



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 15, 2014**

On this 15th day of July 2014 at 5:31 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:

Mayor	David Suarez
Mayor Pro-Tem	J.F. “Johnny” Cuellar
Commissioner	David R. Fox
Commissioner	Olga M. Noriega
Commissioner	Gerardo “Jerry” Tafolla
Commissioner	Lupe Rivera
Commissioner	Fidel L. Pena, III
City Manager	Leonardo Olivares
City Secretary	Elizabeth M. Walker
City Attorney	Ramon Vela

Also present: Juan Salas, IT Department; Bret Mann, Finance Director; David Salinas, Public Utilities Director; Trinidad Cantu, Assistant Public Utilities Director; Mardoqueo Hinojosa, City Engineer/Interim Planning Director; Interim Chief Sergio Ramirez, Police Department; Oscar Garcia, Public Facilities Director; Olga Garza, Assistant Public Facilities Director; David Arce, Park & Recreation Director; Chris Sanchez, Fire Department; Veronica Ramirez, Human Resources Director; Gloria Givilancz, Grants Compliance Coordinator; George Garrett, Airport Director; Joe Pedraza, Rolando Gonzalez, Eric Mendiola, Nicole Mowbray and other staff members and citizens.

I. CALL TO ORDER

- A. Certification of Public Notice.
Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 11, 2014.
- B. Invocation.
Elizabeth Walker, City Secretary, delivered the invocation.
- C. Pledge of Allegiance.
Mayor Suarez recited the Pledge of Allegiance and recited the Texas flag.
- D. Roll Call.
Elizabeth Walker, City Secretary, called the roll, noting perfect attendance.

II. PUBLIC COMMENTS

There were no comments received.

III. PUBLIC HEARINGS

- A. To solicit input on behalf of Maximo Saenz to amend Ordinance 320 and the City of Weslaco Zoning map to rezone 2112 W. Pike Blvd., also being 8.647 acres out of Farm Tract 152, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway District.
- B. To solicit input on behalf of Hot Wells Investments, Ltd. to amend Ordinance 320 and the City of Weslaco Zoning map to rezone 3827 E. Expressway 83, also being Adams Tract an IRR TR N32.61'-E55.83' 0.02AC NET, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway District.
- C. To solicit input on the proposed demolition order for an unoccupied building located at 100 South Cedro Street, also known as Lot 1, Block 4, Weslaco Original Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. To solicit input on the proposed demolition order for an unoccupied building located at 110 North Pino Street, also known as Lot 5, 6, Block 15, Northside Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. To solicit input on the proposed demolition order for an unoccupied building located at 111 North Cantu Street, also known as Lot 9.10, Block 11, Ramona Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. To solicit input on the proposed demolition order for an unoccupied building located at 111 South Palmas Street, also known as Lot 11, Block 4, Weslaco Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. To solicit input on the proposed demolition order for an unoccupied building located

at 112 South Missouri Street, also known as Lot 7, Block 2, Weslaco Original Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.

- H. To solicit input on the proposed demolition order for an unoccupied building located at 127 South Garza Street, also known as Lot 20, Block 2, Paloma Addition Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. To solicit input on the proposed demolition order for an unoccupied building located at 230 North Pino Street, also known as Lot 1, Block 10, Northside Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- J. To solicit input on the proposed demolition order for an unoccupied building located at 414 North Kansas Avenue, also known as Lot 8, Block 5, Gonzalez Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- K. To solicit input on the proposed demolition order for an unoccupied building located at 509 South Texas Boulevard, also known as Lot 39-40, Block 42, Weslaco Original Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- L. To solicit input on the proposed demolition order for an unoccupied building located at 600 East Los Torritos, also known as Lot 16, Block 6, Ramona Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.
- M. To solicit input on the proposed demolition order for an unoccupied building located at 1301 East Davenport Street, also known as Lot 18, 19, 20, Block 10 Davenport #1

Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.

- N. To solicit input on the proposed demolition order for an unoccupied building located at 2101 West Beaumont Drive, also known as Lot 9, Block 4, Expressway Heights Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. (Staffed by Planning & Code Enforcement Department.) Attachment.

At 5:40 p.m. Mayor Pro-Tem Cuellar, seconded by Commissioner Tafolla, moved to open the public hearing items concurrently. The motion carried unanimously; Mayor Suarez was present and voting.

Mr. Rolando Gonzalez, Chief Building Official, delivered a PowerPoint presentation reviewing the procedure and properties toward proposed demolition orders. He confirmed all steps have been taken to contact the owners of these vacant properties, and the City of Weslaco has met the criteria of due process of the State of Texas.

The owner of the building located at 414 N. Kansas commented that he already obtained a demolition permit and requested more time to demolish the property. The owner of 600 East Lost Torritos requested six months to remodel the property since he recently acquired it at tax sale. There were no other comments received.

Mayor Pro-Tem Cuellar, seconded by Commissioner Rivera, moved to close the public hearing items concurrently at 6:11 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

IV. CONSENT AGENDA

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

- A. Approval of the Minutes of the following:
- 1) Amendment of minutes of May 27, 2014 as previously adopted;
 - 2) Regular Meeting on July 1, 2014;
 - 3) Special Meeting on July 8, 2014. (Staffed by City Secretary's Office.) Attachment.
- B. Approval of the renewal of the annual Host Agency Agreement with AARP Senior

Community Service Employment Program allowing the City of Weslaco to accept participants through a short-term work-training program and authorize the Mayor to execute any documents. (Staffed by Human Resources Department.) Attachment.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve the consent agenda as presented. Commissioner Noriega requested item IV.B. be withheld for discussion. Commissioner Tafolla rescinded his motion.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve item IV. A. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Noriega, seconded by Mayor Suarez, moved to open discussion on item IV. B. City Manager Leonardo Olivares spoke in support of the program and explained that there is no cost to the City to participate. Ms. Veronica Ramirez added the City of Weslaco has been participating in the program at least six years, and three participants presently are working within the City of Weslaco 18 hours/week, pre-screened by placement criteria submitted to AARP.

The motion carried unanimously; Mayor Suarez was present and voting.

V. OLD BUSINESS

- A. Discussion and consideration to select the best qualified, most advantageous consulting firm for the City of Weslaco Five Year Comprehensive Plan, authorize the City Manager to negotiate a professional planning and engineering services contract and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 1, 2014; Staffed by Planning and Code Enforcement Department.) Attachment.

Mayor Pro-Tem Cuellar, seconded by Commissioner Tafolla, moved to reject all bids and rebid. The City Manager indicated that though the Request for Qualifications process is complete and respondents ranked, he recommends reprogramming the currently identified funding source from the \$7 million Certificate of Obligation to allow more of that money to be programmed toward other capital projects. He prefers to identify this project as well as that in the next agenda item in the budget next fiscal year. In response to Commissioner Tafolla, the City Manager confirmed that there will be workshops pertaining to the budget process in August.

Mayor Pro-Tem Cuellar, seconded by Commissioner Tafolla, moved to remove this item from the table. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro-Tem Cuellar, seconded by Commissioner Rivera, moved to reject all bids and reallocate funds. The motion carried unanimously; Mayor Suarez was present and voting.

- B. Discussion and consideration to select the best qualified, most advantageous consulting firm for the Master Drainage Plan, authorize the City Manager to negotiate a professional engineering services contract for the Drainage Plan, and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 1, 2014; Staffed by Planning and Code Enforcement Department.) Attachment.

Commissioner Pena, seconded by Mayor Pro-Tem Cuellar, moved to remove this item from the table. The motion carried unanimously; Mayor Suarez was present and voting.

Mr. David Salinas indicated that the City applied to a grant that became available after this Certificate of Obligation had been programmed which may fund the Master Drainage Plan. The City Manager requested reprogramming the funds.

Commissioner Tafolla, seconded by Mayor Pro-Tem Cuellar, moved to reject the \$500,000.00 allocation. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Maximo Saenz to approve Ordinance 2014-08 amending Ordinance 320 and the City of Weslaco Zoning map to rezone 2112 W. Pike Blvd., also being 8.647 acres out of Farm Tract 152, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway District. First Reading of Ordinance 2014-08. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

The City Manager noted that the notice had been published and the Planning and Zoning Commission as well as staff recommend approval of this item.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

The Mayor Pro-Tem left the dais at 6:40 p.m.

- B. Discussion and consideration after public hearing on behalf of Hot Wells Investments, Ltd. to approve Ordinance 2014-09 amending Ordinance 320 and the City of Weslaco Zoning map to rezone 3827 E. Expressway 83, also being Adams Tract an IRR TR N32.61'-E55.83' 0.02AC NET, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway District. First Reading of Ordinance 2014-09. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

The City Manager noted that the notice had been published and the Planning and

Zoning Commission as well as staff recommend approval of this item.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- C. Discussion and consideration on behalf of Apostolic Assembly of the Faith in Christ Jesus, Inc. to approve the Final Plat of the Re-plat of Apostolic Assembly Church Subdivision, being a 4-lot subdivision being all of Apostolic Church Assembly Church Subdivision being 10.00 acres of the south 20 acres of Farm Tract 115, Block 161, West Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

The City Manager noted that the Planning and Zoning Commission as well as staff recommend approval of this item with a variance for drainage.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- D. Discussion and consideration on behalf of Arnulfo Alaniz to approve the Final Plat of the Re-plat of Lot 4, Pastor Estates No. 2 Subdivision, being a 2.734 acre tract of land being all of Lot 4, Pastor Estates No. 2 Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

The City Manager noted that the Planning and Zoning Commission as well as staff recommend approval of this item with a variance letter on the sewer.

Commissioner Noriega, seconded by Commissioner Pena, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Fox left the dais at 6:45 p.m.

- E. Discussion and consideration on behalf of Ismael Castillo to approve the Final Plat of RSBR F.M. 1015 Subdivision, being 1.394 acres out of Farm Tract 1079, West & Adams Tracts Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

The City Manager noted that the Planning and Zoning Commission as well as staff recommend approval of this item with a variance.

Commissioner Rivera, seconded by Commissioner Tafolla, moved to approve the

item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Fox returned to the dais at 6:46 p.m.

- F. Discussion and consideration to approve Change Order No. 1 with Texas Cordia Construction, contractor for the Detention Pond and Reconstruction of Sugarcane Drive from Mile 6 West to Mile 5 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

There was no action on this item as the City Manager stated staff is not ready because they are negotiating with the Weslaco Independent School District on cost.

The Mayor Pro-Tem returned to the dais at 6:50 p.m.

- G. Discussion and consideration to approve Ordinance 2014-07 authorizing a negotiated resolution with Texas Gas Service regarding the company's May 1, 2014 cost of service adjustment ("COSA") filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the attached tariffs to be just and reasonable; providing for the recovery of the City's reasonable and necessary rate case expenses; adopting a savings clause and other matters as ordained. First Reading of Ordinance 2014-07. Possible action. (Staffed by City Attorney.) Attachment.

Commissioner Pena, seconded by Commissioner Tafolla, moved to approve the item as presented. The City Attorney reported that this cost of service adjustment is being filed by all cities in the Rio Grande Valley after collective negotiations by authorized consultants; as presented, this implements a \$0.43/month increase to residential customers, \$9.34/month increase to commercial customers, and \$96.49/month increase to industrial customers.

In response to Commissioner Pena, Mr. Larry Graham, representative of Texas Gas Service, stated that if the ordinance is not approved, Texas Gas Service may appeal to the Railroad Commission, charging the capped rate in the meantime; he cautioned that the customers would bear the cost of appeal since the City agreed to a settlement of the rate as negotiated by the City's retained consultant. In response to Commissioner Noriega who requested a subsidy for this rate to the citizens, Commissioner Pena stated that those who don't have natural gas then would subsidize those who do. The City Manager stated the Commission may consider during the budget process a corresponding decrease in water rates in consideration of the utilities operation.

Commissioner Rivera left the dais at 7:20 p.m.; Commissioner Pena left the dais at 7:22 p.m. Commissioners Rivera and Pena returned to the dais at 7:23 p.m.

The motion carried with Commissioner Noriega opposed (6-1); Mayor Suarez was present and voting.

- H. Discussion and consideration to approve the purchase of four (4) 2015 Chevrolet Impala Police Units from Caldwell Chevrolet, BuyBoard State Approved Contract #385-10, using Equitable Sharing Funds in an amount not to exceed \$90,044.00 and authorize a budget amendment as appropriate. Possible action. (Staffed by Police Department.) Attachment.

The City Manager stated that forfeiture funds would be used to purchase the vehicles; this funding source is at the discretion of the Chief, with blessing from the Commission. Interim Chief Sergio Ramirez added these vehicles will be used as CID units and will replace four of six vehicles that are now ten years old.

Mayor Pro-Tem Cuellar, seconded by Commissioner Rivera, moved to approve the item as presented The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Fox and Mayor Suarez left the dais at 7:24 p.m. and 7:25 p.m., respectively.

- I. Discussion and consideration to declare and dispose of surplus property from various City departments through a public auction as per Ordinance No. 86-08, authorize a public auction through Valley Wide Auction Services at the Public Facilities building on August 16, 2014, and authorize a budget amendment as appropriate to recognize proceeds from the sale of assets and confiscated property from this event, and authorize the Mayor to execute the auction contract. Possible action. (Staffed by Finance Department.) Attachment.

The City Manager spoke in support of the program, stating it has proven to be successful in the past bringing revenue to the City.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve the item as presented. The motion carried unanimously. Mayor Suarez was not present.

- J. Discussion and consideration to approve the Airport Project Participation Agreement with the Texas Department of Transportation (Aviation Division), accepting a Federally and State Assisted Airport Development Grant identified as No. 1321WESLA in the amount of \$4,713,070.00 with ten percent local match for construction services related to the extension of the runway at the Weslaco Mid-Valley Airport, authorize a budget amendment as appropriate and authorize the Mayor to execute any related documents as this project is phased. Possible action. (Staffed by Airport.) Attachment.

The Mayor returned to the dais at 7:28 p.m.

The City Manager stated this is for the extension of the runway to 6,000 feet; after some delays in the acquisition of property resulting in certain real estate condemnation, the state proposes completion of the \$7 million project in two phases, with a ten percent local match split with the Economic Development Corporation as approved.

Commissioner Rivera, seconded by Mayor Pro-Tem Cuellar, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- K. Discussion and consideration to approve the “Letter of Intent and Approval to Proceed with investment grade audit” from Siemens Industry, Inc., in response to RFQ No. 2013-14-07 Comprehensive Water Conservation Program, in an amount not to exceed \$85,000.00, authorize a budget amendment as appropriate, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Utilities Department.) Attachment.

The City Manager stated this was the sole response to the Request For Qualifications (RFQ) that was submitted. The Mayor Pro-Tem indicated that though there had been significant interest in the project to audit all public facilities and utilities, there was only one complete packet submitted in response to the RFQ and counsel had recommended negotiating with that respondent.

Mr. Chad Nobles and Denise Chavez, representing Siemens Industry, Inc., asserted that if their company cannot identify a project that self-funds, the City does not pay the \$85,000.00; they expect to identify at least that much in cost savings, with an assessment of the water meters within four months. The Mayor Pro-Tem cautioned that over 5,000 meters have been replaced within the last two years; to draw against the Certificate of Obligation to finance any suggested improvements may affect bonding capacity.

Commissioner Rivera, seconded by Mayor Pro-Tem Cuellar, moved to deny the agreement as presented. The motion carried with Mayor Suarez and Commissioners Pena and Noriega opposed (4-3).

- L. Discussion and consideration to approve Change Order No. 3 with Urban County Program in an amount not to exceed \$22,600.00 for the City of Weslaco Water Treatment Plant 12-Inch Recycle Line, authorize a budget amendment as appropriate, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Utilities Department.) Attachment.

Mr. David Salinas explained that there were adjustments because the as-builds did not accurately reflect what was underground; there is a \$13,000.00 balance remaining with CDBG leaving the City with responsibility for \$9,000.00. In response to Commissioner Noriega, Mr. Salinas stated this project reduces the taste and odor issue.

Commissioner Tafolla, seconded by Commissioner Rivera, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- M. Discussion and consideration to approve final payment from Hidalgo County Urban County Program Project in the amount not to exceed \$134,194.46 for the City of Weslaco Water Treatment Plant 12-Inch Recycle Line, authorize a budget amendment as appropriate, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Utilities Department.) Attachment.

There was no action on this item as Mr. Salinas stated that additional information is forthcoming from the Urban County Program.

- N. Discussion and consideration to approve the City Services Billing Agreement with North Alamo Water Supply Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Utilities Department.) Attachment.

The City Manager stated this is a billing arrangement for water, wastewater, brush and capital improvement charges. In response to Commissioner Noriega, Mr. Salinas stated this is an administrative increase to reflect current fees; this does not affect the rate payer, rather this is paid from the money the City collects.

Commissioner Rivera, seconded by Commissioner Tafolla, moved to approve the item as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- O. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 100 South Cedro Street, also known as Lot 1, Block 4, Weslaco Original Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

Mayor Pro-Tem Cuellar, seconded by Commissioner Pena, moved to approve items VI. O, P, Q, R, S, T, U, W, Y, and Z as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- P. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 110 North Pino Street, also known as Lot 5, 6, Block 15, Northside Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code

Enforcement Department.) Attachment.

See action of VI.O.

- Q. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 111 North Cantu Street, also known as Lot 9.10, Block 11, Ramona Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- R. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 111 South Palmas Street, also known as Lot 11, Block 4, Weslaco Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- S. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 112 South Missouri Street, also known as Lot 7, Block 2, Weslaco Original Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- T. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 127 South Garza Street, also known as Lot 20, Block 2, Paloma Addition Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- U. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 230 North Pino Street, also known as Lot 1,

Block 10, Northside Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- V. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 414 North Kansas Avenue, also known as Lot 8, Block 5, Gonzalez Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

Commissioner Fox, seconded by Commissioner Tafolla, moved to approve the six-month time extension to run concurrent with the amount of time allotted for the demolition permit. The motion carried unanimously; Mayor Suarez was present and voting.

- W. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 509 South Texas Boulevard, also known as Lot 39-40, Block 42, Weslaco Original Townsite Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- X. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 600 East Los Torritos, also known as Lot 16, Block 6, Ramona Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

Commissioner Fox, seconded by Commissioner Tafolla, moved to approve the extension to run concurrent with the amount of time allowed by a building permit. The motion carried unanimously; Mayor Suarez was present and voting.

- Y. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1301 East Davenport Street, also known as Lot 18, 19, 20, Block 10 Davenport #1 Subdivision, Hidalgo County, Texas as

dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

- Z. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2101 West Beaumont Drive, also known as Lot 9, Block 4, Expressway Heights Subdivision, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

See action of VI.O.

VII. REPORT

- A. Financial Status including General Fund Balance and Credit Rating.

Mr. Bret Mann reported that the City of Weslaco is in good financial standing, with the goals set by the Finance Department to achieve an improved audit opinion and Standard and Poor's rating achieved, and a 25% of the General Fund balance reserved within three years. Mr. Mann also announced his upcoming retirement in November 2014.

- B. Update on Self-Performance by Public Utilities Department, including water, wastewater, and lift station systems.

Mr. David Salinas reported the Self-Performance is still meeting expectations: water treatment expenditures are currently at 75%, wastewater expenditures are at 66%. Due to this year being comparably very wet, or water revenues are at 60%, less than expected; wastewater revenues are at 73%.

VIII. EXECUTIVE SESSION

At 8:25 p.m., the Mayor announced the regular meeting to convene in Executive Session. At 8:28 p.m., the Mayor announced 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. Pending Litigation - Consultation with City Attorney regarding Cause No. C-081-13 B, *Weslaco Health Facilities Development Corporation v. Knapp Medical Center, et.al.* as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

X. ADJOURNMENT

With no other business before the Commission, at 8:28 p.m. Mayor Pro-Tem Cuellar, seconded by Commissioner Pena, moved to adjourn the July 15, 2014 regular meeting. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth M. Walker

MAYOR PRO-TEM, J.F. “Johnny” Cuellar

COMMISSIONER, David R. Fox

COMMISSIONER, Olga M. Noriega

COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Lupe Rivera

COMMISSIONER, Fidel L. Pena, III