with the waterline installation. The transformer was relocated to the south side of the park, improving both aesthetics and park safety by positioning it away from the walking trail.

Change Order No. 7 (\$85,564.46) addresses the waterline rerouting. The waterline indicated on original plans could not be located during construction, as the maps were outdated. Three alternatives were evaluated: routing off of Bridge Avenue (too far), routing off of 6th Street (conflicted with existing tree root systems), and routing off Knapp Medical Boulevard (shortest connection distance, minimal site disturbance). Staff recommended and selected the Knapp Medical Boulevard connection. Staff noted the waterline is 8 inches in diameter and will serve a new fire hydrant at the park. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Farias moved to Change Orders No. 6 and No. 7 with EB Merit Construction for the AEP Transformer and Waterline Routing at Isaac Rodriguez Park as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

The commission did not convene into the executive session portion of the agenda.

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.

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

C. Real Property — Discussion and consultation regarding the sale, purchase, exchange, lease or value of property located at Westgate and 18th Street legally described as being South 12.79 acres of land, more or less of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

X. ADJOURNMENT

Commissioner Farias seconded by Commissioner Rodriguez. moved to adjourn the regular meeting of July 7, 2026 at 8:13 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, City Secretary