



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, SEPTEMBER 6, 2016**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, September 6, 2016 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral recognition.
- E. Roll Call.

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

If you are discussing something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. 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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal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 following:

- 1) Minutes corrected of the Regular Meeting on July 19, 2016; Attachment.
- 2) Record of the Budget Workshop on August 15, 2016; Attachment.
- 3) Minutes of the Regular Meeting on August 16, 2016; Attachment.
- 4) Record of the Budget Workshop on August 17, 2016; Attachment.
- 5) Record of the Budget Workshop on August 18, 2016; Attachment.
- 6) Minutes of the Special Meeting on August 23, 2016; Attachment.
- 7) Record of Budget Workshop on August 25, 2016. (Staffed by the City Secretary's Office.) Attachment.

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

- 1) Ordinance 2016-28 authorizing a negotiated resolution with Texas Gas Service regarding the company's 2016 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 held August 16, 2016; Staffed by City Manager's Office.) Attachment.
- 2) Ordinance 2016-29 to reduce the size of 15-foot drainage and utility easement along the South side lot 8, Block A Pecan Grove Phase II Subdivision, Hidalgo County, Texas, to a 10-foot drainage and utility easement. (First reading held August 16, 2016; Staffed by Planning and Code Enforcement.) Attachment.

- C. Approval of the request from the South Texas Conjunto Association to host the South Texas Truck Show at Harlon Block Sports Complex on October 29, 2016, to sell beer during the event, to place a banner promoting the event at the intersection of Texas and Pike Boulevard for two weeks prior to the event, and to waive appropriate ordinances associated with the event. (Staffed by Parks and Recreation Department.)
- D. Approval of the renewal of a lease agreement with South Texas College for the use of Mayor Pablo G. Pena Park Tennis Courts for kinesiology classes at the Mid Valley Campus from January 1 - December 31, 2016, and authorize the Mayor to execute any related documents. (Requested by Parks and Recreation Department.) Attachment.
- E. Acceptance of donations to the Weslaco Fire Department MRC/CERT volunteer program for continuation of the program throughout the year:
1. Walmart - \$1,500.00
 2. Walmart - \$500.00
 3. Walmart - \$500.00
 4. USH of Delaware (Free Standing ER Weslaco) - \$500.00
 5. State Farm Insurance (Julian Garza, Agent) - \$150.00
 6. French's Service & Repair - \$25.00
 7. Rodeo Dental - \$500.00
- (Staffed by Fire Department.)
- F. Approval of the renewal of the agreement with TSTC EMS program for clinical ride outs of EMS students with the Weslaco Fire Department and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- G. Approval of the update of a Memorandum of Understanding (MOU) with The American Red Cross for disaster response and Shelter Management Operations in case the need to evacuate and or shelter citizens before or after a disaster/emergency and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- H. Approval of the renewal of the Intergovernmental Cooperative Agreement with Palm Valley Animal Center commencing October 1, 2016 through September 30, 2017 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement)

Department.) Attachment.

- I. Approval of the annual renewal of a general service contract with Carahsoft for Accela software subscription services in an amount not to exceed \$31,370.70 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.) Attachment.

IV. APPOINTMENTS

- A. Discussion and consideration to approve Resolutions 2016-52 and 2016-53 appointing two members to unexpired terms to the Weslaco Hotel Occupancy Tax Advisory Committee. Possible action. (This item was tabled August 16, 2016; Staffed by Finance Department.) Attachment.
- B. Discussion and consideration to approve Resolution 2016-56, Resolution 2016-57 and Resolution 2016-58 appointing members to expired terms on the Parks & Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- C. Discussion and consideration to approve Resolution 2016-59 appointing one member to the unexpired term held by Ernesto Martinez on the Board of Adjustment and Appeals and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.

V. OLD BUSINESS

- A. Discussion and consideration after public hearing on behalf of Nancy Bazan to approve a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Block 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (This item was tabled August 16, 2016. Requires three-fourths vote to approve; Staffed by Planning and Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the

City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (This item was tabled August 16, 2016; Staffed by Planning and Code Enforcement Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration to issue a variance for Ordinance 86-1 on the use of mobile homes in residential districts and authorize a mobile home trailer for a period of six months during home renovations at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas. Possible action. (Requested by Commissioners Peña and Tafolla; Staffed by Planning and Code Enforcement Department.) Attachment.
- B. Discussion and consideration to approve the voluntary annexation of the City of Weslaco Recycling Center, Lift Station No. 36 and adjacent right-of-way also being the 7.969 acres situated in Farm Tract No. 737, West Tract Subdivision, Weslaco, Hidalgo County, Texas, located at the intersection of Mile 5 North and Border Ave. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.
- C. Discussion and consideration to approve the section for the 2016 Clean Sweep Program. Possible action. (Staffed by Planning & Code Enforcement.) Attachment.
- D. Discussion and consideration to approve Ordinance 2016-31 adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2016 to September 30, 2017 and authorize the Mayor to execute any related documents. First Reading of Ordinance 2016-31. Roll Call Vote required. Possible action. (Staffed by the Finance Department.) Attachment.
- E. Discussion and consideration to approve Ordinance 2016-30 adopting and levying the ad valorem tax rate for the 2016-2017 fiscal year and authorize the Mayor to execute any related documents. First Reading of Ordinance 2016-30. Roll Call Vote required. Possible action. (Staffed by Finance Department.) Attachment.

- F. Discussion and consideration to approve Ordinance 2016-32 ratifying the property tax increase reflected in the 2016-2017 fiscal year budget. First Reading of Ordinance 2016-32. Possible action. (Staffed by Finance Department.) Attachment.
- G. Discussion and consideration to approve the Acquisition “Lease Purchase” contract with Frost Bank for the purchase of radio equipment upgrade and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- H. Discussion and consideration to authorize negotiations with ROFA for architecture services for roof repairs needed at the Mayor Joe V. Sanchez Public Library and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.) Attachment.
- I. Discussion and consideration to accept the Homeland Security Grant for the Weslaco Fire Department Emergency Medical Regional Response Team Hospital Shelter addition in the amount of \$67,255.30 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Fire Department). Attachment.
- J. Discussion and consideration to award the best qualified, most advantageous proposals received for the Weslaco Fire Department Emergency Medical Regional Response Team Hospital Shelter addition in an amount not to exceed \$67,255.30. Possible action. (Staffed by Fire Department.) Attachment.
- K. Discussion and consideration to approve the reallocation within the Capital Improvement Plan 2016 in the amount of \$10,000.00 to complete the Mayor Pablo G. Pena City Park entrance signs. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- L. Discussion and consideration to authorize the solicitation of proposals for the trade-in value of a 2013 Caterpillar CS54B Paving & Compaction Pad-foot Shell Kit to obtain a Backhoe and Front-End Loader at no additional cost to the City. Possible action. (Staffed by Public Works.) Attachment.
- M. Discussion and consideration to approve Ordinance 2016-33, authorizing

a budget amendment in the amount of \$63,000.00 for the purchase of the 1998 Caterpillar 330BL Long Reach Excavator from Fund Balance. First Reading of Ordinance 2016-33. Possible action. (Staffed by Public Works.) Attachment.

- N. Discussion and consideration to approve the Economic Development Corporation of Weslaco Budget and Workplan for Fiscal Year 2016-2017. Possible action. (Requested by Economic Development Corporation of Weslaco.) Attachment.

VII. REPORTS

- A. Report by Economic Development Corporation of Weslaco.
- B. Report by Weslaco Area Chamber of Commerce.
- C. Report by Planning and Code Enforcement.
- D. Report by Severn Trent.
- E. Report by Public Works.
- F. Report by Parks and Recreation.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.
- C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.
- D. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at Mile 6 1/2 W just south of Mile 10 N as authorized by §551.072 of the Texas Local Government Code.
- E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.
- F. Economic Development – Consultation with City Attorney regarding a lease agreement for Economic Development Project Wild Boar "B" as authorized by §551.087 of The Texas Government Code.
- G. Economic Development – Consultation with City Attorney regarding an incentive at the airport for Economic Development Project Golden Eagle as authorized by §551.087 of The Texas Government Code.
- H. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related for retail development Project Ocean as authorized by §551.087 of The Texas Government Code.
- I. Potential Litigation - Consultation with City Attorney regarding Notice of Letter from The Garcia Law Group, PLLC and The Law Office of Shiree D. Salinas, PLLC counsel for claimants; Maria Elena De Los Santos & Samuel De Los Santos, Perla J Garcia, Celinda R. Luna, Lucila Saldana,

Maria Rosa Chaves, Seferino Rosales & Yolanda Rosales, Pedro Mendoza Jr., Pedro Mendoza III, Marilu Gonzales Mendoza, Aida Juanita Munoz, Teofilo D. Zapata and Ofelia Camacho, Jesus Alberto Martinez and Maria De La Luz Marin as authorized by §551.071 of the Texas Government Code.

- J. Potential Litigation - Consultation with City Attorney regarding possible litigation with MGM for failure to complete work on city sign as authorized by §551.071 of the Texas Government Code.

**IX. POSSIBLE ACTION ON WHAT IS DISCUSSED
IN EXECUTIVE SESSION**

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 2nd day of September, 2016 at 4:45 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Elizabeth M. Walker, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary's Office at (956) 968-3181, Ext. 3100 prior to the meeting date.

Removed from Bulletin Board

Date:

Initials:



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-369	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral recognition. E. Roll Call			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Ray Sanchez, First Baptist Church, will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Peña, III, Commissioner, District 6

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- *Positive Attitude of Courtesy & Concern
- *Doing it Right the First Time
- *Sensitive to the citizens' needs
- *Friendly Respect for All
- *Service without Hassle



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-423	
From: Elizabeth Walker			
Subject: Minutes corrected of the Regular Meeting on July 19, 2016;			
Background: Inadvertently, New Business item D was not recorded in the minutes as presented for approval on August 2. The minutes of July 19, 2016 are hereby corrected to document the action on that singular item. No other changes. I apologize for the oversight.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: August 2, 2016.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker		Created/Initiated	
Elizabeth Walker		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Approve.			
Attachments, if any: 16-07-19 minutes revised			
Responsibilities upon Approval: Prepare for signature, upload to website			



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 19, 2016**

On this 19th day of July, 2016 at 5:34 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	Olga Noriega
Commissioner	Gerardo “Jerry” Tafolla
Commissioner	Letty Lopez
Commissioner	Leo Muñoz
Commissioner	Fidel Peña III
City Manager	Mike R. Perez
City Secretary	Elizabeth M. Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Peña, IT Director; Pete Garcia, Public Works Director; Chief Tony Lopez, Fire Department; Chief Stephen Mayer, Police Department; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Arnoldo Becho, Library Director; Andrew Muñoz, Airport Director; Rosa Huerta, Municipal Court Coordinator; 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 15, 2016.

B. Invocation.

Pastor Raja Masilamony, Seventh Day Adventist Church, led in the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

There were no Mayoral recognitions.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Commissioner Kerr.

II. PUBLIC COMMENTS

Myrna Cuellar, 2620 N. Georgia, voiced her concern against the proposed construction of a driveway access for the Pentecostal Church; she submitted a petition from property owners of Westgrove Subdivision also against this access into Georgia Avenue.

III. PUBLIC HEARING

Commissioner Peña, seconded by Commissioner Muñoz, moved to open the public hearing for items A, B and C at 5:39 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

- A. To solicit input on behalf of First United Methodist Church to rezone 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (Staffed by Planning and Code Enforcement Department.)

Pastor J.J. Wicke stated the use of space would be hosting ministry services for the church.

- B. To solicit input on behalf of Antonio Garcia, Jr. for a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

Erica Garcia stated she was assuming the business from her mother and the permit as a result of the change of ownership. The use remains as a day care.

- C. To solicit input on behalf of Reyna Ortega for a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

Ms. Reyna Ortega stated the use of space would be for a daycare within an existing classroom.

Commissioner Tafolla, seconded by Mayor Pro-Tem Noriega moved to close the public hearing at 5:42 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 following:

- 1) Record of Workshop Meeting on July 5, 2016;
- 2) Minutes of the Regular Meeting on July 5, 2016 (Staffed by City Secretary's Office.)

B. Approval on Second and Final Reading of Ordinance 2016-24 disannexing in accordance with the boundary lines affixed by the City of Mercedes settlement agreement and City of Donna Memorandum of Understanding. (First reading of Ordinance held July 5, 2016; Staffed by Planning and Code Enforcement Department.)

Commissioner Peña, seconded by Commissioner Tafolla, moved to approve consent agenda items A and B as presented. The motion carried unanimously, Mayor Suarez was present and voting.

For the record following is the ordinance:

ORDINANCE NO. 2016-24

AN ORDINANCE AMENDING ORDINANCES NO. 2008-05, 2014-02 AND 2014-15 TO PROVIDE FOR THE DISANNEXATION OF CERTAIN AREA FROM THE TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AND ORDAIN OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, THAT:

SECTION I: Section 1 of Ordinances No. 2014-02 and 2014-15 is hereby amend to delete Section 2 of Ordinances No. 2014-02 AND 2014-15 are hereby delete the following territory being annexed by Ordinances No. 2014-02 and 2014-15:

A TRACT OF LAND CONTAINING 1468.35 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTIONS OF FARM TRACTS 83, 84, 85, 103, 104, 201, 202, 203, 204, 226, 227, 228, 229, 280, 281, 282, 285, 286, 333, 1022, 1023, 1024, 1025, AND 1094 WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS AND ALSO ALL OR PART OF LOTS 2,7,9,10 OUT OF BLOCK 117, LOTS 1, 8, 9, 10, 11, 12 OUT OF BLOCK 100, LOTS 4 OUT BLOCK 83, PART OR ALL OF LOTS A THRU H, N, O, P, Q, R OUT OF THE CAPISALLO HEIGHTS, PART OR ALL OF LOTS 13, 14 OUT OF BLOCK 84, AND 3024, 3025 OUT OF THE CAPISALLO SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT THE HIDALGO COUNTY MAP RECORDS.

Section 1 of Ordinance No. 2008-05 is hereby amend to delete Section 1 of Ordinance No. 2008-05 are hereby delete the following territory being annexed by Ordinance No. 2008-05:

A TRACT OF LAND CONTAINING 23.47 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTIONS OF FARM TRACTS 1002, 1003, 1004 AND 1005 ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS EXCLUDING THE WEST RIGHT-OF-WAY OF FARM-TO-MARKET 1015 ROAD WITHIN THE WESLACO CITY LIMITS.

SECTION II: This Ordinance becomes effective on the Second and Final Reading

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of July, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of July, 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan Gonzalez, CITY ATTORNEY

V. APPOINTMENTS

A. Discussion and consideration to approve Resolution 2016-49 appointing one member to an unexpired term on the Board of Adjustments and Appeals to the Zoning Ordinance and authorize the Mayor to execute any related documents. Possible action. (This Resolution was tabled July 5, 2016; Staffed by Planning and Code Enforcement Department.)

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

Mayor Pro-Tem Noriega, seconded by Commissioner Peña, moved to approve Resolution 2016-49 appointing Erin Wise on the Board of Adjustments and Appeals to the Zoning Ordinance for an unexpired term. The motion carried unanimously, Mayor Suarez was present and voting.

For the record following is the resolution.

RESOLUTION NO. 2016-49

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE BOARD OF ADJUSTMENTS & APPEALS-ZONING ORDINANCE.

WHEREAS, the City of Weslaco created and established the Board of Adjustments & Appeals-Zoning Ordinance.

WHEREAS, the term of the members of this board are for two years; and

WHEREAS, the Board of Adjustments & Appeals-Zoning Ordinance members shall serve with neither compensation nor term limits; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO,

TEXAS THAT Erin Wise is appointed to serve an unexpired term on the Board of Adjustments & Appeals-Zoning Ordinance and the term will expire on 21st day of December, 2017.

PASSED AND APPROVED on this 19th day of July, 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

VI. OLD BUSINESS

A. Discussion and consideration to approve compensation for project delays to CDM Constructors, Inc. in an amount not to exceed \$960,000.00 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 5, 2016; Staffed by Planning and Code Enforcement Department.)

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

Staff stated CDM was gathering the requested information and have been advised the item will be removed from the agenda until the information is ready and provided to the City.

There was no action on this item.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of First United Methodist Church, to approve Ordinance 2016-25 rezoning 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. First reading of Ordinance 2016-25. Possible action. (Staffed by the Planning and Code Enforcement Department.)

Mardoqueo Hinojosa stated twenty-seven property owners were notified with no objection received. Planning and Zoning Commission and staff recommend approval.

Commissioner Peña, seconded by Commissioner Tafolla, moved to approve Ordinance 2016-25 rezoning 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District on first reading. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration after public hearing on behalf of Antonio Garcia, Jr. to approve a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.)

Mardoqueo Hinojosa stated twenty-four property owners were notified with no objection received. The property has been operational as a daycare and is changing ownership. Planning and Zoning Commission and staff recommend approval.

Commissioner Peña, second by Commissioner Lopez, moved to approve a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of Reyna Ortega to approve a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas and

authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.)

Mardoqueo Hinojosa stated thirty-one property owners were notified with no objection received. The applicant is proposing to offer other ministry services to include temporarily housing missionary volunteers and has been operational since 1999 as a private school. Planning and Zoning Commission and staff recommended approval.

Commissioner Peña, seconded by Commissioner Lopez, moved to approve a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and reconsideration to approve the final plat of WesFar Subdivision, being 20.00 acres being a part or portion of Lot 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mardoqueo Hinojosa stated the final plat was approved the second meeting of May. The developer now is requesting easements be identified through the center of the subdivision to accommodate utility infrastructure. The developer dedicated an additional 50 feet of right-of-way for future development of a street. Staff recommends approval.

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve reconsideration of the final plat of WesFar Subdivision, being 20.00 acres being a part or portion of Lot 131, Block 162, West Tract Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to approve Ordinance 2016-26, amending Ordinance 27-172, codified as Section 134-259 "Designation of Truck Routes:"

1. Westgate Drive from Frost Proof Drive to 18th Street
2. U.S. Business 83 from Midway Road to Mile 2 ½ West
3. Farm to Market Road 1015 within City limits
4. Farm to Market Road 88/Texas Blvd from 579.65 feet North of 18th Street to Mina Street
5. 18th Street from Westgate Drive to Mile 2 ¾ West Road
6. Airport Drive from 18th Street to Haggard Avenue
7. Border Avenue from Interstate 2 to U.S. Business 83
8. Panther Drive the West 900 Feet
9. Bridge Avenue from Interstate 2 to Ballard Street

10. Sugarcane Drive from Farm to Market Road 1015 to Joe Stephens Avenue
11. Vo-Tech Drive from Interstate 2 to Sugarcane Drive
12. Mid Valley Drive
13. Venture Drive
14. Industrial Drive
15. Corporate Drive
16. Sugarsweet Avenue
17. Ballard Street from Farm to Market Road 88/Texas Blvd to Dolores Huerta Avenue
18. Farm to Market Road 88/Texas Blvd from Interstate 2 to City limits
19. Annie Drive
20. Garza Avenue from U.S. Business 83 to 2nd Street
21. Calle De La Republica from Railroad Street to U.S. Business 83
22. Illinois Avenue from Interstate 2 to Pike Blvd
23. Pike Blvd from Farm to Market Road 1015 to North Airport Drive
24. Pike Blvd from Illinois Avenue to Farm to Market Road 88/Texas Blvd
25. Milanos Road from U.S. Business 83 to Interstate 2
26. Pike Blvd from Westgate Drive to Milanos Road
27. Interstate 2 within City limits

First Reading of Ordinance 2016-26. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mardoqueo Hinojosa reviewed the amendments stating items 1 through 8 were already in the ordinance. Items 9 through 27 incorporate changes that update city limits as a result of growth; incorporate retail and industrial areas; update verbiage (e.g. Interstate 2 within city limits). Planning Department and Police Department reviewed the truck routes and recommend approval.

In response to Commissioners Peña, Tafolla and Lopez the additional streets of Pleasantview; between Expressway and Business 83, Pike, Westgate to Texas, Ohio Street from frontage to Pike, Utah and Davenport will be examined for inclusion of second reading of the ordinance.

Commissioner Peña, seconded by Commissioner Lopez, moved to approve Ordinance 2016-26, amending Ordinance 27-172, codified as Section 134-259 “Designation of Truck Routes” as presented on first reading. The motion carried unanimously, Mayor Suarez was present and voting.

F. Discussion and Consideration to approve Ordinance 2016-27, amending Ordinance 2014-24, the City of Weslaco streets and sidewalks ordinance; codified as Chapter 118 of the Weslaco Code of Ordinances, adopting new regulations. First Reading of Ordinance 2016-27. Possible action. (Staffed by Planning and Code Enforcement Department.)

Commissioner Tafolla, seconded by Commissioner Peña, moved to deny.

Mardoqueo Hinojosa stated the current ordinance requires any development having 50% of new improvement value must install a sidewalk. Staff is proposing to amend the ordinance for R-3 Rural District zones (ranchettes) where storm sewer improvements do not exist, so sidewalk installation would be exempt; all other sections of the ordinance would be enforced. The amendment would alleviate the developer from requesting a variance.

In response to Commissioner Tafolla, several variances have been granted since the inception of the ordinance. In response to Commissioner Peña, any new development presently requires the sidewalks for ADA compliance.

Commissioner Tafolla, seconded by Commissioner Peña, moved to disapprove Ordinance 2016-27 amending Ordinance 2014-24. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to approve the submission of the Weslaco Mid Valley Airport's Capital Improvement Plan to the Texas Department of Transportation - Aviation Division and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Andrew Munoz requested to submit a non-value Letter of Interest to the Texas Department of Transportation (TXDOT) General Aviation Division for planned capital improvement projects at the airport. The projects are reviewed and ranked by TXDOT and if approved, as grant program funds are available, agreements are negotiated. Airport Committee and staff recommend approval.

In response to Commissioner Muñoz, no funds are currently budgeted. This is a non-binding letter outlining proposed improvements the City would like to do.

Commissioner Peña, seconded by Commissioner Tafolla, moved to approve and authorize the Letter of Interest to TXDOT General Aviation Division for planned capital improvements at the airport as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to transfer the airport lease agreement for Mr. Joe Marroquin D/B/A Marroquin Aviation Maintenance to Mr. Jeremy Reiley D/B/A as Rio Aviation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to approve.

Andrew Munoz stated a request was received from Joe Marroquin to transfer the airport lease agreement to Jeremy Reiley, Rio Aviation. Staff has met with Mr. Reiley, who agrees to the

terms and conditions of the lease for the hanger as is. The lease is in year two of a five year lease ending August 2020. Staff recommends approval.

In response to Mayor Pro-Tem, lease agreements are being amended to reflect compliance with Federal Highway Aviation and TXDOT regulations and staff would ensure Mr. Reiley is aware of these terms.

Commissioner Tafolla withdrew his motion.

Commissioner Tafolla, seconded by Mayor Pro-Tem Noriega, moved to terminate the lease with Joe Marroquin, D/B/A Marroquin Aviation Maintenance and authorize a lease agreement to Mr. Jeremy Reiley D/B/A as Rio Aviation with the same terms and conditions including compliance with Federal Highway Aviation and TXDOT regulations be included in the lease agreement. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve adding a rank position to the supervisory structure of the Weslaco Police Department, adding a lieutenant position to the Criminal Investigation Division. Possible action. (Staffed by Police Department.)

Chief Mayer stated the addition of a lieutenant position will allow for greater oversight and accountability in the level of service to victims of crimes and recommends approval.

In response to Mayor Pro-Tem Noriega and Commissioner Tafolla, the position would be immediately and funds needed are the difference in salary of sergeant to lieutenant.

Commissioner Peña, seconded by Commissioner Lopez, moved to approve adding a rank position to the supervisory structure of the Weslaco Police Department, adding a lieutenant position to the Criminal Investigation Division as presented. The motion carried unanimously, Mayor Suarez was present and voting.

J. Discussion and consideration to reallocate \$15,000.00 from Capital Improvement Program (CIP) funds to build two (2) park signs at the entrance of Mayor Pablo G. Pena City Park. Possible action. (Staffed by Parks and Recreation Department.)

David Arce reviewed proposed design of two signs for placement at Mayor Pablo G. Pena City Park entrance (north and south) and would be lighted.

In response to Mayor Pro-Tem Noriega and Commissioner Peña, the proposed signs would be 30 feet length and 6 feet height with proposed lighting behind the letters; digital signs were considered but are more expensive and less visible. Staff may raise the sign another two feet and will be finalizing within the next week to go out for bids. Commissioner Muñoz recommended a uniform standard for the signs for all parks.

Commissioner Peña, seconded by Commissioner Lopez, moved to approve to reallocate \$15,000.00 from Capital Improvement Program (CIP) funds to build two (2) park signs at the entrance of Mayor Pablo G. Pena City Park as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve a contract with Nueva Luz Foundation to use the Service Center at Isaac Rodriguez Park. Possible action. (Staffed by Parks and Recreation Department.)

City Manager stated this non-profit organization offers services to youth and is requesting use of the Service Center until August. Kassandra Valadez, Deputy Executive Director, stated the organization was in other cities offering free of charge to the youth ages 11 to 14 the opportunity to enhance their leadership and communications skills. She would like to bring these services to Weslaco.

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve a contract with Nueva Luz Foundation to use the Service Center at Isaac Rodriguez Park. The motion carried unanimously, Mayor Suarez was present and voting.

VIII. REPORTS

A. Report on electronic agenda by City Secretary's Office and IT Department.

Elizabeth Walker and Jose Pena updated the Commission on the implementation of the Electronic Agenda Packet, livestreaming of the meeting and Website development project.

IX. EXECUTIVE SESSION

At 6:55 p.m. Mayor David Suarez announced the regular meeting to convene in executive session. At 7:40 p.m. Mayor Suarez announced the City Commission had completed its executive session and reconvened the regular meeting as open to the public.

X. 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 §551.074 of the Texas Government Code.

There was no action on this item.

B. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.

There was no action on this item.

D. Pending Litigation – Consultation with City Attorney regarding Cause No.C-1277-15-H Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of Weslaco, Texas in the 389th Judicial District Court of Hidalgo County pursuant to §551.071 of the Texas Government Code.

There was no action on this item.

E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.

Mayor Suarez abstained from discussion and vote.

Commissioner Tafolla, seconded by Commissioner Peña, moved to authorize staff to proceed with negotiations regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as discussed in executive session. The motion carried unanimously with the Mayor abstaining.

F. Economic Development – Consultation with City Attorney regarding a lease agreement for Economic Development Project Wild Boar "B" as authorized by §551.087 of The Texas Government Code.

Commissioner Tafolla, seconded by Commissioner Peña, moved to authorize staff to proceed with negotiations regarding a lease agreement for Economic Development Project Wild Boar "B" as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

G. Pending Litigation - Consultation with Attorney to give a legal briefing regarding Civil Case No. 7:15-CV-334 Alvino Flores v. City of Weslaco, et al. in the United States District Court for the Southern District of Texas – McAllen Division as authorized by §551.071(1) of the Texas Government Code.

There was no action on this item

XI. ADJOURNMENT

With no other business before the commission, at 7:48 p.m. on July 19, 2016, Commissioner Peña, seconded by Commissioner Tafolla, moved to adjourn the regular meeting. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR PRO-TEM, Olga Noriega

COMMISSIONER, Leo Muñoz

ABSENT

COMMISSIONER, Greg Kerr

COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Letty Lopez

COMMISSIONER, Fidel L. Peña, III



**RECORD - WORKSHOP
OF THE WESLACO CITY COMMISSION
MONDAY, AUGUST 15, 2016**

On this 15th day of August, 2016 at 5:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Letty Lopez
City Manager	Mike R. Perez
City Secretary	Elizabeth M. Walker

Also present: Andrew Munoz, Airport; Pete Garcia, Public Works Department; Olga Garza, Public Works Department; Trinidad Cantu, Severn Trent; Mary Barrera, Finance Department; Sonia Flores, Finance Department; and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Commissioner Kerr called the meeting to order and certified the public notice of the meeting as properly posted Thursday, August 4, 2016.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor Suarez, Mayor Pro-Tem Noriega, Commissioners Tafolla and Peña.

II. NEW BUSINESS

A. Discussion and consideration of the City of Weslaco Proposed Budget for Fiscal Year 2016-2017.

Mr. Andrew Munoz requested an additional position of Administrative Assistant in order to put 40-hours to work back outside, as a Ramp Agent presently assists with administrative duties. He seeks to maximize the RAMP grant, reserving \$100,000.00 as the local match toward the proposed acquisition of a ground power unit, fencing, terminal remodeling, fixed base operator building demolition, and additional signage. He elaborated on upcoming initiatives which he believes will affect revenue, and as importantly, traffic and trips, such as the Air Boss membership card, contract fuel pricing, and an airport zoning hazard ordinance.

Mr. Trinidad Cantu reviewed Water Treatment Plant proposed investments, including SCADA upgrade and flock roller at plant #3. He itemized pump replacement and pipe rehabilitation at Lift Stations, particularly Lift Station 37; other larger items he noted are identified in years 2-4 of the five-year plan.

Mr. Pete Garcia requested a hammerhead, trench box, jetter, and replacement jet nozzles for the distribution division. Ms. Mary Barrera noted Fund 54, a previous bond issuance, may be used for those procurements. The City Manager noted he supports replacing distribution lines, rather than repairing them, in order to reduce maintenance costs and limit new personnel.

Mr. Garcia also requested a water tank and backhoe for the streets division, offering to trade in a sheepsfoot. For building maintenance, he requested replacing roof-mounted air conditioner units and fire station overhead doors. For vehicle maintenance division, he requested one additional diesel specialist; but the City Manager again stated that as the City is buying new equipment, he could not justify the personnel for maintenance.

The City Manager added that 4-5 miles of street improvements annually is realistic for an organization this size and noted that he intends to transfer the Building Maintenance division to Parks and Recreation Department.

There was no action.

III. ADJOURNMENT

With no other business before the Commission, at 7:00 p.m. on August 15, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 16, 2016**

On this 16th day of August, 2016 at 5:33 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 Pro-Tem	Olga Noriega
Commissioner	Gerardo “Jerry” Tafolla
Commissioner	Letty Lopez
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Fidel Peña III
City Manager	Mike R. Perez
City Secretary	Elizabeth M. Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Juan Salas, IT; Pete Garcia, Public Works Director; Mike Swinnea, Fire Department; Captain Robert Lopez, Police Department; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; David Arce, Parks and Recreation Department; Arnoldo Becho, Library Director; Andrew Muñoz, Airport Director; and other staff members and citizens

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Pro-Tem Noriega called the meeting to order and certified the public notice of the meeting as properly posted Friday, August 12, 2016.

B. Invocation.

Pastor Bob Slade, Love of Christ Church, led the invocation.

C. Pledge of Allegiance.

Mayor Pro-Tem led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

There were no recognition at this time.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor David Suarez.

II. PUBLIC COMMENTS

Rosbel Mendiola, Mendiola Concrete, stated he has not received full payment as a sub-contractor for the Boys and Girls Club Project from J Con Contractor and requested confirmation sub-contractors be paid by release of final payment to the general contractor.

Albert Ortiz and Al Ybarra, Weslaco Youth Football League, thanked the Commission for all the support to the league and asked for a designated 100 yard football field.

III. PUBLIC HEARINGS

Commissioner Peña, seconded by Commissioner Tafolla, moved to open the public hearing for items A through O concurrently. The motion carried unanimously; Mayor Pro-Tem was present and voting.

A. To solicit input from the public regarding the City of Weslaco ad valorem property tax rate, assessed at the same rate as last year, \$0.6767/\$100.00 valuation, pursuant to §26.05(d) of the Texas Tax Code.

Mary Barrera, Finance Director, stated this was the first of two public hearings required and the other public hearing is scheduled for August 23rd. No comments were received from the public.

Mardoqueo Hinojosa, Planning Director, stated items B thru M were structures determined to be dilapidated by the health official, fire marshal and building official. Annually these structures are submitted before the commission for approval to demolish. Staff presented twelve cases with four requesting voluntary demolition. Rolando Gonzalez, Building Official, stated site inspection, title searches and State Statue compliance for each property was done.

B. To solicit input on the proposed demolition order for unoccupied building located at 101 South Illinois Avenue, being Lots 17-18, Block B, Weslaco Original Townsite, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez, Building Official, stated the site is abandoned with taxes due. No other comments received.

C. To solicit input on the proposed demolition order for unoccupied building located at 205 North Republic Street, being Lot 22, Block 6, Christensen Subdivision, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez, Building Official, stated the site abandoned and substandard. No other comments received.

D. To solicit input on the proposed demolition order for unoccupied building located at 1604 Ramos Drive, being West Tract N123.5'-E157.26'-W314.52', Farm Tract 728 0.445 acres A/K/A Lot 2, City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez, Building Official, stated this residence was repossessed for taxes due and is over a gas easement; it has never been occupied. No other comments received.

E. To solicit input on the proposed demolition order for unoccupied building located at 509 South Texas Blvd, being Lots 39-40, Block 42, Weslaco Original Townsite, an addition to the City of Weslaco 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated owner did not comply with previous Commission action and interior walls have since collapsed.

F. To solicit input on the proposed demolition order for unoccupied building located at 1301 Davenport Street, being Lots 18-20, Block 10, Davenport #1, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated demolition permit was processed and never completed.

G. To solicit input on the proposed demolition order for unoccupied building located at 719 North Republic Street, being the East ½ of Lots 1&2, Block 2, Hughes Subdivision, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated this structure has collapsed.

H. To solicit input on the proposed demolition order for unoccupied building located at 1605 Ramos Drive, being West Tract S123.5'-N277'-E157.26'-W344.52, Farm Tract 728 A/K/A Lot 2, City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated this structure is substandard and abandoned. No other comments received.

I. To solicit input on the proposed demolition order for unoccupied building located at 609 West Hidalgo Street, being Lots 14-15, Block 7, Weslaco, Original Townsite, and addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated the owner requesting voluntary demolition. Antonio Martinez, son of owner Graciela M. Maldonado requested additional time to demolish.

J. To solicit input on the proposed demolition order for unoccupied building located at 300 Bluebonnet Street, being Lots 3-5, Block 3, Expressway Heights Subdivision Unit 1, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated the owner requests voluntary demolition for two structures on site. Maria Pineda, daughter of deceased owner, requested additional time to the 60 days to demolish the structures.

K. To solicit input on the proposed demolition order for unoccupied building located at 219 North Palmas Street, being Lot 23, Block 11, Northside Subdivision, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Rolando Gonzalez stated the owner requests voluntary demolition. Brian Morrison, President of Acquire, Renovate & Sell, recently acquired the property and stated he will be demolishing voluntarily within 60 days.

L. To solicit input on the proposed demolition order for unoccupied building located at 506 South Indiana Avenue, being Lot N17.7'-1, Block 38, Weslaco Original Townsite and Lot 4 Block 38 A. Canal Subdivision, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Frank Montalvo, owner, apologized for the property nuisance and was in agreement with the demolition.

M. To solicit input on the proposed demolition order for unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, 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 Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.

Roland Gonzalez stated the structure is dilapidated but occupied; the tenant wants to purchase the property and renovate. Leonarda Gonzalez requested time to allow financing and renovation of property and permission to place a small trailer to remain on the property while renovation is complete. She was cleaning the property.

N. To solicit input on behalf of Nho Chan Tu for a Conditional Use Permit obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department)

Randy Jimenez requested favorable consideration.

O. To solicit input on behalf of Nancy Bazan for a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department)

Jack Mims, Jerry Close, Gail W Ortiz, Marge Baggett, residents, voiced their concerns and objection citing safety, traffic, property devaluation and requested the recommendation of the Planning and Zoning Committee for denial be upheld.

Nancy Bazan, applicant, stated she is proposing a fence to address safety and providing parking spaces to alleviate traffic and would address any problems if they occur. Felix Rodriguez supported the request that would benefit the community.

Commissioner Tafolla, seconded by Commissioner Peña, moved to close the public hearing at p.m. The motion carried unanimously, Mayor Pro-Tem Noriega 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 following:

1. Minutes of the Regular Meeting on August 2, 2016;
2. Record of the Budget Workshop on August 10, 2016; and
3. Record of the Budget Workshop on August 11, 2016. (Staffed by City Secretary's Office.)

B. Approval of the Lease Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area, for a term of 4 months (September 1, 2016-December 31, 2016) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

C. Approval of the renewal of the lease agreement with Mid Valley Youth Soccer League for use of Pablo G. Pena City Park soccer fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

D. Approval of the renewal of the Federal Work-Study Community Service, America Reads, and America Counts agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

E. Approval of the renewal of the service agreement with Trafficpayment.com and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.)

F. Approval of the renewal of agreement between Texas 1033 Grant Program and City of Weslaco Police Department and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Commissioner Tafolla, seconded by Commissioner Lopez, moved to approve consent agenda items A through F as presented.

The City Manager interjected modifications to the lease agreements were recommended. City Attorney recommended an indemnification clause and 30-day termination clause without cause be added to the lease agreements with the Weslaco Youth Football and Mid Valley Youth Soccer leagues. Commissioner Tafolla rescinded his motion.

Commissioner Tafolla, seconded by Commissioner Lopez, moved to approve the consent agenda with the recommendation of the City Attorney for modification of lease agreements. The motion carried unanimously, Mayor Pro-Tem Noriega was present and voting.

V. APPOINTMENTS

A. Discussion and consideration to accept the resignations of Roy Tijerina and Joe Garza from the Weslaco Hotel Occupancy Tax Advisory Committee and approve Resolutions 2016-52 and 2016-53 appointing two members to unexpired terms. Possible action. (Staffed by Finance Department.)

Commissioner Peña, seconded by Commissioner Lopez moved to approve.

Elizabeth Walker stated no new applications have been received. Commissioner Peña rescinded his motion.

Commissioner Peña, seconded by Commissioner Kerr, moved to accept the resignations of Roy Tijerina and Joe Garza and table the appointments. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

B. Discussion and consideration to approve Resolution 2016-54 appointing an official member and an alternate member to the Amigos del Valle, Inc. Board of Directors for Fiscal Year 2016-2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Amigos del Valle.)

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to approve Resolution 2016-54 appointing Commissioner Tafolla as official member and Mayor Pro Tem Noriega as alternate member to the Amigos del Valle, Inc. Board of Directors for Fiscal Year 2016-2017 and authorize the Mayor to execute any related documents. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

For the record resolution is as follows:

RESOLUTION 2016-54

A RESOLUTION APPOINTING A MEMBER AND AN ALTERNATE MEMBER TO THE AMIGOS DEL VALLE, INC. BOARD OF DIRECTORS FOR FISCAL YEAR 2016-2017

WHEREAS, the Amigos del Valle, Inc. has requested that a City of Weslaco elected official be appointed to serve as the official member of the Amigos del Valle, Inc. Board of Directors; and

WHEREAS, the City of Weslaco may elect to appoint an individual of the City of Weslaco to serve in place of the official member; and

WHEREAS, the Amigos del Valle, Inc. has requested that a City of Weslaco elected official be appointed to serve as an alternate member of the Amigos del Valle, Inc. Board of Directors; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO that Gerardo “Jerry” Tafolla be appointed as the official member of the Amigos del Valle, Inc. Board of Directors.

BE FURTHER RESOLVED that Olga Noriega, City Commissioner be appointed as an alternate member of the Amigos del Valle, Inc. Board of Directors and a copy of this Resolution shall be delivered to the Amigos del Valle, Inc. to evidence these appointments.

PASSED AND APPROVED this 16th day of August, 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

VI. NEW BUSINESS

Mardoqueo Hinojosa clarified items H, I, J, and L were voluntary demolition requesting additional time. Staff recommends allowable time of four months to complete.

A. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 101 South Illinois Avenue, being Lots 17-18, Block B, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

Commissioner Tafolla, seconded by Commissioner Peña, moved to authorize demolition order for items VI. A, B, C, D, E, F, G and K as presented. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

B. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 205 North Republic Street, being Lot 22, Block 6, Christensen Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

C. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1604 Ramos Drive, being West Tract N123.5'-E157.26'-W314.52', Farm Tract 728 0.445 acres A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

D. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 509 South Texas Blvd, being Lots 39-40, Block 42, Weslaco Original Townsite, an addition to the City of Weslaco as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

E. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1301 Davenport Street, being Lots 18-20, Block 10, Davenport #1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

F. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 719 North Republic Street, being the East ½ of Lots 1&2, Block 2, Hughes Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

G. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1605 Ramos Drive, being West Tract S123.5'-N277'-E157.26'-W344.52, Farm Tract 728 A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

H. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 609 West Hidalgo Street, being Lots 14-15, Block 7, Weslaco, Original Townsite, and addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

Commissioner Peña, seconded by Commissioner Tafolla, moved to approve items VI. H, I, and J voluntary demolition as requested to be completed within four months from receipt of notification. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

I. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 300 Bluebonnet Street, being Lots 3-5, Block 3, Expressway Heights Subdivision Unit 1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. H.

J. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 219 North Palmas Street, being Lot 23, Block 11, Northside Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. H.

K. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 506 South Indiana Avenue, being Lot N17.7'-1, Block 38, Weslaco Original Townsite and Lot 4 Block 38 A. Canal Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

See action of item VI. A.

L. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (Staffed by Planning and Code Enforcement Department.)

Commissioner Peña, seconded by Commissioner Lopez, moved to table the item for the next regular meeting. The motion carried unanimously; Mayor Pro-Tem Noriega was present and voting.

Commissioner Peña, seconded by Commissioner Tafolla, requested the next agenda include an item pertaining to the tenant's request to have a mobile home trailer on the property during renovations.

M. Discussion and consideration after public hearing on behalf of Nho Chan Tu to approve a Conditional Use Permit obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Block 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Block 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mardoqueo Hinojosa stated twenty-eight property owners were notified with no objection received. Planning and Zoning Commission and staff recommend approval; previous use was a restaurant.

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve a Conditional Use Permit obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd. as presented. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

N. Discussion and consideration after public hearing on behalf of Nancy Bazan to approve Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Block 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Requires three-fourths vote to approve; Staffed by Planning and Code Enforcement Department.)

The City Manager noted it is practice the Mayor be present when an item calls for a super-majority vote; Mr. Mardoqueo Hinojosa added a super-majority is required as both 20% of affected property owners protested and the Planning and Zoning Commission opposed.

Commissioner Muñoz, seconded by Commissioner Tafolla, moved to table the item. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

O. Discussion and consideration to approve final payment for GNH Construction for the Parking Lot project at Mayor Pablo G. Peña City Park in an amount not to exceed \$25,800.57. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated this was final payment to include retainage and overage for work done on the entrance and pavilion area and recommended approval. In response to Commissioner Muñoz disbursement of payment will not be done until close out documents are received.

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve final payment for GNH Construction for the Parking Lot project at Mayor Pablo G. Peña City Park in an amount not to exceed \$25,800.57. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

P. Discussion and consideration to approve Change Order Number 1 to Request for Bids 2015-16-14 Sixth Street Striping Project, removing the items related to street signage and reducing award amount by \$40,500.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated the contractor has agreed to remove the street signage work and reduce the contract amount. Staff will do the work and quotes have been received for materials with the lowest being \$6,758.95. Staff recommends approval.

Commissioner Tafolla, seconded by Commissioner Lopez, moved to approve as presented. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

Q. Discussion and consideration to reduce the size of 15-foot drainage and utility easement along the South side lot 8, Block A Pecan Grove Phase II Subdivision, Hidalgo County, Texas, to a 10 foot Drainage and utility easement. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated staff recommends approval; there are no utilities in the easement.

Commissioner Tafolla, seconded by Commissioner Kerr, moved to approve as first reading of Ordinance 2016-29 and reduce a 15-foot drainage and utility easement along the South side lot 8, Block A Pecan Grove Phase II Subdivision to a 10 foot Drainage and utility easement. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

R. Discussion and consideration to award Request For Bids No. 2015-16-16 to the lowest responsible bidder for the purchase of a 1998 Caterpillar BL Long Reach Excavator in the amount not to exceed \$65,000.00. Possible action. (Staffed by Public Works.)

Pete Garcia, Public Works Director, recommended awarding Mid Valley Equipment as lowest responsible bidder for the purchase of a 1998 Caterpillar BL Long Reach Excavator in the amount not to exceed \$65,000.00.

In response to Commissioner Tafolla, the lowest bid has been reduced by \$2,000 and life expectancy of the equipment depends on the maintenance upkeep and use. In response to Commissioner Lopez maintenance logs are not available. In response to Mayor Pro Tem Noriega the second lowest bidder for a 2007 model upon inspection by staff did not want to start. The City Manager stated the Commission can reject all bids and authorize to rebid for a new model

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve award Request For Bids No. 2015-16-16 to Mid Valley Equipment as the lowest responsible bidder for the purchase of a 1998 Caterpillar BL Long Reach Excavator in the amount not to exceed \$65,000.00 as recommended. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

S. Discussion and consideration to ratify Amendment No. 2 to the Agreement with the Texas Department of Transportation for project 1421WESLA increasing the local contribution in an amount not to exceed \$17,545.00, an increase of \$3,030.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) At

Andrew Muñoz, Airport Director, stated TXDOT requested additional drainage improvements to the north end of the runway project that would increase the local contribution by \$3,030.00. Staff recommends approval.

Commissioner Peña, seconded by Commissioner Kerr, moved to approve and ratify Amendment No. 2 to the Agreement with the Texas Department of Transportation for project 1421WESLA increasing the local contribution as presented. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

T. Discussion and consideration to approve Resolution 2016-55 opposing the recent administrative efforts by the Texas Department of Transportation to no longer apply the economically disadvantaged county program to off-system (Non-TXDOT roadways) transportation projects throughout the state and more specifically Hidalgo County. Possible action. (Staffed by City Manager's Office.)

The City Manager stated the Metropolitan Planning Organization notified cities that TXDOT was proposing new regulations that would have non-TXDOT roadways ineligible for funding and Westgate improvements would no longer be eligible for funding. Staff recommends approval; Commissioner Kerr noted it effectively serves to voice our displeasure.

Commissioner Peña, seconded by Commissioner Kerr, moved to approve Resolution 2016-55 opposing the recent administrative efforts by the Texas Department of Transportation as recommended. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

U. Discussion and consideration to approve Ordinance 2016-28 authorizing a negotiated resolution with Texas Gas Service regarding the company's 2016 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 2016-28. Possible action. (Staffed by City Manager's Office.)

The City Manager stated the gas company proposed a rate increase. The Lower Rio Grande Development Council was the lead agency hired to negotiate a reduced rate. Staff recommends approval of the negotiated settlement agreement that offers an average monthly saving of \$.065 to the residents.

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve Ordinance 2016-28 authorizing a negotiated agreement with Texas Gas Service regarding the company's 2016 cost of service adjustment as recommended. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

VII. EXECUTIVE SESSION

At 7:05 p.m. Mayor Pro Tem Noriega announced the regular meeting to convene in executive session. At 8:30 p.m. Mayor Pro Tem Noriega announced the City Commission had completed its executive session and reconvened the regular meeting as open to the public.

VIII. 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 §551.074 of the Texas Government Code.

There was no action on this item.

B. Pending Litigation - Consultation with City Attorney regarding City of Weslaco v. Briones Consulting and Engineering as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr, seconded by Commissioner Tafolla, moved to authorize the City Attorney precede on the purchase, exchange, lease or value of real property discussed in executive session. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

D. Pending Litigation – Consultation with City Attorney regarding Cause No.C-1277-15-H Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of

Weslaco, Texas in the 389th Judicial District Court of Hidalgo County pursuant to §551.071 of the Texas Government Code.

There was no action matter resolved.

E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.

There was no action on this item.

F. Economic Development – Consultation with City Attorney regarding a lease agreement for Economic Development Project Wild Boar "B" as authorized by §551.087 of The Texas Government Code.

There was no action on this item.

G. Economic Development – Consultation with City Attorney regarding an incentive at the airport for Economic Development Project Golden Eagle as authorized by §551.087 of The Texas Government Code.

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to authorize the City Manager to proceed with negotiations as discussed in executive session regarding an incentive at the airport for Economic Development Project Golden Eagle. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

H. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 1411 West 18th Street as authorized by §551.072 of the Texas Local Government Code.

Commissioner Peña, seconded by Commissioner Tafolla, moved to authorize an appraisal be done and authorize to advertise on the sale, exchange, lease or value of real property located at 1411 West 18th Street. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

I. Pending Litigation - Consultation with Attorney to give a legal briefing regarding Civil Case No. 7:15-CV-334 Alvino Flores v. City of Weslaco, et al. in the United States District Court for the Southern District of Texas – McAllen Division as authorized by §551.071(1) of the Texas Government Code.

Commissioner Tafolla, seconded by Commissioner Kerr, moved to authorize the City Manager and City Attorney to proceed as discussed in executive session regarding Civil Case No. 7:15-CV-334 Alvino Flores with negotiations complete before the next regular meeting. The motion carried unanimously; Mayor Pro Tem Noriega was present and voting.

IX. ADJOURNMENT

With no other business before the commission, at 8:32 p.m. on August 16, 2016, Commissioner Tafolla, seconded by Commissioner Muñoz moved to adjourn the regular meeting. The motion carried unanimously; Mayor Suarez was absent.

CITY OF WESLACO

ABSENT

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR PRO-TEM, Olga Noriega

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Gerardo "Jerry" Tafolla

COMMISSIONER, Letty Lopez



**RECORD - WORKSHOP
OF THE WESLACO CITY COMMISSION
WEDNESDAY, AUGUST 17, 2016**

On this 17th day of August, 2016 at 5:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

Mayor Pro-Tem
Commissioner
Commissioner
Commissioner

Olga Noriega
Greg Kerr
Gerry Tafolla
Letty Lopez

City Manager
City Secretary

Mike R. Perez
Elizabeth M. Walker

Also present: David Arce, Parks and Recreation Department; Jose Pena, IT Department; Mary Barrera, Finance Department; Sonia Flores, Finance Department; and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Pro-Tem Noriega called the meeting to order and certified the public notice of the meeting as properly posted Thursday, August 4, 2016.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor Suarez, Commissioners Muñoz and Peña.

II. NEW BUSINESS

A. Discussion and consideration of the City of Weslaco Proposed Budget for Fiscal Year 2016-2017.

Mr. David Arce recapped the capital improvements and capital outlay investments in 2016 and provided a sample of the acquisitions through the park improvement fund. He proposes adding an 1800-2500 square foot splash park at Isaac Rodriguez park and converting the swimming pool into a skate park. The City Manager estimated the total cost of improvements \$800,000.00 and noted the City will leverage potential grants through Texas Parks and Wildlife, Valley Baptist, and Knapp Community Care Foundation.

For the upcoming year, he requests two vehicles and a working supervisor with pay approximately \$34,000.00 annually. Over the next five years, he noted \$1.5 million budgeted for parks improvements. Commissioner Lopez inquired about a new civic center and Commissioner Tafolla inquired about wireless security cameras in the parks.

Mr. Jose Pena requested one additional staff this year and one more within the next five years as more new platforms require programming; he estimates the salary \$32,000-40,000.00/year. He requested \$226,000.00 in capital improvements, including adding two new servers, replacing computers, updating Incode, upgrading the library website, creating a 311 application, and converting Human Resources applications to electronic systems. Budgeted computer vendor support is forecasted as \$257,000.00.

There was no action.

III. ADJOURNMENT

With no other business before the Commission, at 6:30 p.m. on August 17, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker



**RECORD - WORKSHOP
OF THE WESLACO CITY COMMISSION
THURSDAY, AUGUST 18, 2016**

On this 18th day of August, 2016 at 5:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

Commissioner
Commissioner
Commissioner

Greg Kerr
Gerry Tafolla
Letty Lopez

City Manager
City Secretary

Mike R. Perez
Elizabeth M. Walker

Also present: Arnold Becho, Library Director; Martin Mata, Assistant Library Director; Mary Barrera, Finance Director; Sonia Flores, Assistant Finance Director; and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Commissioner Kerr called the meeting to order and certified the public notice of the meeting as properly posted Thursday, August 4, 2016.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor Suarez, Mayor Pro-Tem Noriega, Commissioners Muñoz and Peña.

II. NEW BUSINESS

A. Discussion and consideration of the City of Weslaco Proposed Budget for Fiscal Year 2016-2017.

Marie McDermott, Executive Director of the Economic Development Corporation (EDC), reported \$3.3 million in proposed expenditures, of which approximately \$294,000.00 budgeted for salaries and \$850,000.00 budgeted for incentives. They expect this year to double-down on marketing efforts, participate in the state legislative season, and identify an industrial parcel for development. Mr. Rick Talbert, EDC board chair, requested some flexibility within the budget to allow for the development for opportunities with University of Texas Rio Grande Valley, the airport, and the existing industrial park.

Mr. Arnold Becho, Library Director, reported the Library is within the 90th percentile of visitations per capita, with a 10% increase in check outs last year, which he attributes directly to the support of the library collection. He advised the building itself is aging, though still with a lot of life, needs attention; the City Manager noted the new roof is identified in the Capital Improvement Plan. He requested funding for a security guard and soon another library, as that will become an accreditation issue.

Ms. Mary Barrera, Finance Director, noted she is transferring the personnel costs of EMS Billing division to the Finance Budget; additionally she request one more EMS billing clerk to meet the increased traffic proposed by EMS transfers.

Mr. Wade Marcum, Museum Director, noted a dramatic increase in attendance and requested an additional \$1,000.00/month to alleviate corresponding increased expenses. He also plans to develop an advertising budget and more interactive exhibits, such as a children's museum. The City Manager noted the City identified an additional \$50,000.00 in Fiscal Year 2018-2019 to assist in the work of the centennial activities. Ms. Sheila Shiedler noted the Museum dreams of also acquiring the former First Bank Building for an art gallery.

Ms. Hollie Johnson, Valley Nature Center Executive Director, requested \$35,000.00 of Hotel Occupancy Tax funds to attend three birding festivals, establish a Spring Festival, and operate two donated buses for a new program, "GOGO! Get Onboard, Get Outdoors!"

Mr. Jeff Walker, on behalf of Frontera Audubon, requested funds to repair signage and improve trails and install ramps.

Ms. Martha Noell, Weslaco Area Chamber of Commerce President/CEO, requested about the same as last year from Hotel Occupancy Tax funds, reporting on advertising on two billboards, more targeted marketing at travel shows, in Mexico, and to Winter Texans, as well as through a new Weslaco app set to launch next week.

Mr. Carlos Robledo, on behalf of the Boys and Girls Club, reported they will move into the new building Monday, August 22, but need internet access and furniture. They will now be able to accept ages 5-18 and offer adult sports leagues. The City Manager noted \$50,000.00 budgeted as last year since no new request was received. A proposal may be submitted until 5:00 p.m. next Thursday to include for consideration in the final budget work session.

There was no action.

III. ADJOURNMENT

With no other business before the Commission, at 7:00 p.m. on August 18, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 23, 2016**

On Tuesday, August 23, 2016 at 5:30 PM the City Commission of the City of Weslaco, Texas convened in a Special 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	Olga M. Noriega
Commissioner	Greg Kerr
Commissioner	Gerardo "Jerry" Tafolla
Commissioner	Letty Lopez
Commissioner	Fidel Peña

Also present were Maria Barrera, Finance Director; Jose Pena, IT Director; and Mardoqueo Hinojosa, Planning and Code Enforcement Director.

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, August 19, 2016.

B. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Commissioner Muñoz.

II. PUBLIC COMMENTS

There were no comments received.

III. PUBLIC HEARING

A. To solicit input from the public regarding the City of Weslaco ad valorem property tax rate, assessed at the same rate as last year, \$0.6767/\$100.00 valuation, pursuant to §26.05(d) of the Texas Tax Code. Attachment.

Commissioner Tafolla, seconded by Mayor Pro-Tem Noriega, moved to open the public hearing for items A and B concurrently. The motion carried unanimously; Mayor Suarez was present and voting.

The City Manager noted the proposed tax rate as advertised is \$0.6767; the Commission may act to lower the rate by vote scheduled on September 6. The final budget workshop is this Thursday, August 25.

B. To solicit input from the public regarding the City of Weslaco proposed budget for Fiscal Year 2016-2017, pursuant to Local Government Code 102.007. Attachment.

Commissioner Tafolla, seconded by Commissioner Lopez, moved to close the public hearing for items A and B at 5:35 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

IV. NEW BUSINESS

A. Discussion and consideration after Public Hearing to schedule a record vote September 6 and September 20 regarding the City of Weslaco proposed budget for Fiscal Year 2016-2017. Possible action. (Staffed by Finance Department.)

Ms. Maria Barrera, Finance Director, stated that Local Government Code 102.007 reads, "shall take action;" accordingly, she recommends the Commission take action to schedule votes by ordinance.

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

V. EXECUTIVE SESSION

At 5:38 p.m. Mayor David Suarez announced the regular meeting to convene in executive session. At 5:46 p.m. Mayor Suarez announced the City Commission had completed its executive session and reconvened the regular meeting as open to the public.

A. Pending Litigation - Consultation with Attorney to give a legal briefing regarding Civil Case No. 7:15-CV-334 Alvino Flores v. City of Weslaco, et al. in the United States District Court for the Southern District of Texas – McAllen Division as authorized by §551.071(1) of the Texas Government Code. Attachment.

Commissioner Kerr, seconded by Commissioner Lopez, moved to accept the settlement agreement as discussed in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

VI. ADJOURNMENT

Commissioner Tafolla, seconded by Commissioner Peña, moved to adjourn at 5:47 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR PRO-TEM, Olga Noriega

Absent

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Letty Lopez

COMMISSIONER, Fidel L. Peña, III



**RECORD - WORKSHOP
OF THE WESLACO CITY COMMISSION
THURSDAY, AUGUST 25, 2016**

On this 25th day of August, 2016 at 5:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Olga Noriega
Commissioner	Gerardo “Jerry” Tafolla
Commissioner	Letty Lopez
Commissioner	Leo Muñoz
Commissioner	Fidel Peña III
City Manager	Mike R. Perez
City Secretary	Elizabeth M. Walker

Also present: Jose Pena, IT Director; Mardoqueo Hinojosa, Planning and Code Enforcement Director; Mary Barrera, Finance Director; Sonia Flores, Assistant Finance Director; and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

The Mayor called the meeting to order and certified the public notice of the meeting as properly posted Thursday, August 4, 2016.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Commissioner Kerr.

II. NEW BUSINESS

A. Discussion and consideration of the City of Weslaco Proposed Budget for Fiscal Year 2016-2017.

The City Manager reviewed the Fiscal Year 2016-2017 proposed budget, noting it includes the additional half-ton truck for Planning and Code Enforcement and one dispatcher at the Police Department as well as a 2% cost of living increase for all employees except the City Manager. Expected revenue over expenditures is \$25,641.00. He noted the next two years may be tough, but the budget is conservative about expectations.

He also reviewed the multi-year capital improvement program, funded by budgeted transfers of \$800,000.00 per year from the general fund, with no raising taxes or borrowing money. Proposed projects include improving one railroad crossing per year, moving the generator to City Hall from the Water Treatment Plant, acquiring 40-acres for a fire station, constructing a new public safety complex for Police and Fire, replacing the roof at the Library, and converting the pool at Isaac Rodriguez Park to a skate park and leveraging grant fund to add a splash park. A project which

may slide to the next year, already at the end of the five year plan, is the expansion of the Library.

The Mayor noted the effective tax rate is \$.6565 and proposed meeting the taxpayers halfway with a \$0.01 decrease, particularly since the City cannot lower the water rates until 2024, the eighth year of the bond issuance.

There was no action.

III. ADJOURNMENT

With no other business before the Commission, at 6:15 p.m. on August 25, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

Model Staff Report in Support of TGS COSA Rate Increase Ordinance

Background

On April 28, 2016, Texas Gas Service Company (“TGS” or “Company”) filed for a rate increase pursuant to the Cost of Service Adjustment (“COSA”) tariff adopted by the Rio Grande Valley Service Area (“RGVSA”) Cities. TGS claimed an entitlement to rate relief under the tariff in the amount of \$1,791,783 on a system-wide basis. Attorney, Geoffrey Gay, and consultant, Karl Nalepa, relied upon by Valley Cities to review the TGS filing and negotiate a settlement, agreed to recommend a settlement of \$1,491,783 on a system-wide basis.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program (“GRIP”). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff. This is the fifth filing under the revised tariff.

Resolution of the 2016 Filing

Cities’ consultant Karl Nalepa recommended adjustments to reduce the \$1,791,783 rate increase requested by TGS by \$638,634. Settlement discussions resulted in TGS agreeing to reduce their request by \$300,000.

Cities’ special counsel Geoffrey Gay recommended the rescinding of the COSA tariff that allows for an expedited comprehensive rate review process adopted by the RGVSA Cities in 2009. This rescission will result in TGS having to file a traditional rate case for future rate increase proceedings.

Bill Impact

The proof of revenues prepared by TGS, and affirmed by Karl Nalepa, reveals that the rate increase will have the following impact on average monthly customer bills:

Residential	\$0.65
Commercial	\$15.02
Industrial	\$154.87
Public Authority	\$13.39
Transportation T-1	\$223.69
Transportation T-2	\$161.90

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS IN THE ORDINANCE

- Section 1. When rates change, it is critical for the regulatory authority to find existing rates to be unreasonable and for the new rates to be just and reasonable. This section finds that the new rates reflected in tariffs for each customer class attached to the Ordinance are reasonable.
- Section 2. This paragraph authorizes TGS to collect an additional \$1,491,783 in revenue.
- Section 3. This paragraph requires the Company to reimburse the City for consulting and legal costs associated with the requested increase.
- Section 4. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 5. This paragraph repeals the existing COSA tariff, thus requiring that TGS file a traditional rate case proceeding for future rate increases.
- Section 6. This paragraph recites compliance with the Open Meetings Act.
- Section 7. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 8. Pursuant to the COSA tariff, the new rates are to become effective July 29th. This paragraph allows the Company to implement the new rates on meter reads that occur on or after July 27, 2016.
- Section 9. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and special counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Ordinance and tariffs establishing new rates.

ORDINANCE NO. 2016-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS, (“CITY”) APPROVING A NEGOTIATED RESOLUTION BETWEEN THE CITY OF WESLACO AND TEXAS GAS SERVICE (“TGS” OR “THE COMPANY”) REGARDING THE COMPANY’S APRIL 28, 2016 COST OF SERVICE ADJUSTMENT (“COSA”) FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING NEW 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 AND TGS’ REASONABLE AND NECESSARY RATE CASE EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY’S AND THE CITY’S LEGAL COUNSEL.

WHEREAS, the City of Weslaco, Texas (“City”) is a gas utility customer of Texas Gas Service (“TGS” or “the Company”), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, pursuant to the terms of the agreement settling TGS’ 2009 Statement of Intent to increase rates, to which City was a signatory, the City and other municipalities within the Rio Grande Valley Service Area and TGS worked collaboratively to develop the Cost of Service Adjustment (“COSA”) tariff that allows for an expedited comprehensive rate review process; and

WHEREAS, on or about April 28, 2016, TGS filed with the City a COSA tariff seeking to increase natural gas rates to all customers residing in the City; and

WHEREAS, the Company has requested a system-wide increase of \$1,791,783; and

WHEREAS, the City coordinated a review of TGS' COSA filing and designated attorneys and consultants to resolve issues in the Company's COSA filing; and

WHEREAS, the Company has filed evidence that existing rates are unreasonable and should be changed; and

WHEREAS, independent analysis by the City's rate expert concluded that TGS is able to justify an increase over current rates; and

WHEREAS, the City's attorney and consultant recommend that the City approve the Settlement Agreement reflecting increased revenues of \$1,491,783 on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by the City and are just, reasonable, and in the public interest; and

WHEREAS, the negotiated resolution of the Company's COSA filing and the resulting rates are, as a whole, in the public interest; and

WHEREAS, the City desires to rescind the COSA tariff that allows for an expedited comprehensive rate review process, thus requiring TGS to file a traditional rate case in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF Weslaco, TEXAS:

Section 1. That the City Council finds that the existing rates for natural gas service provided by TGS are unreasonable and the new tariffs implementing this Ordinance, which are attached hereto and incorporated herein as Attachment A, are just and reasonable and are hereby adopted.

Section 2. That a rate increase of \$1,491,783 on a system-wide basis.

Section 3. That TGS shall reimburse the reasonable ratemaking expenses of the City in processing the Company's rate application.

Section 4. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the City Council finds that the existing COSA process needs to be updated, that the existing COSA tariff is rescinded and that the Company shall file a traditional rate case in 2017 with a test year ending December 31, 2016.

Section 6. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 7. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 8. That the tariffs attached as Attachment A to this Ordinance shall become effective for meters read on and after July 27, 2016, consistent with the COSA tariff.

Section 9. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, 1301 South Mopac, Suite 400, Austin, Texas 78746, and to Geoffrey Gay, Special Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., P. O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED on first reading this 16th day of August, 2016.

PASSED AND APPROVED on second and final reading this 6th day of September, 2016.

CITY OF WESLACO

David Suarez, Mayor

ATTEST:

Elizabeth Walker, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney

RESIDENTIAL SERVICE RATE**APPLICABILITY**

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, or nursing homes, for domestic purposes.

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$11.25 plus -
All Ccf @ \$ 0.57904 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Conservation Adjustment Clause: Adjustments in accordance with the provisions of the Conservation Adjustment Clause, Rate Schedule 1C, if applicable.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

Subject in all respects to applicable laws, rules, and regulations from time to time in effect.

COMMERCIAL SERVICE RATE**APPLICABILITY**

Applicable to commercial consumers and to consumers not otherwise specifically provided for under any other rate schedule.

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$31.25 plus (For Commercial Service)

A Customer Charge per meter per month of \$18.75 plus (For Church Service)

All Ccf @ \$ 0.42023 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Conservation Adjustment Clause: Adjustments in accordance with the provisions of the Conservation Adjustment Clause, Rate Schedule 1C, if applicable.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

1. Subject in all respects to applicable laws, rules, and regulations from time to time in effect.
2. Delivery of Gas hereunder may be interrupted or curtailed at the discretion of the Company, in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residences, hospitals, schools, churches, and other human needs customers as prioritized in the Company's approved Curtailment Program.

INDUSTRIAL SERVICE RATE

APPLICABILITY

Service under this rate schedule is available to any customer whose primary business activity at the location served is included in one of the following classifications of the Standard Industrial Classification Manual of the U.S. Government.

Division B	- Mining - all Major Groups
Division D	- Manufacturing - all Major Groups
Divisions E and J	- Utility and Government - facilities generating power for resale only

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$66.85 plus -
All Ccf @ \$ 0.50289 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

1. Subject in all respects to applicable laws, rules, and regulations from time to time in effect.
2. Delivery of gas hereunder may be interrupted or curtailed at the discretion of the Company, in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residences, hospitals, schools, churches, and other human needs customers as prioritized in the Company's approved Curtailment Program.

PUBLIC AUTHORITY SERVICE RATE**APPLICABILITY**

Applicable to all public and parochial schools and colleges, and to all facilities operated by Governmental agencies not specifically provided for in other rate schedules or special contracts.

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$35.71 plus -
All Ccf @ \$ 0.44999 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

1. Subject in all respects to applicable laws, rules, and regulations from time to time in effect.
2. Delivery of gas hereunder may be interrupted or curtailed at the discretion of the Company, in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residences, hospitals, schools, churches, and other human needs customers as prioritized in the Company's approved Curtailment Program.

TRANSPORTATION SERVICE RATEAPPLICABILITY

Service under this rate schedule is available to any customer of Texas Gas Service Company (“Company”) and to Qualified Suppliers or Producers supplying natural gas to be transported, pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions) for the transportation of customer-owned natural gas through the Company’s Rio Grande Valley distribution system for use by customers within the Company’s Rio Grande Valley’s Service Area or delivered to connecting pipelines. The customer must arrange with its gas supplier to have the customer’s gas delivered to one of the Company’s existing receipt points for transportation by the Company to the customer’s facilities at the customer’s delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

Prior to the execution of a Gas Transportation Service Agreement, customer must represent and certify that its usage shall average five hundred (500) Mcf of gas per month or six thousand (6,000) Mcf annually. The Company shall have the right at all reasonable times, upon prior notice to Customer, to enter onto Customer’s premises and inspect Customer’s facilities and operations to verify such capability. Customer must agree to notify the Company within a reasonable time if there is any change in Customer’s usage. Should Customer’s usage capability average less than five hundred (500) Mcf per month or six thousand (6,000) Mcf annually, Customer must so notify the Company and the Company may discontinue service hereunder except as provided in the Gas Transportation Service Agreement.

TERRITORY

All areas served by the Company in its Rio Grande Valley Service Area.

RATE

This rate shall be the sum of Part A, Part B, and Part C as described below.

Part A: A customer charge of \$127.82 per meter per month.

Part B: All volumes of natural gas transported during each month in accordance with this schedule shall be billed at the following Ccf charge:

All Ccf @ \$0.23728 per Ccf

Part C: “Additional Charges to Cost of Service Rate” pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions).

CONDITIONS

See the “Special Provisions” and “Conditions” pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions)

TRANSPORTATION SERVICE RATE

APPLICABILITY

Service under this rate schedule is available to any customer of Texas Gas Service Company ("Company") and to Qualified Suppliers or Producers supplying natural gas to be transported, pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions) for the transportation of customer-owned natural gas through the Company's Rio Grande Valley distribution system for use by customers within the Company's Rio Grande Valley's Service Area or delivered to connecting pipelines. This rate schedule requires a one-year commitment for transportation service. The customer must arrange with its gas supplier to have the customer's gas delivered to one of the Company's existing receipt points for transportation by the Company to the customer's facilities at the customer's delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

TERRITORY

All areas served by the Company in its Rio Grande Valley Service Area.

RATE

This rate shall be the sum of Part A, Part B, and Part C as described below.

Part A: A customer charge of \$327.82 per meter per month.

Part B: All volumes of natural gas transported during each month in accordance with this schedule shall be billed at the following Ccf charge:

All Ccf @ \$0.06717 per Ccf

Part C: "Additional Charges to Cost of Service Rate" pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions).

Minimum Monthly Bill of \$1,500 (from the sum of Part A and Part

B) CONDITIONS

See the "Special Provisions" and "Conditions" pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions)



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-368	
From: Mardoqueo Hinojosa			
Subject: Ordinance 2016-29 to reduce the size of 15-foot drainage and utility easement along the South side lot 8, Block A Pecan Grove Phase II Subdivision, Hidalgo County, Texas, to a 10 foot Drainage and utility easement. (First reading held August 16, 2016; Staffed by Planning and Code Enforcement.)			
Background: Owner is requesting to reduce easement from Pecan Grove Phase 2 Subdivision from 15-feet to 10-feet. Owner is submitting for building permit and encroachment on an easement is evident. Staff has confirmed that no City Infrastructure is laid within this easement. Owner has called for utility spotting and no lines were found.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Ordinance 2016-29			
Responsibilities upon Approval: Staff will advise applicant.			

ORDINANCE NO. 2016-29

AN ORDINANCE REDUCING THE SIZE OF 15-FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHSIDE LOT 8 BLOCK A PECAN GROVE PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS, TO A 10 FOOT DRAINAGE AND UTILITY EASEMENT AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT:

SECTION I. Reducing the size of 15-foot drainage and utility easement along the Southside Lot 8 Block A Pecan Grove Phase Ii Subdivision, Hidalgo County, Texas, to a 10 foot drainage and utility easement

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16 day of August, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of September, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-401	
From: David Arce			
Subject: Approval of the request from the South Texas Conjunto Association to host the South Texas Truck Show at Harlon Block Sports Complex on October 29, 2016, to sell beer during the event, to place a banner promoting the event at the intersection of Texas and Pike Boulevard for two weeks prior to the event, and to waive appropriate ordinances associated with the event. (Staffed by Parks and Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Karen Perez		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Approval			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-380	
From: David Arce			
Subject: Approval of the renewal of a lease agreement with South Texas College for the use of Mayor Pablo G. Pena Park Tennis Courts for kinesiology classes at the Mid Valley Campus from January 1 - December 31, 2016, and authorize the Mayor to execute any related documents. (Requested by Parks and Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Recommends Approval			
Attachments, if any: STC TENNIS COURT 2016			
Responsibilities upon Approval:			

FACILITIES USAGE AGREEMENT

The **CITY OF WESLACO, PARKS AND RECREATION DEPARTMENT**, (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Weslaco City Park Tennis Courts, 300 North Airport Drive, Weslaco, Texas from January 1, 2016- December 2016, at hours agreed upon by both parties and subject to the following conditions:

- 1) That the Lessee agrees to pay a building use fee of \$400.00 per class per semester and \$0 deposit; and
- 2) That the Lessee will clean up after each class; thus, leaving the facility ready for immediate use the next morning;
- 3) That the Lessee shall use the facility only for the purposes of conducting classes; and
- 4) That the Lessor assume no responsibility for the maintaining or improving the facility and make no representation about its safety or suitability for intended use; and
- 5) That the Lessor may revoke its permission to use the facility at any time or under any circumstances that the Lessor may deem sufficient, but not prior to the end of a semester unless gross negligence warrants; and
- 6) That the Lessee accept full responsibility for protecting Lessor's property and equipment and assumes any and all liability for repairs and replacement for any damage done to buildings, equipment or other Lessor property used by Lessee. Lessee also assumes full responsibility for the conduct of any and all persons using the facility during the usage; and
- 7) That the Lessee agrees to assume all liability and hold indemnify the Lessor, its employees and agents from any and all liability arising out of the Lessee's use of Lessor's facilities; and
- 8) That the Lessee shall furnish evidence of liability insurance coverage of the event.

Executed on this _____ day of _____ 201__.

SIGNATURE
DR. SHIRLEY REED
PRESIDENT

SIGNATURE
DAVID SUAREZ
MAYOR

SOUTH TEXAS COLLEGE
LESSEE

CITY OF WESLACO
LESSOR



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-391	
From: Antonio Lopez			
Subject: Acceptance of donations to the Weslaco Fire Department MRC/CERT volunteer program for continuation of the program throughout the year: 1. Walmart - \$1,500.00 2. Walmart - \$500.00 3. Walmart - \$500.00 4. USH of Delaware (Free Standing ER Weslaco) - \$500.00 5. State Farm Insurance (Julian Garza, Agent) - \$150.00 6. French's Service & Repair - \$25.00 7. Rodeo Dental - \$500.00 (Staffed by Fire Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Antonio Lopez		Created/Initiated	
Antonio Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Accept.			
Attachments, if any:			
Responsibilities upon Approval:			

AFFILIATION AGREEMENT

FOR

CLINICAL EXPERIENCE

Weslaco Fire/EMS and Texas State Technical College-Harlingen's program of Emergency Medical Science Program recognize that trained personnel in the fields of allied health are necessary to the staffing and operation of health care institutions and facilities in the lower Rio Grande Valley. Texas State Technical College-Harlingen is a part of Texas State Technical College, an institution of higher education and an agency of the State of Texas.

Therefore, it is of great benefit and service to the people of this area that Weslaco Fire/EMS, through its administrators and staff, and Texas State Technical College-Harlingen, through the administrators and staff of its Allied Health Education Programs, do associate together in a cooperative endeavor for the purpose of training students in the fields of allied health.

This agreement is between Texas State Technical College-Harlingen's program of Emergency Medical Science Program hereinafter referred as TSTC and Weslaco Fire/EMS hereinafter referred to as the Affiliate.

The parties hereto agree to the following:

- I. This agreement shall become effective immediately upon execution by the parties and will continue in full force and effect until terminated as hereinafter provided. This agreement may be modified at any time by mutual consent of the parties, or it may be terminated by either party upon written notice to the other party as provided in Paragraph III of this agreement. Such non-consensual termination shall become effective three months after the proper notice. In the event of non-consensual termination of this agreement by either party, such termination shall not become effective until the students involved in the cooperative program shall have an opportunity to complete the full experience so long as the cause for termination does not fall within the boundaries of Paragraphs V(B)(9), despite the fact that this period required for program completion may exceed the three-month period established in this paragraph.
- II. The parties hereto recognize that, in the performance of this agreement, the greatest benefits will be derived by promoting the interests of both parties, and each party does, therefore, enter into this agreement with the intention of loyally cooperating with each other in carrying out the terms of this agreement, and each party agrees to interpret its provisions, insofar as it may legally do so, in such manner as will best promote the interests of both and render the highest service to the public.
- III. All notices to parties herein must be in writing, signed by the party giving it, and shall be served either personally or by mail addressed as follows:

TO: Program Chairman

Salvador Acevedo, NRP-LP, ACOR
Texas State Technical College-Harlingen
1902 N. Loop 499
Harlingen, Texas 78550-3697

TO: Antonio Lopez Fire Cheif
City Of Weslaco Fire/EMS
255 S. Kansas
Weslaco, TX 78596

or to such address as may be hereinafter designated by notice. All notices become effective only when received by the addressee.

IV. This agreement is to be evaluated and reviewed annually by both parties, and revisions will be made as they are deemed necessary by mutual agreement of both parties.

V. Program Responsibilities:

A. Joint Responsibilities:

1. Both parties to this agreement will cooperate in providing the student a proper learning opportunity.
2. It is mutually agreed that the number of students receiving their clinical training at the Affiliate will be arranged jointly, with due consideration given to the number of students and to the clinical material available.
3. Both parties agree to a policy of nondiscrimination in employment and training. Qualified students, applicants, or employees will not be excluded from any course or activity because of age, race, creed, color, sex, religion, national origin, or handicap.
4. Both parties agree that it is the student's responsibility to provide for his/her transportation to the facility and that neither T.S.T.C. nor the Affiliate is responsible for transportation of the student to the clinical site.

5. TSTC and/or the individual student will assume responsibility for any equipment that is broken or damaged due to negligence on the part of the student or of TSTC
6. TSTC faculty will cooperate with participate in the Affiliate in service programs as appropriate.
7. TSTC will be responsible for administrative functions related to student experience, such as records, of rotation, attendance, and proficiency.
8. TSTC faculty will evaluate and counsel students with regards to performance.
9. TSTC agrees that the students will be subject to all rules and regulations pertaining to regulations pertaining to regular employees of the Affiliate.
10. TSTC will provide student learning objectives to the Affiliate clinical supervisor.
11. TSTC will ensure that each student carries current liability insurance coverage. Such insurance shall not apply to activities on the part of faculty or students which are not part of the curriculum or educational whether they are for remuneration or voluntary. The liability insurance obtained by the student shall be in the amount of \$1,000,000/\$3,000,000.00 aggregate. The college will assure that current proof of such insurance for each student is on file in the affiliate's administrative office at all times. Affiliate understands and accepts that TSTC, as an agency of the State of Texas, is immune from liability and from suit with respect to most causes of action against it under the "doctrine of sovereign immunity" (this means that TSTC cannot be sued in Texas courts without the Texas legislature's consent). As a result, TSTC self-insures against such risks and does not maintain commercial general liability insurance coverage. Claimants must look to the *Texas Tort Claims Act* (Chapter 101 of the Texas Civil Practice and Remedies Code) for relief with respect to property damage, personal injury and death proximately caused by the wrongful act or omission or negligence of a TSTC employee acting within the scope of their employment.
12. TSTC Instructors will provide the hospital with evaluation of student's clinical experience.
13. TSTC agrees that the students will have an appropriate health examination prior to beginning work at the Affiliate's site.
14. TSTC will have on file students TB Skin Test (PPD) (Chest x-ray) and physical examination reports.

15. TSTC agrees that the students and instructors will be currently immunized for Diphtheria, Tetanus, measles, mumps, Rubella and hepatitis prior to beginning clinical experience.
16. TSTC will ensure that students and instructors have medical coverage for preventative therapy such as HBIG in the event of blood exposure as well as any post exposure measures (e.g. emergency treatment and follow-up care).
17. TSTC will provide in-service education on OSHA requirements, blood-borne pathogens, patient safety, body mechanics, infection control, fire and electrical safety, TB awareness and patient confidentiality.

18. COMPLIANCE WITH LAWS

TSTC and Students shall at all times comply with all applicable state, local and federal laws, including, but not limited to, the “Stark” law (42 U.S.C. §1395nn), the Anti-Fraud and Abuse Statute (42 U.S.C. §1320a-7b(b)), the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”), and the Texas Patient Non-Solicitation law (TEXAS OCC. CODE ANN. § 102.001), Executive Order 11246 and the applicable affirmative action commitments (41 CFR Chapter 60; 41 CFR 60-250.4; 41 CFR 60-741.4; 41 CFR 60-1.8), the Fair and Accurate Credit Transactions Act of 2003 (FACTA), its amendments, laws and regulations and comply with the Federal Trade Commission’s Identity Theft Prevention Red Flags Rule (16 CFR 681.2) and this Agreement shall be construed in accord with applicable The Joint Commission standards.

19. EXCLUSION FROM PROGRAMS:

TSTC represents and warrants that it is not excluded from participation in any federal or state health care program. TSTC will notify Affiliate immediately in the event TSTC is excluded from participating in any federal or state health care program at which time the Affiliate will have the right to immediately terminate this Agreement

B. Responsibilities of the Affiliate:

1. The Affiliate agrees to assist the program by providing through its supervisory personnel regular evaluation of students, at intervals to be agreed upon.
2. The Affiliate will allow participating students to use any library facilities which are open to the Affiliate staff.

3. The Affiliate will assume the cost of equipment that is broken or damaged in its normal use.
4. The Affiliate will orient the TSTC faculty to hospital facilities and policies.
5. The Affiliate will inform its professional staff of its participation in the various training programs of TSTC.
6. The teaching equipment owned by the Affiliate may be used in the teaching program.
7. The Affiliate will supply, without remuneration to the student, opportunity for practical and/or observational experience designed to supplement theory training given by TSTC.
8. The Affiliate will supervise the practical experience as necessary to assure safe practice for the student and others.
9. Students may not take the responsibility or the place of “qualified” staff. However, after demonstrating proficiency, students may be permitted to perform procedures with careful supervision.
10. The Affiliate reserves the right, in its absolute discretion, to refuse its facilities and services to any student who does not meet the professional or other requirements of the Affiliate or any appropriate authority controlling and directing the Affiliate.

VI. This basic agreement with addenda paragraphs constitutes the entire agreement of the parties hereto. At such time at TSTC and the Affiliate desire to enter into additional training programs, this basic agreement may be used, and the specific program requirements may be outlined in addenda paragraphs.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this 1 day of July, 2016.

This affiliation agreement valid from July 1, 2016 through July 1, 2018.

For the Affiliate: Weslaco Fire/EMS

Antonio Lopez
Fire Chief

For: TSTC



Bob Livingston
VP for Industrial Relations



Salvador Acevedo NRP, LP
Program Director



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-404	
From:			
Subject: Approval of the update of a Memorandum Of Understanding (MOU) with The American Red Cross for disaster response and Shelter Management Operations in case the need to evacuate and or shelter citizens before or after a disaster/emergency and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)			
Background: Weslaco Office of Emergency Management is needing an update of a Memorandum Of Understanding (MOU) with The American Red Cross for disaster response and Shelter Management Operations in case the need to evacuate and or shelter citizens before or after a disaster/ emergency. Currently updating the City of Weslaco Emergency Management Plan.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Antonio Lopez		Created/Initiated	
Antonio Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: MOU for American Red Cross			
Responsibilities upon Approval:			

Memorandum of Understanding

Between

The [Local Field Chapter] of the American Red Cross

And

City of Weslaco, Texas

I. Purpose

The purpose of this Memorandum of Understanding ("MOU") is to define a working relationship between The [Local Field Office] American Red Cross (hereinafter "Red Cross") and City of Weslaco, its agencies, counties, and municipalities (hereinafter "City of Weslaco"), in preparing for and responding to disasters. This MOU provides the broad framework for cooperation and support between the Red Cross and the City of Weslaco, in assisting individuals and families who have been impacted by disaster and providing other humanitarian services.

II. Parties

A. City of Weslaco

City of Weslaco Office of Emergency Management key roles in emergency respond during a natural or man-made disaster include the following.

Life Safety of all citizens

Preparedness

Mitigation

Response

Recovery

Under the Texas Government Code Chapter 418

B. American Red Cross

1. Services for people affected by disasters

Founded in 1881, the American Red Cross is the nation's premier emergency response organization. As part of a worldwide movement that offers neutral and impartial humanitarian care, the American Red Cross is the community-based organization that mobilizes people to aid victims of disasters with the aim of preventing and relieving suffering. The Red Cross provides disaster services without regard to race, color, national origin, religion, gender, age, disability, sexual orientation, citizenship or veteran status. It follows the Fundamental Principles of the International Red Cross and Red Crescent Movement. The Red Cross is closely integrated into community response efforts, including the efforts of federal, state and local government and non-government organizations. Our goal is to work with all partners to lead a well-integrated, effective and efficient response to every disaster.

The Red Cross provides disaster services pursuant to its Bylaws and other internal policies and procedures as well as its Congressional Charter (USC 36 §300101-300111). In the Charter, Congress authorized the Red Cross "to carry out a system of national and international relief in time of peace, and apply that system in mitigating the suffering caused by pestilence, famine, fire, floods, and other great national calamities, and to devise and carry out measures for preventing those calamities."

Following a disaster, whether natural or human-made, the Red Cross will provide some or all of the following services:

Food, Shelter and Emergency Supplies

During a disaster, our first priority is to ensure that people have a safe place to stay, food, and emergency supplies. Red Cross works with government and community partners to open shelters where residents will find comfort with a hot meal, recovery information, and a place to rest. For emergency workers and people returning to their homes, the Red Cross mobilizes emergency response vehicles from which disaster workers distribute food, water, and essential clean-up items that might not be immediately available in the community

Welfare Information

Disasters often disrupt regular communication channels and can separate families. Through the Red Cross' nationwide network of chapters, family members may request welfare information regarding their loved ones. The Red Cross "Safe and Well" Web site enables people within a disaster area to let their families and friends outside of the affected region know that they are all right. Clients register on *Safe and Well* at www.redcross.org/safeandwell . During large-scale disasters, individuals without internet access can call 1-800-RED-CROSS to register.

Client Casework and Recovery Planning and Assistance

Red Cross provides individual client services through casework to people with disaster-related needs, with particular attention to those who have experienced significant damage or loss of their homes. This casework process helps the worker to assess the client's immediate needs, and connect the client with items, which may include and referrals to local resources and/or financial assistance to meet those needs. The caseworker also engages the client in a brief planning process which can help identify action steps for the client to follow in the first few days or weeks after a disaster. Red Cross caseworkers protect client confidentiality and work closely with other organizations and groups to ensure clients have access to all available resources.

Disaster Health and Mental Health Services

After an emergency, injuries can ensue, essential prescription medicines lost, and the shock and stress of sudden loss can overwhelm a person's normal coping skills. The Red Cross deploys licensed health and mental health professionals who are trained and equipped to provide assistance at the time of a disaster. Disaster health services professionals can provide emergency first aid and medical assessment, triage and replacement of emergency medications with item distribution, financial assistance or referrals to community partners. Disaster mental health professionals provide mental health assessments, crisis intervention and a sympathetic ear to those in need.

2. Services related to the National Response Framework

The American Red Cross is a co-lead for the mass care component of Emergency Support Function #6 of the National Response Framework. In this role, the Red Cross engages in a variety of activities to support states in their planning, coordinating and executing of mass care programs and strategies. The Red Cross also takes a leadership role in working with other non-governmental organizations and private companies that provide services during a disaster.

3. Organization

The American Red Cross is a single corporation, chartered by the United States Congress to provide humanitarian services. Its national headquarters, located in Washington, D.C., is responsible for implementing policies and procedures that govern Red Cross activities and provides administrative and technical oversight and guidance to the chartered units, which include chapters and blood services regions. Each chapter has certain authority and responsibility for carrying out Red Cross disaster preparedness and response activities, delivering local Red Cross services, and meeting corporate obligations within the territorial jurisdiction assigned to it. Each chapter is familiar with the hazards of the locality and surveys local resources for personnel, equipment, supplies, transportation, emergency communications, and facilities available for disaster relief. The chapter also formulates cooperative plans and procedures with local government agencies and private organizations for relief activities should a disaster occur.

Through its nationwide organization, the Red Cross coordinates its total resources for use in large disasters. In order to provide these services, the Red Cross may call on the Federal, state or local government for assistance when voluntary contributions are not sufficient to meet community needs.

III. Cooperative Actions

The Red Cross and the City of Weslaco will coordinate their respective disaster relief activities to maximize services to the community and avoid duplication of efforts in the following ways:

1. Maintain close coordination, liaison, and support at all levels with conferences, meetings, and other means of communication. Include a representative of the other party in appropriate committees, planning groups and task forces formed to mitigate, prepare for, respond to, and recover from disasters and other emergencies. Develop joint Standard Operating Procedures for notification of disaster and emergency situations.
2. During disasters and emergencies, keep each other informed of the human needs created by the events and the services they are providing. Share current data regarding disasters, to include statistical information, historical information, emerging needs and trends, damage assessments, among others, and disaster declarations, and service delivery.
3. During a disaster or emergency situation the Red Cross will, as appropriate at the request of the City of Weslaco, provide liaison personnel to the City of Weslaco Emergency Operations Center and any corresponding counties under the authority of the City of Weslaco Office of Emergency Management. The City of Weslaco will provide work space and, whenever possible, other required support, such as a computer, e-mail access and a designated phone line for the Red Cross liaison personnel assigned to the Emergency Operations Centers.
4. The City of Weslaco will support the Red Cross in the use of the American Red Cross National Shelter System (NSS) and the Red Cross will coordinate shelter information sharing and reporting with the City of Weslaco.
5. The City of Weslaco will facilitate the Red Cross's use of county and state-owned

facilities for shelters and service delivery sites wherever possible. The terms and conditions of such use will be set forth in a separate agreement.

6. Work together to develop plans and secure resources to facilitate delivery of services to people with disabilities and/or functional and access needs during a disaster.
7. Actively participate in reviewing and carrying out responsibilities outlined in the local emergency operations plans.
8. During the time of disaster and readiness, keep the public informed of the parties' cooperative efforts through the public information offices of the Red Cross and the City of Weslaco.
9. The City of Weslaco recognizes that the Red Cross is dependent upon voluntary public financial donations and will encourage residents to support Red Cross disaster relief with financial contributions. In accordance with applicable laws and regulations, the City of Weslaco will support the Red Cross and work together, as appropriate, to acquire necessary resources and identify funding sources that increase Local Emergency Management and Red Cross capacity to respond to disasters and emergencies.
10. Advocate for programs and public policy/decisions, when appropriate, designed to mitigate disaster damage and loss of life in the Hidalgo, Cameron, Willacy, and Starr County.
11. Encourage County/Counties residents to support the needs of hospital patients with blood donations when appropriate.
12. Actively seek to determine other areas, projects, and services within the Red Cross and the City of Weslaco where cooperation and support will be mutually beneficial with jointly defined goals and objectives.
13. Use or display the name, emblem, or trademarks of the American Red Cross or the City of Weslaco only in the case of defined projects and only with the prior express written consent of the other organization.
14. Make training, educational and other developmental opportunities available to the other party's personnel and explore joint training and exercises. Encourage all staff and volunteers to engage in training, exercises, and disaster response activities, as appropriate.
15. Explore opportunities for collaboration to provide community, family, and citizen disaster preparedness within the Hidalgo, Cameron, Willacy, and Starr County.
16. Allow the use of each other's facilities, as available and if agreed upon in writing, for the purpose of preparedness training, meetings and response and recovery activities.
17. Widely distribute this MOU within the Red Cross' and the City of Weslaco departments and administrative offices and urge full cooperation.

18. [Add other mutual commitments and applicable policies relating to readiness and periods of operational response to emergencies and disasters]

Examples of additional Cooperative Actions (as applicable):

- Lead/Establish/Coordinate/Operate Incident Management Team in the City of Weslaco in response to a disaster.
- The ARC will support the City of Weslaco in integrating the efforts of the non-governmental organizations (NGOs) that provide mass care services during response operations.
- The ARC will assist in the Hidalgo, Cameron, Willacy, Starr County response to emergencies and disasters with responsibilities in support of Emergency Support Function (ESF) 6, 8, etc.
- The ARC will, as appropriate, at the request of the [Local Emergency Management] Agency assist the Hidalgo, Cameron, Willacy, Starr County mass care lead agency in mass care planning and response coordination with other non-governmental organizations (NGOs).
- Jointly develop Standard Operating Procedures (SOPs) that standardize recurring tasks and responsibilities for each Emergency Support Function the ARC is identified in the City of Weslaco Disaster Response Plan as a support agency.
- Jointly develop plans, protocols and procedures to maximize sharing and utilization of nursing staff at ARC shelters and other City of Weslaco emergency sites.

VIII. Periodic Review

The parties will, on an annual basis, on or around the anniversary date of this MOU, jointly evaluate their progress in implementing this MOU and revise and develop new plans or goals as appropriate.

IX. Term and Termination.

This MOU is effective as of _____. It expires on [DATE NO LATER THAN FIVE YEARS AFTER EFFECTIVE DATE]. Six months prior to expiration, the parties will meet to review the progress and success of the cooperative effort. In connection with such review, the parties may decide to extend this MOU for an additional period not exceeding five years, and if so shall confirm this in a signed writing. This MOU may be terminated by written notification from either party to the other at any time and for any reason or for no reason.

X. Miscellaneous

This MOU does not create a partnership or a joint venture and does not create any financial commitments from one party to the other. Neither party has the authority to bind the other to any obligation. It is not intended that this MOU be enforceable as a matter of law in any court or dispute resolution forum. The sole remedy for non-performance under this MOU shall be termination, with no damages or penalty.

Signature page follows.

Memorandum of Understanding Between [State, Commonwealth, Agency] and American Red Cross

City of Weslaco

The American Red Cross

By: _____
(Signature)

Name: _____

Title: Mayor, City of Weslaco

Date _____

By: _____
(Signature)

Name: _____

Title: _____

Date: _____



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-412	
From: Mardoqueo Hinojosa			
Subject: Approval of the renewal of the Intergovernmental Cooperative Agreement with Palm Valley Animal Center commencing October 1, 2016 through September 30, 2017 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.)			
Background: Agreement allows for adoptable animals to be taken to Palm Valley Animal Center for housing, care and possible adoption. Program provides mandatory spaying and neutering of all animals adopted. The cost for delivered animal has increased from \$110 to \$120.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Letter, Contract			
Responsibilities upon Approval: Mayor will execute contract and staff will forward executed contract to Palm Valley Animal Center.			

BOARD OF DIRECTORS

OFFICERS

Carlos Yzaguirre, President
Brent Baldree, Vice-President
Keely Lewis, Secretary
Jim Spence, Treasurer
Brandon Wallace,
Past-President

BOARD MEMBERS

Steve Bentsen, DVM
Daniel Galvan
Amanda Gomez
Bruce Gray, DVM
Barbara Guerra
Sonny Hildreth
Joseph Holand
John King
Charles Meyer
Neal Runnels

PAWS ADVISORY BOARD

Adelle Bottom
John Sigrist

DEVELOPMENT BOARD

Brandon Hausenfluck
Chris Cardenas
Becky Guerra

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

City Manager,

Enclosed, please find two proposed, signed copies of the 2016-2017 Intergovernmental Cooperative Agreement. The contract is essentially the same as the previous year, apart from a few possible formatting adjustments. Due to the increased costs required to provide high quality of care for the animals, we have increased the rate from \$110 to \$120 per animal delivered to the regional shelter if in partial contract.

I have sought to get the contract to you as early as possible in order to allow you time for budgetary considerations. If possible, I would like to have all municipal contracts completed by the 1st of September. If you prefer, you may sign the respective copies, scan and e-mail the document to me. The 2nd copy is provided for your convenience if you would prefer to use the traditional mailing route.

I am also available if you would like for me to make a presentation to your council or if you have any questions. Please let me know if I can be of any service to the City of Weslaco.

Respectfully,



Tim Ousley

Executive Director

Palm Valley Animal Center

The Laurie P. Andrews PAWS Center

tim@pvaconline.com

956-686-1141 Ext. 30

PAWS - 2451 N. US Expressway 281 Edinburg, TX 78541

P: (956) 720-4563 F: (956) 720-4515

PVAC - 2501 W. Trenton · Edinburg, TX 78539

P: (956) 686.1141 · F: (956) 687.8336 · www.pvaconline.com · info@pvaconline.com

**INTERGOVERNMENTAL COOPERATIVE AGREEMENT
FOR THE OPERATION OF A REGIONAL ANIMAL SHELTER**

I.

Parties:

The Parties to this Agreement are ***THE PALM VALLEY ANIMAL CENTER***, a Texas Non-Profit Corporation, hereinafter referred to as ***The Animal Center***, whose principal place of business is on Trenton Road, in the City of Edinburg, Hidalgo County, Texas, and the ***CITY OF WESLACO***, governmental entity located in Hidalgo County, Texas, hereinafter referred to as ***The City***.

II.

Purpose:

- A. ***Whereas The Animal Center*** has operated an Animal Adoption program and Regional Animal Shelter in Hidalgo County since 1983;
- B. ***Whereas The City*** desires to continue its participation in the ongoing operation of a Regional Animal Shelter in conjunction with ***The Animal Center*** and other governmental entities in Hidalgo County;
- C. ***Therefore, The Parties*** hereby mutually agree as set out below:

III.

The Animal Center agrees:

- A. To provide a facility which complies with all requirements of the Texas Health and Safety Code Chapter 823 and all other relevant regulations, for the operation of a Regional Animal Shelter;
- B. To provide a Regional Animal Shelter for housing and care of any and all animals delivered to the Regional Animal Shelter by the City;
- C. To provide a program of mandatory spaying and neutering of all animals adopted from the Regional Animal Shelter in accordance with Chapter 828 of the Texas Health and Safety Code;
- D. To maintain the Regional Animal Shelter on a 24-hour basis with an assistance shelter manager on call 24-hours a day for shelter emergencies;

- E. To maintain office hours Monday through Saturday from 10 a.m. to 6 p.m. and 10 a.m. to 4 p.m. on Sunday;
- F. To notify *The City* of the date, time and location of all meetings of *The Animal Center's* Board of Directors. A representative of *The City* is welcome to attend all board meetings. Any representative of *The City* who wishes to be placed on the agenda to address the board must notify the Animal Center in writing 48 hours in advance of the meeting. Any action taken by *The Animal Center* shall be at the Sole discretion of the Board of Directors.
- G. To provide a logbook where each Animal Control Officer can note any complaint as well as the date and time the complaint was made. The Shelter manager will then investigate complaints and respond to the Animal Control Officer as soon as reasonably possible;
- H. To provide an area where *The City's* Animal Control Officer may rinse out waste material from their trucks after dropping off animals;
- I. To accept responsibility for the acts and/or omissions of employees of the Regional Animal Shelter while acting within the course and scope of their employment and hold *The City* harmless from any claims resulting from those acts and/or omissions;
- J. To accept responsibility for the condition and operation of the Regional Animal Shelter and hold *The City* harmless from any claims resulting from that condition and operation;
- K. To maintain during the life of this Agreement a policy of liability insurance in an amount equal to the value of the Regional Animal Shelter and its contents;
- L. *The Animal Center* expressly denies any liability for the acts and/or omissions of the employees or agents of *The City* and for the capture and transportation of animals to the Regional Animal Shelter until such animal is actually in the care, custody and control of *The Animal Center*; and
- M. To provide monthly statements to *The City* setting out the total number of animals received in the preceding month and the total amount due from *The City*.
- N. To assist *The City* with educational materials and presentations regarding the humane treatment of animals. *The Animal Center* shall coordinate with *The City* to develop presentations for the local cable network regarding proper humane care of pets.

IV.

The City agrees:

- A. To pay the sum of One Hundred Twenty (120.00) Dollars per animal delivered to the Regional Animal Shelter during the term of this Agreement on or before the 15th day of the month in which a statement is received from *The Animal Center*;
- B. To pay the sum of One Hundred Fifteen (115.00) Dollars per animal pulled from *The City's* facility by *The Animal Center's* authorized agent.
- C. To deliver all animals designated by the authority of *The City* to the Regional Animal Shelter in a safe and humane manner;
- D. To provide disinfectant to each of its Animal Control Officers delivering animals to the Regional Animal Shelter for use during the rinsing out of *The City's* trucks;
- E. To require each Animal Control Officer to clean up the rinse out area after cleaning their trucks so that the area is ready for the next user;
- F. To train each Animal Control Officer in the proper preparation of the necessary paperwork when dropping off animals at the Regional Animal Shelter;
- G. To provide training to *The City's* new Animal Control officers for the safe and humane control of animals;
- H. To assist *The Animal Center* in the development of presentations for the local cable network regarding proper humane care of pets

V.

The failure of *The City* to pay the sums required in Part IV, A, or B above, within 30 days of billing by *The Animal Center*, shall terminate shelter privileges for *The City* until said sums are paid, unless otherwise agreed in writing by the Parties.

VI.

This Agreement shall only be amended by written mutual agreement of the Parties. This Agreement contains all of the terms of the agreements of the Parties. This Agreement shall be in effect for one year, starting from October 1, 2016 through September 30, 2017.

VII.

Neither *The Animal Center* or *The City* shall terminate this agreement nor take any adverse action against the other party without first giving written notice of the problem and advising the other party of its right to cure such problem. If the party corrects or cures the problem within the specified 30-day period, then no adverse action related to this Agreement shall be taken by either participant.

It is the intent of the parties that litigation be avoided and in order to allow for quick resolution of any and all disputes, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two weeks to a neutral, trained party for assistance in dispute resolution by means of non-binding mediation. If mediation efforts are unsuccessful, parties may resort to protecting their rights by litigation in district court.

Said neutral third party should, if possible, be a local person with a background in dispute resolution and subject law. If the parties cannot agree on a neutral third party, then they shall submit the process to the American Arbitration Association for the selection of a neutral third party and the accomplishment of dispute resolution, in accordance with its guidelines.

VIII.

The City, at its own expense, may audit the financial records of *The Animal Center* from time to time from the latest fiscal year for transactions involving expenditures of funds from *The City*, arising under this contract. The audit shall not extend to all transactions of *The Animal Center*, but only to those transactions, which relate directly to services provided to *The City*. At the written request of *The City*, *The Animal Center* will furnish *The City* with a copy of *The Animal Center's* budget which relates to the expenditure of funds of *The City* arising under this contract. *The Animal Center* agrees to reasonably cooperate with audit inquiries relating to such budget and expenditures arising out of this contract.

18

IN WITNESS THEREOF, *The City* and *The Animal Center* have executed this agreement as of the date first above written.

ATTEST:

City of Weslaco, Texas

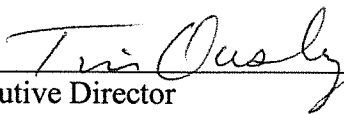
By: _____

By: _____

Title: City Secretary

Title: _____

Palm Valley Animal Center



Executive Director

Approved as to form:

City Attorney



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-410	
From: Mardoqueo Hinojosa, Jose Peña			
Subject: Approval of the annual renewal of a general service contract with Carahsoft for Accela software subscription services in an amount not to exceed \$31,370.70 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.)			
Background: City entered into an agreement with Carahsoft for Accela software and implementation services in late 2015. The contract includes yearly renewals for a total contract of 5 years with a maximum of 2% increments per year. Staff has worked on implementation of Accela software to assist in the Planning, Building and Code Enforcement permitting areas. This software will go live no later than November 15, 2016.			
Funding Source (budget code, if applicable): General Fund			
Amount: \$31,370.70	Term of Impact: 4 years	Identified in Current Budget: yes	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: August 18, 2015 received approval of proposal.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Mardoqueo Hinojosa		Approved	
Jose Peña		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval of yearly renewals.			
Attachments, if any: Renewal amount, Agreement			
Responsibilities upon Approval: Staff will launch by November 15th.			

GOVERNMENT - PRICE QUOTATION



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WWW.CARAHSOFT.COM

TO: Jose Pena
IT Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

FROM: Alex Stanton
Carahsoft Technology Corp.
1860 Michael Faraday Drive
Reston, Virginia 20190

EMAIL: jpena@weslaco.gov

EMAIL: Alex.Stanton@carahsoft.com

PHONE: (956) 968-6253 **FAX:**

PHONE: (703) 871-8522 **FAX:** (703) 871-8505

TERMS: GSA Schedule No: GS-35F-0119Y
Term: December 20, 2011 - December 19, 2016
FTIN: 52-2189693
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Cage Code: 1P3C5
DUNS No: 088365767
Business Size: Small
Sales Tax May Apply

QUOTE NO: 8356183
QUOTE DATE: 05/31/2016
QUOTE EXPIRES: 08/30/2016
RFQ NO:
SHIPPING: ESD
TOTAL PRICE: \$31,370.70

TOTAL QUOTE: \$31,370.70

LINE NO.	PART NO.	DESCRIPTION	-	QUOTE PRICE	QTY	EXTENDED PRICE
1	SS10APFMSAS0001-R1	Accela Civic Platform - Subscription User Annual User Fee Renewal - 12 Months (1st Renewal Term) Accela Inc - SS10APFMSAS0001-R1		\$2,091.38 GSA	15	\$31,370.70
SUBTOTAL:						\$31,370.70
TOTAL PRICE:						\$31,370.70
TOTAL QUOTE:						\$31,370.70

Year 2 of the 5 Year Contract

Accela Subscription Terms

1. Customer's subscription term commences on the date Accela provides appropriate access credentials to Customer's designated technical contact, indicating that the application services identified in the Order ("Subscribed Services") are available for Customer's subscription use. Said date is Customer's "Service Date" for purposes of designating the start of any subscription term. Subscription terms are sixty (60) calendar months in duration. At the end of Customer's subscription term or, if a multi-term subscription is indicated on the Order, the last of Customer's subscription terms, Customer's subscription will renew for an additional term. The per-unit pricing during said additional term will be the same as the prior term's annual fees unless Accela notifies Customer otherwise not less than sixty (60) calendar days prior to the end of said prior term. Any price increase will be effective at the start of the renewal term. No such price increase will exceed two percent (2%) of the prior term's annual pricing. Customer may opt-out from said automatic renewal by providing written notice to Accela not less than sixty (60) calendar days prior to the Service Date anniversary which begins the renewal term. During said sixty-day period, Customer may decrease the number of users for which it has subscribed; said decrease will be effective during the next subscription term. Customer may not decrease its number of subscribed users at any other time during a subscription term. At any time during a subscription term, Customer may increase its number of subscribed users by submitting an order to Accela and paying the fees associated with the increase. Such fees will be calculated as the pro-rata remaining portion of the subscription term, rounded-up to the nearest full month. Fees paid are non-refundable, except as otherwise specifically-provided herein.
2. The Subscribed Services are protected under the laws of the United States and the individual states and by international treaty provisions. Accela retains full ownership in the Subscribed Services and grants to Customer a limited, nonexclusive, nontransferable right to use the Subscribed Services, subject to the following terms and conditions: a) The Subscribed Services are provided for use only by Customer employees and to the extent of their duties for Customer, Customer's agents, contractors and officials; b) Customer may not make any form of derivative work from the Subscribed Services, although Customer is permitted to develop additional or alternative functionality for the Software using tools and/or techniques provided to Customer by Accela; c) Customer may not obscure, alter, or remove any confidentiality or proprietary rights notices; d) Customer may use the Subscribed Services only to process transactions relating to properties within both its own geographical and political boundaries and may not sell, rent, assign, lend, or share any of its rights hereunder; e) Customer is responsible for all activities conducted using its user credentials and for its users' compliance with the provisions of these Terms; and f) All rights not expressly granted to Customer are retained by Accela. Accela will make the Subscribed Services available to Customer pursuant to these Terms during a subscription term. Customer agrees that its purchases hereunder are neither contingent on the delivery of any future functionality or features nor dependent on any oral or written public comments made by Accela regarding future functionality or features.
3. Accela warrants that it has full power and authority to agree to these Terms and that, as of the effective date hereof, the Subscribed Services do not infringe on any existing intellectual property rights of any third party. If a third party claims that the Subscribed Services do infringe, Accela may, at its sole option, secure for Customer the right to continue using the Subscribed Services or modify the Subscribed Services so that these do not infringe. Accela will have the sole right to conduct the defense and will defend any legal action and conduct all negotiations for its settlement or compromise.
4. Accela has no obligation for any claim based upon a modified version of the Subscribed Services, where such modifications were not made or authorized by Accela, or the combination or operation of the Subscribed Services with any product, data, or apparatus not provided by Accela. Accela provides no warranty whatsoever for any third-party hardware or software products. Except as expressly set forth herein, Accela disclaims any and all express and implied warranties, including but not limited to warranties of merchantability and fitness for a particular purpose.
5. The Subscribed Services will be hosted by Accela on Accela-owned equipment at a physically-secure commercial third-party hosting facility. Accela will perform system administration duties as required to maintain the service levels described below and to facilitate timely restoration of Customer's data and operations, if necessary, following unanticipated interruptions of the Subscribed Services. Accela will implement suitable network security measures to minimize the likelihood of unanticipated interruptions of the Subscribed Services. Accela will endeavor to provide Customer with no less than twenty-four (24) hours' notice prior to Subscribed Services unavailability due to planned maintenance (other than during Accela's standard maintenance window between the hours of 9:00 PM [21:00] Thursday and 1:00 AM [1:00] Friday Pacific time); Accela will endeavor to provide as much notice as is practicable under the circumstances for updates and fixes which may be applied on a more urgent basis. Accela will provide five (5) business days' notice prior to any planned network, server hardware, operating environment, or database modifications of a material nature.
6. Excluding the foregoing events, Accela warrants that the Subscribed Services will be available no less than ninety-nine point nine percent (99.9%) of each calendar month. For each month during which the availability of the Subscribed Services does not achieve the established standard, Accela will provide a credit to Customer's account as calculated pursuant to Section 12 below, provided that the substandard availability is timely identified by Customer in writing and can be objectively verified. Credits accumulated pursuant to this Section may be applied to additional Accela products and/or services, but will not be refunded to Customer.

7. The performance requirements for the Subscribed Services, excluding planned maintenance downtime, are below. Uptime is calculated on a calendar month basis as $U = O / (M - P) * 100$, where U is Uptime, O is the amount of operational uptime for the Subscribed Services during a given month, M is the number of minutes in the month, and P is the number of minutes of planned downtime during the month. Credits are calculated on pro-rated monthly fees.

Uptime	Credit
≥99.9%	None
<99.9% but ≥99.0%	15%
<99.0% but ≥95.0%	35%
<95.0%	100%

8. In support of the Subscribed Services, Accela will provide Customer with a) a telephone number to contact the Customer Resource Center (CRC), Accela's live technical support facility, which is available from 4:00 a.m. until 6:00 p.m. Pacific time Monday through Friday, excluding Accela's observed holidays; b) one or more electronic mail addresses to which Customer may submit routine or non-critical support requests, which Accela will address during its regular business hours; and c) access to archived software updates and other technical information in Accela's online support databases, which are continuously available. Where support is needed to address non-functioning or seriously impaired Services and there is no reasonable workaround available, Accela will promptly respond to the support request and use commercially reasonable efforts to provide updates toward resolution of the issue.

9. The following are not covered by these Terms, but may be separately available at rates and on terms which may vary from those described herein: a) Services required due to misuse of the Subscribed Services; b) Services required by Customer to be performed by Accela outside of Accela's usual working hours; c) Services required due to external factors including, but not necessarily limited to, Customer's use of software or hardware not authorized by Accela; or d) Services required to resolve or work-around conditions which cannot be reproduced in Accela's support environment.

10. Customer warrants that it owns or has been authorized to provide the data to Accela. Customer retains full ownership of said data and grants to Accela a limited, nonexclusive, nontransferable license to use said data only to perform Accela's obligations in accordance with these Terms. Throughout the term of the agreement, upon the request of Customer, Accela will provide Customer with: (i) a copy of its data in a database dump file not more than once per calendar quarter, (ii) an APO property conversion upload, not more than twice per annual term, and (iii) a Crystal Report placement not more than ten (10) times per annual term. Within thirty (30) calendar days following the end of its final Subscribed Services term ("End of Term"), Customer may request that Accela provide a complete copy of Customer's data and associated documents, as updated or modified by Customer's use of the Subscribed Services, in a database dump file format. Accela will comply in a timely manner with such request, provided that Customer a) pays all costs of and associated with such copying, as calculated at Accela's then-current time-and-materials rates; and b) pays any and all unpaid amounts due to Accela. Subject to the limitations above, Customer may authorize access to the Subscribed Services by creating unique user names and passwords ("Logins") up to the number of users indicated in the Order. Each Login must be assigned to a single individual and may not be shared or used by more than one such user. Customer may reassign any Login to another individual, provided that such reassignments do not circumvent the "single individual" requirement described in this Section. Customer acknowledges that transmissions and processing of Customer's electronic communications are fundamental to Customer's use of the Subscribed Services. Customer further acknowledges that portions of such transmissions and processing may occur within various computer networks not owned or operated by Accela. Customer agrees that Accela is not responsible for any delays, losses, alterations, interceptions, or storage of its electronic communications which occur in computer networks not owned or operated by Accela.

11. If Accela is delayed in its performance of any obligation hereunder due to causes or effects beyond its control, Accela will give timely notice to Customer of such circumstances and will act in good faith to resume performance as soon as practicable. Accela may end Customer's access to the Subscribed Services if it materially breaches these Terms and, after receiving a written notice describing the circumstances of the default, fails to correct the breach within thirty (30) calendar days. Accela expressly disclaims any alternate terms and conditions accompanying drafts and/or purchase orders issued by Customer.

12. ACCELA WILL, AT ALL TIMES DURING THE AGREEMENT, MAINTAIN APPROPRIATE INSURANCE COVERAGE. TO THE EXTENT NOT OFFSET BY ITS INSURANCE COVERAGE AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAWS, IN NO EVENT WILL ACCELA'S CUMULATIVE LIABILITY FOR ANY GENERAL, INCIDENTAL, SPECIAL, COMPENSATORY, OR PUNITIVE DAMAGES WHATSOEVER SUFFERED BY CUSTOMER OR ANY OTHER PERSON OR ENTITY EXCEED THE FEES PAID TO ACCELA BY CUSTOMER DURING THE TWELVE (12) CALENDAR MONTHS IMMEDIATELY PRECEDING THE CIRCUMSTANCES WHICH GIVE RISE TO SUCH CLAIM(S) OF LIABILITY, EVEN IF ACCELA OR ITS AGENTS HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-376	
From: Mary Barrera			
Subject: Discussion and consideration to approve Resolutions 2016-52 and 2016-53 appointing two members to unexpired terms to the Weslaco Hotel Occupancy Tax Advisory Committee. Possible action. (This item was tabled August 16, 2016; Staffed by Finance Department.)			
Background: Resignations by Mr. Tijerina and Mr. Garza were accepted at the regular meeting of August 16, 2016 from the Weslaco Hotel Occupancy Tax Advisory Committee. We are seeking two new members. There are no new applicants as of the date of posting; however, there is no meeting of this board anticipated for several months.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Recommend appointment of two new members. If no applications on file at date of meeting, recommend no action until applications can be received.			
Attachments, if any: 16 standard board docs, Hotel Occupancy Tax advisory board, Resolution 2016-52, Resolution 2016-53			
Responsibilities upon Approval:			

City of Weslaco Boards and Committees
Prepared by Office of the City Secretary, Updated August 2016

	Member Qualifications										Defined Duties							
	character	citizenship	residency	age	public officer	taxpayer/property owner	qualified voter	management experience	subject interest	no litigation	# members	# quorum	term length (st = staggered)	term limits	meeting schedule	designated final authority	governing statutes	appointing authority
Adjustments & Appeals to Zoning Ordinance						X					5	4	2yr		reg interval	X	Sec 150-19	CC
Adjustments & Appeals to Building Codes											7	4	4yr		min. 3 mths		Art IX Sec 280-283	CC
Ambulance Advisory Board											7	4	2yr		3/year		Art I, Sec 14-1	CC
Animal Shelter Advisory Committee		X									5*	2	st3yr	3*	72hr notice		Ord 2012-02	CC
Civil Service Commission	X	X	>3yr	>25	>3yr			X	X		7	4		2*	monthly		Ch 143	appt by CM, confirm by CC
Economic Development Corporation	X	X	X								7	3	3yr	2	2/year		Bylaws, Art of Inc	7 at large, confirm by CC
Hotel Occupancy Tax Advisory Committee					no						5	3	2yr				Ord 2015-09	CC
Housing Authority Board											5	3	2yr				LGC Sec 392.033	appt by Mayor
Library Board											5	2yr	2yr				Art II Sec 78.21-28	CC
Parks & Recreation Advisory Board											7	3yr	3yr				Art IV Sec 98	CC
Planning & Zoning Commission		X	X			X	X				7	3yr	3yr				Art III Sec 2.98-103	CC
Public Facilities & Transportation Improvements Naming Committee		X	X								7	st3yr	st3yr				Ord 2011-16	CC
																	Art 1528j, Vernons	
Weslaco Health Facilities Development Corporation											3+		6 yrs				TX Civil Statue	CC
Weslaco Mid-Valley Airport Committee											7		st3yr				Art II Sec 6-33	CC
Weslaco 100		X	X								16		3yrs				R2013-52	CC



Application for Service

City of Weslaco Boards and Committees

Name of Applicant:		Telephone Number:	
E-Mail Address:		Alternate Phone Number (work/cell):	
Home Address:		☐ Inside City Limits ☐ Outside City Limits	
City:	State:	Zip Code:	
How many years have you lived at this residence?		Do you own this house? ☐ Yes or ☐ No	
Preference for consideration, naming committees on which you desire to serve: 1.) 2.) 3.)			
List of Civic Involvement and Business Experience:			
Have you been bonded or eligible to obtain one? ☐ Yes or ☐ No		Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes or ☐ No	
Are you related to any member of the Commission? ☐ Yes or ☐ No		If so, who and how?	
Have you previously served on a City board? ☐ Yes or ☐ No		If so, which and when?	
Have you ever been elected to public office? ☐ Yes or ☐ No		If so, which and when?	
Do you consent to release this info to the public? ☐ Yes or ☐ No		Are you age 25 or older? ☐ Yes or ☐ No	
The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances or State of Texas laws.		Timestamp of Receipt:	
Applicant's Signature:			
Optional Demographic Information: Self Identification			
Gender:			
Age:			
Race:			
Religion:			
Citizenship:			

RESOLUTION NO. 2014-62

STATE OF TEXAS § RESOLUTION ESTABLISHING A SCREENING,
 APPOINTMENT, CONFIRMATION AND
COUNTY OF § ATTENDANCE POLICY FOR SERVICE ON
HIDALGO CITY OF WESLACO BOARDS, COMMISSIONS,
 § AUTHORITIES AND COMMITTEES
CITY OF WESLACO

WHEREAS, The City of Weslaco has Standing Committees, Boards, Authorities and Commissions (hereafter called “Boards”) that assist and recommend to the Weslaco City Commission programs and projects that benefit the citizens of Weslaco; and

WHEREAS, The Weslaco City Commission (hereafter called “Commission”) also periodically creates *Ad Hoc* Boards to assist the City of Weslaco in addressing unexpected issues, projects or concerns; and

WHEREAS, The Commission desires the best qualified individuals on these Boards to represent a diverse cross section of the citizens of Weslaco.

NOW THEREFORE BE IT RESOLVED THAT The Weslaco City Commission hereby adopts the following Policy for the screening, appointment and confirmation of individuals to serve on the various Boards.

A. Screening

Interested individuals shall submit to the City Secretary a Board application which will contain: 1) contact and demographic data; and 2) educational, professional, civic and other relevant credentials. This application will be kept on file until the end of the fiscal year in which it was submitted, ending on September 30.

Individuals shall confirm receipt the City’s diversity, affirmative action, nepotism, ethics policies; the Board’s mission, duties and responsibilities as established by Ordinance or other order; and other relevant documents. Individuals must agree to abide by Weslaco City Charter and applicable Ordinances, and state and federal laws.

B. Appointment

The City Manager may recommend the best qualified individuals to the City Commission. The Commission will attempt to appoint the best qualified individuals that will fairly represent the demographic characteristics of Weslaco.

To ensure greater public participation, individuals shall not serve concurrently on more than one Board, unless the Commission makes an exemption.

The Commission shall make fair and deliberative appointments that comply with the Weslaco City Charter and applicable Ordinances, and state and federal laws.

C. Confirmation

Prior to appointment by the Commission, individuals should confirm that they remain interested in serving on a particular Board by either: 1) attending the Commission meeting which has the item on the Commission's Agenda; or 2) submitting a written statement of interest to the Mayor.

D. Attendance

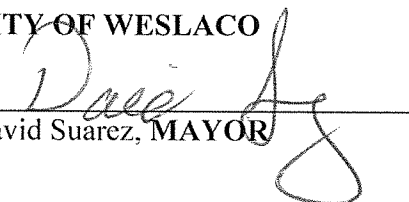
Three absences, not limited to consecutive, from any board or committee as appointed is established as just cause for removal and replacement by the Commission.

E. Qualification

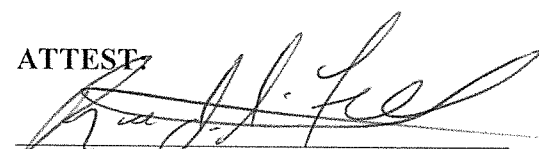
Individuals that have pending litigation against the City of Weslaco or any of its entities shall not be eligible for an appointment to City of Weslaco Committees, Boards, Authorities and Commissions.

PASSED AND APPROVED on this 2nd day of December, 2014.

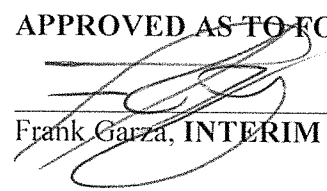
CITY OF WESLACO


David Suarez, MAYOR

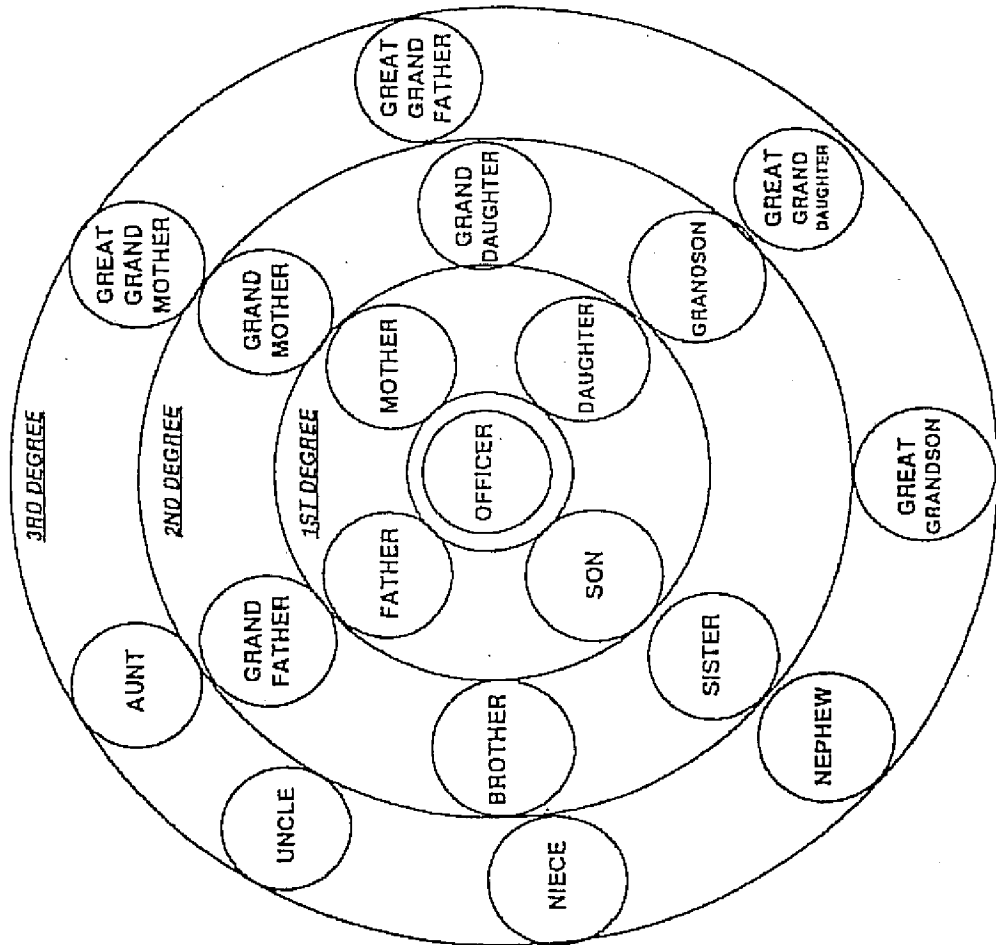
ATTEST

 wcc 12/2/14
Rebekah de la Fuente, INTERIM CITY SECRETARY

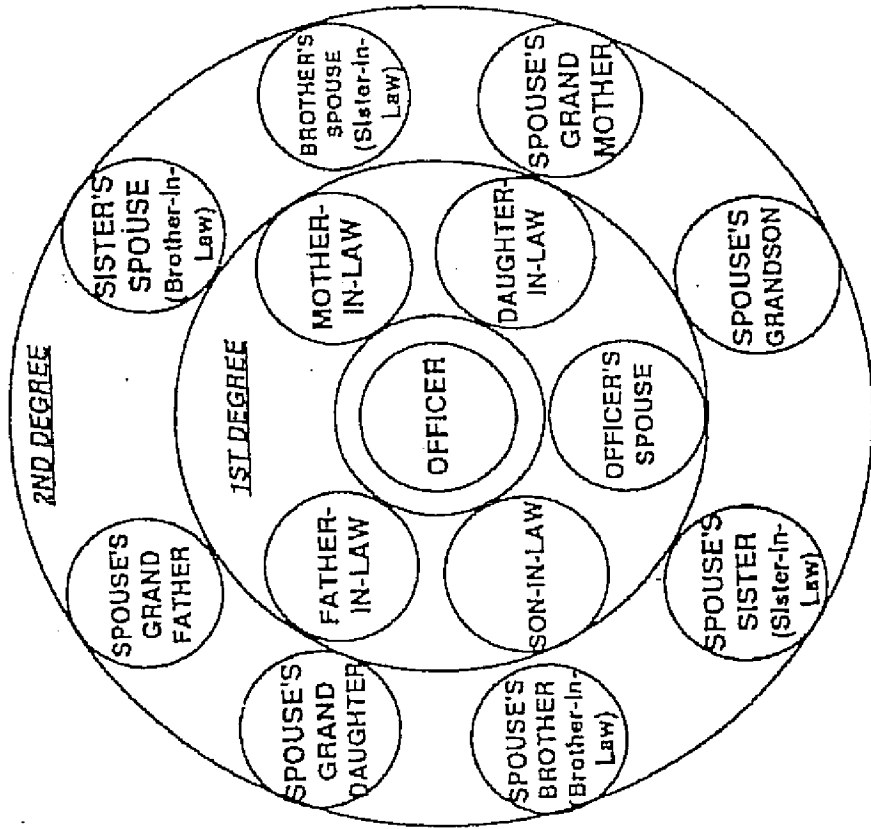
APPROVED AS TO FORM:


Frank Garza, INTERIM CITY ATTORNEY

TEXAS NEPOTISM 1992



Consanguinity Kinship Chart
(Blood)



Affinity Kinship Chart
(Marriage)

HOTEL OCCUPANCY TAX ADVISORY COMMITTEE

FIRST NAME	LAST NAME	TERM EXPIRES
James	Simmons	no later than 4/07/18
Nancy	Sanchez	no later than 4/07/18
Joe A.	Garza	no later than 4/07/18
Roy	Tijerina	no later than 4/07/18
Sergio	Lozano	no later than 4/07/18
Rafael	Caballero Jr.	no later than 4/07/18
Ruben	Villanueva	no later than 4/07/18

No new applicants to date as of 8-11-2016

RESOLUTION NO. 2016-52

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE HOTEL OCCUPANCY TAX ADVISORY
COMMITTEE**

WHEREAS, the City of Weslaco has established the Hotel Occupancy Tax Advisory Committee pursuant to Ordinance 2015-09; and

WHEREAS, the term of one member on the Hotel Occupancy Tax Advisory Committee is for three (3) years; and

WHEREAS, The Hotel Occupancy Tax Advisory Committee's board members shall serve staggered terms without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to a term as a member of the Hotel Occupancy Tax Advisory Committee that will expire not later than the _____ day of _____, 20____.

PASSED AND APPROVED on this 6th day of September, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez **CITY ATTORNEY**

RESOLUTION NO. 2016-53

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE HOTEL OCCUPANCY TAX ADVISORY
COMMITTEE**

WHEREAS, the City of Weslaco has established the Hotel Occupancy Tax Advisory Committee pursuant to Ordinance 2015-09; and

WHEREAS, the term of one member on the Hotel Occupancy Tax Advisory Committee is for three (3) years; and

WHEREAS, The Hotel Occupancy Tax Advisory Committee's board members shall serve staggered terms without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to an unexpired term as a member of the Hotel Occupancy Tax Advisory Committee that will expire not later than the _____ day of _____, 20____.

PASSED AND APPROVED on this 6th day of September, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-403	
From: David Arce			
Subject: Discussion and consideration to approve Resolution 2016-56, Resolution 2016-57 and Resolution 2016-58 appointing members to expired terms on the Parks & Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department)			
Background: Julian Flores- Expressed interest to stay on the board Oscar Caballero- Expressed interest to stay on the board Johnny Cavazos- Expressed interest to stay on the board			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: 16 standard board docs, Parks and Rec Board, Resolution 2016-56, Resolution 2016-57, Resolution 2016-58			
Responsibilities upon Approval:			

City of Weslaco Boards and Committees
Prepared by Office of the City Secretary, Updated August 2016

	Member Qualifications										Defined Duties							
	character	citizenship	residency	age	public officer	taxpayer/property owner	qualified voter	management experience	subject interest	no litigation	# members	# quorum	term length (st = staggered)	term limits	meeting schedule	designated final authority	governing statutes	appointing authority
Adjustments & Appeals to Zoning Ordinance						X					5	4	2yr		reg interval	X	Sec 150-19	CC
Adjustments & Appeals to Building Codes											7	4	4yr		min. 3 mths		Art IX Sec 280-283	CC
Ambulance Advisory Board											7	4	2yr		3/year		Art I, Sec 14-1	CC
Animal Shelter Advisory Committee		X									5*	2	st3yr	3*	72hr notice		Ord 2012-02	CC
Civil Service Commission	X	X	>3yr	>25	>3yr			X	X		7	4		2*	monthly		Ch 143	appt by CM, confirm by CC
Economic Development Corporation	X	X	X								7	3	3yr	2	2/year		Bylaws, Art of Inc	7 at large, confirm by CC
Hotel Occupancy Tax Advisory Committee					no						5	5	2yr				Ord 2015-09	CC
Housing Authority Board											5	5	2yr				LGC Sec 392.033	appt by Mayor
Library Board											5	5	2yr				Art II Sec 78.21-28	CC
Parks & Recreation Advisory Board											7	7	3yr				Art IV Sec 98	CC
Planning & Zoning Commission		X	X			X	X				7	3	3yr				Art III Sec 2.98-103	CC
Public Facilities & Transportation Improvements Naming Committee		X	X								7		st3yr				Ord 2011-16	CC
																	Art 1528j, Vernons	
Weslaco Health Facilities Development Corporation											3+		6 yrs				TX Civil Statue	CC
Weslaco Mid-Valley Airport Committee											7		st3yr				Art II Sec 6-33	CC
Weslaco 100		X	X								16		3yrs				R2013-52	CC



Application for Service

City of Weslaco Boards and Committees

Name of Applicant:		Telephone Number:	
E-Mail Address:		Alternate Phone Number (work/cell):	
Home Address:		☐ Inside City Limits ☐ Outside City Limits	
City:	State:	Zip Code:	
How many years have you lived at this residence?		Do you own this house? ☐ Yes or ☐ No	
Preference for consideration, naming committees on which you desire to serve: 1.) 2.) 3.)			
List of Civic Involvement and Business Experience:			
Have you been bonded or eligible to obtain one? ☐ Yes or ☐ No		Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes or ☐ No	
Are you related to any member of the Commission? ☐ Yes or ☐ No		If so, who and how?	
Have you previously served on a City board? ☐ Yes or ☐ No		If so, which and when?	
Have you ever been elected to public office? ☐ Yes or ☐ No		If so, which and when?	
Do you consent to release this info to the public? ☐ Yes or ☐ No		Are you age 25 or older? ☐ Yes or ☐ No	
The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances or State of Texas laws.		Timestamp of Receipt:	
Applicant's Signature:			
Optional Demographic Information: Self Identification			
Gender:			
Age:			
Race:			
Religion:			
Citizenship:			

RESOLUTION NO. 2014-62

STATE OF TEXAS § RESOLUTION ESTABLISHING A SCREENING,
COUNTY OF § APPOINTMENT, CONFIRMATION AND
HIDALGO § ATTENDANCE POLICY FOR SERVICE ON
CITY OF WESLACO § CITY OF WESLACO BOARDS, COMMISSIONS,
 § AUTHORITIES AND COMMITTEES

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WHEREAS, The Weslaco City Commission (hereafter called “Commission”) also periodically creates *Ad Hoc* Boards to assist the City of Weslaco in addressing unexpected issues, projects or concerns; and

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Individuals shall confirm receipt the City’s diversity, affirmative action, nepotism, ethics policies; the Board’s mission, duties and responsibilities as established by Ordinance or other order; and other relevant documents. Individuals must agree to abide by Weslaco City Charter and applicable Ordinances, and state and federal laws.

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D. Attendance

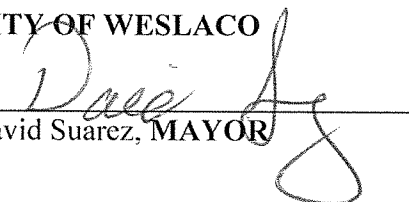
Three absences, not limited to consecutive, from any board or committee as appointed is established as just cause for removal and replacement by the Commission.

E. Qualification

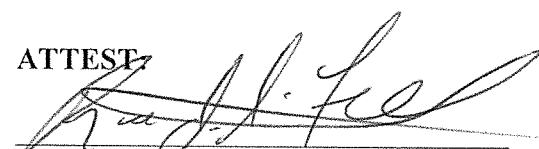
Individuals that have pending litigation against the City of Weslaco or any of its entities shall not be eligible for an appointment to City of Weslaco Committees, Boards, Authorities and Commissions.

PASSED AND APPROVED on this 2nd day of December, 2014.

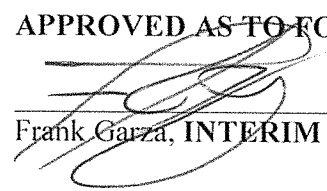
CITY OF WESLACO


David Suarez, MAYOR

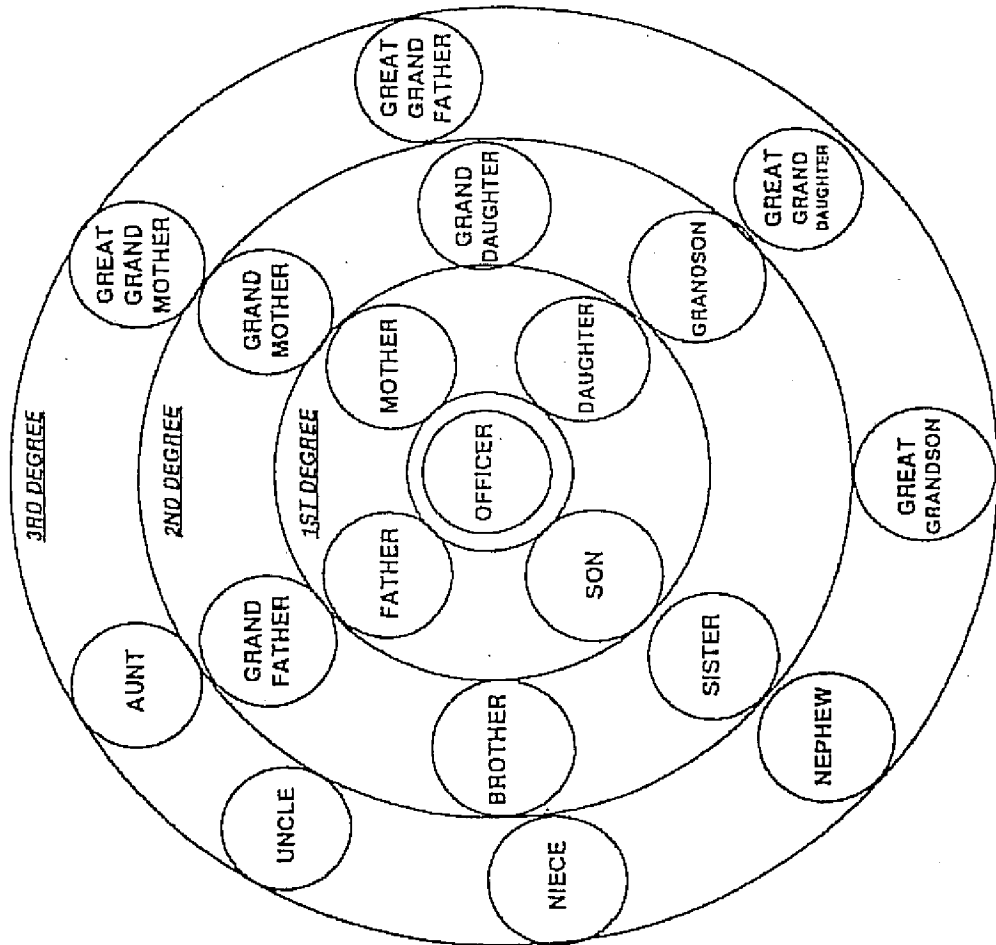
ATTEST

 wcc 12/2/14
Rebekah de la Fuente, INTERIM CITY SECRETARY

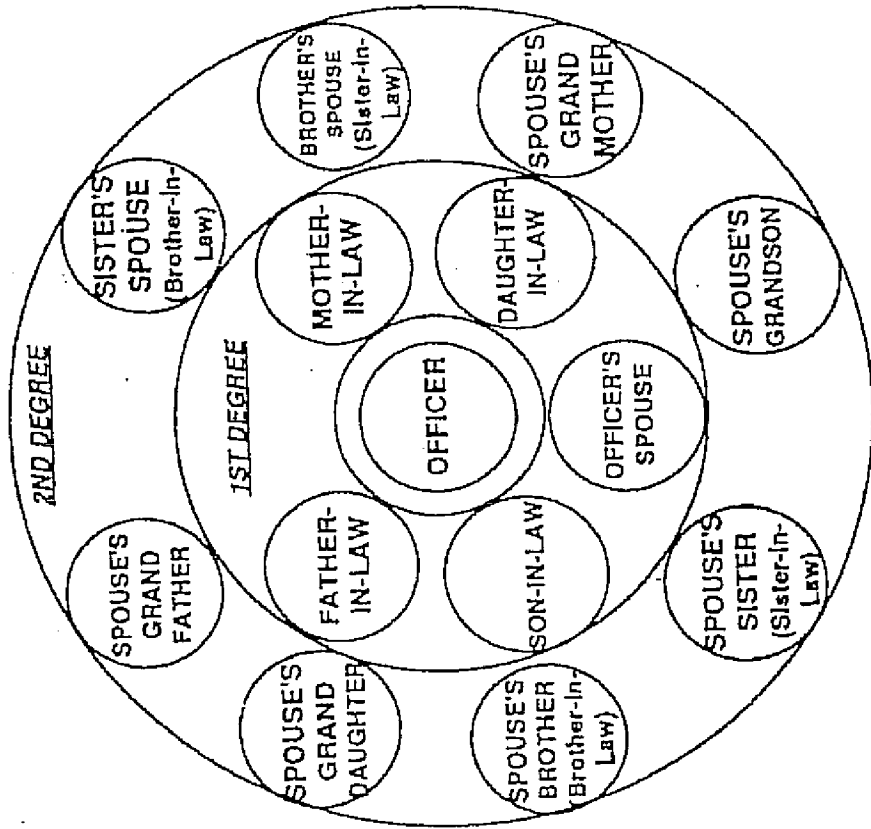
APPROVED AS TO FORM:


Frank Garza, INTERIM CITY ATTORNEY

TEXAS NEPOTISM 1992



Consanguinity Kinship Chart
(Blood)



Affinity Kinship Chart
(Marriage)

PARKS & RECREATION ADVISORY BOARD

FIRST NAME	LAST NAME	TERM EXPIRES
Juan J.	Flores, III	10/22/2016
Joe	Vidales	9/20/2017
Lupe	Garcia	9/20/2017
Ismael	Quiroz	3/5/2018
Johnny	Cavazos	10/19/2016
Enrique "Rick"	Rodriguez	11/18/2016
Oscar	Caballero	10/9/2016

Note: the terms of the members of this board are for three years; however, following the restructuring of this Board to consist of seven members, certain terms shall be assigned for two years so that terms are staggered such that no quorum of members expires simultaneously

RESOLUTION NO. 2016-56

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE PARKS & RECREATION BOARD.**

WHEREAS, the City of Weslaco has established the Parks & Recreation Board pursuant to Section 98-83 of the Weslaco Municipal Code of Ordinances; and

WHEREAS, the terms of the members of this board are for three years; however, following the restructuring of this Board to consist of seven members, certain terms shall be assigned for two years so that terms are staggered such that no quorum of members expires simultaneously; and

WHEREAS, the Parks & Recreation Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve a two year term on the Parks & Recreation Board and the term will begin on _____, 2016 and end on _____, 20____.

PASSED AND APPROVED on this 6th day of September 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2016-57

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE PARKS & RECREATION BOARD.**

WHEREAS, the City of Weslaco has established the Parks & Recreation Board pursuant to Section 98-83 of the Weslaco Municipal Code of Ordinances; and

WHEREAS, the terms of the members of this board are for three years; however, following the restructuring of this Board to consist of seven members, certain terms shall be assigned for two years so that terms are staggered such that no quorum of members expires simultaneously; and

WHEREAS, the Parks & Recreation Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve a two year term on the Parks & Recreation Board and the term will begin on _____, 2016 and end on _____, 20____.

PASSED AND APPROVED on this 6th day of September 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2016-58

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE PARKS & RECREATION BOARD.**

WHEREAS, the City of Weslaco has established the Parks & Recreation Board pursuant to Section 98-83 of the Weslaco Municipal Code of Ordinances; and

WHEREAS, the terms of the members of this board are for three years; however, following the restructuring of this Board to consist of seven members, certain terms shall be assigned for two years so that terms are staggered such that no quorum of members expires simultaneously; and

WHEREAS, the Parks & Recreation Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve a two year term on the Parks & Recreation Board and the term will begin on _____, 2016 and end on _____, 20____.

PASSED AND APPROVED on this 6th day of September 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-415	
From:			
Subject: Discussion and consideration to approve Resolution 2016-59 appointing one member to the unexpired term held by Ernesto Martinez on the Board of Adjustment and Appeals and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)			
Background: Mr. Ernesto Martinez passed away, vacating a term on the BOAA set to expire October 2017. There is one application on file from Mr. Adrian Torres.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends a selection.			
Attachments, if any: 16 Bd. Appt-standard docs, BOAAZ member roster, Resolution 2016-59			
Responsibilities upon Approval: Appointed member will serve on board.			

City of Weslaco Boards and Committees
Prepared by Office of the City Secretary, Updated August 2016

	Member Qualifications										Defined Duties							
	character	citizenship	residency	age	public officer	taxpayer/property owner	qualified voter	management experience	subject interest	no litigation	# members	# quorum	term length (st = staggered)	term limits	meeting schedule	designated final authority	governing statutes	appointing authority
Adjustments & Appeals to Zoning Ordinance						X					5	4	2yr		reg interval	X	Sec 150-19	CC
Adjustments & Appeals to Building Codes											7	4	4yr		min. 3 mths		Art IX Sec 280-283	CC
Ambulance Advisory Board											7	4	2yr		3/year		Art I, Sec 14-1	CC
Animal Shelter Advisory Committee		X									5*	2	st3yr	3*	72hr notice		Ord 2012-02	CC
Civil Service Commission	X	X	>3yr	>25	>3yr			X	X		7	4		2*	monthly		Ch 143	appt by CM, confirm by CC
Economic Development Corporation	X	X	X								7	3	3yr	2	2/year		Bylaws, Art of Inc	7 at large; confirm by CC
Hotel Occupancy Tax Advisory Committee					no						5	5	2yr				Ord 2015-09	CC
Housing Authority Board											5	5	2yr				LGC Sec 392.033	appt by Mayor
Library Board											5	2yr	3yr				Art II Sec 78.21-28	CC
Parks & Recreation Advisory Board											7	7	3yr				Art IV Sec 98	CC
Planning & Zoning Commission		X	X			X	X				7	3yr	3yr				Art III Sec 2.98-103	CC
Public Facilities & Transportation Improvements Naming Committee		X	X								7	st3yr	st3yr				Ord 2011-16	CC
																	Art 1528j, Vernons	
Weslaco Health Facilities Development Corporation											3+		6 yrs				TX Civil Statue	CC
Weslaco Mid-Valley Airport Committee											7		st3yr				Art II Sec 6-33	CC
Weslaco 100		X	X								16		3yrs				R2013-52	CC



Application for Service

City of Weslaco Boards and Committees

Name of Applicant:		Telephone Number:	
E-Mail Address:		Alternate Phone Number (work/cell):	
Home Address:		☐ Inside City Limits ☐ Outside City Limits	
City:	State:	Zip Code:	
How many years have you lived at this residence?		Do you own this house? ☐ Yes or ☐ No	
Preference for consideration, naming committees on which you desire to serve: 1.) 2.) 3.)			
List of Civic Involvement and Business Experience:			
Have you been bonded or eligible to obtain one? ☐ Yes or ☐ No		Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes or ☐ No	
Are you related to any member of the Commission? ☐ Yes or ☐ No		If so, who and how?	
Have you previously served on a City board? ☐ Yes or ☐ No		If so, which and when?	
Have you ever been elected to public office? ☐ Yes or ☐ No		If so, which and when?	
Do you consent to release this info to the public? ☐ Yes or ☐ No		Are you age 25 or older? ☐ Yes or ☐ No	
The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances or State of Texas laws.		Timestamp of Receipt:	
Applicant's Signature:			
Optional Demographic Information: Self Identification			
Gender:			
Age:			
Race:			
Religion:			
Citizenship:			

RESOLUTION NO. 2014-62

STATE OF TEXAS § RESOLUTION ESTABLISHING A SCREENING,
 APPOINTMENT, CONFIRMATION AND
COUNTY OF § ATTENDANCE POLICY FOR SERVICE ON
HIDALGO CITY OF WESLACO BOARDS, COMMISSIONS,
 § AUTHORITIES AND COMMITTEES
CITY OF WESLACO

WHEREAS, The City of Weslaco has Standing Committees, Boards, Authorities and Commissions (hereafter called “Boards”) that assist and recommend to the Weslaco City Commission programs and projects that benefit the citizens of Weslaco; and

WHEREAS, The Weslaco City Commission (hereafter called “Commission”) also periodically creates *Ad Hoc* Boards to assist the City of Weslaco in addressing unexpected issues, projects or concerns; and

WHEREAS, The Commission desires the best qualified individuals on these Boards to represent a diverse cross section of the citizens of Weslaco.

NOW THEREFORE BE IT RESOLVED THAT The Weslaco City Commission hereby adopts the following Policy for the screening, appointment and confirmation of individuals to serve on the various Boards.

A. Screening

Interested individuals shall submit to the City Secretary a Board application which will contain: 1) contact and demographic data; and 2) educational, professional, civic and other relevant credentials. This application will be kept on file until the end of the fiscal year in which it was submitted, ending on September 30.

Individuals shall confirm receipt the City’s diversity, affirmative action, nepotism, ethics policies; the Board’s mission, duties and responsibilities as established by Ordinance or other order; and other relevant documents. Individuals must agree to abide by Weslaco City Charter and applicable Ordinances, and state and federal laws.

B. Appointment

The City Manager may recommend the best qualified individuals to the City Commission. The Commission will attempt to appoint the best qualified individuals that will fairly represent the demographic characteristics of Weslaco.

To ensure greater public participation, individuals shall not serve concurrently on more than one Board, unless the Commission makes an exemption.

The Commission shall make fair and deliberative appointments that comply with the Weslaco City Charter and applicable Ordinances, and state and federal laws.

C. Confirmation

Prior to appointment by the Commission, individuals should confirm that they remain interested in serving on a particular Board by either: 1) attending the Commission meeting which has the item on the Commission's Agenda; or 2) submitting a written statement of interest to the Mayor.

D. Attendance

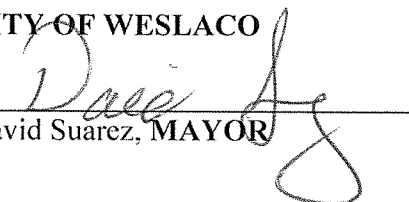
Three absences, not limited to consecutive, from any board or committee as appointed is established as just cause for removal and replacement by the Commission.

E. Qualification

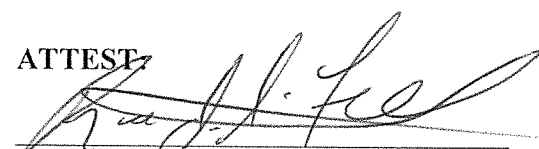
Individuals that have pending litigation against the City of Weslaco or any of its entities shall not be eligible for an appointment to City of Weslaco Committees, Boards, Authorities and Commissions.

PASSED AND APPROVED on this 2nd day of December, 2014.

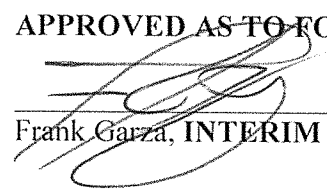
CITY OF WESLACO


David Suarez, MAYOR

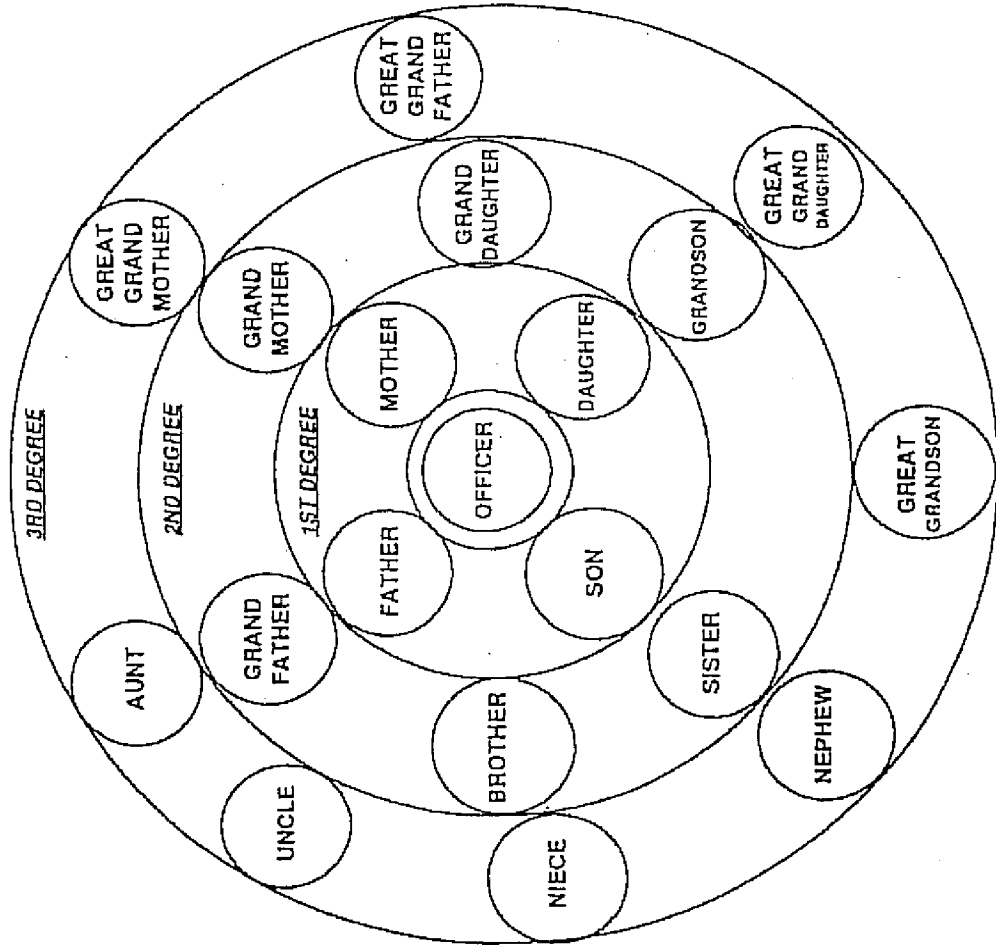
ATTEST

 wcc 12/2/14
Rebekah de la Fuente, INTERIM CITY SECRETARY

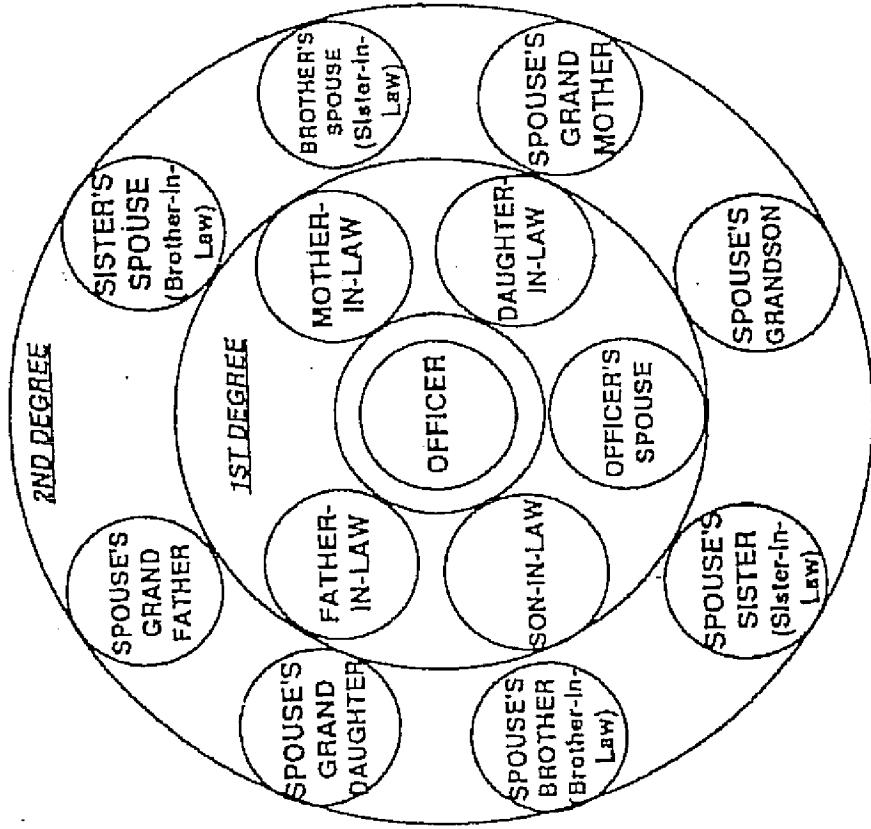
APPROVED AS TO FORM:


Frank Garza, INTERIM CITY ATTORNEY

TEXAS NEPOTISM 1992



Consanguinity Kinship Chart
(Blood)



Affinity Kinship Chart
(Marriage)

Board of Adjustments & Appeals to the Zoning-Ordinance

TERM START	TERM EXPIRES	TERMS SERVED	FIRST NAME	LAST NAME
1/7/2015	1/6/2017		Paul	Garza
6/1/1982	11/2/2017	15	Andy	Veliz
4/6/2016	11/6/2017		*Francisco	Castanellos
10/4/2005	10/4/2017	4	Ernesto	Martinez, Jr.
7/19/2016	12/21/2017		*Erin Duffy	Wise

*serving unexpired term

RESOLUTION NO. 2016-59

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE BOARD OF ADJUSTMENTS &
APPEALS-ZONING ORDINANCE.**

WHEREAS, the City of Weslaco created and established the Board of Adjustments & Appeals-Zoning Ordinance.

WHEREAS, the term of the members of this board are for two years; and

WHEREAS, the Board of Adjustments & Appeals-Zoning Ordinance members shall serve with neither compensation nor term limits; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve an unexpired term on the Board of Adjustments & Appeals-Zoning Ordinance and the term will expire on the 4th day of October, 2017.

PASSED AND APPROVED on this 6th day of September, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-357	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration after public hearing on behalf of Nancy Bazan to approve a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Block 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (This item was tabled August 16, 2016. Requires three-fourths vote to approve; Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on July 22, 2016.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 18, 2016			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended denial on August 3, 2016.			
Aida Vega Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: CUP Aerial, Photo, Photo 2, 610 W 13th St., opposition letters			
Responsibilities upon Approval: Planning staff will advise applicant.			

Conditional Use Permit

Daycare Facilities

Legend

 610 West 13th Street

610 West 13th Street 

W 12th St

W 13th St

Orchard Ct

S Georgia Ave

S Border Ave

W 14th St

Google earth

© 2016 Google
© 2016 INEG

14th St

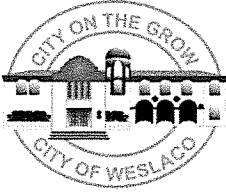
12th St



600 ft







APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. 2016-11

RECEIVED
JUL 13 2016

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested: BY: _____

Lot 7 Block 1

Subdivision Name Rowena

Street Address 610 W. 13th St Weslaco, TX

Existing Zoning Daycare Existing Land Use Home

Purpose for the Conditional Use Permit Request Child Daycare

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

- ☒ \$300.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☐ Survey and metes and bounds if the legal description is a portion of a lot.
- ☐ City and school tax receipts attached.
- ☒ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Nancy Baran Phone 956-463-1529

Address 213 Zamora Ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: nbaran1984@yahoo.com

OWNER

Name Nancy Baran Phone 956-463-1529

Address 213 Zamora Ave Fax: _____

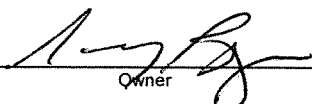
City Weslaco State TX Zip Code 78596 E-Mail: nbaran1984@yahoo.com

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____

No NB

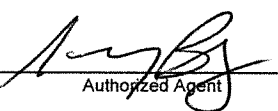
I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature 
Owner

Date July 6, 2016

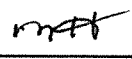
Signature 
Applicant

Date July 6, 2016

Signature 
Authorized Agent

Date July 6, 2016

STAFF USE ONLY

Accepted By  Payment Received By  Date Paid 7/13/16

Notice of Public Hearing Sent to Property Owners Within
200' of Proposed Site

Date 7/22/16

P & Z Notice of Public Hearing Published in Newspaper

Date 7/18/16

City Commission Notice of Public Hearing Published
in Newspaper

Date 7/18/16

Presented to P & Z Commission
Approved _____ Disapproved _____ Tabled _____

Date 8/3/16

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

Date 8/16/16

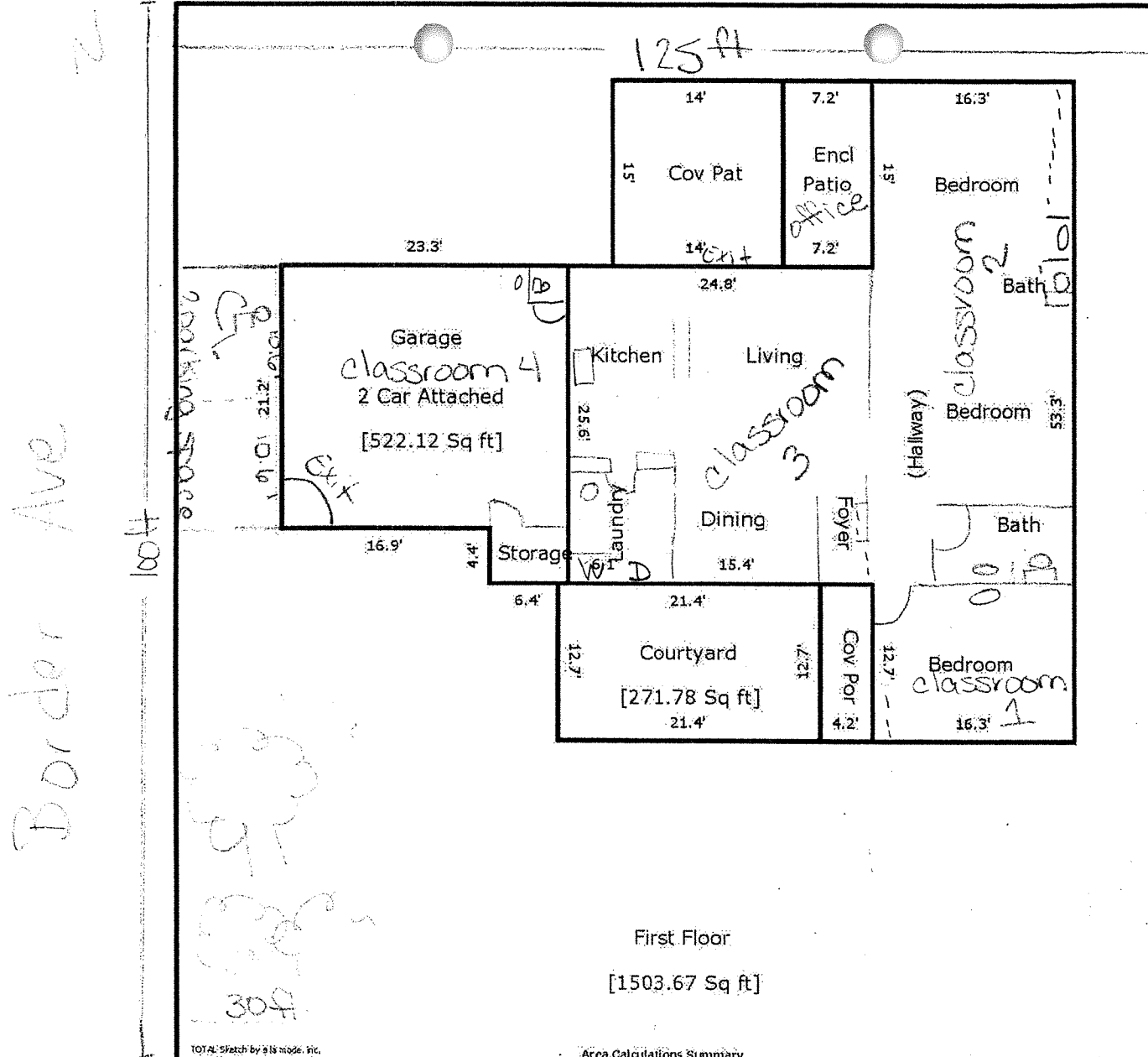
CITY OF WESLACO
956-968-3181

REC#: 02152601 7/12/2016 3:53 PM
OPER: DFuga TERM: 006
REF#: 1679

TRAN: 202.0000 CONDITIONAL USE PERM
NANCY BAZAN
610 W 13TH ST
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00



TOTAL Sketch by SLS mode, inc.

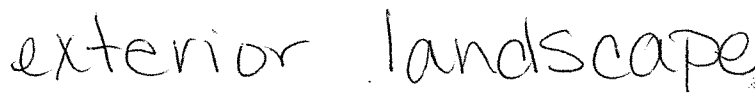
Area Calculations Summary

Living Area		Calculation Details	
First Floor	1503.67 Sq ft	16.3 x 12.7 =	207.01
		41.1 x 25.6 =	1052.16
		16.3 x 15 =	244.5
Total Living Area (Rounded):		1504 Sq ft	
Non-Living Area			
Enclosed Patio	108 Sq ft	7.2 x 15 =	108
Cov Pat	210 Sq ft	15 x 14 =	210
Cov Por	53.34 Sq ft	4.2 x 12.7 =	53.34
2 Car Attached	522.12 Sq ft	23.3 x 21.2 =	493.96
		4.4 x 6.4 =	28.16
Courtyard	271.78 Sq ft	21.4 x 12.7 =	271.78

Form SKT-BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial# C8F818F6

- parking spaces 9 ft x 18 ft x 6 space in front 60° angle
- 5 ft away from building and neighbor
- pick up and drop off loading area 12 ft wide
- 2 extra towards East side of parking/drop off pick up area



Serial# C8F818F6

610 West 13th Street. Weslaco, TX 78596

Hours of Operation; Monday to Friday 6:45AM – 6:00PM

A corner sign will be installed next to tree facing south west 8Ftx4ft

INTERIOR of HOME/ BUILDING

Bedroom 1- classroom 1; add sink

Bedroom 2 & 3- classroom 2; knock down center walls, shower and closet; enclose toilet area.

Dining room & Living room – Make into classroom 3.

Garage- Classroom 4- enclose garage and make entrance and exit door, bathroom toilet and sick in storage area.

Enclosed Patio- Office

Kitchen – remove dish washer and sink; install commercial 3 compartment sink

- Install hood fire suppression system

Install Fire Extinguishers where needed

Install lighted Exit signs where needed

Install Security and fire alarm where needed.

EXTERIOR of HOME/ BUILDING

-removal of cactus for safety reasons

Removal of courtyard fencing to make 8 parking space in front of building.

Make driveway entrance entering east side of 13th and exit on west side of 13th.

CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 3, 2016, for the Planning and Zoning Commission and on or before August 16, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

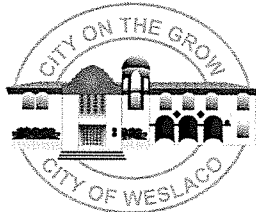
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 07/18/2016

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

CONDITIONAL USE PERMIT:

Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas.

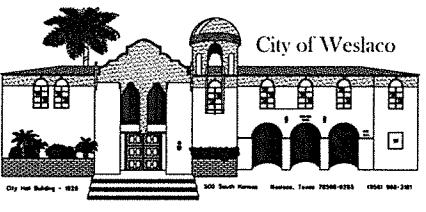
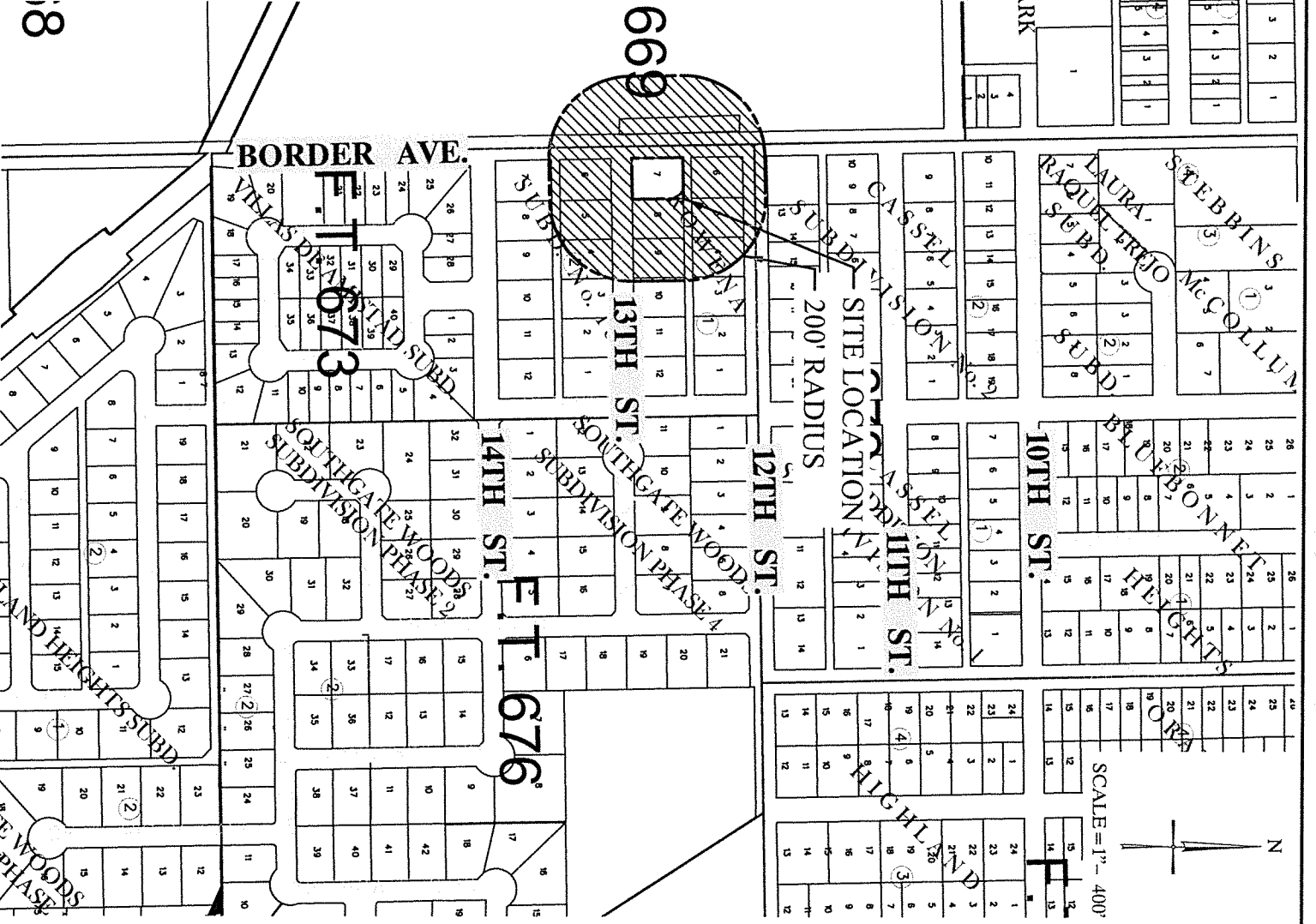
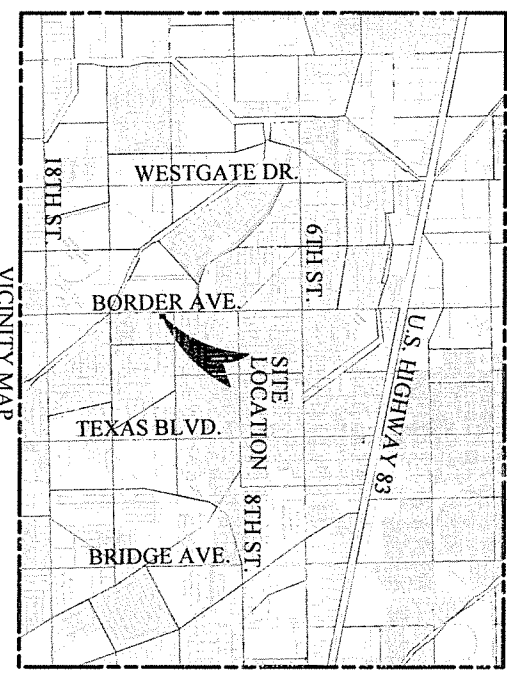
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

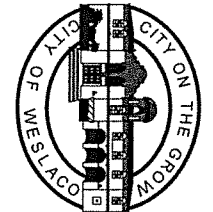
Sincerely,

Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

MH/mh



NANCY BAZAN
610 W. 13TH ST.
ROWENA SUBDIVISION UNIT 1
LOT 1 BLOCK 7
CUP:DAYCARE



JUL 21, 2016

MIMS, JACK M 605 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0003-00 ROWENA #1 BLK 1 LT 3 605 W 12TH ST	L: 36000 B: 84528
RIOS, JUAN, JR 11121 FRANKLINS TALE LOOP AUSTIN TX 78748-2769	R4250-01-001-0004-00 ROWENA #1 BLK 1 LT 4 607 W 12TH ST	L: 36000 B: 91626
SANCHEZ, OMAR & IRENE 609 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0005-00 ROWENA #1 BLK 1 LT 5 609 W 12TH ST	L: 36000 B: 125880
MUNOZ, ARMINDA & BASILIO B 611 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0006-00 ROWENA #1 BLK 1 LT 6 611 W 12TH ST	L: 37500 B: 84980
DAVIS, MICHAEL RENE 610 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0007-00 ROWENA #1 BLK 1 LT 7 610 W 13TH ST	L: 37500 B: 75568
JOHNSON, TERRY ALAN & MARY 608 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0008-00 ROWENA #1 BLK 1 LT 8 608 W 13TH ST	L: 36000 B: 83121
ORTIZ, FRANK M & GAIL WEIG 606 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0009-00 ROWENA #1 BLK 1 LT 9 606 W 13TH ST	L: 36000 B: 80007
THE BHAGAT FAMILY TRUST 604 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0010-00 ROWENA #1 BLK 1 LT 10 604 W 13TH ST	L: 36000 B: 85940
BUSTOS, SANTIAGA 605 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0003-00 ROWENA #2 BLK 2 LT 3 605 W 13TH ST	L: 36000 B: 82967
CASTRO, ISIDRO & FELICITA ENRIQUE GONZALEZ PO BOX 1092 WESLACO TX 78599-1092	R4250-02-002-0004-00 ROWENA #2 BLK 2 LT 4 607 W 13TH ST	L: 36000 B: 63033
WALTERS, BRIAN 609 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0005-00 ROWENA #2 BLK 2 LT 5 609 W 13TH ST	L: 36000 B: 78720
VELASQUEZ, GILBERTO & ANGE 611 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0006-00 ROWENA #2 BLK 2 LT 6 611 W 13TH ST	L: 37500 B: 99112

JUL 21, 2016

SEPULVEDA, JOSE T & CARMEN	R4250-02-002-0007-00	L: 40500
C/O C V JONES	ROWENA #2 BLK 2 LT 7	
610 W 14TH ST		B: 80132
WESLACO TX 78596-7412	610 W 14TH ST	

MARTINEZ JOSEFINA S	R4250-02-002-0008-00	L: 38880
606 W 14TH ST	ROWENA #2 BLK 2 LT 8	
		B: 0
WESLACO TX 78596-7412	608 W 14TH ST	

8/3/2016

8-16
Elizabeth
Back up for
plan on Conditional
Use for Day Care
not

Good Evening to the members of the City of Weslaco Planning and Zoning Commission and the Weslaco City Commission,

I am here tonight to express my strong objection to the proposed conditional use permit for the property at 610 W. 13th Street. I have resided in Weslaco since 1967 except for a few years away to graduate from Baylor University and pursue my career. When I was blessed to start a family, we returned to live in Weslaco when our son was nine months old and looked to buy property in an established secure residential neighborhood with the best elementary school. We found that on 13th Street and have resided there for the past 17 years.

Please allow me to quote to you from the planning and code enforcement page of The City of Weslaco website, "The residential environment should be safe, efficient and visually appealing. Landscaping is strongly encouraged. Commercial, institutional, public and quasi-public land uses within neighborhoods will be restricted to those services which directly benefit the residents of the associated neighborhood."

The proposal to put in a day care center that will require extensive unattractive concrete paving to provide off-street parking in a quiet neighborhood consisting of mostly older residents would not meet this provision.

Also, Border Avenue is a very highly travelled road with Memorial Elementary to the south and with the additional impedences of the rise in Border Avenue on the southern end and the direct across the street access to two entrances/exits to John Knox Village, a very large retirement community. The increase in traffic during the school year is significant and the right hand turn from 13th Street to go north on Border Avenue is already one that must be done very cautiously even without the addition of pick up and drop off of a day care center on that corner.

Please consider this request for a conditional use permit carefully and we ask that you not recommend or grant this request.

Respectfully submitted,

Gail Weigel Ortiz

606 W. 13th Street

Weslaco, TX 78596

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

8/2/2016

To The City of Weslaco Planning and Zoning Commission and the Weslaco City Commission,

We are totally opposed to the rezoning of the property on the corner of Thirteenth Street and Border Avenue. This is a quiet residential neighborhood and that is the reason we originally moved to this location.

We do not want our property values to go down. The traffic on Border Avenue is very heavy in the morning and all afternoon because of Memorial Elementary School and all of the subdivisions south on Border Avenue. A Day Care will only add to the difficulty getting in and out of the street which also has traffic trying to get in and out of John Knox.

Please consider your decision carefully this election year.

Sincerely,

Dr. Francis P. Bhagat

Margaret S. Bhagat

604 W. 13th Street

Weslaco, TX 78596

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

Terry Johnson

Mary Anne Johnson

608 W. 13th Street

Weslaco, TX 78596

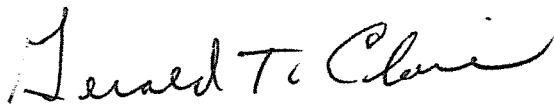
TO: The city of Weslaco Planning & Zoning Department

I am Gerald T Close I reside at 607 W 12th st in Weslaco.

I am opposing the residence at 610 w 13th in Weslaco Texas being converted to a Child Care Facility.

I do not believe this will be an upgrade to the community or improve the already quite heavy traffic in that area.

I will be out of town for the hearing and asking Mr. Jack Mims my neighbor to voice my opinion with this letter to the city.



Gerald T Close

August 3, 2016

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

This is in response to the request from Nancy Bazan for a conditional use permit to operate a daycare at 610 W 13th St.

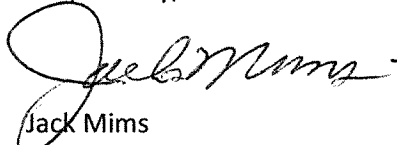
I have resided at 605 W 12th Street since 1974. Several of the neighbors bought their homes about the same time. We all bought in good faith that the city would protect our single family residential status and not allow any changes. We trusted the city commission to do as promised and maintain the single family home status as a way of protecting the value of our properties. Protecting property values of the homeowners in any city should always be at the top of the list of duties the city commission and mayor should perform. For the majority of us the only significant investment we have is our home. Some factors have unfortunately worked against our values, the latest being the flood this past October.

Most of the homes have now been renovated and are again livable. Please consider denying the permit to Ms. Bazan. I believe the added vehicular traffic would be an inconvenience to the people who must use S. Border Ave. to get to work while the noise of having children playing outside is inevitable, it could disturb the peace of nearby neighbors who might need to sleep in the daytime or who are ill. Several of my neighbors are senior citizens.

Granting such a permit will only open the door to others who might want to operate other types of businesses out of single family residences.

It would certainly be a betrayal of the trust that has been placed in the mayor and city commissioners to grant the permit. Please consider denying the permit to Ms. Bazan.

Respectfully,



Jack Mims
605 W 12th Street
(956) 968-7795

8-2-16

RECEIVED
AUG 02 2016
Planning &
Code Enforcement Dept.

August 3, 2016

A Quien Corresponda
Yo Soy Gilbert Velásquez
Mi Familia y yo hemos Vivido en esta Dirección
por 31 años,
No estoy de acuerdo, que se aga un Centro
de Cuidado en 610 W 13th St.

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

Gracias,
Gilbert Velásquez
Gilbert Velásquez



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-355	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and 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. Possible action. (This item was tabled August 16, 2016; Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become 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			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes, property owner has requested an appeal			
Aida Vega Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			

Staff Recommendation:

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

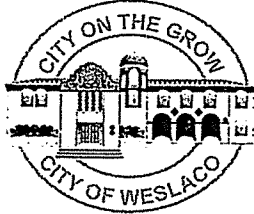
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner of action taken by City Commission.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mrs. Leonarda Gonzalez C/O
Mr. Eduardo De Leon
3401 Del Norte
Mission, TX 78574-8779

Notice of Public Hearing

**RE: Dilapidated Structure at 2018 Abilene Drive,
Legally described as being; Expressway Heights Subdivision, Block 4, Lot 16**

Dear Mr. De Leon,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU RECEIVE THIS NOTICE. IF YOU DO NOT CONTACT ME SOON, WE MAY TAKE ACTION AGAINST YOU. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8A-5P.

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-961-0000

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	

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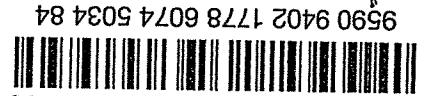
MRS LEONARDA GONZALEZ C/O
MR EDUARDO DE LEON
3401 DEL NORTE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MRS LEONARDA GONZALEZ C/O
MR EDUARDO LEON
3401 DEL NORTE
MISSION TX 78574-8779



9590 9402 1778 6074 5034 84

2. Article Number (Transfer from service label)

7036 0930 0000 2466 3272

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

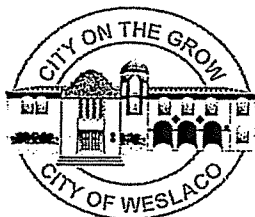
3. Service Type
- ☐ Adult Signature
 - ☐ Certified Mail®
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Mail Restricted Delivery
 - ☐ Registered Mail™
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 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Restricted Delivery
 - ☐ Priority Mail Express®

- A. Signature ☒ X
- B. Received by (Printed Name) _____
- C. Date of Delivery _____
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mr. Eduardo De Leon
3401 Del Norte
Mission, TX 78574-8779

Notice of Public Hearing

**RE: Dilapidated Structure at 2018 Abilene Drive,
Legally described as being; Expressway Heights Subdivision, Block 4, Lot 16**

Dear Mr. De Leon,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

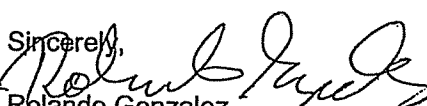
August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. **August 16, 2016**, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

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IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU RECEIVE THIS NOTICE. MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM-5PM.

Sincerely,


Rolando Gonzalez
Building Official

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☐ Adult Signature Required	\$
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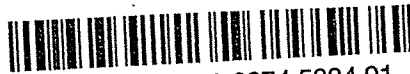
MR EDUARDO DE LEON
3401 DEL NORTE
MISSION TX 78574-8779

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

MR EDUARDO DE LEON
3401 DEL NORTE
MISSION TX 78574-8779



9590 9402 1778 6074 5034 91

2. Article Number (Transfer from service label)

7016 0910 0000 2466 3265

PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature

X

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☐ Addressee

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C. Date of Delivery

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If YES, enter delivery address below: ☐ No

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☐ Delivery

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☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

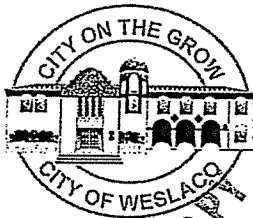
Domestic Return Receipt

City of Weslaco

"The City on the Grow"

May 17, 2016

Mr. Eduardo De Leon
3401 Del Norte
Mission, TX 785674-8779



FILE COPY

**RE: Dilapidated Structure at 2018 Abilene Drive,
Legally described as being; Expressway Heights, Block 4, Lot 16**

Dear Mr. Eduardo De Leon,

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The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
Building Official

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Total \$

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MR EDUARDO DE LEON
3401 DEL NORTE
MISSION TX 785674 8779

PS Form 3800, July 2013 PSN 7530-02-000-9001

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 87-20, § 1, 3-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the ~~right at all times to enter into and upon any premises or buildings in the city for the purpose of~~ examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 2018 Abilene Dr.

Property ID: 172835

Taxpayer Name: De Leon, Eduardo
3401 Del Norte
Mission, Texas 78574-8779

EFFECTIVE DATE: March 13, 2016.

LEGAL DESCRIPTION: Lot 16 Block 4, Expressway Heights Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 14 Page 24, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Sheriff's Tax Deed	Weslaco Independent School District, and South Texas college, et al	Weslaco Independent School District	May 17, 2011.	2206978			
Tax Resale Deed	Weslaco Independent School District, City Of Weslaco, South Texas Independent School District, South Texas College, Hidalgo County and Hidalgo County Drainage District No. 1.	Eduardo De Leon *Joel Xavier De Leon* and *Amanda Victoria De Leon*, as their own and individual property	March 7, 2014.	2492326			
Gift Warranty Deed	Eduardo De Leon enjoined by his spouse, Enda M. De Leon		March 3, 2016.	2691206			*RECORD OWNERS*

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

Joe Ruiz-Sole Proprietor

Hidalgo CAD - Map of Property ID 172835 for Year 2016



Property Details	
Property ID	123456789
Address	123 Main St, Anytown, USA
City	Anytown
State	USA
Zip	12345
Latitude	40.7128
Longitude	-87.6296
Area	1500 sq ft
Year Built	2010
Bedrooms	3
Bathrooms	2
Garage	2 Car
Pool	No
Pets Allowed	No
HOA Fees	\$100/mo
Property Type	Single-Family Home
Listing Status	Active
Listing Price	\$250,000
Listing Agent	John Doe
Listing Phone	(555) 123-4567
Listing Email	john.doe@realestate.com
Listing Website	www.realestate.com/123456789
Listing Description	Beautiful 3 bedroom, 2 bathroom single-family home with a 2 car garage. The property features a modern kitchen with stainless steel appliances, hardwood floors, and a large living area. The master bedroom has a walk-in closet and a private bathroom. The property is located in a quiet neighborhood with easy access to schools and shopping.
Listing Photos	123456789_photos
Listing Documents	123456789_documents
Listing History	123456789_history
Listing Analytics	123456789_analytics
Listing Comments	123456789_comments
Listing Leads	123456789_leads
Listing Transactions	123456789_transactions
Listing Settings	123456789_settings
Listing Notifications	123456789_notifications
Listing Reports	123456789_reports
Listing Tools	123456789_tools
Listing Integrations	123456789_integrations
Listing API	123456789_api
Listing SDK	123456789_sdk
Listing UI	123456789_ui
Listing UX	123456789_ux
Listing QA	123456789_qa
Listing Dev	123456789_dev
Listing Ops	123456789_ops
Listing Support	123456789_support
Listing Training	123456789_training
Listing Marketing	123456789_marketing
Listing Sales	123456789_sales
Listing Finance	123456789_finance
Listing Legal	123456789_legal
Listing HR	123456789_hr
Listing IT	123456789_it
Listing Security	123456789_security
Listing Compliance	123456789_compliance
Listing Governance	123456789_governance
Listing Risk	123456789_risk
Listing Ethics	123456789_ethics
Listing Sustainability	123456789_sustainability
Listing Innovation	123456789_innovation
Listing Research	123456789_research
Listing Development	123456789_development
Listing Testing	123456789_testing
Listing Deployment	123456789_deployment
Listing Monitoring	123456789_monitoring
Listing Maintenance	123456789_maintenance
Listing Updates	123456789_updates
Listing Backups	123456789_backups
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Listing Updates	123456789_updates
Listing Backups	123456789_backups
Listing Security	123456789_security
Listing Compliance	123456789_compliance
Listing Governance	123456789_governance
Listing Risk	123456789_risk
Listing Ethics	123456789_ethics
Listing Sustainability	

Account

Property ID: 172835

Geo ID: E8500-00-004-0016-00

Type: Real

Legal Description: EXPRESSWAY HEIGHTS BLK 4 LOT 16

Location	Site	Number of Entries
...	...	...

Situs Address: 2018 ABILENE DR

Neighborhood: EXPRESSWAY HEIGHTS (, UT3)

Mapscot:

Jurisdictions: CAD, SST, DR1, JCC, R02, GHD, SWL, CWL

Owner	
-------	--

Owner Name: DE LEON EDUARDO

Mailing Address: , 3401 DEL NORTE, , MISSION, TX 78574-8779

Property

Appraised Value: \$37565

<http://propaccess.hidalgoad.org/Map/View/Map/1/172835/2016>

powered by:
PropertyACCESS 
www.truecar.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Hidalgo County Appraisal District expressly disclaims any and all liability in connection herewith.

WESLACO FIRE MARSHAL'S OFFICE

255 S. KANSAS

WESLACO, TEXAS 78596

(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 2018 W. Abilene Weslaco, TX 78596

PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
	7	Debris outside
	8	Exposed electrical wiring
x	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
x	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT 2018			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET Abilene	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	No wiring	7
1.2 WINDOW CONDITION	broken / single pane	7
1.3 CEILING CONDITION		7
1.4 WALL CONDITION	Block wall	5
1.5 FLOOR CONDITION	concrete foundation	5

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY	No wiring	7
2.2 WINDOW CONDITION	broken / single pane	7
2.3 CEILING CONDITION		7
2.4 WALL CONDITION	Block wall	5
2.5 FLOOR CONDITION	concrete foundation	5

ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY	No wiring	7
3.2 WINDOW CONDITION	Single Pane	7
3.3 CEILING CONDITION	roofs damage.	7
3.4 WALL CONDITION	Block walls	5
3.5 FLOOR CONDITION	concrete foundation	5
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION	No wiring	7
4.2	WINDOW CONDITION	Window's Broken	7
4.3	CEILING CONDITION		7
4.4	WALL CONDITION		5
4.5	FLOOR CONDITION		5
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION	No wiring	7
5.2	WINDOW CONDITION	Single pane windows	7
5.3	CEILING CONDITION		7
5.4	WALL CONDITION		5
5.5	FLOOR CONDITION		5
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION		5
6.2	CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3	CONDITION OF ROOF AND GUTTERS	Uninsulated roof	7
6.4	CONDITION OF EXTERIOR SURFACES		7
6.5	LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP		7
7.2	SAFETY OF HEATING EQUIP.		7
7.3	VENTILATION/COOLING		7
7.4	WATER HEATER		7
7.5	APPROVABLE WATER SUPPLY		7
7.6	PLUMBING		7
7	SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

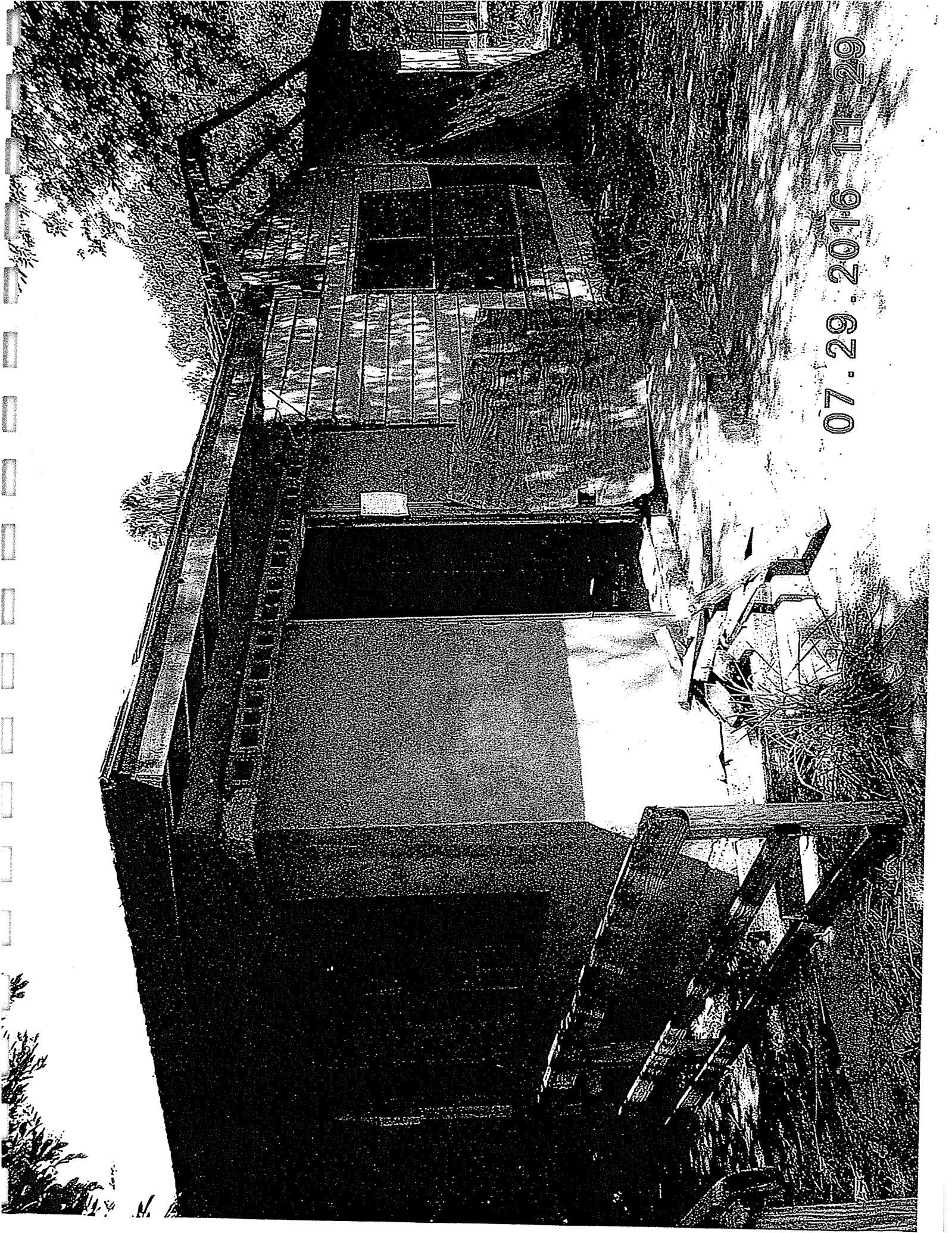
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____***INTERPRETATION OF NUMERIC SCALE****1 = Newly constructed****2 = Good condition requiring no repairs****3 = Standard condition requiring minor maintenance repair from normal seasonal wear****4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect****5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard****6 = Dilapidated condition requiring more than 50% structural replacement****7 = Severe dilapidated condition that would require immediate attention**

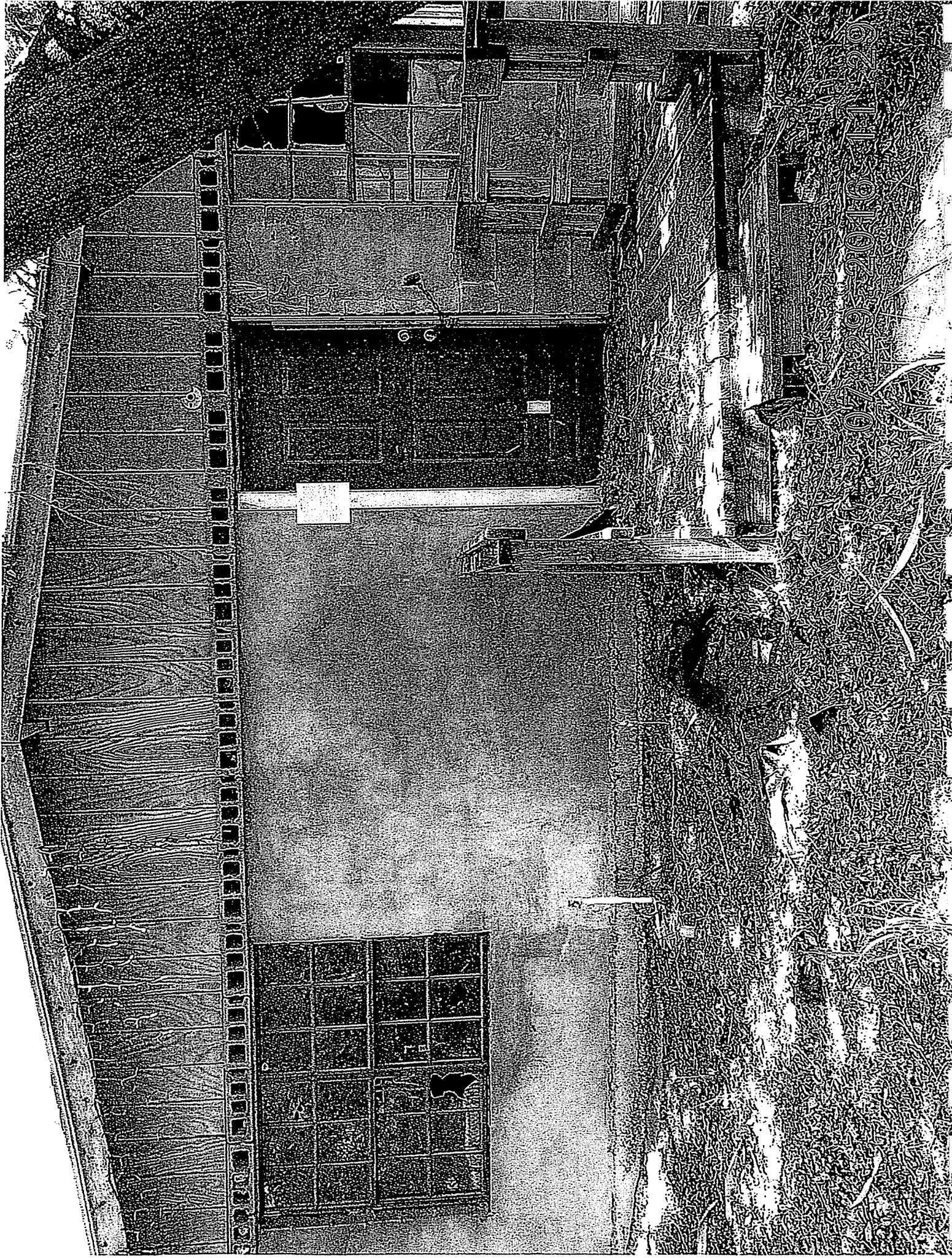
INSPECTED BY

DATE

4/18/2016



07.29.2016 11:29



2018 Abilene Drive



03.17.2016 14:52





Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-408	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to issue a variance for Ordinance 86-1 on the use of mobile homes in residential districts and authorize a mobile home trailer for a period of six months during home renovations at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas. Possible action. (Requested by Commissioners Peña and Tafolla; Staffed by Planning and Code Enforcement Department.)			
Background: Ordinance 86-1 - <i>MOBILE HOMES AND RECREATIONAL VEHICLES</i> allows for the use of mobile homes outside their district only on two temporary conditions: temporary offices during construction projects and temporary living quarters for security personnel. Owner requested a variance to allow them to live in a mobile home in the lot they are constructing, in a residential district, for a period of 6 months.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: Home on this property was considered for demolition on August 16, 2016 and item was tabled.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Aerial			
Responsibilities upon Approval:			

Staff will advise owner.

2018 Abilene Drive

Variance Request

Legend

-  2018 Abilene Dr
-  2018 Abilene Drive

2018 Abilene Dr

W Abilene Dr

Bluebonnet St

Anaqua St

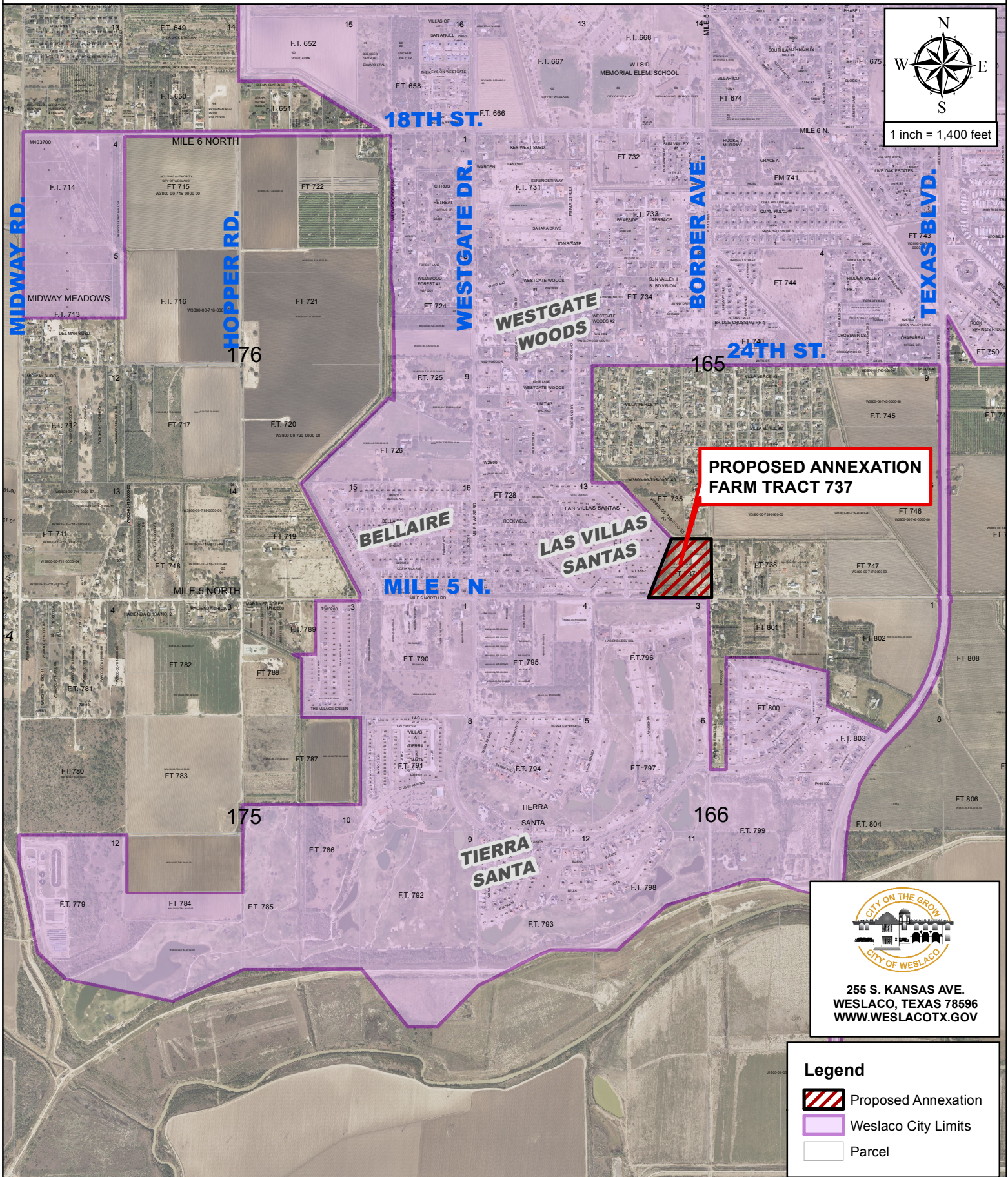
N Westgate Dr

Google earth

© 2016 Google
© 2016 INEGI

600 ft





ANNEXATION FARM TRACT 737

ORDINANCE NO. 2016-XX

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 7.9688 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.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 7.9688 acres and are more specifically described as follows, to-wit:

Tract

A tract of land containing 7.9688 acres situated in the County of Hidalgo, Texas, being a part of portion of Farm Tracts 737, West Tract Subdivision and adjacent right-of-way being the 655.03 ft. of East right-of-way being 26.14 feet of 60 ft. right-of-way and 628.89ft of 70ft right-of-way, also known as a portion of South Border Avenue (Miles 5 ½ West Road), according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 6. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 8. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on First Reading this 6th day of September, 2016.

FINALLY PASSED AND APPROVED on this ____ day of _____, 2016.

CITY OF WESLACO

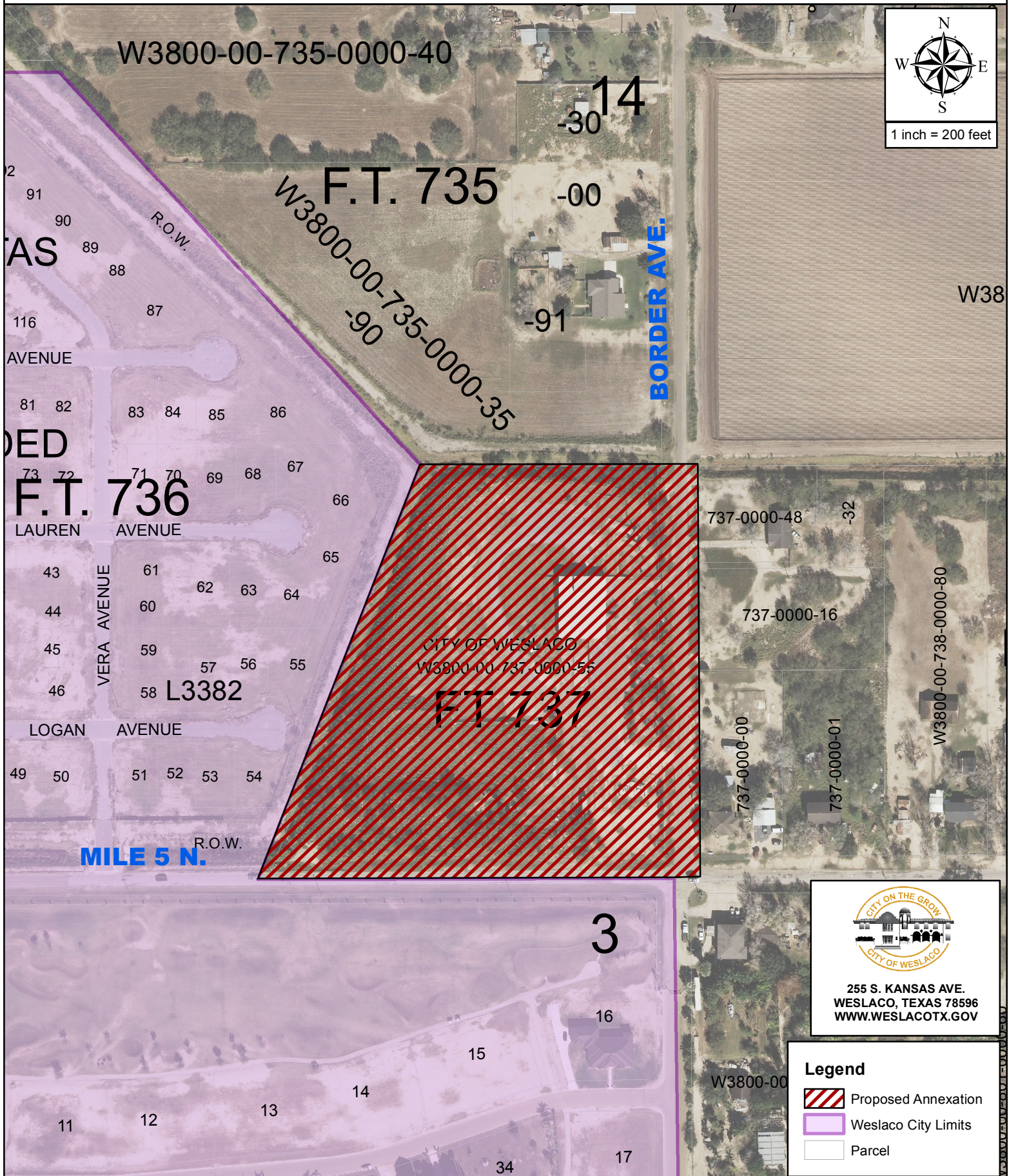
DAVID SUAREZ, MAYOR

ATTEST:

ELIZABETH WALKER, CITY SECRETARY

AS TO FORM:

ATTORNEY FOR THE CITY



255 S. KANSAS AVE.
WESLACO, TEXAS 78596
WWW.WESLACOTX.GOV

- Legend**
- Proposed Annexation
 - Weslaco City Limits
 - Parcel

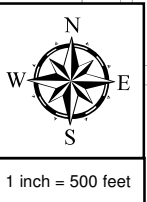
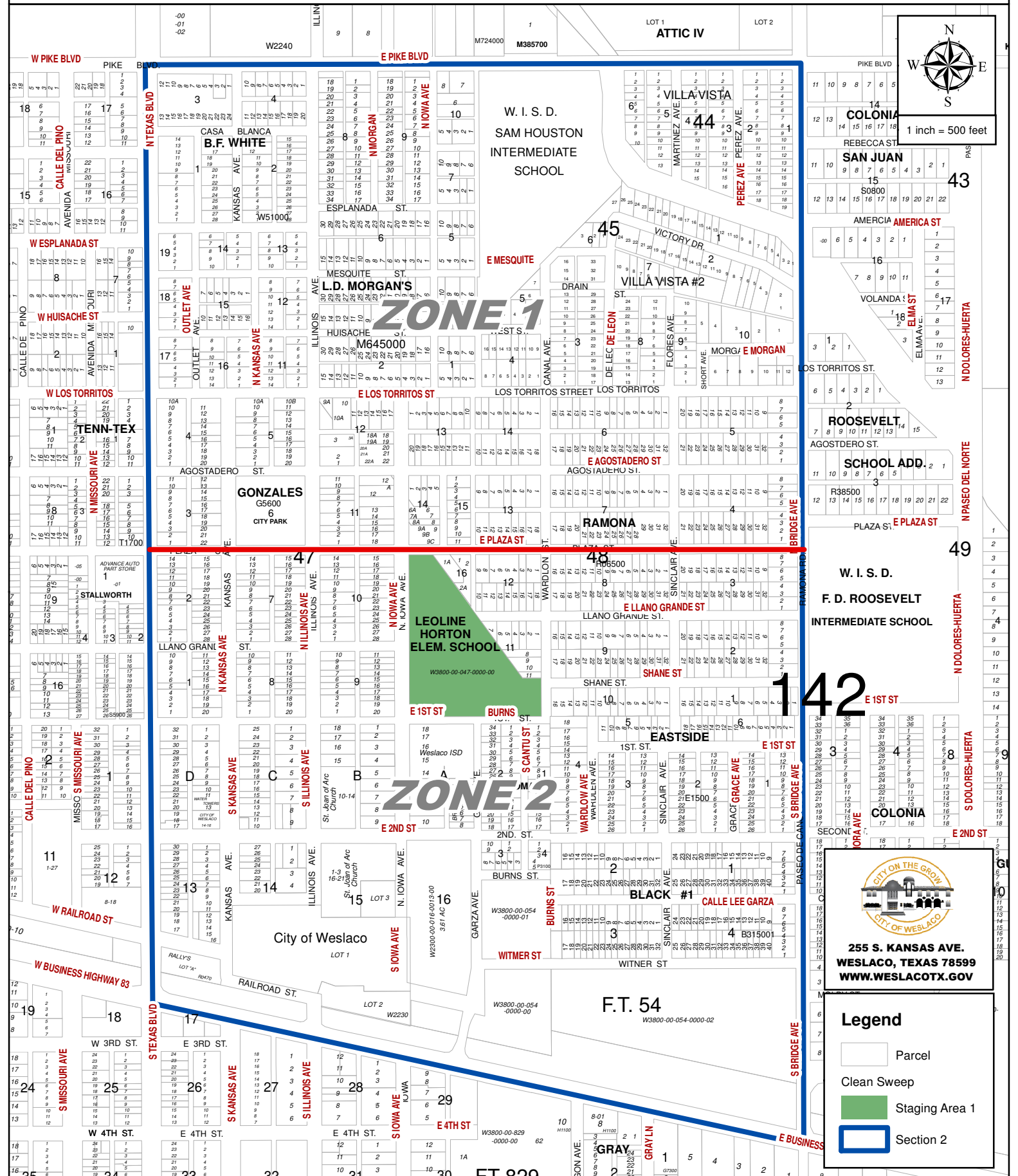
ANNEXATION FARM TRACT 737



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-430	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve the section for the 2016 Clean Sweep Program. Possible action. (Staffed by Planning & Code Enforcement.)			
Background: City staff has been preparing a Clean Sweep Program set for October 1st.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: City Commission Budget Hearing August 9, 2016.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends selection from City Commission.			
Attachments, if any: Section 1, Section 2, Logo			
Responsibilities upon Approval: Staff will proceed with preparations for October 1st.			





Legend

- Parcel
- Clean Sweep
- Staging Area 1
- Section 2



CLEAN



SWEEP





Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-396	
From:			
Subject: Discussion and consideration to approve Ordinance 2016-31 adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2016 to September 30, 2017 and authorize the Mayor to execute any related documents. First Reading of Ordinance 2016-31. Roll Call Vote required. Possible action. (Staffed by the Finance Department.)			
Background: This item is for approval of adopting the budget for 2016-2017 as set out for the various funds, and as presented in our "wrap-up" session, with one exception. The budget reflects an adjustment to account for the proposed decrease of the tax rate by one penny. The 2% across the board pay increase is included within each department's budget, with the exception of the City Manager, who is not subject to the increase.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Mary Barrera		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Recommend approval as presented. Must be roll call vote.			
Attachments, if any: Budget Ordinance, 2016-2017 Annual Budget			
Responsibilities upon Approval:			

ORDINANCE NO. 2016-31

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF WESLACO FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017; APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; AND ADOPTING THE ANNUAL BUDGET FOR THE CITY OF WESLACO, TEXAS, FOR THE 2016-2017 FISCAL YEAR.

WHEREAS, the budget appended here as Exhibit A, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, was duly presented to the City Commission by the City Manager, that due and timely public notice that a Public Hearing on such budget would be held on August 23, 2016, was given and made in accordance with state law and within the time limits set forth by law; that such Public Hearing was held in accordance with the law on August 23, 2016; now therefore,

BE IT ORDAINED BY CITY OF WESLACO, TEXAS:

SECTION 1. That the appropriations for the fiscal year beginning October 1, 2016, and ending September 30, 2017, for the support of the general government of the City of Weslaco, Texas be fixed and determined for said terms in accordance with the expenditures shown in the City's Fiscal Year 2016-2017 Budget, a copy of which is appended hereto as Exhibit A;

SECTION 2. That the Budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's Budget for the fiscal year beginning October 1, 2016, and ending September 30, 2017.

SECTION 3. That there is hereby appropriated the amount shown in said budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt requirements of Fiscal 2016-2017 of the City of Weslaco.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of September, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

Adopted Budget Fiscal Year



2016-2017

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CITY OF WESLACO

ANNUAL OPERATING BUDGET

FOR FISCAL YEAR 2016-2017

This budget will raise more revenue from property taxes than last year's budget by an amount of \$111,365 which is a 1.05% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$315,441.

Date:	September 6th (First Reading) and September 20th (Final Reading)				
Time:	5:30 p.m.				
Vote Type:	Record vote to adopt 2016-2017 Budget				
Description:	Approval of Ordinance adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2016 to September 30, 2017.				
Result:					
Voter	Group	Not Present	Yea	Nay	Abstain
David Suarez	Mayor				
Olga M. Noriega	Mayor Pro-Tem, District 3				
Leo Muñoz	District 1				
Greg Kerr	District 2				
Gerardo "Jerry" Tafolla	District 4				
Letty Lopez	District 5				
Fidel L. Peña III	District 6				

Tax Rate	Proposed FY 2016-17	Adopted FY 2015-16
Property Tax Rate	0.6667	0.6767
Effective Rate	0.6598	0.6303
Effective M&O Tax Rate	0.7253	0.6505
Rollback Tax Rate	0.8914	0.6326
I&S Rate	0.1081	0.1207

The total amount of municipal debt obligation secured by property taxes for the City of Weslaco is \$20,417,231. Total amount of outstanding debt obligations considered self-supporting is \$59,578,327. Self-supporting is currently secured by Water/Sewer and 4A sales tax revenues. In the event such amounts are insufficient to pay debt service, the City will be required to assess an ad valorem tax to pay such obligations.

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CITY OF WESLACO, TEXAS

MAYOR AND COUNCIL

David Suarez
Mayor

Leo Munoz
District 1

Greg Kerr
District 2

Olga M. Noriega
Mayor Pro-Tem, District 3

Gerardo "Jerry" Tafolla
District 4

Letty Lopez
District 5

Fidel L. Peña III
District 6

CITY MANAGER'S OFFICE

Mike R. Perez
City Manager

EXECUTIVE TEAM

Elizabeth Walker
City Secretary

Pedro Garcia, Jr.
*Public Works
Director*

Jose Juan Pena
*Information
Technologies Director*

Maria C. Barrera
Finance Director

Mardoqueo Hinojosa
*Planning and Code
Enforcement Director*

David Arce
*Parks & Recreation
Director*

Rosa Huerta
*Municipal Court
Administrator*

Stephen Scot Mayer
Chief of Police

Arnold Becho
Library Director

Veronica Ramirez
*Human Resources/
Civil Service Director*

Antonio Lopez
Fire Chief

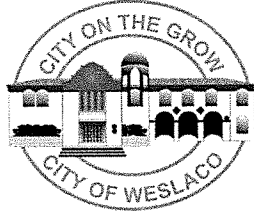
Andrew Munoz
Aviation Director

Juan E. Gonzalez
City Attorney

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Peña, III, Commissioner, District 6

Mike R. Perez, City Manager

September 1, 2016

**Honorable Mayor and
Members of the City Commission
City of Weslaco
255 South Kansas Avenue
Weslaco, Texas 78596**

It is my distinct honor to present the Fiscal Year 2016-2017 (FY 2017) City of Weslaco budget, which continues to make strides toward modernizing the organization while providing mechanisms for self-funding of future capital improvements. We are presenting, for planning purposes, projected revenues and expenditures through the fiscal year ending 2021, though we are only legally adopting the 2016-2017 fiscal year as shown.

The budget is sound and balanced, and includes a decrease to the 2016 tax rate of one penny, from \$.6767 to \$.6667 per \$100 valuation. This is in keeping with the ongoing commitment by this Commission back in 2012 to maintain or slowly reduce the ad valorem tax rate over a ten year period.

The budget includes investments in technology, public safety, quality of life, and our employees, through the implementation of innovative solutions to streamline processes. One major difference in this year's budget presentation is incorporating a five year budget for longer term planning. The formal adoption of the budget will be only for the 2016-2017 fiscal year, but the full five year plan is presented to demonstrate our intention to self-fund capital improvements, future outlay for equipment and vehicles, and thoughtfully plan for staff growth.

This budget will continue to demonstrate the fiscal responsibility shown during the current year by: 1) ensuring our revenues meet or exceed our expenditures in order to avoid mid-year adjustments due to overly optimistic revenue projections or overspending, 2) addressing equipment replacement needs, and 3) incentivizing our workforce through a 2% across the board increase.

The City Commission has been guided by a "vision" that was adopted by the City in 1994. In line with this vision, the Commission developed our "mission" to help define who we are and what we hope to accomplish.

Weslaco's Vision

An International Center of Growth
Friendly People With Vision, Courage and Integrity

Weslaco's Mission

Commitment to excellence in public service
POSITIVE Attitude of Courtesy & Integrity
Doing it **RIGHT** the First Time
SENSITIVE To The Citizens' Needs
Friendly **RESPECT** For All
SERVICE Without Hassle

Goals

Throughout the years and throughout this budget process there have been several goals that have shaped our decisions.

To Provide a Good Quality of Life – This is a broad goal that includes everything that makes Weslaco a safe and enjoyable place to live.

Attract Tourists, Businesses, and Individuals – We want Weslaco to grow and to be the kind of City that welcomes others from outside of the community.

Financial Strategies

The following strategies are recommended to maintain the financial stability of the City and provide adequate services at a sustainable level.

- A. **Fund Balance** It is recommended that the General Fund and each Enterprise Fund should have an unreserved fund balance of no less than 90 days of working capital. The major funds are achieving that target, with the exception of the Water/Sewer Fund, which is projected to be 85 days. We had a very wet year and water sales did not meet the projection from 2015-2016. Management will continue to closely monitor that fund.
- B. **Enterprise Systems** Funds such as the Water, Sewer, and Sanitation Fund should be self-supporting. They should generate sufficient funds through fees charged to the users. They should also generate sufficient revenue to repay debt service, which comprises about 50% of expenditures in the Water/Sewer Fund. The Sanitation Fund is expected to provide sufficient excess revenues to transfer to our Capital Improvement Program Fund (CIP). Therefore, the recommendation is to maintain current rate levels for water, sewer and sanitation services.



"The City on the Grow"

- C. **Assets** This includes real and personal property. Surplus assets should be identified and liquidated. Also, criteria for replacement of assets should be defined. The city is now conducting annual independent inventories to allow for evaluation of the true historical costs of all assets of the City and identify the age of the assets to assist in planning for replacement at the appropriate time. The Fire Department Equipment Replacement Fund is also providing a mechanism to fund the replacement of aging equipment in a structured manner through recurring transfers of a portion of ambulance fees collected.
- D. **Rates** Rates are now being reviewed annually and adjusted gradually to avoid radical changes, while reflecting a true cost of service comparable to many of our neighboring cities.
- E. **Outsourcing** City services should continue to be examined periodically to see if outsourcing would be beneficial to the City. In addition, services that are already outsourced should be reviewed to see if they remain beneficial to the City. Last year, management of water and sewer treatment plants was outsourced as a result of intense evaluation and tenacious negotiation to bring the best value to the citizens.

Current Year Priorities

- A. **Prepare a Balanced Five Year Plan** – A balanced budget means that total budgeted expenditures do not exceed budgeted revenues plus available fund balance. When expenditures exceed revenues the shortfall is usually made up by reductions to fund balance or from borrowed funds. We proposed a five year budget to see the effect of various new hires, expenditures for capital outlay, and self-funding major capital improvements versus projected revenues without relying heavily on borrowed capital. The five year plan in the Capital Improvement Program Fund (CIP) demonstrates our intention to provide a new fire station in the North side of town, expand the library, and relocate our central public safety building, including municipal court services, to the old Public Facilities location, all without heavy reliance on borrowed funds.
- B. **Revenue Enhancement/Adequacy** – During FY 2015 the City reviewed all rates charged by the City and made adjustments in keeping with cost of services. We propose to do the same by end of September this year. By reviewing our rates every year we are able to adjust for increasing costs and inflation with smaller, more incremental adjustments than would be necessary if the rates were not adjusted as often.
- C. **Maintain/Lower the Property Tax Rate** - Last fiscal year the City Commission maintained the tax rate at the same level. This year, in keeping with the Commission's commitment to decrease the property tax when feasible, the budget



"The City on the Grow"

provides for a decrease of one penny, to a rate of \$.6667 per \$100 valuation, without decreasing services.

In conclusion, the budget demonstrates our commitment and ability to self-fund improvements and invest in capital outlay and staff in a measured, sensible manner and use technology to achieve efficiencies over the next five years.

Sincerely,

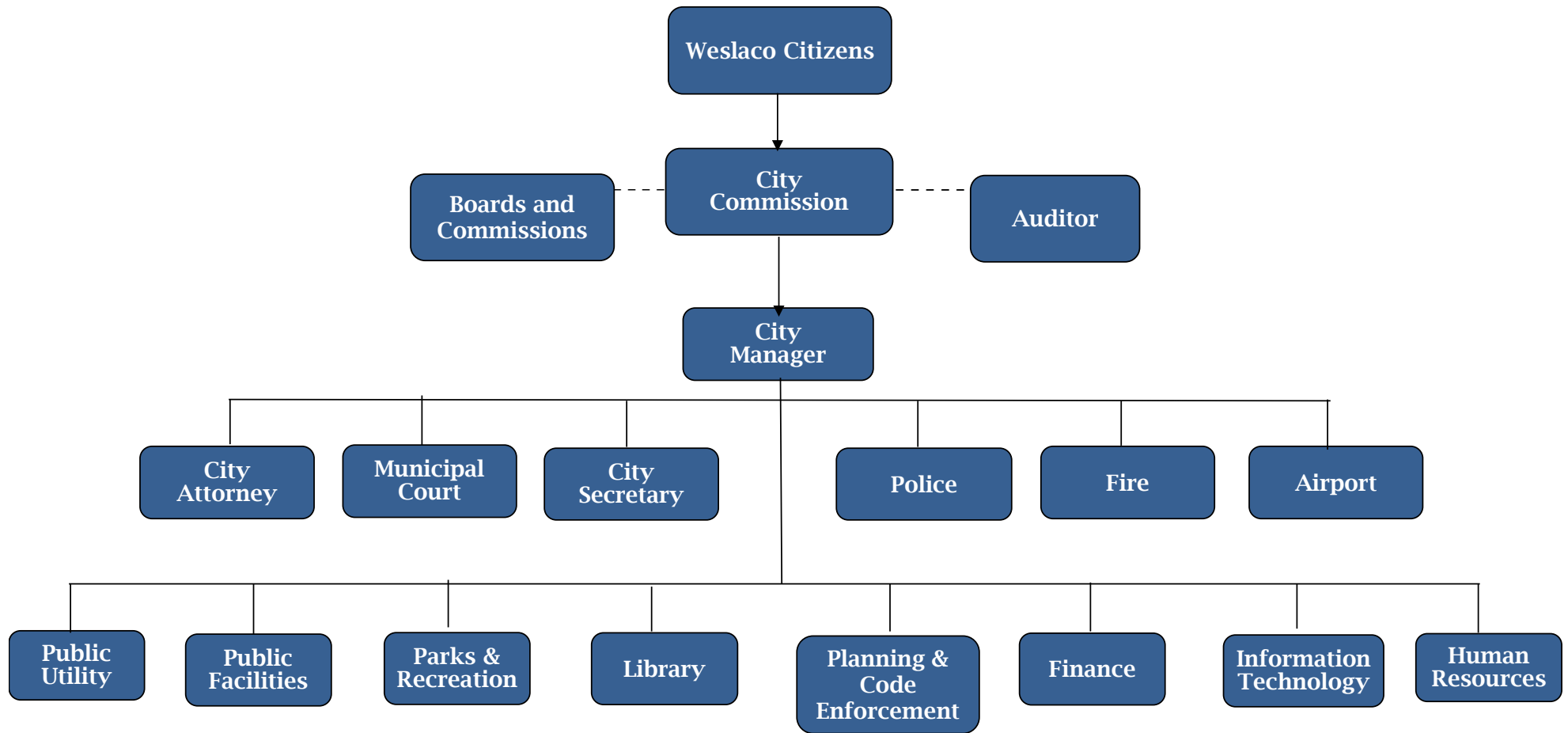


Mike R. Perez
City Manager



"The City on the Grow"

City of Weslaco Organizational Chart



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CITY OF WESLACO, TEXAS

FUND BALANCE SUMMARY 2016-2017

	General Fund	Debt Service Fund	Economic Incentives Fund	Water/ Wastewater Fund	Solid Waste Fund	Airport Fund	Hotel/Motel Fund	Capital Improvement Program Fund	Fire Dept Equipment Replacement Fund
Estimated Unreserved Fund Balance @ 9/30/16	\$ 7,612,896	\$ 569,796	\$ 331,039	\$ 3,648,551	\$ 2,915,942	\$ 265,022	\$ 405,153	\$ 3,039,469	\$ 231,125
Estimated Daily Cost	65,998.78			32,649.23	13,519.14	1,054.02		1,604.19	2,233.99
Estimated # of Days	115			112	216	251			
Estimated Revenues 2016-2017	23,791,835	2,272,601	-	12,055,500	5,067,500	272,826	405,000	2,800,000	-
Estimated Expenditures 2016-2017	22,872,955	2,295,045	1,025,000	11,178,388	3,783,146	559,605	333,500	3,610,440	1,154,933
Revenues Over/(Under) Expenditures	918,881	(22,444)	(1,025,000)	877,112	1,284,354	(286,779)	71,500	(810,440)	(1,154,933)
Transfers In	1,691,310	-	1,025,000			255,000	-	2,600,000	1,261,500
Transfers Out	2,585,000	-	-	1,565,560	1,125,750	-	-	-	-
Change in Fund Balance	25,191	(22,444)	-	(688,448)	158,604	(31,779)	71,500	1,789,560	106,567
Change in Fund Balance	25,191								
Estimated Unreserved Fund Balance @ 9/30/17	\$ 7,638,087	\$ 547,352	\$ 331,039	\$ 2,960,103	\$ 3,074,546	\$ 233,243	\$ 476,653	\$ 4,829,029	\$ 337,692
	69,747.82			34,914.93	13,449.03	1,533.16			
	110			85	229	152			

CITY OF WESLACO, TEXAS
GENERAL FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

	FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
Revenues					
Property taxes	9,146,294	8,855,800	9,121,472	9,395,116	9,676,970
Other taxes	10,569,366	10,576,288	10,664,860	10,754,331	10,844,720
Licenses and Permits	567,475	564,615	569,322	578,655	583,310
Intergovernmental Revenue	317,202	317,202	317,202	317,202	317,202
Charges for Services	2,285,050	2,328,361	2,345,699	2,364,715	2,384,474
Fines and Forfeitures	663,240	663,240	663,240	663,240	663,240
Interest	30,700	30,975	31,250	31,550	31,825
Miscellaneous	212,508	162,508	162,508	162,508	162,508
Total operating revenues	23,791,835	23,498,989	23,875,553	24,267,317	24,664,249

Transfers In	1,691,310	1,691,310	1,691,310	1,691,310	1,691,310
TOTAL REVENUES	\$ 25,483,145	\$ 25,190,299	\$ 25,566,863	\$ 25,958,627	\$ 26,355,559

Expenditures

General Government	6,584,543	6,410,367	6,397,384	6,296,764	6,193,357
Public Safety	12,462,072	12,552,631	12,582,050	12,917,508	12,864,508
Highways and Streets	2,317,095	2,177,470	2,231,470	2,266,991	2,181,991
Culture and Recreation	1,509,245	1,441,893	1,552,291	1,583,202	1,558,202
Total Operating Expenditures	22,872,955	22,582,361	22,763,195	23,064,465	22,798,058

Transfers Out	2,585,000	2,570,046	2,474,641	2,360,000	3,470,000
TOTAL EXPENDITURES	\$ 25,457,955	\$ 25,152,407	\$ 25,237,836	\$ 25,424,465	\$ 26,268,058

Revenues Over/(Under)

Expenditures \$ 25,191 \$ 37,891 \$ 329,027 \$ 534,162 \$ 87,501

Beginning Fund Balance 7,612,896 7,638,087 7,675,978 8,005,005 8,539,167

Ending Fund Balance 7,638,087 7,675,978 8,005,005 8,539,167 8,626,668

CITY OF WESLACO, TEXAS
INTEREST & SINKING FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
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Revenues

Taxes	2,250,851	2,526,900	2,523,500	2,525,250	2,513,000
Interest	21,750	23,000	24,750	26,400	28,150
Miscellaneous	-	2,500	2,500	2,500	2,500

TOTAL REVENUES	\$ 2,272,601	\$ 2,552,400	\$ 2,550,750	\$ 2,554,150	\$ 2,543,650
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Expenses

Redemption of Bonds	\$ 1,579,500	\$ 1,885,324	\$ 1,941,706	\$ 2,000,000	\$ 2,055,000
Interest on Bonds	\$ 714,045	\$ 665,895	\$ 606,605	\$ 542,425	\$ 482,947
Service Rendered on Bond	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000

Total Operating Expenses	2,295,045	2,552,219	2,549,311	2,543,425	2,538,947
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TOTAL EXPENDITURES	\$ 2,295,045	\$ 2,552,219	\$ 2,549,311	\$ 2,543,425	\$ 2,538,947
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Revenues Over/(Under) Expenditures	\$ (22,444)	\$ 181	\$ 1,439	\$ 10,725	\$ 4,703
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Beginning Fund Balance	569,796	547,352	547,533	548,972	559,697
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Ending Fund Balance	547,352	547,533	548,972	559,697	564,400
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CITY OF WESLACO, TEXAS
ECONOMIC INCENTIVES FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
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Revenues

Transfers In	1,025,000	1,035,000	1,040,000	1,020,000	640,000
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TOTAL REVENUES

\$ 1,025,000	\$ 1,035,000	\$ 1,040,000	\$ 1,020,000	\$ 640,000
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Expenses

380 Agreements	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 300,000
Sales Tax Agreements	425,000	435,000	440,000	420,000	340,000

Total Operating Expenses	1,025,000	1,035,000	1,040,000	1,020,000	640,000
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TOTAL EXPENDITURES

\$ 1,025,000	\$ 1,035,000	\$ 1,040,000	\$ 1,020,000	\$ 640,000
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Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
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Beginning Fund Balance	331,039	331,039	331,039	331,039	331,039
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Ending Fund Balance	331,039	331,039	331,039	331,039	331,039
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CITY OF WESLACO, TEXAS
WATER/WASTEWATER FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

	FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
Water Revenues					
Charges for Services	\$ 6,548,000	\$ 6,748,000	\$ 6,748,000	\$ 6,748,000	\$ 6,798,000
Miscellaneous	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Wastewater Revenues					
Charges for Services	\$ 5,449,000	\$ 5,587,000	\$ 5,729,140	\$ 5,875,544	\$ 5,899,000
Miscellaneous	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500
Total Water & Wastewater Revenues	\$ 12,055,500	\$ 12,393,500	\$ 12,535,640	\$ 12,682,044	\$ 12,755,500

Water Expenses					
Water Treatment	\$ 1,475,631	\$ 1,525,631	\$ 1,575,631	\$ 1,475,631	\$ 1,475,631
Water Distribution	508,185	927,042	772,042	773,002	773,002
Utility Billing	300,275	299,561	300,561	302,126	303,126
Debt Service	4,001,449	4,330,401	2,766,781	2,826,364	2,819,754
Water Meter Division	292,455	290,809	290,809	291,319	291,319
Transfers Out	895,171	895,171	895,171	895,171	895,171
	\$ 7,473,170	\$ 8,268,621	\$ 6,601,003	\$ 6,563,623	\$ 6,558,015
Wastewater Expenses					
Wastewater Collection	\$ 1,725,359	\$ 1,512,199	\$ 1,512,199	\$ 1,512,797	\$ 1,512,797
Wastewater Treatment	1,738,122	1,417,022	1,343,822	1,237,872	1,393,522
Debt Service	1,136,907	1,173,917	1,301,155	2,376,218	2,381,928
Transfers Out	670,390	670,390	670,390	670,390	670,390
	\$ 5,270,778	\$ 4,773,528	\$ 4,827,566	\$ 5,797,277	\$ 5,958,637

Total Water & Wastewater Expenses	\$ 12,743,948	\$ 13,042,149	\$ 11,428,569	\$ 12,360,900	\$ 12,516,652
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Revenues Over/(Under) Expenditures	\$ (688,448)	\$ (648,649)	\$ 1,107,071	\$ 321,144	\$ 238,848
Working Capital beginning	3,648,551	2,960,103	2,311,454	3,418,525	3,739,669
Working Capital ending	2,960,103	2,311,454	3,418,525	3,739,669	3,978,517

CITY OF WESLACO, TEXAS
SOLID WASTE FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

SOLID WASTE FUND BUDGET PROCESS

	FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
Revenues					
Charges for Services	5,067,500	5,047,500	5,047,500	5,047,500	5,047,500
TOTAL REVENUES	\$ 5,067,500	\$ 5,047,500	\$ 5,047,500	\$ 5,047,500	\$ 5,047,500
Expenses					
Solid Waste Collection	\$ 3,052,504	\$ 3,052,504	\$ 3,052,504	\$ 3,052,504	\$ 3,052,504
Transfer Station/Recycle	54,612	54,220	54,220	54,335	54,335
Brush Collection	630,000	630,000	630,000	630,000	630,000
Landfill	46,030	46,030	46,030	46,030	46,030
Total Operating Expenses	3,783,146	3,782,754	3,782,754	3,782,869	3,782,869
Transfers Out					
CIP Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other Funds	125,750	125,750	125,750	125,750	125,750
Total Transfers Out	1,125,750	1,125,750	1,125,750	1,125,750	1,125,750
TOTAL EXPENDITURES	\$ 4,908,896	\$ 4,908,504	\$ 4,908,504	\$ 4,908,619	\$ 4,908,619
Revenues Over/(Under) Expenditures	\$ 158,604	\$ 138,996	\$ 138,996	\$ 138,881	\$ 138,881
Working Capital beginning	2,915,942	3,074,546	3,213,542	3,352,538	3,491,419
Working Capital ending	3,074,546	3,213,542	3,352,538	3,491,419	3,630,300

CITY OF WESLACO, TEXAS
AIRPORT FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

	FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
Revenues					
Charges for Services	202,826	252,826	302,826	352,826	402,826
Intergovernmental Revenue	70,000	60,000	60,000	60,000	60,000
Total operating revenues	272,826	312,826	362,826	412,826	462,826

Transfers In	255,000	285,000	350,000	350,000	350,000
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TOTAL REVENUES	\$ 527,826	\$ 597,826	\$ 712,826	\$ 762,826	\$ 812,826
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Expenses					
Total Operating Expenses	559,605	509,381	549,381	590,134	630,134
TOTAL EXPENDITURES	\$ 559,605	\$ 509,381	\$ 549,381	\$ 590,134	\$ 630,134

Revenues Over/(Under) Expenditures	\$ (31,779)	\$ 88,445	\$ 163,445	\$ 172,692	\$ 182,692
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Working Capital beginning	265,022	233,243	321,688	485,133	657,825
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Working Capital ending	233,243	321,688	485,133	657,825	840,517
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CITY OF WESLACO, TEXAS
HOTEL/MOTEL FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

	FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
Revenues					
Room Occupancy Tax	\$ 405,000	\$ 410,000	\$ 412,500	\$ 415,000	\$ 417,500
TOTAL REVENUES	\$ 405,000	\$ 410,000	\$ 412,500	\$ 415,000	\$ 417,500
Expenses					
Adminstration	\$ 51,000	\$ 51,000	\$ 51,000	\$ 51,000	\$ 51,000
Miscellaneous	282,500	282,500	282,500	282,500	282,500
Total Operating Expenses	333,500	333,500	333,500	333,500	333,500
TOTAL EXPENDITURES	\$ 333,500	\$ 333,500	\$ 333,500	\$ 333,500	\$ 333,500
Revenues Over/(Under) Expenditures	\$ 71,500	\$ 76,500	\$ 79,000	\$ 81,500	\$ 84,000
Beginning Fund Balance	405,153	476,653	553,153	632,153	713,653
Ending Fund Balance	476,653	553,153	632,153	713,653	797,653

CITY OF WESLACO, TEXAS
FIRE DEPT. EQUIPMENT REPLACEMENT FUND BUDGET PROCESS
FISCAL YEARS 2016 TO 2021

	FY 2016-17 City Manager Recommendation	FY 2017-18 City Manager Recommendation	FY 2018-19 City Manager Recommendation	FY 2019-20 City Manager Recommendation	FY 2020-21 City Manager Recommendation
Revenues					
Other Income					
Transfers from Other Funds	362,500	366,125	370,000	373,750	377,500
Other Financing Sources	899,000	\$ 279,818	\$ 664,818	\$ 989,818	525,000
	1,261,500	645,943	1,034,818	1,363,568	902,500
TOTAL REVENUES	\$ 1,261,500	\$ 645,943	\$ 1,034,818	\$ 1,363,568	\$ 902,500
Expenses					
Capital Outlay	918,000	298,818	788,818	1,024,818	560,000
Debt Service	236,933	305,719	414,000	548,040	625,341
TOTAL EXPENDITURES	\$ 1,154,933	\$ 604,537	\$ 1,202,818	\$ 1,572,858	\$ 1,185,341
Revenues Over/(Under) Expenditures	\$ 106,567	\$ 41,406	\$ (168,000)	\$ (209,290)	\$ (282,841)
Beginning Fund Balance	231,125	337,692	379,098	211,098	1,808
Ending Fund Balance	337,692	379,098	211,098	1,808	(281,033)

CITY OF WESLACO
BUDGET PROCESS FY 2017-2021 PROPOSED POSITIONS

GENERAL FUND			Annual Salary	Fringe Benefits	Total Salary
FY 2016-2017					
City Manager		Stipend Assistant City Manager	4,000.00	612.00	4,612.00
City Secretary		Intern	10,504.00	851.00	11,355.00
Finance	1	PT-EMS Billing Clrk	13,551.00	1,348.00	14,899.00
			13,551.00	1,348.00	14,899.00
Human Resources		PT-Human Resources Clrk	4,500.00	615.00	5,115.00
Planning & CE	1	CADD Technician	38,000.00	10,973.00	48,973.00
	1	Temp- Building Inspector	35,000.00	10,497.00	45,497.00
	1	PT-Animal Control	12,480.00	1,849.00	14,329.00
		Intern CADD Summer Program	5,000.00	665.00	5,665.00
			90,480.00	23,984.00	114,464.00
Police	1	Dispatcher	27,040.00	9,079.00	36,119.00
	1	Police Officer	44,574.00	13,991.00	58,565.00
			71,614.00	23,070.00	94,684.00
Fire	1	Secretary	27,040.00	9,079.00	36,119.00
	7	Firefighters/EMS	30,164.00	11,843.00	42,007.00
			30,164.00	11,843.00	42,007.00
			30,164.00	11,843.00	42,007.00
			30,164.00	11,843.00	42,007.00
			30,164.00	11,843.00	42,007.00
			30,164.00	11,843.00	42,007.00
			30,164.00	11,843.00	42,007.00
			238,188.00	91,980.00	330,168.00
Emergency Mgmt	1	PT Emergency Mgmt Planner	12,500.00	1,263.00	13,763.00
Information Tech.	1	Support Analyst	31,200.00	9,918.00	41,118.00
Parks & Rec	1	Parks Working Supervisor	3,280.00	612.00	3,892.00
FY 2016-2017 Grand Totals			479,817.00	154,253.00	634,070.00

CITY OF WESLACO
BUDGET PROCESS FY 2017-2021 PROPOSED POSITIONS

GENERAL FUND-cont'd			Annual Salary	Fringe Benefits	Total Salary
FY 2017-2018					
Planning & CE	1	Animal Control	24,960.00	612.00	35,221.00
Police	1	Police Officers	44,574.00	13,991.00	58,565.00
FY 2017-2018 Grand Totals			69,534.00	14,603.00	93,786.00

FY 2018-2019					
Fire	1	Firefighters/EMS	30,164.00	11,843.00	42,007.00
Information Tech.	1	Reporter/Producer	40,000.00	11,842.00	51,842.00
Parks & Rec	1	Laborer	21,008.00	9,219.00	30,227.00
Library	2	PT-Library Clerks	10,504.00	1,103.00	11,607.00
Library		PT-Library Clerks	10,504.00	1,103.00	11,607.00
			21,008.00	2,206.00	23,214.00
FY 2018-2019 Grand Totals			112,180.00	35,110.00	147,290.00

FY 2019-2020					
Police	1	Police Officers	44,574.00	14,214.00	58,788.00
	1	Police Officers	44,574.00	13,991.00	58,565.00
			89,148.00	28,205.00	117,353.00
Fire	1	EMS Shift Captain	54,224.00	17,349.00	71,573.00
	1	Deputy Chief	64,147.00	17,836.00	81,983.00
			118,371.00	35,185.00	153,556.00
Library	2	PT-Library Clerks	10,504.00	1,103.00	11,607.00
		PT-Library Clerks	10,504.00	1,103.00	11,607.00
	1	Librarian	43,000.00	12,089.00	55,089.00
			64,008.00	14,295.00	78,303.00
FY 2019-2020 Grand Totals			271,527.00	77,685.00	349,212.00

CITY OF WESLACO
BUDGET PROCESS FY 2017-2021 PROPOSED POSITIONS

FY 2020-2021

No new personnel

WATER FUND			Annual Salary	Fringe Benefits	Total Salary
FY 2016-2017					
Utility Billing	1	Cashier-PT permanent	13,130.00	1,314.00	14,444.00

AIRPORT FUND			Annual Salary	Fringe Benefits	Total Salary
FY 2016-2017					
Airport	1	Secretary	21,154.00	8,094.00	29,248.00

City of Weslaco
Capital Outlay Summary FY 2017-2021

GENERAL FUND		Estimated Cost
FY 2016-2017		
City Secretary	ADA doors- Handicap access	7,200.00
Total		7,200.00
Building Maint	Commercial cargo van	32,500.00
(Moving to Parks)	Roof/lighting repair FD(Annex Bldg)	20,000.00
	A/C units	10,000.00
	City Hall insullation	3,000.00
Total		65,500.00
Planning & CE	F150 Animal Control vehicle	55,000.00
	Leica Survey Equipment	20,959.00
	Vector Control fogger	15,000.00
Total		90,959.00
Police	Property Evidence Audit	25,000.00
	Detective vehicle	20,000.00
	Patrol vehicle	45,000.00
Total		90,000.00
Streets	4x4 Ford F150	37,000.00
	Water Tank unit	12,000.00
Total		49,000.00
Drain Ditch	4x4 Diesel Truck	37,000.00
	18 ft. utility trailer	2,500.00
	(2) 12ft. Utility trailer	1,500.00
	Ford F150 - Replace 1996 truck	24,000.00
Total		65,000.00
IT	Department vehicle	18,000.00
	Consolidated Phone system	24,000.00
	(50) Computer Replacement	35,000.00
	(2) New servers	25,000.00
	Network Switch	11,000.00
	Virus/Intrusion Protection sys	6,000.00
	HR- online recruiting software	18,000.00
	Library website redesign	15,000.00
	WiFi upgrade	10,000.00
	311 mobile app	7,000.00
	Incode 10 upgrade-phase I	57,500.00
Total		226,500.00
Parks & Rec	Vehicle-Cargo van	28,000.00
	Vehicle-1/2 ton pickup	40,000.00
	HD Trailer	5,000.00
Total		73,000.00
Library	Theatre door	10,000.00
	Replace worn book drop	5,000.00
Total		15,000.00
Fleet Maint.	(3) vehicle lifts	12,000.00
	Flat bed w/tool box	6,000.00
	Scanner & updates	6,000.00
Total		24,000.00

FY 2016-2017 Grand Total

706,159.00

GENERAL FUND		Estimated Cost
FY 2017-2018		
City Secretary	Replace Reception Desk	8,000.00
	Electronic Public Info Platform	6,000.00
	Renovate archive support room	16,032.00
Total		30,032.00
Municipal Court	Executive desk	1,500.00
	(3) clerk chairs	2,400.00
Total		3,900.00
Building Maint	4 overhead doors-FD	8,000.00
Total		8,000.00
Planning & CE	F150 Constr. Inspector vehicle	26,000.00
Total		26,000.00
Police	(10) Fleet Computers	25,000.00
	Detective vehicle	20,000.00
	Patrol vehicle	50,000.00
	Patrol vehicle	50,000.00
Total		145,000.00
IT	(50) Computer Replacement	35,000.00
	Additional Dell storage	30,000.00
	Incode 10 upgrade- phase 2	16,000.00
	Network Switch	12,000.00
Total		93,000.00
Parks & Rec	Ice Machine	8,000.00
Total		8,000.00
Library	Duct/vents cleaning	25,000.00
Total		25,000.00
Fleet Maint.	Shop truck 4x4 diesel	60,000.00
	2port-a-cool fans	6,000.00
	Air compressor	3,000.00
Total		69,000.00

FY 2017-2018 Grand Total

407,932.00

City of Weslaco
Capital Outlay Summary FY 2017-2021

GENERAL FUND		Estimated Cost
FY 2018-2019		
Municipal Court	Replace 25 court chairs	3,500.00
Total		3,500.00
Building Maint	3 overhead doors-FD	6,000.00
Total		6,000.00
Planning & CE	F150 Building/Code Ins. Vehicle	26,000.00
Total		26,000.00
Police	(5) Fleet Computers	12,500.00
	Detective vehicle	20,000.00
	Patrol vehicle	50,000.00
	Patrol vehicle	50,000.00
Total		132,500.00
Drain Ditch	F150 to replace #346	24,000.00
	42 ft. Cherry picker	30,000.00
Total		54,000.00
Information Tech	(50) Computer Replacement	35,000.00
	Network Switch	12,000.00
Total		47,000.00
Parks & Rec	Vehicle-1/2 ton pickup	40,000.00
	Tractor mower	50,000.00
Total		90,000.00
Fleet Maint.	3 overheads doors-FD	5,400.00
	Generator for emergency	1,000.00
	Materials/shelving/tables	6,000.00
	HD 4-post vehicle lift	20,000.00
Total		32,400.00

FY 2018-2019 Grand Total 391,400.00

GENERAL FUND		Estimated Cost
FY 2019-2020		
Municipal Court	Replace 25 court chairs	3,500.00
Total		3,500.00
Building Maint	3 overhead doors-FD	6,000.00
Total		6,000.00
Police	(5) Fleet Computers	12,500.00
	Patrol Captain vehicle	52,000.00
	Patrol vehicle	53,000.00
	Patrol vehicle	53,000.00
Total		170,500.00
Streets	416 F4S Backhoe	85,000.00
Total		85,000.00
Information Tech	(50) Computer Replacement	35,000.00
	Network Switch	12,000.00
	(1) New servers	10,000.00
	Wi-Fi Replacements	10,000.00
Total		67,000.00
Library	Replace furniture, shelves, technology	40,000.00
Total		40,000.00

FY 2019-2020 Grand Total 372,000.00

GENERAL FUND		Estimated Cost
FY 2020-2021		
Building Maint	3 overhead doors-FD	6,000.00
Total		6,000.00
Planning & CE	F150 Building Inspector vehicle	26,000.00
Total		26,000.00
Police	(5) Fleet Computers	12,500.00
	Patrol vehicle	52,000.00
	Patrol vehicle	52,000.00
Total		116,500.00
Information Tech	(50) Computer Replacement	35,000.00
	Network Switch	12,000.00
	Wi-Fi Replacements	10,000.00
Total		57,000.00
Library	Replace furniture, shelves, technology	15,000.00
Total		15,000.00

FY 2020-2021 Grand Total 220,500.00

CITY OF WESLACO
PROPOSED CIP MULTIYEAR 2017-2021

Project		# YR S	FY 2016 BUDGET	FY 2016 PROJECTED	FY2017 BUDGET	FY 2018 BUDGET	FY 2019 BUDGET	FY 2020 BUDGET	FY 2021 BUDGET
Highways & Streets									
	Paving - Streets	7	\$ 558,300		\$ 550,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
	Railroad Crossings	7	90,000		90,000	50,000	50,000	50,000	50,000
	Sidewalk/ADA Improvements	7	30,000	9,500	20,000	20,000	20,000	20,000	20,000
	Speed Humps	7	20,000						
	Light-up Water Tower	1	30,000						
	Coordinating Traffic Signals	1	50,000	50,000	10,000	10,000	10,000	10,000	10,000
Culture and Recreation									
	Library-UC adj	1	\$ 41,700	\$ 41,675					
	Boys & Girls Parking Lot	1	200,000	195,746					
	Walking/Jogging Trails	7	50,000	55,780	50,000	50,000	50,000	50,000	50,000
	Move walking/jogging to Parks summary				(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
	Play Scapes/Canopies	1	85,000	81,210					
	Dog Park	1	60,000	31,620					
	Basketball/Volleyball Courts	1	35,000	20,000					
Highways & Streets									
	Drainage improvements	5			100,000	100,000	100,000	100,000	100,000
	MPO - Westgate	1			943,000	347,000	416,000	416,000	
	Sanitary sewer/traffic study (PCE)	2			-		-		
Public Safety									
	Move generator to CH from WTP	1			50,000				
	Buy 40 Acres for Fire Stn	10			150,000	150,000	150,000	150,000	150,000
	New Fire Station - N Texas	1			650,000				
	New Central Fire/Police stations	1			400,000		4,000,000		
	Clean Up Campaign				50,000	50,000	50,000	50,000	50,000
Culture and Recreation									
	Library roof repairs	1		100,000	170,000				
	Parks - (incl wlknng/jogging)	5			300,000	300,000	300,000	300,000	300,000
	Plan/develop park on N	1				100,000	300,000		
	Library expansion (12k sqft)	1						200,000	2,100,000
Debt Service									
	Cap lease-Radio equipment	7			127,440	127,440	127,440	127,440	127,440
	Total By Year		1,250,000	585,531	3,610,440	1,854,440	6,123,440	2,023,440	3,507,440
REVENUE									
	Transfers in from GF		525,000	800,000	800,000	800,000	800,000	800,000	800,000
	Transfers in from Sanitation		750,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Other-Knapp			575,000					
	Other-Sale of Police/Fire on Expy				2,800,000				
	Transfer from 2007 bond for MPO				800,000				
	Transfer from - GF add'l				-	-	-	-	1,480,000
	Total Revenue		1,275,000	2,375,000	5,400,000	1,800,000	1,800,000	1,800,000	3,280,000
	Excess of Revenue over Expend		25,000	1,789,469	1,789,560	(54,440)	(4,323,440)	(223,440)	(227,440)
	Carryover prior FB			1,250,000	3,039,469	4,829,029	4,774,589	451,149	227,709
Fund Balance			25,000	3,039,469	4,829,029	4,774,589	451,149	227,709	269



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-395	
From:			
Subject: Discussion and consideration to approve Ordinance 2016-30 adopting and levying the ad valorem tax rate for the 2016-2017 fiscal year and authorize the Mayor to execute any related documents. First Reading of Ordinance 2016-30. Roll Call Vote required. Possible action. (Staffed by Finance Department.)			
Background: The Ordinance is for the approval of levying a tax rate of .6667 per \$100 valuation, a decrease of one penny from the tax rate adopted last year. Of this, an amount is set for Maintenance & Operations of .5586/\$100, and an amount of .1081/\$100 for the payment of principal and interest on outstanding general debt. The .6667 rate is still slightly higher than the calculated effective rate. As a result, due to Tax Code requirements, the motion must use specific language as follows: "I move that the property tax rate be increased by the adoption of a tax rate of .6667 per \$100, which is effectively a 1.05% increase in the tax rate."			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Mary Barrera		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Recommend approval as presented. Motion must be stated as shown. Must be a roll call vote.			
Attachments, if any: Ordinance-Tax Rate			
Responsibilities upon Approval:			

ORDINANCE NO. 2016-30

AN ORDINANCE LEVYING AN AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN THE CITY OF WESLACO, TEXAS FOR THE TAX YEAR 2016, FIXING THE TAX RATE FOR THE USE AND SUPPORT OF THE GENERAL GOVERNMENT AND FOR THE INTEREST AND SINKING FUND FOR THE REDEMPTION OF BONDS AND OTHER INDEBTEDNESS OF THE CITY OF WESLACO, TEXAS, AND FIXING A LIEN ON ALL TAXABLE PROPERTY.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

I.

THAT, there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Weslaco for the 2016-2017 fiscal year, upon all property, real, personal and mixed, within the corporate limits of said City subject to taxation, a tax of **\$0.6667** on each \$100 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

- a. Maintenance and operation of the General Government (General Fund) for fiscal year 2016-2017, **\$0.5586** on each \$100 valuation of property. **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAT LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.05%, AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$2.60.**
- b. Interest and sinking fund for debt service payments for fiscal year 2016-2017, **\$0.1081** on each \$100 valuation of property for the purpose of paying interest on and providing a sinking fund for the redemption of outstanding indebtedness of the City of Weslaco.

II.

THAT there is hereby fixed on each and every item of taxable property a lien for the purpose of securing the payment of the taxes assessed thereon, and said lien shall continue to exist against any item of property against which a tax is assessed here under until such tax, together with all interest shall be paid.

III.

IF, any person shall neglect or refuse to pay the taxes herein imposed on him or his property, on or before January 31, 2017 the tax collector shall apply the following schedule of

penalty and interest rates for use in calculating the total amount due on delinquent tax bills:

February 2017	7.0%
March 2017	9.0%
April 2017	11.0%
May 2017	13.0%
June 2017	15.0%
July 2017	18.0%

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of September 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____th day of September 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-414	
From:			
Subject: Discussion and consideration to approve Ordinance 2016-32 ratifying the property tax increase reflected in the 2016-2017 fiscal year budget. First Reading of Ordinance 2016-32. Possible action. (Staffed by Finance Department.)			
Background: As per Section 102.007 of the Texas Local Government Code, the City Commission must take a separate ratification vote to adopt any budget that will raise total property tax revenue. The 2016-2017 adopted budget includes an effective increase in property tax revenue of 1.05%. This ratification vote must be separate from the action adopting the budget and from the action adopting the tax rate.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Recommend adopting ordinance to ratify the vote to effectively increase property tax revenue as reflected in the 2016-2017 budget.			
Attachments, if any: Ordinance 2016-32			
Responsibilities upon Approval:			

ORDINANCE NO. 2016-32

AN ORDINANCE OF THE CITY OF WESLACO, TEXAS RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE 2016-2017 FISCAL YEAR BUDGET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 102.007 of the Texas Local Government Code provides in part that the adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget; and

WHEREAS, section 102.007 of the Texas Local Government Code requires that this ratification be in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tex. Tax Code, or other law; and

WHEREAS, the fiscal year 2016-2017 Budget, as adopted, requires raising more revenue from property taxes than in the previous year by 1.05%, and the City Commission desires by adoption of this Ordinance to ratify the property tax increase reflected in the City's Fiscal Year 2016-2017 Budget.

NOW, THEREFORE BE IT ORDAINED BY CITY OF WESLACO, TEXAS:

SECTION 1. That the Weslaco City Commission, as the governing body of the City of Weslaco, having adopted the 2016-2017 Fiscal Year Budget that will require raising more revenue from property taxes than in the previous year by 1.05%, hereby ratifies the property tax increase reflected in the 2016-2017 Fiscal Year Budget.

SECTION 2. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof.

SECTION 3. This Ordinance shall be in full force effective from and after its passage and approval.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of September, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-367	
From:			
Subject: Discussion and consideration to approve the Acquisition "Lease Purchase" contract with Frost Bank for the purchase of radio equipment upgrade and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: The radio purchase from Tri-County Communications was approved at the August 2nd meeting. This item will provide the capital lease financing for the transaction. We obtained quotes on financing from three different lenders, based on the August 2nd quote. Since then, we had the quote verified through HGAC to ensure it met the cooperative contract bid pricing. HGAC verified the line item pricing, but made an adjustment on the 2% HGAC fee, causing a decrease in the final total price. As a result, we contacted Frost to update their financing proposal and are providing the comparison of the new financing amount, as per attached. The proposal that will result in the least amount of interest cost, at a payment amount that is within our budget target, is the five year annual payment option to Frost Bank of \$166,228.43, with a total interest cost of \$34,563.52.			
Funding Source (budget code, if applicable): 50-555-5010			
Amount: \$169,799.31		Term of Impact: Five years	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends the proposal from Frost Bank for five annual payments of \$166,228.43 each, with a total interest cost of \$34,563.52.			
Attachments, if any: Comparison of Lease Costs-Sept			
Responsibilities upon Approval:			

COMPARISON OF LEASE FOR TRI-COUNTY COMMUNICATIONS RADIOS

LEASE AMOUNT \$ 813,534.73

				TOTAL PAYMENTS	TOTAL INTEREST COST
FROST PROPOSAL:					
3	2.07%	\$	276,752.91	\$	830,258.73
4	2.14%	\$	209,888.28	\$	839,553.12
5	2.18%	\$	169,799.31	\$	848,996.55

LEASE CORPORATION OF AMERICA:

60	3.82%	\$	14,869.15	\$	892,149.00	\$	78,614.27
72	3.90%	\$	12,649.75	\$	910,782.00	\$	97,247.27

GOVERNMENT CAPITAL

7	2.40%	\$	127,440.00	\$	892,080.00	\$	78,545.27
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UPDATED COST PROPOSAL VERIFIED BY HGAC - AUGUST 2016

LEASE AMOUNT \$ **796,578.63**

FROST PROPOSAL:

3	2.05%	\$	270,932.31	\$	812,796.93	\$	16,218.30
4	2.13%	\$	205,484.04	\$	821,936.16	\$	25,357.53
5	2.17%	\$	166,228.43	\$	831,142.15	\$	34,563.52



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-398	
From: Arnold Becho			
Subject: Discussion and consideration to authorize negotiations with ROFA for architecture services for roof repairs needed at the Mayor Joe V. Sanchez Public Library and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.)			
Background: The library has several significant leak issues. Several months ago ROFA architects provided an assessment of the situation and recommendations for repair. at this time we would like to begin negotiations with ROFA so that those issues may begin to be addressed.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): No official action has been taken but the minutes of the Library Board reflect that the Board considers this among the paramount issues regarding the current state of the library.			
Arnold Becho		Created/Initiated	
Arnold Becho		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends the City begin negotiations for repair of the leak issues.			
Attachments, if any: ROFA Library Roof Survey, Memo Request to enter negotiations with ROFA			
Responsibilities upon Approval: City administration and library staff will begin negotiations and prepare for a possible bidding of the project (if authorized by the City Commission to do so).			



rike
ogden
figueroa
allex

May 26, 2016

Arnold Becho Library Director
Weslaco Public Library
525 South Kansas Avenue
Weslaco, Texas

Re: Weslaco Public Library Roof Survey

Dear Mr. Becho:

Attached is the roofing survey report prepared by Mr. Travis Jones from Armko Industries Inc., roof system consultant.

The enclosed report is based on our recent inspection of the subject facility. Its purpose is to identify problem areas on the subject roof areas and recommend solutions to these problems.

The roof area survey included:

- A. Interior and exterior examination of roof-related sheet metal, parapets, copings, flashings, roof mat, deck system, and penetrations and/or projections through the roof system.
- B. Cross-section analysis of core samples of the roof membrane.
- C. Analysis of insulation and top side of deck system.

Based upon the existing conditions of the facility, we are providing recommendations solutions to your roofing problems, taking into consideration suitable alternatives.

We are prepared to provide you with the information necessary to receive quotations for the project from contractors. This would include roof plans and details, specifications, necessary bidding conferences, assistance in contractor and bid evaluations, and follow-through of the project to completion. All of these services will be coordinated with your input in order to achieve a completed package tailor-made to meet your specific requirements.

When you are ready to proceed, please be assured we are ready to be of service.

We trust this report will provide you with substantial information, should you require clarification or additional information please call us.

Sincerely,

Rike Ogden Figueroa Allex Architects Inc.

A handwritten signature in blue ink, appearing to read "Humberto Rodriguez", with a stylized flourish at the end.

Humberto Rodriguez, AIA
Principal

HR / hr

Enclosures

**AN ARMKO INDUSTRIES, INC. ROOF SURVEY
FOR
WESLACO PUBLIC LIBRARY
525 S. KANSAS AVE.
WESLACO, TX**

The contents of this report are considered to be private data of Armko Industries, Inc., and are provided for the exclusive use of ROFA Architects, Inc., McAllen, TX; therefore, the contents herein may not be used or reproduced without the specific written permission of Armko Industries, Inc.

TABLE OF CONTENTS

Part 1 - General Information and Existing Conditions

Part 2 - Recommendations

NOTE: The existing conditions will dictate our recommendations
to resolve the problems

Part 3 - Budgeting Estimates

Photographs

Roof Aerial Photo

PART 1 - GENERAL INFORMATION AND EXISTING CONDITIONS

The inspection on this facility was performed on April 26, 2016. The weather conditions at the time of this inspection were warm, humid and overcast skies. The total area covered by this report is approximately 22,379 square feet (see enclosed roof plan). Core samples were taken of this facility.

Size and Reported Age:

Area 1 Modified Bitumen Roof Area is approximately 8,631 square feet, 8-10 years old

Area 1 Concrete Tile Roof Area is 1,721 square feet, 30+ years old

Area 2 Concrete Tile Roof Area is approximately 2,072 square feet, 30+ years old

Area 3 BUR Roof Area is approximately 2,430 square feet, 30+ years old

Area 3 Concrete Tile Roof Area is approximately 2,695 square feet, 30+ years old

Area 4 BUR Roof Area is approximately 4,830 square feet, 40+ years old

22,379 SF TOTAL ROOF AREA

1.00 EXISTING CONDITIONS

1.01 Nomenclature: Area 1 Modified Bitumen Roof

Deck:	Metal decking structurally sloped.
Insulating Board:	Perlite cellulose fiberboard.
Roof Membrane:	SBS Modified Bitumen granulated roof membrane.
Interply:	Fiberglass reinforced modified bitumen base sheet.

1.02 Specific Conditions:

1.02.1	<u>Deck:</u>	Appears to be in sound condition.
1.02.2	<u>Roof Membrane:</u>	Some oxidation occurring and granular erosion.
1.02.3	<u>Reported Leaks:</u>	Some leaks reported along north and south walls. Most likely attributed to lack of sheet metal coping cap and sealing off of the top of the parapet and/or deteriorated coating of the exterior stucco rise walls or both.

- | | | |
|---------|-----------------------|---|
| 1.02.4 | <u>Insulation:</u> | Shows some evidence of wet/dry cycles. Loss of some structural dimensional integrity was evident at core cut area. |
| 1.02.5 | <u>Flashing:</u> | Observed improper flashing applications along the base of the parapets, at equipment curbs, and roof penetrations. |
| 1.02.6 | <u>Sheet Metal:</u> | No sheet metal coping cap or counter flashings are present at the parapet walls. |
| 1.02.7 | <u>Caulking:</u> | Caulking appears to be oxidized in many locations and should be replaced. |
| 1.02.8 | <u>Repairs:</u> | A few attempted repairs were observed. These repairs do not appear to have been very successful for a long term solution. |
| 1.02.9 | <u>Perimeters:</u> | Perimeters are suspect to moisture infiltration primarily due to the lack of a sheet metal coping cap protecting the tops of the parapet walls. |
| 1.02.10 | <u>Field of Roof:</u> | Field of the roof mat appears to be in generally serviceable condition. It would be advisable to apply a properly designed maintenance coating to prolong the serviceable roof life before the oxidation becomes too severe and results in premature failure. |
- 1.03 Nomenclature: **Area 1 Concrete Roof Tile**
- | | |
|-----------------|---|
| Deck: | Cementitious Structural Wood Fiber (TECTUM) Panels |
| Vapor Barrier: | Adhered asphalt impregnated underlayment membrane. |
| Furring Strips: | Galvanized Z-furring strips secured to the cementitious structural wood fiber panels. |
| Roof Covering: | Large barrel, "S" profile, one piece concrete roof tile. |
- 1.04 Specific Conditions:
- | | | |
|--------|------------------------|--|
| 1.04.1 | <u>Deck:</u> | Appears to be in good condition from underside observations. |
| 1.04.2 | <u>Reported Leaks:</u> | Reported leaks primarily along the juncture of the tile roof to the vertical rise wall of the main building. |
| 1.04.3 | <u>Vapor Barrier:</u> | Underlayment membrane appears to be oxidized with some areas of voids or open seams and laps. |

- | | | |
|--------|-----------------------|--|
| 1.04.4 | <u>Flashing:</u> | Lead flashings are in very poor condition. Open laps, tears, punctures, etc. |
| 1.04.5 | <u>Sheet Metal:</u> | Sheet metal flashings exhibit oxidation and some corrosion. |
| 1.04.6 | <u>Caulking:</u> | Caulk sealants have oxidized and deteriorated. Need immediate replacement. |
| 1.04.7 | <u>Repairs:</u> | There is some evidence of attempted repairs with caulk sealants and mastics. Most are improperly installed or using incorrect materials and have had little success. There are several areas of broken, cracked, or missing tile that have yet to be replaced. |
| 1.04.8 | <u>Perimeters:</u> | Perimeter flashing transitions are in very poor condition. |
| 1.04.9 | <u>Field of Roof:</u> | Generally, the tile is in fair condition with several broken, cracked or missing tile as previously mentioned. However; roof tile is not a waterproofing material, it is a rain screen. It is the underlayment that provides the primary waterproofing protection. In this case the underlayment is failing. |
- 1.05 Nomenclature: **Area 2 Concrete Roof Tile**
- | | |
|-----------------|---|
| Deck: | Cementitious Structural Wood Fiber (TECTUM) Panels |
| Vapor Barrier: | Adhered asphalt impregnated underlayment membrane. |
| Furring Strips: | Galvanized Z-furring strips secured to the cementitious structural wood fiber panels. |
| Roof Covering: | Large barrel, "S" profile, one piece concrete roof tile. |
- 1.06 Specific Conditions:
- | | | |
|--------|------------------------|--|
| 1.06.1 | <u>Deck:</u> | Appears to be in good condition from underside observations. |
| 1.06.2 | <u>Reported Leaks:</u> | Reported leaks primarily along the juncture of the tile roof to the vertical rise wall of the main building. |
| 1.06.3 | <u>Vapor Barrier:</u> | Underlayment membrane appears to be oxidized with some areas of voids or open seams and laps. |
| 1.06.4 | <u>Flashing:</u> | Lead flashings are in very poor condition. Open laps, tears, punctures, etc. |

- 1.06.5 Sheet Metal: Sheet metal flashings exhibit oxidation and some corrosion.
- 1.06.6 Caulking: Caulk sealants have oxidized and deteriorated. Need immediate replacement.
- 1.06.7 Repairs: There is some evidence of attempted repairs with caulk sealants and mastics. Most are improperly installed or using incorrect materials and have had little success. There are several areas of broken, cracked, or missing tile that have yet to be replaced.
- 1.06.8 Perimeters: Perimeter flashing transitions are in very poor condition.
- 1.06.9 Field of Roof: Generally, the tile is in fair condition with several broken, cracked or missing tile as previously mentioned. However; roof tile is not a waterproofing material, it is a rain screen. It is the underlayment that provides the primary waterproofing protection. In this case the underlayment is failing.

1.07 Nomenclature: Area 3 BUR Roof

- Deck: Metal decking structurally sloped.
- 1st. Roof-Insulating Board: Perlite cellulose fiberboard.
- 1st Roof-Ply Felts: Three (3) ply felts mopped in hot asphalt.
- 1st Roof-Surfacing: Flood coat of gravel and hot asphalt.
- 2nd Roof-Insulating Board: Perlite cellulose fiberboard.
- 2nd Roof-Ply Felts: Three (3) ply felts mopped in hot asphalt.
- 2nd Roof-Surfacing: Asphaltic emulsion coating.

1.08 Specific Conditions:

- 1.08.1 Deck: Metal decking show corrosion from moisture sitting on the deck and appears to be in poor condition. Recommend a structural analysis.
- 1.08.2 Ply Felts: The mopped ply felts making up the BUR composition are in very poor condition having oxidized and dried out from UV exposure without adequate protection from a surfacing material layer. There are two roof system present. The second roof (or top roof system) was applied directly over the first without removing it first.

- 1.08.3 Reported Leaks: There are several leaks reported at this roof area. Primarily along the low slope roof transition to the tile roof located just slightly above.
- 1.08.4 Insulation: The perlite insulation is wet and no longer offer any structural integrity and insulation value. It is now contributing to the continued deterioration of the metal deck below by remaining wet.
- 1.08.5 Flashing: Flashings along the parapets, equipment curbs and roof transitions are poorly installed and would most likely not meet any manufacturers warranty requirements. Base flashings at the low slope roof to the tile roof are not properly secured and sealed and are open to the elements in a few locations. This is believed to be a primary contributor to the cause of the moisture infiltration into the low slope roofing system.
- 1.08.6 Sheet Metal: No counter flashings used at base flashings, or coping cap atop the parapet walls.
- 1.08.7 Repairs: Attempted repairs have been made but most would be considered improper materials due to the use of either improper roof repair techniques or incorrect materials.
- 1.08.8 Perimeters: Perimeters (ie: parapets) are not covered with a sheet metal coping cap to protect the top of the parapet walls and is suspect to moisture infiltration.
- 1.08.9 Field of Roof: The field of roof is in a state of severe deterioration and in failure mode. Immediate replacement is recommended.
- 1.09 Nomenclature: **Area 3 Concrete Tile Roof**
- Deck: Metal decking structurally sloped.
- Insulating Board: Perlite cellulose fiberboard.
- Vapor Barrier: Mopped fiberglass base ply felt.
- Battens: 1 x 4 wood battens.
- Roof Covering: Large barrel, "S" profile, one piece concrete roof tile.
- 1.10 Specific Conditions:
- 1.10.1 Deck: Metal deck appears to be in good condition from the topside core cut location observations.

- 1.10.2 Vapor Barrier: Mopped base ply appears to be generally intact, however; the attachment of the wood battens with screw fasteners thru the mopped base ply vapor barrier compromised the assembly. First the fiberglass base ply material does not have the elongation or elastomeric properties to seal around the shank of a fastener once it has been penetrated. Furthermore; once the mopped asphalt has dried it starts to become brittle with aging. Over time, the brittleness of the asphalt no longer has the ability to seal around the shank of the fastener any longer, therefore creating a breach in the assembly.
- 1.10.3 Reported Leaks: There were several reported leaks at this roof area. Most appear to be associated with the transition of the low slope roof to the tile roof and the tile roofs hips and ridges where the mortar has severely deteriorated.
- 1.10.4 Insulation: The Perlite insulation board shows some evidence of wet/dry cycles.
- 1.10.5 Repairs: Repairs have been attempted via various caulk sealants applied to the hip and ridge tiles as well as mortar.
- 1.10.6 Field of Roof: Generally, the tile is in fair condition with several broken, cracked or missing tile as previously mentioned. However; roof tile is not a waterproofing material, it is a rain screen. It is the underlayment that provides the primary waterproofing protection. In this case the underlayment is failing.

1.11 Nomenclature: **Area 4 BUR Roof**

- Deck: Metal deck pan structurally flat.
- Insulating Fill: Lightweight concrete fill poured to create approximately 1/16th per foot slope to roof edges.
- Insulating Board: Perlite cellulose fiberboard mopped to LWC.
- Interply: Four (4) ply fiberglass mopping felts.
- Flood Coat: Steep asphalt.
- Surfacing: Pea gravel surfacing.

1.12 Specific Conditions:

- 1.12.1 Deck: The LWC deck appears to be in fairly good condition from topside observation at the core cut location. However; the roof is under sloped. By todays building, a $\frac{1}{4}$ " per foot slope is required for roofs. The existing roof is sloped at approximately $\frac{1}{16}$ th inch per foot which does not promote effective drainage and contributes to ponding water on the roof. Ponding water is a primary contributor to premature deterioration of asphalt roofs that are not design with materials that can withstand such conditions.
- 1.12.2 Roof Mat: The BUR mopping ply felts are oxidized and dried out of their emollients. Some splitting appears to be occurring in various locations through the field of the roof. This roof would be considered in failure mode for it has long surpassed its purposed service life.
- 1.12.3 Reported Leaks: This building was not toured with the owner at the time of our visit. However; from topside observation it is evident that leaks are occurring at various detail (ie: expansion joint, pitch pans, etc.).
- 1.12.4 Insulation: The Perlite insulation shows signs of wet/dry cycles.
- 1.12.5 Repairs: Attempted repairs have been made at some of the pitch pan locations but appear to have been short-lived and not maintained.
- 1.12.6 Perimeters: Roof edge perimeters are showing normal deterioration from age, weathering, and ponding. Tree limb rubs were also observed.
- 1.12.7 Field of Roof: The filed of the roof is in poor condition from oxidation and normal age and weathering. This roof is considered to be in failure mode.

PART 2 - RECOMMENDATIONS

2.01 Recommended Procedures:

ROOF AREA 1 SBS MODIFIED BITUMEN ROOFING:

- Apply a properly specified roof maintenance coating to prolong the service life of the existing roof prior to need of immediate replacement.
- Install new wood nailers and a sheet metal coping cap along all parapet wall locations.
- Modify and repair all roof penetrations for a watertight seal.
- Provide for emergency overflow drainage.
- Verify adequate primary drainage.

ROOF AREA 1 CONCRETE TILE ROOFS:

- Remove existing tile roofing and underlayment and replace with new.
- Provide for a properly designed headwall tie-in flashing condition at the rise wall.

ROOF AREA 2 CONCRETE TILE ROOFS:

- Remove existing tile roofing and underlayment and replace with new.
- Provide for a properly designed headwall tie-in flashing condition at the rise wall.
- Provide for a properly designed valley flashing assembly.

ROOF AREA 3 BUR ROOFS:

- Tear off and remove existing roofing materials down to existing metal deck.
- Remove and replace metal deck if necessary upon confirmation of a structural analysis.
- Install a new properly designed low sloped roofing system with new insulation meeting current code requirements.
- Provide for adequate drainage and new emergency overflow drainage.
- Provide for proper tie-in and transition to the tile roofing system above.

ROOF AREA 3 CONCRETE TILE ROOF:

- Remove existing tile roofing system down to the existing metal deck.
- Provide for a new concrete tile roofing system with nail base insulation and properly specified underlayment.

ROOF AREA 4 BUR ROOF:

- Tear off and remove existing roofing materials down to existing metal deck.
- Install a new properly designed low sloped roofing system with new tapered insulation system meeting current energy code requirements and proper drainage to roof edge.
- Provide for proper tie-in and transition to the adjacent rise wall conditions.

PART 4 – BUDGETING ESTIMATES

Roof Area 1 SBS Modified Bitumen Roof:

Roof Coating Budget Estimate\$64,000

Roof Area 1 Concrete Tile Roof:

Re-roofing Budget Estimate\$18,000

Roof Area 2 Concrete Tile Roof:

Re-roofing Budget Estimate\$22,000

Roof Area 3 SBS BUR Roof:

Re-roofing Budget Estimate\$38,000

Roof Area 3 SBS Concrete Tile Roof:

Re-roofing Budget Estimate\$33,000

Roof Area 4 SBS BUR Roof:

Re-roofing Budget Estimate\$60,000

Consulting: (Bid Package Specifications,
Construction Documents & QA)\$17,000

A/E Fees:.....Estimated \$17,000

TOTAL PROJECT BUDGET ESTIMATE..... \$269,000

If bonds are required, an additional 1.5% should be added to applicable bid items.

The cost data provided above is based upon current dollars, and should be an accurate system comparison for budgeting the actual project cost. No allowance has been made for possible inflation, deck replacement, additional drainage, or other contingencies.

The cost data provided above is in no way to be construed as a quotation by Armko Industries, Inc. nor by any contractor. While we make every attempt to present accurate project cost estimates, Armko Industries, Inc. must first, on your behalf, prepare a complete set of specifications for the work. Then, working closely with you, we request quotations from competent contractors.

**CITY OF WESLACO
WESLACO PUBLIC LIBRARY
WESLACO, TX**



PHOTOGRAPH 1. VIEW OF SBS MODIFIED BITUMEN ROOFING SYSTEM OVER AREA 1 WHICH IS THE NEW LIBRARY MAIN BUILDING. MEMBRANE IS STARTING TO SHOW SOME OXIDATION AND GRANULAR EROSION.



PHOTOGRAPH 2. ANOTHER VIEW OF SBS MODIFIED BITUMEN ROOFING SYSTEM OVER AREA 1.



PHOTOGRAPH 3. AREA 1 APPEARS TO BE UNDER DRAINED WITH INSUFFICIENT EMERGENCY OVERFLOW DRAINAGE. ALSO THERE IS NO COPING CAP PROTECTING THE TOP OF THE PARAPET WALL.



PHOTOGRAPH 4. OVERVIEW OF THE TILE ROOF COURTYARD (AREA 2) BELOW JUST TO THE NORTH SIDE. THE THEATER & A.V. (AREA 3) CAN BE SEEN IN THE BACKGROUND.



PHOTOGRAPH 5. THE COURTYARD TILE ROOFS ARE INSTALLED OVER CEMENTITIOUS WOOD FIBER (TECTUM) STRUCTURAL PANELS WITH AN ADHERED UNDERLAYMENT WITH GALVANIZED STEEL Z-FURRING CHANNELS.



PHOTOGRAPH 6. VALLEYS APPEAR TO BE NARROW WITHOUT A DIVERTER. THE BLACKENED MORTAR INDICATES MOISTURE WICKED INTO THE MORTAR AND MOST LIKELY BEHIND IT AS WELL.



PHOTOGRAPH 7. LEAD FLASHING LAPS AT THE TILE HEADWALL ARE LACKING A PROPER SEAL OR ARE OPEN.



PHOTOGRAPH 8. LEAD FLASHINGS AT THE TILE HEADWALL ARE DEFORMED, CREATING A DEPRESSION BEHIND THE HEAD OF THE TILE. WHEN THERE IS A LAP NEARBY, MOISTURE WILL ENTER THRU THE LAP AND SUBSEQUENTLY BENEATH THE TILE.



PHOTOGRAPH 9. LEAD FLASHINGS AT THE HEADWALL HAVE A FEW TEARS OR PUNCTURES.



PHOTOGRAPH 10. BUILT-UP ROOF LOW SLOPE ROOF AT THE THEATER/A.V. (AREA 3). SYSTEM IS SEVERELY DETERIORATED AND IN FAILURE MODE. AGAIN, THERE ARE NO COPING CAP PROTECTING THE TOP OF THE PARAPETS. CORE CUTS REVEALED THE METAL DECK IS RUSTED AND CORRODED FROM WATER PASSING THRU THE SYSTEM WHICH IS NO LONGER CONSIDERED WATERTIGHT.



PHOTOGRAPH 11. HVAC EQUIPMENT CURBS APPEAR TO BE RETRO-FITTED AND IMPROPERLY FLASHED TO THE ROOFING SYSTEM.



PHOTOGRAPH 12. THESE EXHAUST FANS APPEAR TO HAVE BEEN RECENTLY INSTALLED WITH PROPER CURBS AND BASE FLASHINGS.



PHOTOGRAPH 13. THE TILE ROOF AT THE THEATER CONSISTS OF A METAL DECK, PERLITE INSULATION, MOPPED PLY FELTS AND THE CONCRETE TILE ROOFING SYSTEM. WHEN THE WOOD BATTENS WERE SECURED TO THE METAL DECK BELOW, THEY ACTUALLY CREATED A LEAK SOURCE DUE TO THE ASPHALT ADHESIVE BEING HARDENED ONCE IT DRIED. THE ASPHALT MOPPING IS NOT SELF SEALING AROUND THE FASTENER SHANKS.



PHOTOGRAPH 14. THE TILE HIPS, RIDGE, AND APEX TRANSITIONS HAVE DETERIORATED MORTAR. IT APPEARS THEY HAVE BEEN REPAIRED SEVERAL TIMES OVER THE YEARS BUT WITHOUT LONG TERM SUCCESS.



PHOTOGRAPH 15. SAME AS NOTED ABOVE.



PHOTOGRAPH 16. THE TILE EAVES TRANSITION TO THE LOW SLOPE ROOF BELOW ARE IMPROPERLY INSTALLED. TOP OF THE BASE FLASHING MEMBRANE IS OPEN OR IMPROPERLY SECURED AND SEALED THROUGHOUT CREATING A SEVERE LEAK SOURCE.



PHOTOGRAPH 17. EXPANSION JOINT TRANSITION TO THE STUCCO RISE WALL ADJOINING AREA 3 AND 4 IS FAILING. NO COPING CAP IS ATOP THE PARAPETS. AREA 4 BUR ROOF WITH GRAVEL SURFACING HAS SURPASSED ITS SERVICEABLE LIFE AND IN FAILURE MODE.



PHOTOGRAPH 18. BUR ROOF AT THE NORTH SIDE OF AREA 3 TILE ROOF IS IN FAILURE MODE AS WELL DUE TO THE SAME CONDITIONS NOTED ABOVE REGARDING THE SOUTH SIDE.



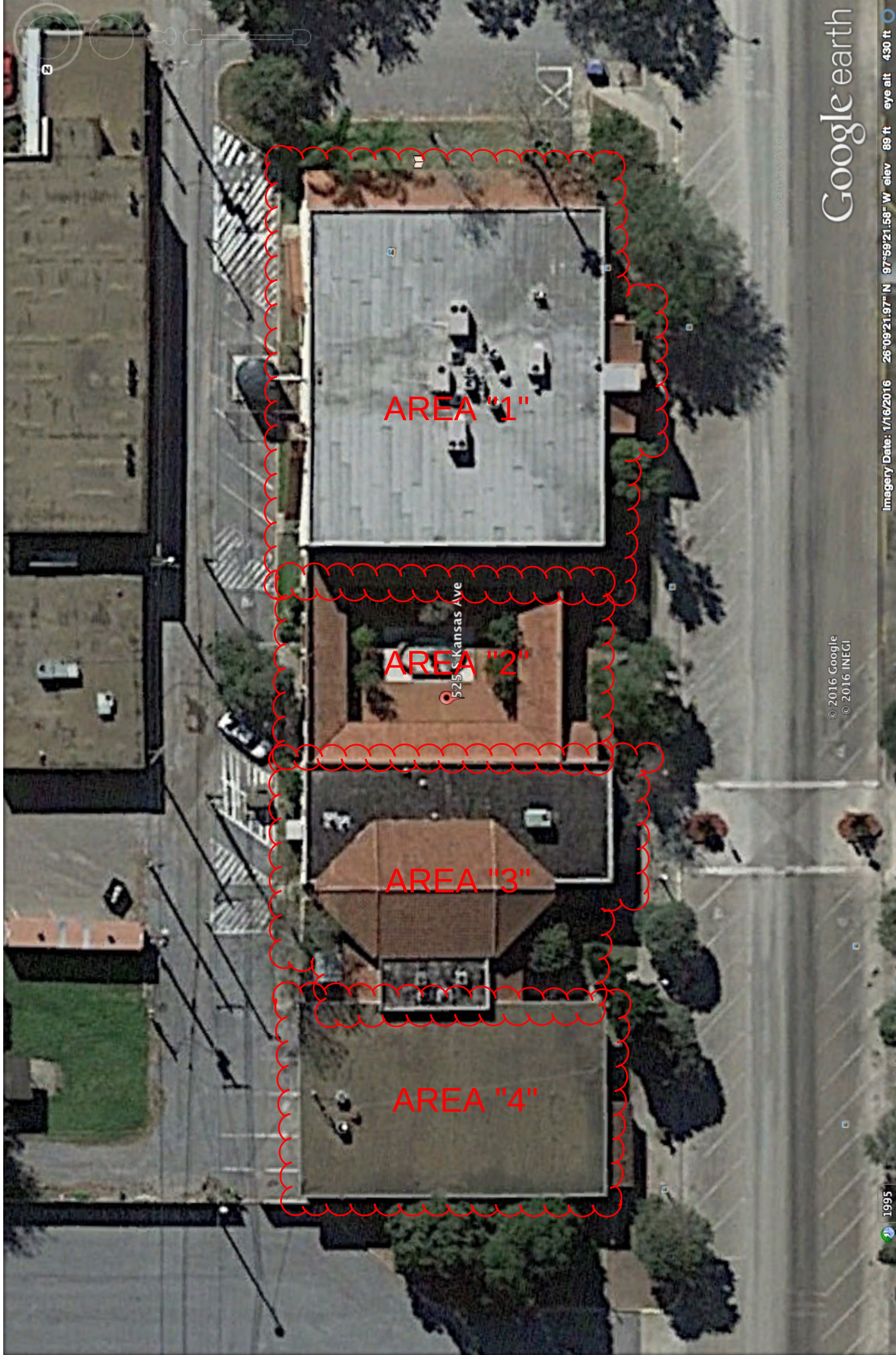
PHOTOGRAPH 19. AREA 4 BUR ROOFING SYSTEM WITH GRAVEL SURFACING HAS SEVERELY OXIDIZED AND IS CONSIDERED TO BE IN FAILURE MODE.



PHOTOGRAPH 20. SAME AS NOTED ABOVE.



PHOTOGRAPH 21. ROOF PENETRATIONS ARE IMPROPERLY APPLIED AND SEALED AND HAVE NOT BEEN MAINTAINED.



AREA "1"

AREA "2"

AREA "3"

AREA "4"

525 S Kansas Ave

Google earth

© 2016 Google
© 2016 INEGI

Imagery Date: 1/16/2016 26°09'21.97" N 97°59'21.58" W elev 89 ft eye alt 430 ft

1995

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Gregory Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, Commissioner, District 6

Mike Perez, City Manager

August 19, 2016

To: Mike Perez, City Manager; David Suarez, Mayor; Olga M. Noriega, Mayor Pro-Tem; Leo Muñoz, Commissioner; Gregory Kerr, Commissioner; Gerardo Tafolla, Commissioner; Letty Lopez, Commissioner; Fidel L. Pena, Commissioner
CC: Martin J. Mata, Maria C. Barrera, Homer Rhodes, Pete Garcia, Olga Garza
Fr: Arnoldo Becho, Library Director
Re: Request to enter negotiations with ROFA Architects for Library roof repairs.

The Library has significant leak issues within the library theater and below the clay roofs on the north and south ends of the main library building. During the April 5th City Commission Meeting the Commission instructed library staff to seek the opinion of an Architect to modify the scope of work presented within an RFB for library roof work. After an initial consultation, ROFA provided a report free of charge. The report provides an accurate assessment of the entirety of roof conditions at the Library.

Library Staff supports creation of a plan of action that would mitigate the leak concerns. Along with City Administration they would like to enter into negotiations with ROFA Architects for architecture services that would provide plans to repair the library roof.

Roughly \$100,000 of expenses have been proposed for this budget year and roughly \$170,000 have been proposed for next budget year. This expense was not originally budgeted within the Library's Capital Improvement Budget.

Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you for the time.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-390	
From:			
Subject: Discussion and consideration to accept the Homeland Security Grant for the Weslaco Fire Department Emergency Medical Regional Response Team Hospital Shelter addition in the amount of \$67,255.30 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Fire Department).			
Background: This was a Homeland Security Grant that was written by the FD for an additional shelter unit. This is a 100% grant with no matching funds needed. City would purchase equipment and then state will reimburse the city 100% following procurement.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Antonio Lopez		Created/Initiated	
Antonio Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: Quad shelter Qoutes, Quad Qoutes, Quad shelter quotes			
Responsibilities upon Approval:			



Toll-Free: 800-932-6003 Ph: 215-957-6502, Fx: 215-957-6501

Quoted by: Chrissy Gagliardi

SPAR INNOVATIONS LLC

PO BOX 9649
3075 Book Road, Suite 103
Naperville, IL 60567

E-mail: steve@sparinnovations.com
Phone: 630-730-5222

QUOTATION

Date: August 9, 2016

Quote Number: SPAR16-AUG09-01

Date Valid: September 8, 2016

Prepared by: Steve Demas

To: CITY OF WESLACO EMERGENCY MGMT
GUS RAMIREZ

1909 JOE STEPHENS
WESLACO TX 78596
956-447-3416 gramirez@weslacotx.gov

Qty	Part #	Description	Price ea.	Extended Price
1	8350	QUAD INTERFACE SHELTER	\$35,987.72	\$35,987.72
1	8353	Insulation system for Quad Shelter (radiant barrier	\$4,405.59	\$4,405.59
1	7485	Rigid Door System (36") with zip-in Connector Par	\$3,078.02	\$3,078.02
4	7825	Utility Duct 10"-14"	\$76.20	\$304.82
1	8355	Interior HVAC Ducting for Quad	\$1,054.96	\$1,054.96
2	3621	BASIC CART for Model 860, welded aluminum (84	\$1,982.52	\$3,965.03
2	9954	AC-3.5T & Heat Pump, Thermostat, Ducts on Stac	\$15,425.73	\$30,851.47
1	3955	Extension Cable - 50 Amp, single phase / 50 feet	\$882.25	\$882.25
8	5214	String Light, switched (25W-110V) with 5' connecti	\$265.60	\$2,124.78
1	3957	Electrical Junction Box (single phase)	\$3,512.00	\$3,512.00

Sub Total:	\$86,166.63
Estimated Freight:	\$1,650.00
Sale Price:	\$87,816.63

Sales Tax Disclaimer:
SPAR INNOVATIONS is not registered to
collect/pay sales tax in your state. Remit any
taxes due directly as required by law.

Terms: 50% deposit required/ Due in Full prior to
ship **Freight:** Freight prepaid and added.

Delivery: Please allow 12 to 14 weeks A.R.O. for delivery.

Warranty: Shelters 5 years, Accessories 1 year from date of shipment.

Phone #
830-816-2757

Progressive Emergency Products, LLC
P.O. Box 14
Boerne, Tx 78006

Fax #
830-249-7846

Estimate
14174

7/27/2016

Customer/Bill to address

City of Weslaco Emerg Mgmt
1909 Joe Stephens
Weslaco, TX 78596

Qty	Item	Description	Price	Total
1	8350	Quad Interface Shelter- includes inflator part #9900	34,274.02	34,274.02
1	8353	Insulation System for Quad Shelter (radiant barrier)	4,195.80	4,195.80
1	7485	Rigid door system (36") with zip-in connector panel	2,431.44	2,431.44
4	7825	Utility duct 10-14"	72.58	290.32
1	8355	Interior HVAC Ducting for Quad	1,004.72	1,004.72
2	CSST001	Cart for Shelters, w/Stackable Shelf	1,489.95	2,979.90
2	HP42A-410 *	3.5 ton a/c unit w/ heat pump with ducting and removable thermostat	8,990.00	17,980.00
1	ECRD50A	Cord 50' #6 -4 Wire CS6364 x CS6365	377.23	377.23
2	31-5004M	Four General Purpose Lights, 50 Watt, Stringable, No On/Off Switch, and Hanging Straps	900.00	1,800.00
1	ESP50A01	50A Tuff Panel/Legs (Spider Panel), White, 2 L1430, 2 L2120, 2 GFCI Duplex, Dead End	1,050.00	1,050.00
1	Shipping	Shipping, make ready & delivery	750.00	750.00

Please read:

Purchase orders required for orders over \$500. A 50% deposit will be required for orders over \$5000. This quote is valid for 30 days. Invoices 30 days past due are subject to a late fee of .5% (6% per annum). We accept Mastercard and Visa. All charges are subject to a 3% fee.

Subtotal	\$67,133.43
Sales Tax (6.75%)	\$0.00
Total	\$67,133.43

Phone #
830-816-2757

Progressive Emergency Products, LLC
P.O. Box 14
Boerne, Tx 78006

Fax #
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Please read:

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Subtotal	\$67,133.43
Sales Tax (6.75%)	\$0.00
Total	\$67,133.43

SPAR INNOVATIONS LLC

PO BOX 9649
3075 Book Road, Suite 103
Naperville, IL 60567

E-mail: steve@sparinnovations.com
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1	8355	Interior HVAC Ducting for Quad	\$1,054.96	\$1,054.96
2	3621	BASIC CART for Model 860, welded aluminum (84	\$1,982.52	\$3,965.03
2	9954	AC-3.5T & Heat Pump, Thermostat, Ducts on Stac	\$15,425.73	\$30,851.47
1	3955	Extension Cable - 50 Amp, single phase / 50 feet	\$882.25	\$882.25
8	5214	String Light, switched (25W-110V) with 5' connecti	\$265.60	\$2,124.78
1	3957	Electrical Junction Box (single phase)	\$3,512.00	\$3,512.00

Sub Total:	\$86,166.63
Estimated Freight:	\$1,650.00
Sale Price:	\$87,816.63

Sales Tax Disclaimer:
SPAR INNOVATIONS is not registered to
collect/pay sales tax in your state. Remit any
taxes due directly as required by law.

Terms: 50% deposit required/ Due in Full prior to
ship **Freight:** Freight prepaid and added.

Delivery: Please allow 12 to 14 weeks A.R.O. for delivery.

Warranty: Shelters 5 years, Accessories 1 year from date of shipment.



Toll-Free: 800-932-6003 Ph: 215-957-6502, Fx: 215-957-6501

Quoted by: Chrissy Gagliardi



Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-411	
From: David Arce			
Subject: Discussion and consideration to approve the reallocation within the Capital Improvement Plan 2016 in the amount of \$10,000.00 to complete the Mayor Pablo G. Pena City Park entrance signs. Possible action. (Staffed by Parks and Recreation Department.)			
Background: Commission approved a budget of \$15,000, after the amounts that were quoted we need to increase the budget by \$10,000 to complete project.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Approval			
Attachments, if any: A&M Sign Quote, Godwin & Sons Quote, Rio Tex Signs Quote, CIP 2016 Budget			
Responsibilities upon Approval:			



August 25, 2016

A&M Construction
502 E Expressway 83, Suites F&G
Weslaco, TX 78596

RE:
Mayor Pablo G Pena
City Park Sign

After a proper review of the plan provided, and review of site location, I have concluded, that my company will provide all materials and labor for the proper completion of the two signs located at the entrance of the park on Airport Drive. However, the overall size of the signs will be reduced from its original overall length of 30ft to 22ft. The sign height will remain the same.

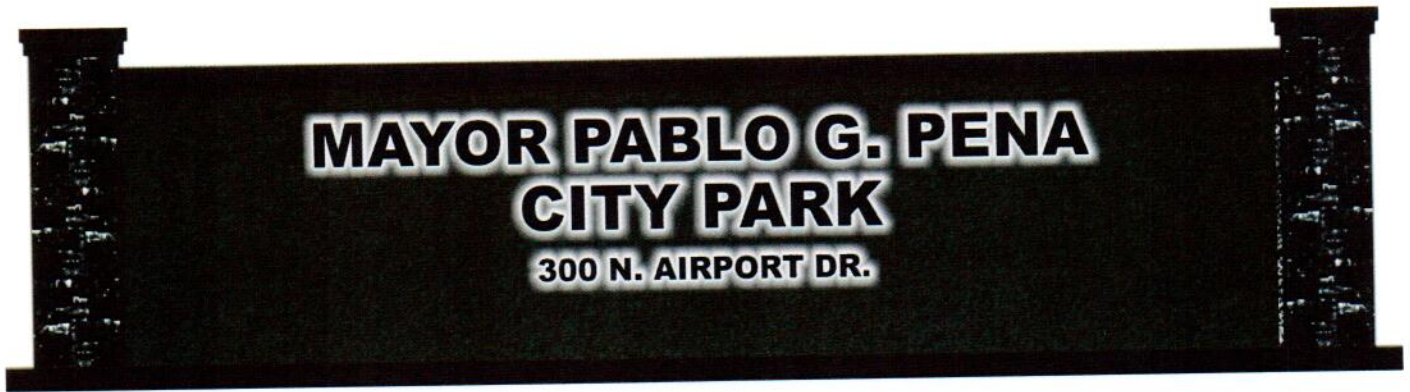
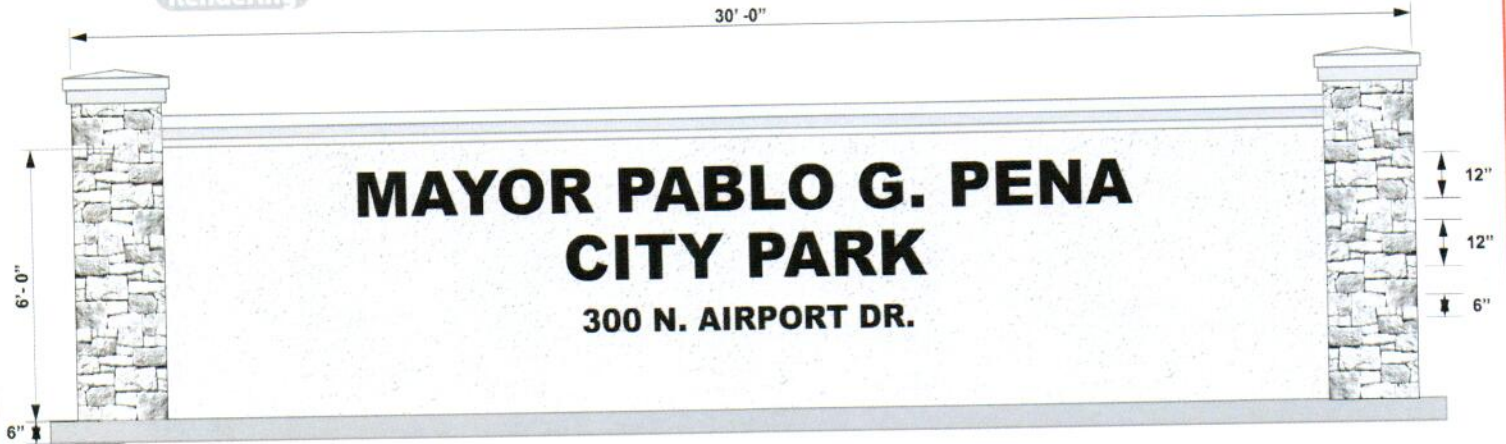
Total Construction cost for labor and materials is \$24,985.00

Respectfully,

A handwritten signature in dark ink, appearing to read 'AJ Hanks', is written over a horizontal line.

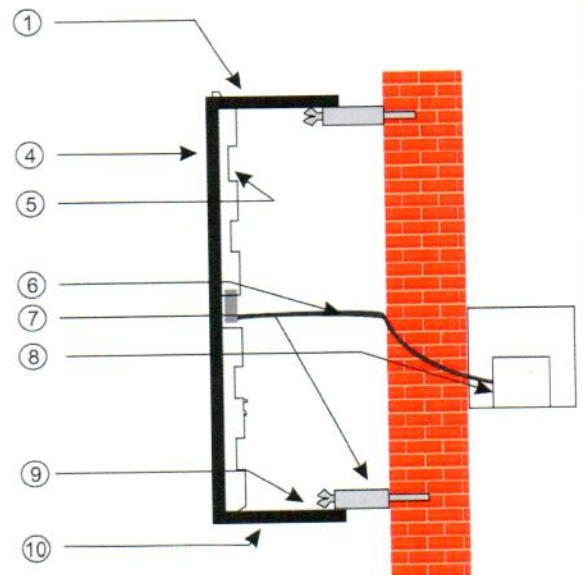
AJ Hanks
956-638-0216

Rendering



Reverse Aluminum Channel Letter

1. 0.040 aluminum 3" Returns Baked enamel.
4. 0.040 aluminum faces.
5. 0.72W 12VDC UL, LG White LED
6. 1/2" Seal tight conduit running to secondary connection.
NOTE: Licenced electrician to have primary connection hooked up.
7. 3/8" Threaded rod w/ wood blocking or cross bracing to mount letters separated to wall.
8. 60 Watt 12 Volt DC output 120 Volt AC input Standard advance outdoor LED power supply.
9. Silicon bead around the inside of return and back to seal from water leakage.
10. 1/4" Weep holes



Client/File MAYOR PABLO G. PENA
Name:

Phone #:

Date: 08/24/2016

Address:

Email:

Sign Type:

Includes fabrication, installation/labor, city permit
One side only
Illuminated sign - \$4,800.00 +tax
Non-illuminated sign - \$3,900.00 +tax

Description

TESC# 28232

#:

TOTAL:\$



PH. 956-423-2689

FAX 956-423-3914

313 HANMORE

HARLINGEN, TX. 78550



Quotation

313 Hanmore
Harlingen, TX. 78550
Phone 956-423-2689
Fax 956-423-3914

e-mail: lindag@godwinsigns.com

DATE 8/18/2016

Quotation # 81816

City of Weslaco
Parks and Recreation Dept.
255 S. Kansas Ave
Weslaco, TX 78596

Quotation valid until: 9/18/2016

Prepared by: Linda Pullin

Texas Sign Contractor Lic # 18053

David Arce-Parks Director

...Serving the Valley for Over 68 Years...

Description	AMOUNT
Masonry Monument Signage, Illuminated Name and Non-Illuminated Address-Installed on City Property Options Included: #1-Two Signs-simultaneous or #2-One Sign Only	
<u>Option 1.</u> Two, 6' x 30' masonry monument signs having reverse illuminated (halo-lit) name copy and non illuminated address, copy one side only. Total materials, labor and installation same property...	\$74,972.00
<u>Option 2.</u> One, sign only as described above. Total materials, labor and installation...	\$42,160.00
Description: Concrete footing and piers, 8" CMU walls, stucco finish, stone veneer side columns and natural stone coping. Name copy, 13" H., LED reverse-lit 2" deep channel letters, painted standard enamel color, 1-1/2" off-set mount, electrical pass thru terminating in wireway back of monument. Address copy 6" H., non-illuminated cast aluminum letters, painted standard enamel color, flush stud mount. Sample of stone coping and picture of brick veneer provided upon request. City to provide a dedicated 120 volt/20 amp electrical circuit within 6 ft. of sign at their expense. Monument construction is a 6-8 week project, weather permitting, plus another 2 weeks for sign installation. Total project estimated to be approximately 10 weeks after ground breaking weather permitting. Regulated by the Texas Dept. of Licensing and Regulation, PO Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints	
Total Project estimated at 10 weeks after ground breaking, weather permitting	Subtotal: Sales Tax-EXEMPT USD. Job Total:

OUR TERMS: PURCHASE ORDER 50% DEPOSIT REQUIRED WITH ORDER. BALANCE DUE NET IN 10 DAYS AFTER COMPLETION. Our proposal may be withdrawn if not accepted in 30 days. We are state and city licensed electrical sign contractors, maintain full insurance coverage and warrant our signs from material defect for one year, labor is warranted 90 days.

ACCEPTANCE: We find the above acceptable as presented by Godwin & Son Signs and hereby authorize work to proceed accordingly. Today's Date: ____/____/____

By: _____ For: _____

If you have any questions concerning this quotation contact **LINDA GODWIN PULLIN** at **956-423-2689**.

THANK YOU - WE APPRECIATE YOUR BUSINESS!



QUOTE

Rio Tex Neon Signs
Manufacture. Installation. Service

1500 Mid Cities Dr.
Pharr, TX 78577
PH: (956) 782-9601 Fax: (956) 782-96
www.riotexsigns.com

INVOICE NO. 1
DATE July 27, 2016
CUSTOMER ID
EXPIRATION DATE 90 Days

TO City of Weslaco
300 N. Airport Drive Weslaco, Tx

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
		50% Deposit. Balance Due Upon Completion	

90 Days Good Faith Estimate

LINE ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
Fabricate	Monument- 1. Single Pole Monumental Sign	Sign w/ Pole	\$34,800.00
& Install	Structure: Angle Iron Steel Frame w/ Aluminum Cladding	Permit	Included
	Skins Painted w/ Polyurethane Acrylic Enamel (automotive)	Engineering	Included
For Permit	Faces: Aluminum to be routed with Push Thru Acrylic/Vinyl	Tax	Exempt
Site Plan	Retainers: 2" Aluminum Retainers	W/ 80% Deposit	3% OFF \$1044
Legal	Illumination: High Output Fourescent Lamps	TOTAL	\$34,800.00
Description	Primary Electrical by other	DEPOSIT	\$17,400.00
Required	Dig hole, remove dirt, pipe, set pipe, concrete and piers, (donuts gasket (flange) Welding, etc)	FOR 2 SIGNS	29500.00 ea.
1 Yr. Warranty	Engineering by Rio Tex Neon Signs (sign ,pipe, and footings	W/ Stone	\$59,000.00
on Labor &	as per engineering specs	Tax	Exempt
Material	Rio Tex Neon Signs to call for public underground lines.	Permit	Included
	Customer to advise of known private underground lines.	Engineering	Included
Turnaround	near sign staked location.	W/ 80% Deposit	3% OFF \$1770.00
Time:		TOTAL	\$59,000.00
5-6 wks	** * Future Electrical Servcie Not Included	DEPOSIT	\$29,500.00
	PRimary Electrical by other - Power to sign location		

SUBTOTAL

SALES TAX

TOTAL

DISCOUNT PRICE

½ DEPOSIT

Quotation prepared by: _____Griselda De Leon_____

This is a quotation on the goods named, subject to the conditions noted below:
(Describe any conditions pertaining to these prices and any additional terms of the agreement.
You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

BOYS & GIRLS CLUB PROJECT ACTIVITY

	BUDGET	2016	2017	Total Expenditures	Remaining Balance
RESOURCES					
Interest Earned		-	-	-	
Transfers from Sanitation Fund	-	675,000.00	-	675,000.00	
Transfers in General Fund	-	575,000.00	-	575,000.00	
Total Revenues	-	1,250,000.00	-	1,250,000.00	-

EXPENDITURES

STREETS IMPROVEMENT

Paving Streets	558,300.00			548,800.00	
5310 Program		9,500.00			
Railroad Crossings	90,000.00			90,000.00	
Sidewalks Improvement	30,000.00			30,000.00	
Speed Humps	20,000.00			20,000.00	
Light-up Water Tower	30,000.00			30,000.00	
Coordinating Traffic Signals	50,000.00			50,000.00	

CULTURE & RECREATION

Library	41,700.00			(2,036.66)	
Circulation Desk		11,048.00			
Shelving Units & Panels		29,146.94			
Curtains & Movie Screen		3,541.72			
Boys & Girls Parking Lot	200,000.00			21,787.82	
Material Testing		2,041.00			
B&G Construction Parking lot		176,171.18			
Walking/Jogging Trails	50,000.00			(5,780.00)	
Fitness Equipment		45,980.00			
Installation of Fitness Eq		9,800.00			
Play Scapes	85,000.00			3,790.00	
Shade Canopies		81,210.00			
Dog Park	60,000.00			30,106.44	
Dog Park Equipment		14,522.97			
Fencing Supplies & Components		12,457.00			
Hems for dog parks		99.15			
Concrete & Equipment		2,750.00			
Supplies for dog park		64.44			
Basketball/Volleyball Courts	35,000.00			15,000.00	
Resurfacing Project		20,000.00			

Transfers Out					
Total Expenditures	1,250,000.00	418,332.40	-	831,667.60	-
Remaining Balance	(1,250,000.00)	831,667.60	-	418,332.40	-

471,700.00

Culture & Recreation remaining Available Balance
Excludes B&G Club

41,079.78

**CITY OF WESLACO, TEXAS
CAPITAL IMPROVEMENT PROGRAM FUND
FISCAL YEAR 2015-2016**

REVENUES

Transfers In		\$	-
Transfer from Sanitation Fund	\$	-	
Transfer from General Fund		-	
TOTAL REVENUES	\$	-	\$ -

EXPENSES

Highways and Streets		\$	778,300
1 Paving - Streets	\$	558,300	
4 Railroad Crossings		90,000	
7 Sidewalks Improvement		30,000	
8 Speed Humps		20,000	
9 Light-up Water Tower		30,000	
11 Coordinating Traffic Signals		50,000	
 Culture and Recreation			471,700
1a Library-Urban Co budget adj		41,700	
2 Boys & Girls Parking Lot		200,000	
3 Walking/Jogging Trails		50,000	
5 Play Scapes		85,000	
6 Dog Park		60,000	
10 Basketball/Volleyball Courts		35,000	
TOTAL EXPENDITURES	\$	1,250,000	\$ 1,250,000

Revenues Over/(Under) Expenditures	<u><u>\$ (1,250,000)</u></u>	<u><u>\$ (1,250,000)</u></u>
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Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-407	
From: Pete Garcia			
Subject: Discussion and consideration to authorize the solicitation of proposals for the trade-in value of a 2013 Caterpillar CS54B Paving & Compaction Pad-foot Shell Kit to obtain a Backhoe and Front-End Loader at no additional cost to the City. Possible action. (Staffed by Public Works.)			
Background: The 2013 Caterpillar CS54B Paving & Compaction Pad-foot Shell Kit was purchased in 2014 from Holt-Cat for \$122,032.00 and has only twenty-seven (27) hours of use.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: Photos- Unit 350, Photos- Unit 350			
Responsibilities upon Approval: Upon approval, City Secretary's office will forward a copy to the Public Works Department therefore they may coordinate with Purchasing Department and proceed with Request for Proposals.			







Standardized Agenda Request Form

Date of Meeting: September 6, 2016		Agenda Item No. (to be assigned by CSO): 2016-413	
From: Pete Garcia			
Subject: Discussion and consideration to approve Ordinance 2016-33, authorizing a budget amendment in the amount of \$63,000.00 for the purchase of the 1998 Caterpillar 330BL Long Reach Excavator from Fund Balance. First Reading of Ordinance 2016-33. Possible action. (Staffed by Public Works.)			
Background: The purchase of excavator was approved by Commission on August 16, 2016.			
Funding Source (budget code, if applicable): 01-529-4100			
Amount: \$63,000.00	Term of Impact: 1 year	Identified in Current Budget: No	
Additional Action Prompted: Budget Amendment			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Pete Garcia		Approved	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: O2016-33 budget amendment, Budget Amendment			
Responsibilities upon Approval: Upon approval, City Secretary's office will forward a copy to the Public Works Department.			

ORDINANCE 2016-33

AN ORDINANCE AMENDING ORDINANCE NUMBER 2015-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, FINDING NEED TO AMEND THE 2015-2016 MUNICIPAL BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2015-2016 budget; and

WHEREAS, unusual and unforeseen conditions have arisen during the fiscal year which have, or will require, the expenditure of additional funds constituting an emergency expenditure; and

WHEREAS, Section 102.009 of the Texas Local Government Code authorizes the City to amend its budget in such a manner as to provide for emergency expenditures as an amendment to the original budget in a case of grave public necessity to meet an unusual and unforeseen condition; and

WHEREAS, the City Commission finds the amendments in the line items identified in the attached Exhibit are reasonable, necessary, and for municipal purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT:

SECTION 1. FINDINGS. The City Commission finds the statements made in the preamble above are true.

SECTION 2. BUDGET LINE ITEMS. The City Commission approves the budget amendments in the attached Exhibit as such change is necessary to meet an unusual and unforeseen condition as the result of an emergency.

SECTION 3. BUDGET TOTAL. The City Commission further finds the amended budget line items identified in such Exhibit will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

SECTION 4. APPROVAL. The 2015-2016 Official Budget, adopted by Ordinance 2015-27, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibit.

SECTION 5. AUTHORIZATION. The City Manager is authorized to undertake action to execute such transfers in accordance with state law, and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached budget amendment, with the City Secretary.

SECTION 6. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of September, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of September, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



BUDGET AMENDMENT # _____

(Round up all amounts to the nearest dollar)

City of Weslaco

Date

Economic Development Corporation of Weslaco	
EDC Budget Categories	Proposed Budget 9/30/17
CARRY OVER FUNDS	3,400,648
Budgeted between construction & bond proceeds (in fye 2015)	475,000
*Restricted bond proceeds minus expenses (funded fye 2015)	924,717
TOTAL CARRY OVER FUNDS	4,800,365
SALES TAX INCOME	3,141,418
sub-total	3,141,418
INTEREST INCOME	
CD Interest - Compass (Qtly)	1,045
Other Interest Revenue- Ckg. Int.	2,500
sub-total	3,545
RENTAL INCOME	
Valley Striping - Mid-Valley Dr (\$840 x 12)	10,080
Weslaco Area Chamber of Commerce (1,509x12)	18,108
Davis Net Lease Hangar (\$1,000 x 12)	12,000
BVEC Reservation Rental Fees	13,487
sub-total	53,675
PROPERTY SALES	
Downtown Properties dba J.Nava -(1,543 x 12)	18,517
LRGVDC-Interest & Principal (10,312 x 12)	123,744
Cil (Colimar) - Joaquin Spamer (5 yr. note/balloon 1,763 x 12)	21,156
S.E.S.A. Fleet Service (MVIP#4 Lot 13- with 6 mo compliance incentive)	20,000
AC/DC Warehouse (1,200 x 12)	14,400
sub-total	197,817
OTHER INCOME	
Alfresco Downtown Sponsorships	4,000
Christmas Parade Participants Income	4,770
Christmas Parade Sponsorship Income	2,000
4th of July Sponsorship Income	8,500
4th of July Vendor Income	1,500
City of Weslaco (SDI) - 380 Assignment (Annual) \$2,300,000. 3/1/2030	236,036
Late Fees	2,178
Reimbursements	1,000
Weslaco Merchants - Billboard Income	3,000
Miscellaneous/Other Income	1,000
sub-total	263,984
TOTAL FISCAL YEAR CASH INFLOWS	3,660,438

Economic Development Corporation of Weslaco	
EDC Budget Categories	Proposed Budget 9/30/17
EDC Budget Expense Categories	
OPERATING EXPENSES	
Gross Wages	284,174
Payroll Taxes & Employee Benefits	59,381
Dues & Subscriptions	15,000
EDC Sponsorships	5,000
Office Supplies	3,000
Lunch - Promotion/Prospects	2,000
Office Expenses (Computer & Laptop)	18,500
Website Hosting & Mgmt	10,000
Contractual Fees	28,123
Professional Fees - Other	5,000
Legal	30,000
CPA Fees	18,000
Audit Fees	14,000
Telephone , Wireless Tablets & Cell Phones	10,000
Utilities - Electricity	15,280
Repairs & Maintenance	15,000
Property Taxes	14,200
City of Weslaco - Quarterly Rent - (Beginning 4/10/17, 25% EC net income)	12,000
Insurance Policies	46,826
Auto Maintenance	3,500
Travel Expense	10,000
Continuing Staff Education	4,000
Board Expense	14,000
sub-total	636,984
ALFRESCO MARKETING EXPENSES	
Promotion - Alfresco Weslaco	21,209
sub-total	21,209
ANNUAL EVENT EXPENSE	
Christmas Parade	21,714
4th of July	29,659
sub-total	51,373
GENERAL MARKETING ADVERTISING	
Marketing/Advertising	72,000
Mid Valley Airport Promotion	10,000
sub-total	82,000

Economic Development Corporation of Weslaco	
EDC Budget Categories	Proposed Budget 9/30/17
DEBT SERVICE	
Debt Services - Bonds	
\$1,155,000 Sales Tax Rev Bds Taxable Ser 2012-(BVEC Phase II)	133,270
\$1,090,000 Sales Tax Rev Refunding Bds, Taxable Ser 2011 A \$302,912	298,774
\$1,290,000 Sale Tax Rev Bds, Tax-Exempt, Series 2011 B \$49,536	49,398
\$2,870,000 Bond Series 2012 (New) 12/20/12 \$310,255	309,530
Texas National - P&I (\$283,000 - Purchase of Dominguez Property)	36,140
sub-total	827,113
BUSINESS DEVELOPMENT & EXPANSION	
Weslaco 100	50,000
Promotion Façade Grant	37,000
Tamez Financial Group	13,000
sub-total	100,000
LANDSCAPING ACTIVITIES	
Maintenance - BVEC - City Hall Grounds	13,915
Maintenance - 17 Acres	7,000
Downtown Heart of Weslaco (Santos)	4,800
Expressway - Maintenance & Beautification (Guerra Const)	43,333
sub-total	69,048
GRANT FUNDING PROJECTS	
VIDA	65,436
LRGVDC/South Texas Transportation Project-JAG	39,000
sub-total	104,436
INCENTIVES	
K.G. Project - Kahn's Grill (Mayan Capital Marketing)	25,000
B.W. Project - Blue Wave (B.P.M.P.) Due Sept 2016 arrears due	100,000
Mission Foods/Ziwa (\$60,000)	12,500
Motion Industries (\$56,000)	10,000
Payne Dealer Group (\$825,000/\$13,750) 3-Qtrs x 2@41,250	165,000
Wal-Mart Neighborhood Store on 18th & Texas	125,000
Project Wild Boar	30,000
Martinez Funiture (\$100,000)	33,334
S.E.S.A. Fleet Svc. (MVIP#4 Lot 13- w/6 mo compliance incentive)	20,000
sub-total	520,834
CAPITAL OUTLAY	
sub-total	-

Economic Development Corporation of Weslaco	
EDC Budget Categories	Proposed Budget 9/30/17
OTHER EXPENSES	
Miscellaneous - Other	5,000
Marketing Retail Coach Study (\$90,000) @ \$10,000 + expenses	27,500
sub-total	32,500
FUTURE PROJECTS	
(SP) Industrial Park	500,000
Project Chicken Hatch 2	100,000
Project Ocean	250,000
sub-total	850,000
BVEC OPERATION EXPENSES	
BVEC Operations Costs	1,000
Contract Labor -BVEC	2,500
sub-total	3,500
TOTAL FISCAL YEAR CASH OUTFLOWS	3,298,997
TOTAL OPPORTUNITY FUND	361,441
TOTAL FISCAL YEAR BUDGET	3,660,438
BVEC PHASE II EXPENDED FROM BOND FUND (PROJECT CHICKEN HATCH)	924,717
General Funds (Project Chicken Hatch)	375,283
TOTAL BOND/DESIGNATED FUND EXPENSES	1,300,000
TOTAL FUNDS AVAILABLE END OF YEAR	
Unrestricted Operating Funds	3,762,090
Budgeted between construction & bond proceeds	-
*Restricted bond proceeds minus expenses	-
TOTAL	3,762,090



AUGUST 2016 TOURISM MARKETING REPORT FOR THE CITY OF WESLACO

AUGUST ADVERTISING

- Advertising Placed:
 - ½ cost for De Shopping Magazine, full page color, (shared with EDC)--\$500
 - Billboards promoting Nature (eastbound near Hutto Road) and Shopping (westbound after Premium Outlets) July & August --- \$6,000
 - ThinkWeslaco Mobile App has been launched. Cost -- \$9,620
 - ThinkWeslaco Marketing materials and marketing campaign -- \$13,400
 - Weslaco Birding Hot Spot brochure updated and reprinted, 10,000 -- \$1,614
 - TPWD Lower Coast Birding Maps, 480 maps -- \$216

WESLACO VISITOR INFORMATION MOBILE APP

The free Weslaco mobile app will be an interactive application used for tourists and locals alike to search for hotels, restaurants, events, merchants, etc. The app is available on Google Play and the Apple Store, search for ThinkWeslaco. The mobile app will feature where to stay when visiting, information on Weslaco's three nature parks, historic sites, upcoming events, a shop local loyalty program, coupon deals, business directory and GPS location function that lets you know what is close by. The initial promotional campaign will include hand-out materials, giveaway items, and push cards for hotels, restaurants, Winter Texan parks and other merchants. Trade show booth table covers and pull-up displays are also being created. The app is initially being marketed to locals, merchants and Winter Texans. All upcoming advertising will also promote ThinkWeslaco.

NATURE TOURISM ADVERTISING

The Weslaco Nature Hot Spots brochure was updated and 10,000 were printed. The brochure includes all nature sites in Weslaco, a locator map, and a bird and butterfly check list. The brochure will be distributed to the Travel Information Centers around the state and used by the Weslaco Nature Centers.

The Valley Nature Center, Frontera Audubon and Estero Llano Grande have provided information and photos for the Chamber to design a Weslaco Nature Park brochure. This is underway.

Chamber purchased 480 Lower Texas Coast Birding Maps to be distributed by Weslaco nature centers and at the Visitors Center.

VISITOR CENTER

Chamber Visitor Center Director Jason Vargas has increased the available literature from around the State of Texas. Rack cards on all State Parks are now available. Major travel destinations around the state are being contacted to send current literature to Weslaco. The Weslaco Business Visitor Center has become the place to visit when seeking information on destinations in Weslaco, the Rio Grande Valley and throughout the State of Texas.

VISITATION – JUNE & JULY 2016

Visitors	In State/Out of State	Visitor Center Events & Meetings	Attendance
August 700	691 /9	14 events/meetings	650