



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, NOVEMBER 19, 2019**

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, November 19, 2019 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.

The Public may comment on anything on the agenda, however if you comment on 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. OTHER BUSINESS

- A. Appointment of a Mayor Pro Tem in accordance with Resolution 2017-85 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary Department.)

IV. PUBLIC HEARING

- A. To solicit input on behalf of Yanai Renteria requesting a Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza Subdivision, Weslaco, Hidalgo County, Texas.

V. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the Minutes of the Regular Meeting on October 15, 2019.
(Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approval on Ordinance 2019-46 amending Ordinance 1989-06, The City of Weslaco Off-Street Parking and Loading Spaces Ordinance- Dance Halls/Event Centers; and authorize the Mayor to execute any related documents. (First reading held November 5, 2019; staffed by Planning & Code Enforcement Department.) Attachment
 - 2) Approval on Ordinance 2019-47 establishing a Series 2019 Drainage Capital Project fund for drainage improvements in the amount of \$10,107,256 and authorize the Mayor to execute any related documents. (First reading held November 5, 2019; staffed by Finance Department.) Attachment
 - 3) Approval on Ordinance 2019-48 approving a budget amendment for the Series 2019 Drainage Capital Project fund for drainage improvements in the amount of \$10,107,256.30 and authorize the Mayor to execute any related documents. (First reading held on November 5, 2019; staffed by Finance Department.) Attachment
 - 4) Approval on Ordinance 2019-49 establishing an Interest & Sinking Debt Fund on the Series 2019 Bond issue related to drainage improvements and authorize the Mayor to execute any related documents. (First reading held November 5, 2019; staffed by Finance Department.) Attachment

VI. OLD BUSINESS

- A. Discussion and consideration after public hearing on behalf of Joe Olivarez to approve Ordinance 2019-43 to rezone 710 S. Missouri. Also being Lots 3, 4, 5, 6, and 7, Blk 56, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-43. Possible Action. (This item was tabled October 15, 2019 and November 5, 2019; staffed by Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration to approve Ordinance 2019-44 amending Section 12 of Ordinance 397, to fix residential, commercial, and industrial garbage rates; providing an effective date; and ordaining other matters with respect to the subject matter hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-44. Possible action. (This item was tabled October 15, 2019 and no action on November 5, 2019; staffed by Finance Department.) Attachment
- C. Discussion and consideration to approve the following time change to the requests from the Weslaco Centennial Committee on the closure of streets for the Centennial Celebration festivities: Closure of 4th, 5th and 6th streets from S. Kansas Ave to S. Illinois Ave for Fiesta Cien and the closure of South Kansas Avenue from Business 83 to 6th St to be effective from 3:00pm Friday, December 6 to midnight Sunday, December 8th; and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. Possible action (This item was approved September 3, 2019; staffed by Public Works Department.) Attachment

VII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Yanai Renteria to approve a Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration to approve the six month extension for the Final Plat for Maria Bonita Townhouse Subdivision – being a 2.081 acres land out of Lots 9 - 12, Bonita Homes Subdivision, Weslaco, Hidalgo County, Texas located south of 20th Street, approximately 910 feet east of Mile 4 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

- C. Discussion and reconsideration for the Final Plat for South Point Subdivision – being a 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83. Possible Action. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- D. Discussion and consideration on Ordinance 2019-50 to convert the twenty- foot alley running between Lots 1-20, Block 4, Gonzalez Addition into a utility easement and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-50. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- E. Discussion and consideration to award the lowest and most advantageous bid received for the IBWC Levee Improvement Project (RFB No.: 2019-20-03) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- F. Discussion and consideration on the purchase of 350 Neptune Mach 10 meters and couplings in the amount of \$107,282.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- G. Discussion and consideration to award FY 2019/2020 Manhole Rehabilitation-Phase III to Southern Trenchless Solutions, LLC., Buyboard vendor contract #555-18, in the amount not to exceed \$98,400.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment
- H. Discussion and consideration to accept, open, award or reject the sole bid received for One "New" Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence Collection Vehicle - Year 2019 or Newer (RFB NO.:2019-20-02) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment
- I. Discussion and consideration of a Student Training & Affiliation Agreement between the Rio Grande Valley College, 549 North Cage Blvd Pharr, Texas 78577 and the Weslaco Fire Department to provide students training and clinical experience in terms of patient assessment and related instruction for students of the School and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment

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 section §551.074 of the Texas Government Code.
- B. Consultation – Consultation with City Attorney on negotiated agreement relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- C. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.
- D. Real Property– Consultation with City Attorney on the sale of real property legally described as Lot 4, Block 143, West Tract Subdivision located in the 2400 Block of N. Texas Boulevard as authorized by §551.072 of the Texas Local Government Code.
- E. Real Property - Consultation with City Attorney on Resolution for the purchase and financing of real property located at the Southeast corner of East Pike Boulevard and Vo-Tech Drive Weslaco, Hidalgo County, Texas as authorized by §551.072 of the Texas Local 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 15th day of November 2019 at 4:30 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/ Myra Ayala, 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.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
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Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2826	
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):			
Aida Vega Mike Perez		Created	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Father Ernest Ukwueze, San Martin de Porres 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 updated 2019 election			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, 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: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2907	
From:			
Subject: Appointment of a Mayor Pro Tem in accordance with Resolution 2017-85 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary 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):			
Aida Vega Aida Vega Mike Perez		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2902	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Yanai Renteria requesting a Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza Subdivision, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate an event center. Four (4) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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 of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on October 21, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit on November 6, 2019.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Planning staff will advise applicant.			



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2831	
From:			
Subject: Approval of the Minutes of the Regular Meeting on October 15, 2019. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action on October 15, 2019.			
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):			
Aida Vega Aida Vega Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 191015 minutes- final			
Responsibilities upon Approval: Execute and retain.			



**MINUTES
REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, OCTOBER 15, 2019**

On Tuesday, October 15, 2019, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Greg Kerr
	Commissioner	Letty Lopez
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias
ABSENT:	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
STAFF:	Asst. City Manager	Andrew Munoz
	Deputy City Secretary	Aida Vega
	City Attorney	Juan E. Gonzalez

Also present: Molly Vallejo, Secretary, CSD; Vidal Roman, Finance Director, Eduardo Gil, Interim Information Technology Director; Rebekah de la Fuente, Assistant Planning Director; Joe Rivera, Police Chief, Antonio Lopez, Fire Chief, Pete Garcia, Public Works Director; Arnold Becho, Library 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, October 11, 2019.

B. Invocation.

Pastor Steven Wagenknecht, Abiding Savior Lutheran Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Mayor Suarez proclaimed the recognition of Chaplain Howard L. Bloomquist for his service to law enforcement as Chaplain and proclaimed October as Domestic Violence Awareness Month.

E. Roll Call.

Aida Vega, Deputy City Secretary, called the roll noting the absence of Commissioner Rodriguez and Muñoz at the time of roll call and a quorum present.

II. PUBLIC COMMENTS

Edward Mejia, voiced his concern on the lack of attendance of appointed individuals to the committees/boards of the City resulting in no business conducted; has expressed interest in serving with a special interest in the Weslaco 100 Committee and would appreciate consideration; commented on bringing awareness on bullying against the LGBTQ community and will be advocating in bringing an event “Pride to the Park” to Weslaco.

Gail Weigel Ortiz, voiced objection to the rezone of 710 S. Missouri stated the area is traditionally residential and identified in the 2040 future Land Use Map as residential; submitted a petition signed from parishioners and the Rector of Grace Episcopal Church; street is narrow causing parking on both side of the streets daily; not opposed to rehabilitation of single family use but against a rezone for multi-family use that could significantly impact property value and if approved creates a permanent multi-family district to the residential neighborhood.

III. PUBLIC HEARING

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to open the public hearing at 6:00 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of Miguel Angel Vicencio requesting a Conditional Use Permit to obtain a Mixed Beverage Permit and Food and Beverage Certificate at 2708 N. Texas Blvd., also being 0.76 acres S150’-N711’-E220’-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

None.

B. To solicit input on behalf of Joe Olivarez to rezone 710 S. Missouri. Also being Lot 3, 4, 5, 6, and 7, Blk 56, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

None.

C. To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 33 (2020) Needs Assessment Plan. (Staffed by Finance Department.)

Andy Gamez, Community Outreach Director, Nuestra Familia del Valle Clinica, Anita Jennings, Amigos Del Valle requested favorable consideration for CDBG funds towards their programs that offer services for discounted medical services for community residents and meals, visits and

housing assistance for the elderly for Weslaco constituents. Andrew Munoz, Asst. City Manager introduced into the record a request received from Children Advocacy Center, for funding of their program that advocate for children.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to close the public hearing at 6:10 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) Minutes of the Special Meeting on September 10, 2019;
- 2) Minutes of the Regular Meeting on September 17, 2019; and
- 3) Minutes of the Special Meeting on September 25, 2019. (Staffed by City Secretary Department.)

B. Approval on agreement with Hidalgo County Elections Department to conduct the City of Weslaco General Election on November 5, 2019 for Mayor, Commissioner District 5 and Commissioner District 6 and authorize the Mayor to execute any related documents. (Staffed by City Secretary Department.)

C. Approval to purchase five police units in an amount not to exceed \$174,570 using Fund 415-Fire Eq. Replacement Fund from Lake Country Chevrolet through the GoodBuy Purchasing Cooperative and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval to Terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Chistopher De Leon D/B/A De Leon Aircraft Maintenance Professional for Hanger W5-03 and approval of a Weslaco Mid Valley Ground Lease Agreement with Tenant Gary Wise for Hangar W5-03 authorize the Mayor to execute any related documents. (Staffed by Airport.)

E. Authorization to submit an application renewing the ERate 2020-2021 Grant program, accept funds upon award, accept additional funding if awarded during the grant year, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

F. Approval of the annual renewal of a general software subscription services contract for maintenance and support with Tyler Technologies Inc. (Incode system runs internal processes including Utility Billing, Procurement, Human Resources and Financials) in an amount not to exceed \$49,055.79 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)

G. Approval of the annual renewal of a general software subscription services contract for maintenance and support with PTS Solutions, Inc (CAD, Jail and Record Management System for Police Department) in an amount not to exceed \$44,801.37 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)

H. Approval of the annual request to host the 2019 Mid-Valley Christmas Parade on Saturday, December 7, 2019 along with Santa Dash fun run hosted by Snapix from 7 a.m. to 12 p.m. on Texas Boulevard from Pike Boulevard to Sixth Street, approval of the use of City Hall parking lot to stage 5k participants for start and end of run, request to waive any required fees and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation for proposed street closure affecting state right of-way. (Requested by Chamber of Commerce.)

I. Approval to authorize staff to solicit bids for the proposed IBWC Levee repairs Project and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

J. Approval to enter into a contractual agreement with the best qualified, most advantageous respondent for RFP on Municipal Audit Services and Engagement Letter and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve.

Mayor Suarez requested item C be withheld from consent agenda.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez withdrew the original motion and moved to approve consent agenda items A, B, D, E, F, G, H, I and J withholding item C as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Approval to purchase five police units in an amount not to exceed \$174,570 using Fund 415-Fire Eq. Replacement Fund from Lake Country Chevrolet through the GoodBuy Purchasing Cooperative and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Andrew Munoz, Asst. City Manager/Aviation Director recommended approval of the purchase utilizing the general fund that would come back to the commission as a budget amendment.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve purchase five police units in an amount not to exceed \$174,570 from Lake Country Chevrolet through the GoodBuy Purchasing Cooperative from the general fund as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez requested to recess the meeting to allow opening remarks for the National Night Out Event.

At 6:13 p.m., Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to recess the regular meeting. The motion carried unanimously; Mayor Suarez was a present and voting.

At 6:29 p.m., Mayor Suarez reconvened the regular meeting open to the public.

V. APPOINTMENTS

A. Discussion and consideration to approve Resolution 2019-71 appointing one member to expired term on the Parks and Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez stated member Enrique “Rick” Rodriguez has expressed interest in continuing to serve on the Parks and Recreation Advisory Board.

In response to Commissioner Pedraza, staff indicated interest has been received from Edward Mejia, Belinda Ibarra and Javier Villa.

Commissioner Farias moved to appoint Javier Villa. Motion failed due to lack of second.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve Resolution 2019-71 appointing Enrique “Rick” Rodriguez to the Parks and Recreation Advisory Board. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, following is the resolution.

RESOLUTION NO. 2019-71

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 Enrique “Rick” Rodriguez is appointed to serve on the Parks & Recreation Board with a term ending 18th day of November 2022.

PASSED AND APPROVED on this 15th day of October 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

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

VI. OLD BUSINESS

A. Discussion and consideration to accept, open, award or reject the sole bid received for Flap Gates (RFB No.: 2018-19-18) and alternate bid of Flap Gate Installations and authorize the Mayor to execute any related documents. Possible action. (This item was tabled October 1, 2019; staffed by Engineering Department.)

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve.

Rebekah de la Fuente requested no action to allow time for the Weslaco Citizens Drainage Advisory Board to meet and make a recommendation and bring back to the commission.

Mayor Pro Tem Kerr rescinded the original motion.

No action.

B. Discussion and consideration to accept, open, award or reject sole bid received for Fill Dirt Sale (RFB No.: 2018-19-17) and authorize the Mayor to execute any related documents. Possible action. (This item was table October 1, 2019; staffed by Engineering Department.)

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Rebekah de la Fuente stated the respondent withdrew the bid and no action necessary.

Andrew Munoz recommended no action as the respondent withdrew the bid. Staff will look at other options to include partnerships with other entities or use at city projects. Mayor Suarez also noted the fill dirt could be declared surplus.

City Attorney recommended the commission accept the withdrawal of the sole bid.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to accept withdrawal of the sole bid. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve Ordinance 2019-41 amending the Master Fee Schedule with respect to Vitals Statistics fees, Fire/EMS fees, Library fees, Planning/building fees and Police fees, and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-41. Possible action. (This item was tabled October 1, 2019; staffed by Finance Department.)

Mayor Pro Tem Kerr, seconded by Commissioner Pedraza moved to remove off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Vidal Roman, Finance Director, recommended approval.

In response to Mayor Suarez, Antonio Lopez, Fire Chief stated changes proposed, was the fee for Haz-mat Response increased from \$1,000 to \$1,500; Rolando Garza, Planning and Code Enforcement, new legislation enacted on calculation of permit fee will be based on square footage and not valuation of the home; recommendation is .20-cents per square foot.

In response to Mayor Suarez, staff stated the calculation of permit fee for residential was approved to charge .20-cents per square footage by past governing body but would have been costly to reworking the software to configure assessing the permit fee from valuation to square footage Mayor Suarez proposed .18¢ per square footage; staff cautioned a shortfall of projected revenues would occur.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve Ordinance 2019-41 amending the Master Fee Schedule with respect to Vitals Statistics fees, Fire/EMS fees, Library fees, Planning/building fees and Police with amendment to proposed permit fee to be .18¢ per square footage. The motion carried unanimously; Mayor Suarez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration to approve Ordinance 2019-42 amending Ordinance 2013-22, the City of Weslaco Subdivision Ordinance; and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-42. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Interim Director Planning and Code Enforcement, stated the amendment will require the developer to enter into a development agreement that allows the City to charge a permit fee and inspect any development in the extraterritorial jurisdiction (ETJ) when connecting to city utilities noting legal has reviewed and approved.

Commissioner Pedraza, seconded by Commissioner Mayor Pro Tem Kerr moved to approve Ordinance 2019-42 amending Ordinance 2013-22, the City of Weslaco Subdivision Ordinance on first reading as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration after public hearing on behalf of Miguel Angel Vicencio to approve a Conditional Use Permit to obtain a Mixed Beverage Permit and Food and Beverage Certificate at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated twenty property owners were notified with no objection received. The Planning and Zoning Commission and staff recommended approval as this a change of ownership and similar activity has been approved.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve a Conditional Use Permit to obtain a Mixed Beverage Permit and Food and Beverage Certificate at 2708 N. Texas Blvd. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of Joe Olivarez to approve Ordinance 2019-43 to rezone 710 S. Missouri. Also being Lots 3, 4, 5, 6, and 7, Blk 56, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related

documents. First reading of Ordinance 2019-43. Possible Action. (Staffed by Planning and Code Enforcement Department.)

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve.

Rebekah de la Fuente stated thirty-seven property owners were notified. The Planning and Zoning Commission recommended approval staff recommends compliance with the 2040 Land Use Map designated as residential use.

In response to Mayor Pro Tem Kerr, staff stated requestor seeking to demolish dilapidated structures and build apartments; Land Use Map is residential; south of the property residential. Joe Olivarez went over development he has done in the area consisting of duplexes and apartments creating a development to blend in with the neighborhood. Mayor Pro Tem voiced concern on spot zoning. City Attorney stated he could evaluate and make a recommendation. Staff went over the current zones in the area that was a mixture of residential, commercial and apartments and the future Land Use Map designated for residential growth. Mr. Olivarez stated financing was in place, ready to proceed with a development that would be one story duplexes to blend in with the area with large back yards and would comply with all city codes.

Andrew Munoz, Asst. City Manager/Airport Director, recommended to table the request and allow the City Attorney author an opinion if spot zoning would occur.

Mayor Pro Tem Kerr, seconded by Commissioner Pedraza moved to table Ordinance 2019-43 to rezone 710 S. Missouri. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and reconsideration for the Final Plat for Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, Blk 164, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the northeast corner of Border Ave. and 18th St., and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated commission action approved the final plat; developer is requesting a twenty-five front setback for interior lots and is permissible. Staff recommended approval.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve final plat for Citrus 674 Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration for a six month extension of the Final Plat for Rangila Subdivision being a 1.878 acres out of Farm Tracts 29, West Tract Subdivision Vol. 2, Weslaco, Hidalgo County, Texas located, approximately 1900 ft. north of west frontage road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated this is a two lot subdivision; developer needs additional time for final completion to record. Staff recommended approval.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve a six month extension of the final plat for Rangila Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to approve 2019-2020 Inter-local Agreement with County of Hidalgo for the implementation of the Community Development Block Grant (C.D.B.G.) under Grant No. B-19-U.C-48-0501 underlining the activities that will be taken and authorize the Mayor to execute any related documents. The City allotment for this fiscal year is \$285,782.00. Possible action. (Staffed by the Finance Department.)

Mayor Pro Tem Kerr abstained from discussion and vote.

Vidal Roman recommended approval stating allocation of funds for general administration of program \$3,000; water/sewer improvements \$277,782.00 and Amigos Del Valle \$5,000 for a total allocation of funds of \$285,782.00 any deviation from the scope of services would need to be approved by CDBG.

In response to Mayor Suarez, allocation of funds is this fiscal year.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the 2019-2020 Inter-local Agreement with County of Hidalgo for the implementation of the Community Development Block Grant (C.D.B.G.) under Grant No. B-19-U.C-48-0501 as presented. The motion carried; Mayor Pro Tem Kerr abstained; Mayor Suarez was present and voting.

G. Discussion and consideration to approve Ordinance 2019-44 amending Section 12 of Ordinance 397, to fix residential, commercial, and industrial garbage rates; providing an effective date; and ordaining other matters with respect to the subject matter hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-44. Possible action. (Staffed by Finance Department.)

Vidal Roman stated Republic Services submitted their Consumer Price Index adjustment; staff recommends an increase of 5% to offset the cost and also to have a net income positive result.

Mayor Suarez voiced concern on raising rates as recommended requesting an analysis on all proposed rates. Andrew Munoz recommended to table and allow staff to meet with Republic Services.

Mayor Pro Tem Ker, seconded by Commissioner Pedraza moved to table Ordinance 2019-44. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to approve Ordinance 2019-45 a budget amendment in the amount of \$360,000 in revenue and appropriations in the amount of \$387,435 in relation to the Hotel/Motel Tax fund and having a projected ending fund balance of \$597,685 and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-45. Possible action. (Staffed by Finance Department.)

Vidal Roman stated staff met with those agencies that had requested appropriations from the Hotel/Motel Tax to ensure the allocated amounts were appropriated justly for a fund balance of \$597,685 to the Hotel/Motel Tax Fund. Staff recommended approval.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Ordinance 2019-45 a budget amendment in the amount of \$360,000 in revenue and appropriations in the amount of \$387,435 in relation to the Hotel/Motel Tax fund and having a projected ending fund balance of \$597,685 as presented on first reading. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve a Professional Services Agreement with Sigler, Winston and Greenwood & Associates (SWG) for Engineering Services for the Pleasantview and 11th Street Drainage Project as negotiated and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

Mayor Pro Tem Kerr abstained from discussion and vote.

Andrew Munoz stated the City Manager met with Sigler, Winston and Greenwood & Assoc and negotiated a rate of 9.5 percent engineering fee. Staff recommended approval.

In response to Mayor Suarez, Randy Winston, SWG, stated the negotiated rate includes, engineering, surveying, drafting and necessary documents for parcel acquisitions (5) for an easement. In response to Andrew Munoz if easement acquisition is not done there is no additional cost for alternate drainage improvement since no design of the project has been done.

Commissioner Pedraza, seconded by Commissioner Lopez moved to approved approve a Professional Services Agreement with Sigler, Winston and Greenwood & Associates (SWG) for Engineering Services for the Pleasantview and 11th Street Drainage Project as negotiated The motion carried; Mayor Pro Tem Kerr abstained ; Mayor Suarez was present and voting.

J. Discussion and consideration to approve a Professional Services Agreement with the Lower Rio Grande Valley Economic Development District for certain project management, reporting and support services in connection with the Economic Development (EDA Project Number 08-79-05334) grant for the construction of Airport Hangars as negotiated and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Andrew Munoz stated recommended approval stating staff has been working with the Lower Rio Grande Valley Economic Development District in submitting EDA grant for the construction of airport hangars; notice received on grant award in the amount of \$850,000 with Weslaco EDC approving the local match; agreement will allow the management and reporting to be done by them and this will ensure federal requirements are being met.

Mayor Pro Tem Kerr, seconded by Commissioner Pedraza moved to approve a Professional Services Agreement with the Lower Rio Grande Valley Economic Development District for certain project management, reporting and support services in connection with the Economic Development (EDA Project Number 08-79-05334) grant for the construction of Airport Hangars as negotiated The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration between Economic Development Corporation of Weslaco and City on financial support for the WEDC Lighting Project (underpass of Texas Blvd.) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)

Steve Valdez, Director Weslaco Economic Development Corporation, stated funding for improvements to the underpass at Texas Blvd and Expressway 83 lighting project presented during the FY2019-2020 EDC budget was \$100,000; cost of engineering plans, installation and training will be \$30,000-\$54,000 and had not been factored in. The EDC Board approved additional funds of \$50,000 for a total project cost of \$150,000 and requested favorable consideration from the commission.

In response to staff; life expectancy of the lights is 10-15 years, three-year warranty, system to be maintained by TXDOT that will transfer to City for operation and maintenance and elaborated on the different lighting color schemes that would be used.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve funding of \$150,000 for the WEDC Lighting Project (underpass of Texas Blvd.) as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration on Resolution 2019-72 for the Multiple Use Agreement between Texas Department of Transportation and the City of Weslaco authorizing participation for the WEDC Lighting Project (underpass at Texas Blvd.) and authorize the Mayor to execute any related documents. Possible action (Staffed by Weslaco Economic Development Corporation.)

Steve Valdez stated Texas Department and Transportation requires a multiple use agreement be in place for the purpose of outlining respective responsibilities of parties using state highway and right-of-way assets and authorizes the project installation of color changing LED lighting. Staff recommended approval.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Resolution 2019-72 for the Multiple Use Agreement between Texas Department of Transportation and the City of Weslaco authorizing participation for the WEDC Lighting Project (underpass at Texas Blvd.) The motion carried unanimously; Mayor Suarez was present and voting.

For the record, following is the resolution.

RESOLUTION 2019-72

A RESOLUTION OF THE CITY OF WESLACO, TEXAS AUTHORIZING A MULTIPLE USE AGREEMENT BETWEEN THE STATE OF TEXAS, TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF WESLACO FOR THE INSTALLATION OF COLOR CHANGING LED LIGHTING TO BE INSTALLED UNDER THE OVERPASS AT TEXAS BLVD & U.S. HIGHWAY 83, AND OTHER RELATED IMPROVEMENTS ON STATE HIGHWAY RIGHT-OF-WAYS

WHEREAS, the City Commission of Weslaco, Texas, through the Economic Development Corporation of Weslaco will fund in its entirety, the installation of color changing LED lighting; and

WHEREAS, the City Commission of Weslaco, Texas; through the Economic Development Corporation of Weslaco will acquire engineered plans, submit to TXDOT for review and approval and secure an installation company with appropriate insurances and bonding's to work on the state highway right-of-way; and

WHEREAS, the City Commission of Weslaco Texas agrees to hold and save the State of Texas free from damage that may result from the construction of the project described herein. The indemnification of the State shall extend for a period of two (2) years beyond the date of termination of this agreement; and

WHEREAS, the use of the state highway right-of-way under the control and operation of the State of Texas, acting by and Through the Texas Department of Transportation, requires the City of Weslaco to modify a Multiple Use Agreement, in the event of any changes to said agreement that specifies the responsibilities of the City and of the State for the use of state highway right-of-way. and;

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

The City of Weslaco shall agree to terms and conditions set out in the Multiple Use Agreement with the State of Texas, acting by and Through the Texas Department of Transportation, to allow the City and The EDC of Weslaco install LED lighting approved by TXDOT.

BE IT FURTHER RESOLVED THAT this resolution shall take effect immediately after its passage.

READ, CONSIDERED, PASSED, AND APPROVED at a regular meeting of the City Commission of the City of Weslaco, Texas, at which a quorum was present, and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 15th day of October 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

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

M. Discussion and consideration to void price agreement for Caliche with Green Dream International due to unresponsiveness and award the second lowest bid to Frontera Materials Inc. in the amount of \$13.00/ton and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Pete Garcia, Public Works Director, stated previous commission action approved vendor Green Dream International who was the lowest responsive bidder for caliche; the vendor has failed to provide good and services in a timely manner creating delays in work productivity. Staff has reached out to the vendor repeatedly who has been unresponsive. Staff recommends voiding agreement with Green Dream International and award the second lowest bidder Frontera Materials Inc.

Commissioner Pedraza seconded by Commissioner Lopez moved to void price agreement with Green Dream International and award the second lowest respondent Frontera Materials Inc. in the amount of \$13.00/ton as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Discussion and consideration to approve an interlocal agreement with Weslaco Independent School District for eight (8) law enforcement officers to serve as school resource security officers (SRO), to be reimbursed in the amount of \$385,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Mayor Pro Tem Kerr abstained from discussion and vote.

Andrew Muñoz recommended approval stating this was the annual renewal for law enforcement officer's presence in the schools and monies were budgeted.

Commissioner Lopez, seconded by Commissioner Farias moved to approve agreement with Weslaco Independent School District for eight (8) law enforcement officers to serve as school resource security officers (SRO), to be reimbursed in the amount of \$385,000 as presented. The motion carried; Mayor Pro Tem Kerr abstained; Mayor Suarez was present and voting.

VIII. EXECUTIVE SESSION

At 6:28 p.m. Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:48 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

No action.

B. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for proposed development of property legally described as the West Tract N-820.04'-Farm Tract 13, Weslaco, Hidalgo County, Texas located on Mile 3 1/2 West, as authorized by section §551.087 of the Texas Local Government Code.

No action

C. Consultation – Consultation with City Attorney on negotiated agreement relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

Mayor Pro Tem Kerr, seconded by Commissioner Pedraza moved to approve a one percent salary increase effective October 1, 2019 as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. Real Property – Consultation with City Attorney on the purchase of real property described as Lots 1-4, Block 43, Weslaco Original Townsite located at 501 S. Kansas as authorized by section §551.072 of the Texas Local Government Code.

No action.

E. Real Property– Consultation with City Attorney on the sale of real property legally described as Lot 4, Block 143, West Tract Subdivision located in the 2400 Block of N. Texas Boulevard as authorized by §551.072 of the Texas Local Government Code.

Commissioner Farias, seconded by Commissioner Pedraza moved to authorize the City Manager and Mayor to proceed with the sale of property legally described as Lot 4, Block 143, West Tract Subdivision as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

F. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.

No action.

X. ADJOURNMENT

Commissioner Farias, seconded by Commissioner Lopez, moved to adjourn the October 15, 2019 meeting at 8:49 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

MAYOR PRO-TEM, Greg Kerr

ABSENT
COMMISSIONER, Leo Muñoz

ABSENT
COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Adrian Farias

COMMISSIONER, Letty Lopez



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2874
From: Rebekah De La Fuente		
Subject: Approval on Ordinance 2019-46 amending Ordinance 1989-06, The City of Weslaco Off-Street Parking and Loading Spaces Ordinance- Dance Halls/Event Centers; and authorize the Mayor to execute any related documents. (First reading held November 5, 2019; staffed by Planning & Code Enforcement Department.)		
Background: The ordinance currently in place requires off-street parking for dance halls/event centers at a rate of three (3) parking stalls for every 100 sq ft of floor area. The proposed amendment will reduce the required spaces to one (1) parking space of every 100 sq ft of floor area.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading 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 Rebekah De La Fuente Mike Perez		Created/Initiated Approved New
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Dance Hall Parking Requirement- Comparsion, O2019-46 Off-Street parking. event centers		
Responsibilities upon Approval: Staff will enforce the ordinance.		

Off- Street Parking Requirements

Dance Halls and Event Centers

Municipality	Parking Requirement
La Feria	One (1) Space for each one hundred (100) square feet used for assembly or dancing
Alamo	One (1) Space for each one hundred (100) square feet of floor area or one (1) parking space for every 3 seats, whichever is greater
McAllen	One (1) Space for each one hundred (100) square feet of floor area used therefor.
Pharr	One (1) Space for each one hundred (100) square feet of floor area or one space for each two seats in assembly
Harlingen	One (1) Space for each one hundred (100) square feet of floor area or one (1) parking space for every 2 seats, whichever is greater

Weslaco Ordinance

Existing	Three (3) parkins spaced for each 100 square feet in floor area thereof
Proposed	One parking spaces for each 100 square feet of floor area or one for each two seats provided, whichever is greater

ORDINANCE 2019-46

AN ORDINANCE AMENDING ORDINANCE NUMBER 1989-06, THE CITY OF WESLACO OFF-STREET PARKING AND LOADING SPACES ORDINANCE; CODIFIED AS CHAPTER 134, ARTICLE VI, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; 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.

Ordinance Number 1989-06 passed and approved on February 7, 1989 as "Off-Street Parking Ordinance" and Codified as Chapter 134 Article VI, of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Off-Street Parking ordinance will be adopted and codified as Chapter 134 Article VI of the Weslaco Code of Ordinances and said Chapter shall read as follows:

CHAPTER 134 ARTICLE VI - OFF-STREET PARKING ORDINANCE

Section. 134-286- Parking Requirements Based on Use.

(7) Dance hall, assembly, community center or exhibition hall without fixed seats: One parking space for each 100 square feet of floor area or one for each two seats provided, whichever is greater.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of November 2019.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY

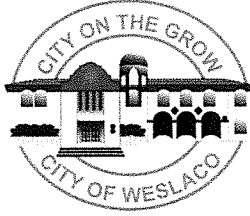


Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2883	
From:			
Subject: Approval on Ordinance 2019-47 establishing a Series 2019 Drainage Capital Project fund for drainage improvements in the amount of \$10,107,256 and authorize the Mayor to execute any related documents. (First reading held November 5, 2019; staffed by Finance Department.)			
Background: The Official Statement as attested on Tab 13 Section 3.2.b reads "\$10,000,000 will be deposited into a Construction fund to be used for payment of the cost of the Project", it is in the best interest of the city to establish this fund and be in compliance with the Official Statement.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading 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 Vidal Roman Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Memo on Budget Amendment and establishment of Fund, O2019-47 Series 2019 Drainage CPF			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

Date: October 28, 2019

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director 

Re: Ordinance for an Budget Amendment and the Establishment of Series 2019 Drainage Capital Project Fund

Attached are ordinance(s) proposing to amend the FY2019-2020 budget and the establishment of a Series 2019 Capital Project Fund for Drainage Projects on the General Obligation Bonds, Series 2019 in the amount of \$10,000,000. The discussions during budget process and public hearings, have come to fruition and thus establishing this fund in keeping with the idea of providing for a dedicated fund to track drainage projects, whether from a bond issue, grants, or any combination thereof.

The ordinance(s) also provides that funds cannot be withdrawn except with the authorization of the City Commission, and only in accordance with the Series 2019 Drainage Capital Project Fund of which the FY 2019-2020 budget will be amended and approved by the Commission this meeting as well. This will provide transparency and accountability of any infrastructure projects undertaken for drainage.

Please do not hesitate to contact me at 956.968.3181

ORDINANCE

NO. 2019-47

AN ORDINANCE ESTABLISHING A SERIES 2019 DRAINAGE CAPITAL PROJECT FUND IN THE AMOUNT OF \$10,000,000.00; PROMULGATING RULES AND REGULATIONS CONCERNING THE BUILDING AND MAINTAINING OF SUCH FUND, AND THE PERMITTED WITHDRAWALS AND PROHIBITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco provides services to the citizens of Weslaco to meet today's needs, as well as those of the future, and in turn the citizens pay taxes and fees for such services; and

WHEREAS, the City Commission has requested proposals to secure the services of a professional consultant to perform all aspects of application, management, preparation, project implementation, planning services and submission requirements associated with the approval of a Hazardous Mitigation planning grant and plan development to the Federal Emergency Management Agency (FEMA) through the Texas Division of Emergency Management, and

WHEREAS, a Hazard Mitigation Plan is required for eligibility for grant funds through FEMA's pre-disaster grant programs such as: Pre-Disaster Mitigation (PDM) and Flood Mitigation Assistance (FMA); and post disaster grant programs such as: Public Assistance (PA) and Hazard Mitigation Grant Program (HMGP); and

WHEREAS, the City Commission also solicited Statements of Qualifications for Civil Engineering Services for Storm Water Improvements Master Plan to provide grant writing, engineering, and management services for the City for implementation of local, state and federal funding opportunities for water management, drainage improvements and/or flood protection planning, and

WHEREAS, based on the recommendations of these professional consultants, the City Manager shall submit a proposed Drainage Improvement Plan for 2019-2020 which contains anticipated receipts and proposed projects and planned expenditures for each of the various capital drainage improvements of the City;

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

SECTION ONE. A Drainage Capital Project Fund is to be added to the Code of Ordinances Chapter 54 Section 23 of the City of Weslaco, to read in its entirety as follows:

§XXX ESTABLISHMENT AND FUNDING OF SERIES 2019 DRAINAGE CAPITAL

PROJECTS FUND.

- (A) A fund is hereby established, to be maintained by the Finance Department and separately maintained from the other funds of the City, to be designated the Series 2019 Drainage Capital Projects Fund (the S2019 DCP).
- (B) The S2019 DCP shall be accounted for as a separate Capital Project Fund of the City.
- (C) Contributions may vary from year to year when the General Fund has produced a surplus after payment of all operation and maintenance expenses, debt service, and required contributions to reserves, if any. Contributions shall be added to such Fund per the above criteria.
- (D) At the option of the City Commission, other sources of surplus finds, including bond proceeds or grant revenue, if available, may be used to contribute to the Fund.
- (E) Nothing in this section shall be construed to mean that any contribution to the Fund is mandatory, but such will be solely at the discretion of the City Commission.

SECTION TWO. A new section, Chapter 54 Article 24, is to be added to the Code of Ordinances of the City of Weslaco, to read in its entirety as follows:

§XXX EXPENDITURES FROM THE SERIES 2019 DRAINAGE CAPITAL PROJECTS FUND; PROHIBITED EXPENDITURES.

- (A) Withdrawals from the Fund require the authorization of the City Commission. At the time of withdrawal, a plan to replenish the Fund over a reasonable time frame shall be adopted by the City Commission. The plan may or may not include a tax or rate increase, depending on the circumstances.
- (B) Withdrawals from the Fund should be restricted to:
 - (1) pay for capital improvement projects as presented and approved within the Series 2019 Drainage Capital Project (S2019 DCP) budget approved by the City Commission for each fiscal year,
 - (2) make up for a severe shortfall in funds where projected revenues are not met, typically because of unexpected negative influence on revenue stream,
 - (3) pay for catastrophic repair events of such magnitude that the cost of such would initiate an unplanned tax or rate increase or a greater than planned tax or rate increase (i.e. increases that would not have been needed if such event had not occurred). At the time of any such withdrawal for (2) or (3), a plan to raise taxes and/or rates over a reasonable time period to a level sufficient to cover the ongoing cost of maintenance and operations should be presented to the Commission and adopted.

- (C) Withdrawal from the Fund should not be allowed for the following reasons:
- (1) to make any expenditure not clearly and directly for an approved Drainage Improvement Project.
 - (2) to pay for expense made necessary as a result of growth, expansion, or enhancement of existing services or inflation.
 - (3) for the addition of permanent personnel or equipment.

SECTION THREE. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Weslaco, Texas, and this Ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION FOUR. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION FIVE. This Ordinance shall become effective from and after its passage as provided by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of November 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2896	
From:			
Subject: Approval on Ordinance 2019-48 approving a budget amendment for the Series 2019 Drainage Capital Project fund for drainage improvements in the amount of \$10,107,256.30 and authorize the Mayor to execute any related documents. (First reading held on November 5, 2019; staffed by Finance Department.)			
Background:			
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):			
Aida Vega Vidal Roman Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 10-28-19 Memo establishing fund and budget, BUDGET CHANGES_AMENDMENTS 2020, O2019-48 budget amendment Drainage Series 2019			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

Date: October 28, 2019

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Ordinance for a Budget Amendment and the Establishment of Series 2019 Drainage Capital Project Fund

Attached are ordinance(s) proposing to amend the FY2019-2020 budget and the establishment of a Series 2019 Capital Project Fund for Drainage Projects on the General Obligation Bonds, Series 2019 in the amount of \$10,107,256. The discussions during budget process and public hearings, have come to fruition and thus establishing this fund in keeping with the idea of providing for a dedicated fund to track drainage projects, whether from a bond issue, grants, or any combination thereof.

The ordinance(s) also provides that funds cannot be withdrawn except with the authorization of the City Commission, and only in accordance with the Series 2019 Drainage Capital Project Fund of which the FY 2019-2020 budget will be amended and approved by the Commission this meeting as well. This will provide transparency and accountability of any infrastructure projects undertaken for drainage.

Please do not hesitate to contact me at 956.968.3181



CITY OF WESLACO

BUDGET RECLASSIFICATION

FY 2019-20

FUND: _____

DEPARTMENT: _____

BUDGET RECLASS # _____

DATE: _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>INCREASE</u>	<u>DECREASE</u>	<u>REVISED BUDGET</u>
			\$ -	\$ -	\$ -	\$ -
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
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			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(Round up all amounts to the nearest dollar)

Justification:

Department Head Approval

Date

Finance Director

Date

City Manager

Date



**CITY OF WESLACO
BUDGET AMENDMENT
FY 2019-20**

FUND: Series 2019 Drainage CIP
DEPARTMENT: Administration
DATE: November 05,2019

BUDGET AMENDMENT # _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>INCREASE</u>	<u>DECREASE</u>	<u>REVISED BUDGET</u>
417	4000-493000	Other Financing Sources	\$ -	\$ (10,107,256)	\$ -	\$ (10,107,256)
417	10001025	Cash in Bank	-	10,000,000	-	10,000,000
417	5770-56330	Fiscal Charges - Issuance Cost	-	62,456	-	62,456
417	5770-56330	Fiscal Charges - Bond counsel	-	44,350	-	44,350
417	5770-56330	Fiscal Charges - Registrar Fees	-	450	-	450
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(Round up all amounts to the nearest dollar)

Justification:

To record Bond proceeds and associated costs.

Department Head Approval

Date

Finance Director

Date

City Manager

Date

ORDINANCE 2019-48

AN ORDINANCE AMENDING ORDINANCE NUMBER 2019-39, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, FINDING NEED TO AMEND THE 2019-2020 MUNICIPAL BUDGET TO WIT IN THE AMOUNT OF \$10,107,256.30 FOR DRAINAGE IMPROVEMENTS; 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 2019-2020 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 A 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 A 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 identified in such Exhibit A will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

SECTION 4. APPROVAL. The 2019-2020 Official Budget, adopted by Ordinance 2019-39, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibit A.

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 its final reading unless otherwise noted it would become effective on its first reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of November 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2884	
From:			
Subject: Approval on Ordinance 2019-49 establishing an Interest & Sinking Debt Fund on the Series 2019 Bond issue related to drainage improvements and authorize the Mayor to execute any related documents. (First reading held November 5, 2019; staffed by Finance Department.)			
Background: The the creation of the Series 2019 Drainage Capital Project Fund on the issuance of General Obligation Bond, the city will need to establish a separate Interest & Sinking fund to account for the collection of taxes and payment of debt associated with said issuance. Section 5.3 of the Bond documents reads " The Interest and Sinking Fund will be a fund that is used primarily to achieve a proper matching of revenues and debt service within each bond year". Hence the creation of this fund.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading 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 Vidal Roman Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: O2019-49 establish I&S Debt Fund Series 2019 Bond re drainage improvements			
Responsibilities upon Approval:			

ORDINANCE

NO. 2019-49

AN ORDINANCE ESTABLISHING A INTEREST & SINKING FUND FOR THE SERIES 2019 GENERAL OBLIGATION BOND ISSUE; PROMULGATING RULES AND REGULATIONS CONCERNING THE BUILDING AND MAINTAINING OF SUCH FUND, AND THE PERMITTED WITHDRAWALS AND PROHIBITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco provides services to the citizens of Weslaco to meet today's needs, as well as those of the future, and in turn the citizens pay taxes and fees for such services; and

WHEREAS, the City Commission determined the necessity to construct various drainage capital improvements throughout the city and held an election to issue bonds; and

WHEREAS, an election was held in May 2019 and the citizens approved the bond issuance to construct various drainage projects; and

WHEREAS, the city received the proceeds and as per bond requirements a Interest and Sinking fund needs to be set up to achieve a proper matching of revenues and debt service within each bond year;

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

(A) A fund is hereby established, to be maintained by the Finance Department and separately maintained from the other funds of the City, to be designated the Series 2019 Debt Service Fund.

(B) Contributions may vary from year to year when the Fund has produced a surplus after payment of all debt service, the fund shall be depleted at least once each year except for an amount not in excess of (a) one-twelfth of the debt service on the Bonds for the previous year or (b) the previous year's earnings on the Interest and Sinking Fund.

(C) At the option of the City Commission, the surplus finds will be available for other uses in the General Fund account,

§XXX EXPENDITURES FROM THE SERIES 2019 DEBT SERVICE FUND; PROHIBITED EXPENDITURES.

(A) Withdrawals from the Fund require the authorization of the City Commission. At

the time of withdrawal, a plan to replenish the Fund over a reasonable time frame shall be adopted by the City Commission. The plan may or may not include a tax or rate increase, depending on the circumstances.

- (B) Withdrawals from the Fund should be restricted to:
 - (1) pay for Principal and Interest payments only as per the schedule.
- (C) Withdrawal from the Fund should not be allowed for the following reasons:
 - (1) to make any expenditure not clearly and directly for an approved Debt,

SECTION ONE. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Weslaco, Texas, and this Ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION TWO. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION THREE. This Ordinance shall become effective from and after its passage as provided by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of November 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2849	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Joe Olivarez to approve Ordinance 2019-43 to rezone 710 S. Missouri. Also being Lots 3, 4, 5, 6, and 7, Blk 56, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-43. Possible Action. (This item was tabled October 15, 2019 and November 5, 2019; staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district. Thirty-seven (37) property owners within 200 feet of the applicant's property were notified by letter on September 20, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on September 16, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on October 2, 2019.			
Aida Vega Rebekah De La Fuente Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends compliance with the 2040 Land Use Map			
Attachments, if any: 710 S MISSOURI - ATTACHMENTS, 710 S Missouri- Aerial, O2019-43 rezone 710 S Missouri			

Responsibilities upon Approval:

Staff will notify applicant



APPLICATION FOR REZONING

RECEIVED

SEP 10 2019

Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

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

FILE NO. REZ-19-00020

Sept 10, 2019

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 3-4-5-6-7 Block 56
Subdivision Name ORIGINAL TOWNSITE OF WESLACO
Street Address 710 S. Mission
Existing Zoning R-1 Existing Land Use Rental Homes
Proposed Zoning R-2 Proposed Land Use Duplexes

_____ \$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 "The Intent of Zoning Application Instructions".

APPLICANT

Name Joe Oliver Phone 956-463-5656
Address 614 N. TX Fax: 968-7341
City Weslaco State TX Zip Code 75799 E-Mail: Joe@LNR Apts.com

OWNER

Name Joe Oliver Phone 956-463-5656
Address 614 N. TX Fax: 968-7341
City Weslaco State TX Zip Code 75799 E-Mail: Joe@LNR Apts.com

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

Signature [Signature] Date 9-10-19
Owner
Signature _____ Date _____
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published

Date _____

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

Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____

CITY OF WESLACO

956-968-3181

REC#: 02548451 9/10/2019 12:01 PM

OPER: lbrio TERM: 003

REF#: 1397

PAID BY:

TRAN: 235.1000 PROCESSING FEE

JOE OLIVAREZ

101-400-3200

PROCESSING FEE-ONLI 5.00CR

TRAN: 204.0000 REZONING APPL FEE

JOE OLIVAREZ

101-400-1027

REZONING APPLICATIO 300.00CR

TENDERED: 305.00 CHECK

APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 20, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 2, 2019, for the Planning and Zoning Commission and on or before October 15, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Joe Olivarez is requesting to rezone 710 S. Missouri. Also being Lot 3, 4, 5, 6, and 7, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

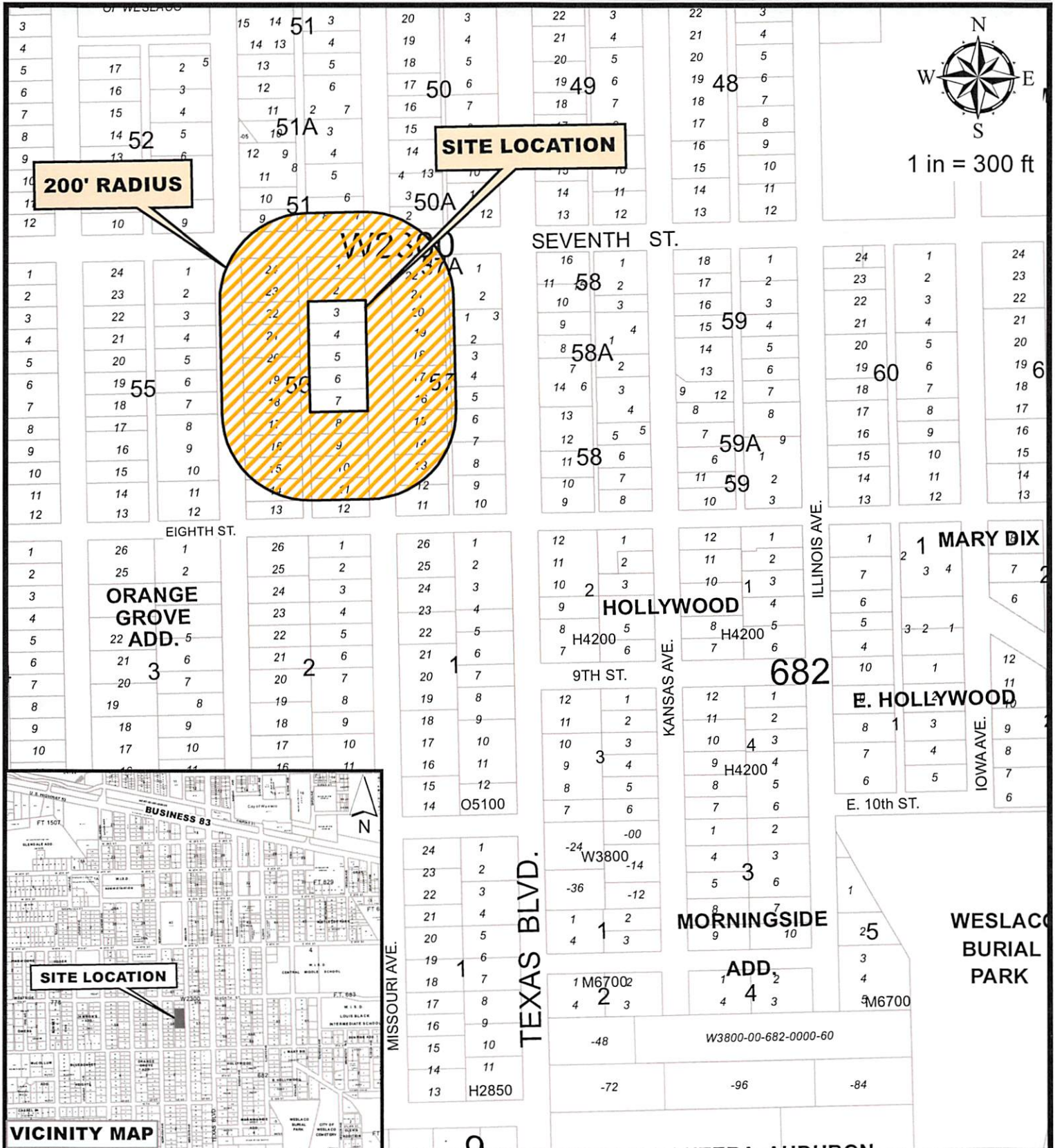
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", with a long horizontal flourish extending to the right.

Rebekah de la Fuente, CFM
Assistant Planning Director



Joe Alvarez

716, 708, 710, 712 and 714 South Missouri Ave.

Weslaco Original Townsite

Lots 3, 4, 5, 6 and 7 Block 56

Purpose for the Rezoning request

Existing zoning: R-1
 Existing land use: Rental Homes
 Proposed zoning: R-2
 Proposed land use: Duplexes



SEP 17, 2019

CASTRO DANIEL 623 S MISSOURI AVE WESLACO TX 78596-6939	W2300-00-050-0011-01 WESLACO ORIGINAL TOWNSITE BLK 50 A-CANAL LT 2-CANAL 623 S MISSOURI AVE	L: 20100 B: 17329
HOLLEY STEVE N & THELMA 622 S MISSOURI AVE WESLACO TX 78596-6940	W2300-00-051-0008-01 WESLACO ORIGINAL TOWNSITE S 25-6 , ALL-7, S 75'-8 BLK 51, 51A CAN 622 S MISSOURI AVE	L: 32663 B: 51549
VELA LUISA V 623 S NEBRASKA AVE WESLACO TX 78596-6923	W2300-00-051-0009-00 WESLACO ORIGINAL TOWNSITE LOT 9 BLK 51 623 S NEBRASKA	L: 21775 B: 30443
HERNANDEZ JUAN R 700 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0001-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 1 700 S MISSOURI AVE	L: 21775 B: 27004
RODRIGUEZ, ISAAC D & ROSALINDA 225 S TEXAS BLVD WESLACO TX 78596-610	W2300-00-056-0002-00 WESLACO ORIGINAL TOWNSITE LOT BLK 56 706 S MISSOURI AVE	L: 11375 B: 24008
CARDOZA SILVIO H & ANGELICA 2710 N WESTGATE DR WESLACO TX 78599-3875	W2300-00-056-0002-01 WESLACO ORIGINAL TOWNSITE - LOT 2 BLK 56 704 S MISSOURI AVE	L: 21775 B: 44301
RODRIGUEZ ISAAC D & ROSALINDA 225 S TEXAS BLVD WESLACO TX 78596-6105	W2300-00-056-0003-01 WESLACO ORIGINAL TOWNSITE - LOT 3 BLK 56 706 S MISSOURI AVE	L: 21775 B: 24222
RODRIGUEZ ISAAC D & JOE DANIEL 225 S TEXAS BLVD WESLACO, TX 78596-6105	W2300-00-056-0004-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 4 708 S MISSOURI AVE	L: 21775 B: 20885
OLIVAREZ JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 BLOCK 56 710 S MISSOURI AVE	L: 21775 B: 20846
OLIVAREZ JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0006-00 WESLACO ORIGINAL TOWNSITE LOT 6 BLOCK 56 712 S MISSOURI AVE	L: 21775 B: 13168
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0007-00 WESLACO ORIGINAL TOWNSITE LOT 7 BLOCK 56 714 S MISSOURI AVE	L: 21775 B: 16842
GONZALEZ, JUAN M & ROSA H 716 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0008-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 8 716 S MISSOURI AVE	L: 21775 B: 57562

SEP 17, 2019

GONZALEZ JUAN M & ROSA HILDA 716 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0009-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 9 718 S MISSOURI AVE	L: 21775 B: 28197
CARDENAS LAZARO JR & ALICIA 1011 W 4TH ST WESLACO TX 78596-5708	W2300-00-056-0010-00 WESLACO ORIGINAL TOWNSITE LOT 10 BLK 56 720 S MISSOURI AVE	L: 16750 B: 27862
MATHEWS BETTY S & JOSEPH 722 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0011-00 WESLACO ORIGINAL TOWNSITE BK 56 LTS 11 & 12 722 S MISSOURI AVE	L: 43550 B: 74320
ORTIZ, JULIE ROBLES 723 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0013-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 13 123 S NEBRASKA	L: 21775 B: 40767
GONZALEZ PEDRO (DECEASED) 721 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0014-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 14 721 S NEBRASKA	L: 21775 B: 30861
FLORES, DANIEL & MARIA L 719 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0015-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 15 719 S NEBRASKA	L: 21775 B: 22785
DELGADO MOSES 717 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0016-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 16 717 S NEBRASKA	L: 21775 B: 21333
OLIVAREZ MARTIN PO BOX 22 WESLACO TX 78599-0022	W2300-00-056-0017-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 17 715 S NEBRASKA	L: 21775 B: 21159
OLIVAREZ MARTIN & YVONNE PO BOX 22 WESLACO TX 78599-0022	W2300-00-056-0018-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 18 713 S NEBRASKA	L: 21775 B: 28294
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0019-00 WESLACO ORIGINAL TOWNSITE BLK 56 LTS 19,S 1/2-20 711 S NEBRASKA	L: 32663 B: 50440
ZAVALA GILBERTO & CELIA 707 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0020-00 WESLACO ORIGINAL TOWNSITE BLK 56 LTS N 1/2-20, ALL 21 707 S NEBRASKA	L: 32663 B: 52628
MONTANO, AURORA P 705 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0022-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 22 705 S NEBRASKA	L: 21775 B: 46163

SEP 17, 2019

SPANISH CENTRAL DISTRICT 207 W 7TH ST WESLACO TX 78596-6901	W2300-00-056-0023-00 WESLACO ORIGINAL TOWNSITE LOTS 2 3 & 24 BLK 56 207 W 7TH ST	L: 63050 B: 136420
BH GROUP LIMITED LIABILITY 2414 E GRIFFIN PKWY MISSION TX 78572-3302	W2300-00-057-0000-00 WESLACO ORIGINAL TOWNSITE N45' L OT 1 BLK 57 & ALL LOTS 1 & 2 BLK 702 S TEXAS BLVD	L: 91296 B: 122012
SHEPARD STEPHEN P 2022 E HARRISON AVE HARLINGEN TX 78550-7312	W2300-00-057-0001-00 WESLACO ORIGINAL TOWNSITE S50' L OT 1, N30.7' LOT 2 BLK 57 & ALL 704 S TEXAS BLVD	L: 58104 B: 52005
MOLINA JUAN R PO BOX 190 WESLACO TX 78599-0190	W2300-00-057-0003-00 WESLACO ORIGINAL TOWNSITE ALL LO T 3, S8.4' LOT 2 & ALL LOT 4 BLK 710 S TEXAS BLVD	L: 67248 B: 67219
CARDENAS WILBERT 714 S TEXAS BLVD WESLACO TX 78596-7052	W2300-00-057-0005-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 5 714 S TEXAS BLVD	L: 25740 B: 47531
SEPULVEDA ELOY 716 S TEXAS BLVD WESLACO TX 78596-7052	W2300-00-057-0006-00 WESLACO ORIGINAL TOWNSITE BLK 57 LTS 6, N 1/2-7 716 S TEXAS BLVD	L: 59400 B: 87691
ALDANA ALBERT & MARIA T 5832 N FM 88 WESLACO TX 78599-5537	W2300-00-057-0007-00 WESLACO ORIGINAL TOWNSITE BLK 57 LTS S 1/2 LOT 7 & ALL LOT 8 720 S TEXAS BLVD	L: 59400 B: 92473
B-S INVESTMENTS 614 N TEXAS BLVD WESLACO TX 78596-4804	W2300-00-057-0011-00 WESLACO ORIGINAL TOWNSITE LOT 11 & S 30' LOT 12 BLK 57 104 W 8TH ST	L: 40800 B: 40828
CUELLAR AMY 721 S MISSOURI AVE WESLACO TX 78596-6941	W2300-00-057-0011-01 WESLACO ORIGINAL TOWNSITE ALL LO T 13 & N 20' LOT 12 BLK 57 721 MISSOURI AVE	L: 28140 B: 54005
GONZALEZ LUIS M & ESPERANZA 802 S MISSOURI AVE WESLACO TX 78596-6944	W2300-00-057-0014-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 14 719	L: 20100 B: 14669
GONZALEZ LUIS M & ESPERANZA 802 S MISSOURI AVE WESLACO TX 78596-6944	W2300-00-057-0015-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 15 717 MISSOURI AVE	L: 20100 B: 17054
TRUSTEES OF THE DIOCESES OF 701 S MISSOURI AVE WESLACO TX 78596-6941	W2300-00-057-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 1 8-22 BLK 57 & LOT 4 BLK 57A 0	L: 140940 B: 222555

SEP 17, 2019

TRUSTEES OF THE DIOCESE OF	W2300-00-057-0016-00	L: 58200
701 S MISSOURI AVE	WESLACO ORIGINAL TOWNSITE LOTS 1	B: 76325
WESLACO TX 78596-6941	6-17 BLK 57	
	0	

710 S Missouri

Rezone Request R-1 to R-2

Legend

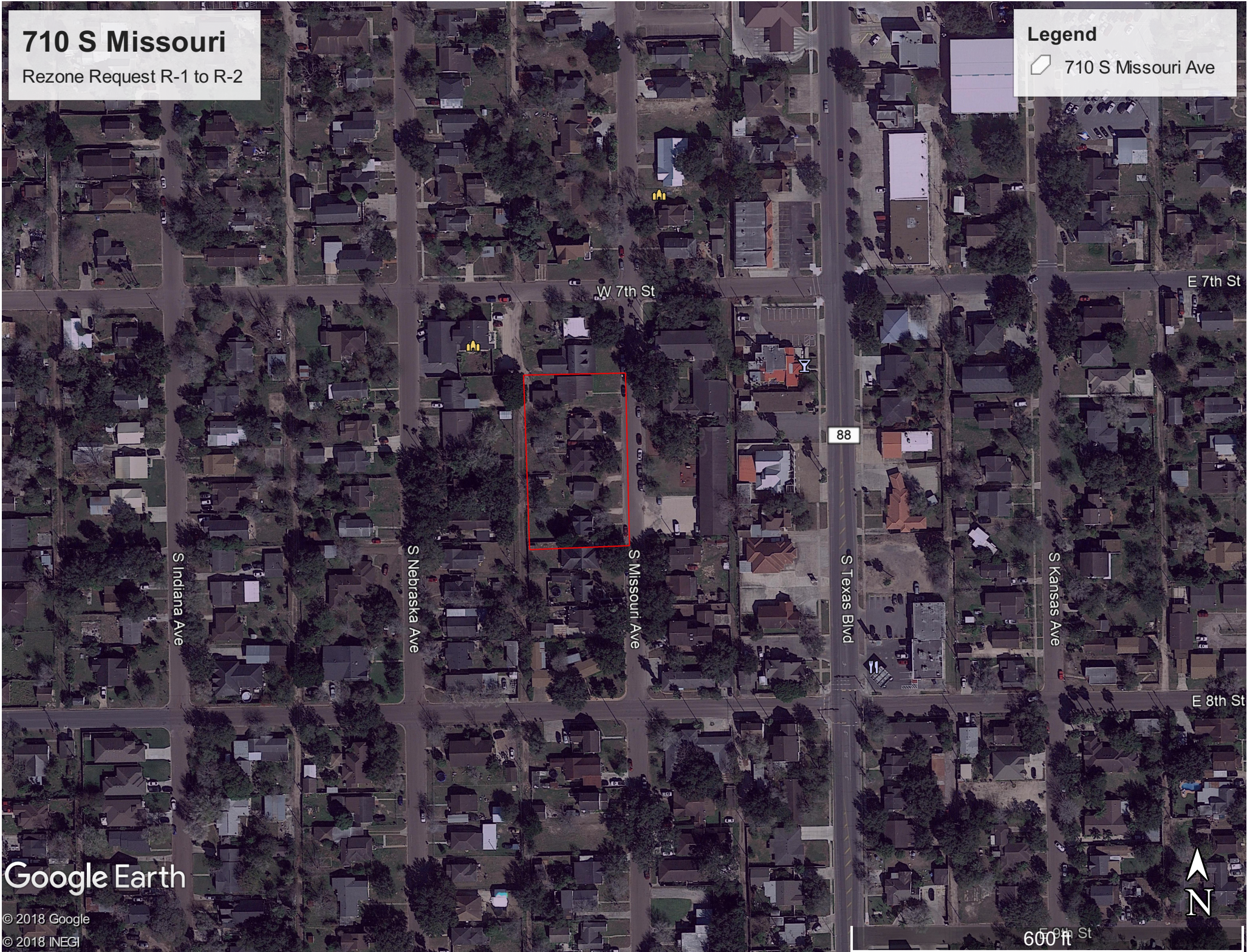
 710 S Missouri Ave

Google Earth

© 2018 Google
© 2018 INEGI



600 ft



ORDINANCE NO. 2019-43

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 710 S. MISSOURI ALSO BEING LOT 3, 4, 5, 6, AND 7, BLK 56, WESLACO ORIGINAL TOWNSITE, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to R-2 Duplex and apartment district being 710 S. Missouri also being Lot 3, 4, 5, 6, and 7, blk 56, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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 19th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____ 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2854	
From:			
Subject: Discussion and consideration to approve Ordinance 2019-44 amending Section 12 of Ordinance 397, to fix residential, commercial, and industrial garbage rates; providing an effective date; and ordaining other matters with respect to the subject matter hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-44. Possible action. (This item was tabled October 15, 2019 and no action on November 5, 2019; staffed by Finance Department.)			
Background: Republic Services submitted their annual CPI adjustment in the amount of 3.71% increase to all residential and commercial rates for garbage and brush. I reviewed their propose rate increases and the end result will be that the City will not realizing any net income. I am proposing for the City to increase their proposed rates by 5% in all categories in order to offset the cost and also to have a net income positive result. The last time that the city made overall rate increase was in 2011.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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):			
Aida Vega Vidal Roman Mike Perez		Created	
City Manager Comments: Recommend to remain on table.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Republic Letter on increase, CPI rate increase Revenue, Proposed Rate, O2019-44 amend Commercial rates incr			
Responsibilities upon Approval: A budget amendment will be done to recognize the additional revenue anticipated with			

rate change.



PO Drawer 1217 La Feria, TX 78559
o 956.423.7316 f 956.428.2045 republicservices.com

August 1, 2019

Mike Perez, City Manager
City of Weslaco
Weslaco, TX 78596

Reference 2019 Consumer Price Index (CPI)

*Valid
new rates for
Republic
for Friday Nov*

Dear Mr. Perez,

In accordance with the solid waste agreement between the City of Weslaco and Allied Waste Services, we hereby submit our comparative statement justifying this notice for September 1, 2019.

2019-2020 CPI Calculation

Description	Water Sewer Trash
June-18	231.341
June-19	239.928
Index Change	8.587
Net %Change	3.71%
Effective Change @ 100%	3.71%
Rate % Increase	3.71%
CPI Cap 5.0%	5.00%

←
←

Residential Rates 2019-2020

Item	Description	Rates
1	Residential Service twice/week	\$ 9.80
2	Twice/month residential brush/bulky item service	\$ 6.12
3	Overfilled Front Load Container per yard fee	\$ 37.50

Commercial Rates 2019-2020

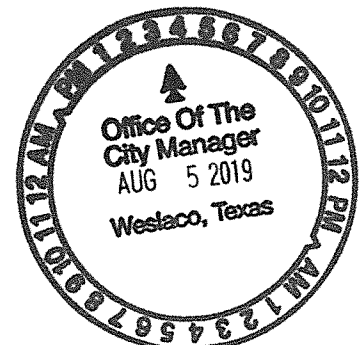
Container Size	1 x wk	2 x wk	3 x wk	4 x wk	5 x wk	6 x wk
2 cubic yard	\$ 75.14	\$ 137.74	\$ 200.34	\$ 262.99	\$ 325.57	\$ 386.80
3 cubic yard	\$ 86.84	\$ 159.21	\$ 231.59	\$ 303.97	\$ 376.32	\$ 448.69
4 cubic yard	\$ 98.44	\$ 180.57	\$ 262.70	\$ 344.85	\$ 425.46	\$ 509.14
6 cubic yard	\$ 124.06	\$ 225.71	\$ 327.38	\$ 429.07	\$ 530.72	\$ 632.38
8 cubic yard	\$ 145.47	\$ 266.64	\$ 387.89	\$ 509.08	\$ 630.27	\$ 751.49
30 cubic yard	Haul Rate	\$ 213.79	Tonnage Rate	\$ 45.91	Rental Rate	\$ 6.16

If you have any questions please contact me at 800-423-7316.

We Truly Appreciate Your Business!

Omar Rodriguez

Omar Rodriguez
Municipal Services Manager
Republic Services, Inc.



City of Weslaco's
Commercial Revenue
compared to Republics CPI increase

RATE COMPARISON - PROPOSED RATES COMPARED WITH REPUBLIC INCLUDING CIP INCREASE OCT --2019

SANITATION REVENUES		Ordinance City Rate	Republic Proposed Rate	Republic Incr (Decr)	Net to City's	CITY	REPUBLIC	NET
			3.71% CPI					
Commercial Rates								
Routes								
2 CY Bin	1	73.18	75.14	2.69	(1.96)	3,585.82	3,681.86	(96.04)
	2	133.06	137.74	4.93	(4.68)	798.36	826.44	(28.08)
	3	195.00	200.34	7.17	(5.34)	-	-	-
	4	254.28	262.99	9.41	(8.71)	-	-	-
	5	314.88	325.57	11.65	(10.69)	-	-	-
	6	375.47	386.80	13.84	(11.33)	-	-	-
3 CY Bin	1	84.57	86.84	3.11	(2.27)	10,486.68	10,768.16	(281.48)
	2	155.05	159.21	5.70	(4.16)	8,372.70	8,597.34	(224.64)
	3	225.54	231.59	8.28	(6.05)	18,268.74	18,758.79	(490.05)
	4	296.03	303.97	10.87	(7.94)	592.06	607.94	(15.88)
	5	366.49	376.32	13.46	(9.83)	1,099.47	1,128.96	(29.49)
	6	436.97	448.69	16.05	(11.72)	873.94	897.38	(23.44)
4 CY Bin	1	95.87	98.44	3.52	(2.57)	9,395.26	9,647.12	(251.86)
	2	175.85	180.57	6.46	(4.72)	8,616.65	8,847.93	(231.28)
	3	255.60	262.70	9.40	(7.10)	8,690.40	8,931.80	(241.40)
	4	336.28	344.85	12.34	(8.57)	1,008.84	1,034.55	(25.71)
	5	418.96	425.46	15.22	(6.50)	1,675.84	1,701.84	(26.00)
	6	501.63	509.14	18.21	(7.51)	2,006.52	2,036.56	(30.04)
6 CY Bin	1	131.87	124.06	4.44	7.81	6,197.89	5,830.82	367.07
	2	240.57	225.71	8.07	14.86	7,217.10	6,771.30	445.80
	3	316.20	327.38	11.71	(11.18)	5,375.40	5,565.46	(190.06)
	4	415.01	429.07	15.35	(14.06)	1,245.03	1,287.21	(42.18)
	5	513.81	530.72	18.99	(16.91)	3,596.67	3,715.04	(118.37)
	6	611.31	632.38	22.62	(21.07)	-	-	-
8 CY Bin	1	155.08	145.47	5.20	9.61	7,909.08	7,418.97	490.11
	2	284.03	266.64	9.54	17.39	12,213.29	11,465.52	747.77
	3	377.75	387.89	13.88	(10.14)	17,754.25	18,230.83	(476.58)
	4	492.73	509.08	18.21	(16.35)	3,449.11	3,563.56	(114.45)
	5	610.01	630.27	22.55	(20.26)	6,100.10	6,302.70	(202.60)
	6	731.86	751.49	26.88	(19.63)	3,659.30	3,757.45	(98.15)
30CY	Haul Rate	213.79						
	Tonnage	45.91						
	Rental Rate	6.16						

City of Weslaco's
Commercial Proposed Rate
compared to Republic's CPI increase

RATE COMPARISON - PROPOSED RATE INCREASE (5%) COMPARED WITH REPUBLIC INCLUDING CIP INCREASE OCT --2019

SANITATION REVENUES			Proposed City Rate	Republic Proposed Rate	City's Impact	Current Net - City	CITY	REPUBLIC	NET
			5%	3.71% CPI					
Commercial									
	Routes								
2 CY Bin	49	1	76.84	75.14	1.70	1.70	3,765.11	3,681.86	83.25
	6	2	139.71	137.74	1.97	1.97	838.28	826.44	11.84
		3	204.75	200.34	4.41	4.41	-	-	-
		4	266.99	262.99	4.00	4.00	-	-	-
		5	330.62	325.57	5.05	5.05	-	-	-
		6	394.24	386.80	7.44	7.44	-	-	-
3 CY Bin	124	1	88.80	86.84	1.96	1.96	11,011.01	10,768.16	242.85
	54	2	162.80	159.21	3.59	3.59	8,791.34	8,597.34	194.00
	81	3	236.82	231.59	5.23	5.23	19,182.18	18,758.79	423.39
	2	4	310.83	303.97	6.86	6.86	621.66	607.94	13.72
	3	5	384.81	376.32	8.49	8.49	1,154.44	1,128.96	25.48
	2	6	458.82	448.69	10.13	10.13	917.64	897.38	20.26
4 CY Bin	98	1	100.66	98.44	2.22	2.22	9,865.02	9,647.12	217.90
	49	2	184.64	180.57	4.07	4.07	9,047.48	8,847.93	199.55
	34	3	268.38	262.70	5.68	5.68	9,124.92	8,931.80	193.12
	3	4	353.09	344.85	8.24	8.24	1,059.28	1,034.55	24.73
	4	5	439.91	425.46	14.45	14.45	1,759.63	1,701.84	57.79
	4	6	526.71	509.14	17.57	17.57	2,106.85	2,036.56	70.29
6 CY Bin	47	1	138.46	124.06	14.40	14.40	6,507.78	5,830.82	676.96
	30	2	252.60	225.71	26.89	26.89	7,577.96	6,771.30	806.66
	17	3	332.01	327.38	4.63	4.63	5,644.17	5,565.46	78.71
	3	4	435.76	429.07	6.69	6.69	1,307.28	1,287.21	20.07
	7	5	539.50	530.72	8.78	8.78	3,776.50	3,715.04	61.46
	0	6	641.88	632.38	9.50	9.50	-	-	-
8 CY Bin	51	1	162.83	145.47	17.36	17.36	8,304.53	7,418.97	885.56
	43	2	298.23	266.64	31.59	31.59	12,823.95	11,465.52	1,358.43
	47	3	396.64	387.89	8.75	8.75	18,641.96	18,230.83	411.13
	7	4	517.37	509.08	8.29	8.29	3,621.57	3,563.56	58.01
	10	5	640.51	630.27	10.24	10.24	6,405.11	6,302.70	102.41
	5	6	768.45	751.49	16.96	16.96	3,842.27	3,757.45	84.82
30CY	Haul Rate		213.79						
	Tonnage Rate		45.91						
	Rental Rate		6.16						

ORDINANCE 2019-44

AN ORDINANCE AMENDING SECTION 12 OF ORDINANCE NUMBER 397, TO FIX RESIDENTIAL, COMMERCIAL AND INDUSTRIAL GARBAGE RATES; PROVIDING AN EFFECTIVE DATE, 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 1. Section 12 of Ordinance No. 397, passed and approved the 7th day of September 1965, and as subsequently amended, is amended to establish new rates for garbage collection within the City of Weslaco. So that after second and final reading of Section 12 of Ordinance No. 397 shall read as follows:

ARTICLE II. CHARGES FOR COLLECTION*

Sec. 15-34. Charge for removal.

It is the express intent and purpose of this chapter to fairly, reasonably, and equitably apportion the costs of the collection and removal of garbage and trash within the city limits. In computing the charge made to any residence, duplex, triplex, apartment house, tenement house, or trailer court as unit, all apartments, tenements or trailers therein shall be deemed to be occupied unless the water meter serving the building is disconnected. In all cases, if a water meter is in service the house and all apartments or units serviced by that meter shall be deemed to be occupied.

RESIDENTIAL

The rate for residential garbage collection shall be fifteen dollars and five cents (\$15.05) per container, per month. The rate for apartments, where all apartments are on one (1) water meter shall be the same as the applicable residence rate, plus an additional charge of fifteen dollars and five cents (\$15.05) per each additional container, per month, whether or not all of such units are rented. Where apartments have separate water meters, the rate shall be the same as the applicable residence rate, plus an additional charge of fifteen dollars and five cents (\$15.05) per each additional container, per month, whether or not all of such units are rented. The minimum charge for trailers or mobile home units shall be the same as the applicable residence rate.

BUSINESS, COMMERCIAL AND INDUSTRIAL

(a) No business, commercial or industrial account shall be permitted to utilize more than six (6) containers, as defined in Section 15-6, regardless of the number of garbage pickups per week. Should six (6) standard containers be insufficient to accommodate the volume of trash

generated by such account, such account shall be required to utilize a commercial container for garbage collection, such commercial container to be supplied by the city, the size of such container being dependent upon the volume of garbage generated, and the rates for commercial container pickups to be as hereinafter provided.

(b) For those commercial, industrial and business accounts whose volume of garbage can be accommodated by not more than six (6) standard containers, the rate shall be fifteen dollars and five cents (\$15.05) per container per month with 2 pickups per week, or as follows:

<i>Number of Pickups Per Week</i>	<i>Monthly Rate</i>
2	\$ 15.05
3	\$ 45.14
4	\$ 75.24
5	\$105.34
6	\$150.48

(c) For those business, commercial or industrial accounts required hereby to utilize a commercial container, the following rate schedule shall apply.

Volume of Container (Cubic yards)	Number of Pickups Per Week					
	1	2	3	4	5	6
2	76.84	139.71	204.75	266.99	330.62	394.24
3	88.80	162.80	236.82	310.83	384.81	458.82
4	100.66	184.64	268.38	353.09	439.91	526.71
6	138.46	252.60	332.01	435.76	539.50	641.88
8	162.83	298.23	396.64	517.37	640.51	768.45

30 Cubic yard will be charged \$213.79 per haul plus \$45.91 per ton for disposal plus \$6.16 per day rental. The daily rental fee will be waived if hauled at least twice per month.

The monthly charge or rate for the collection and removal of garbage, trash and rubbish, and recyclables by the City of Weslaco from school districts shall be based on the business, commercial and industrial rates as prescribed.

SECTION 2. Except as heretofore and herein amended, the remaining provisions of Section 12 of Ordinance No. 397 shall apply with full force and effect.

SECTION 3. 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 19th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission
this ____ day of ____ 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2928	
From: Pete Garcia			
Subject: Discussion and consideration to approve the following time change to the requests from the Weslaco Centennial Committee on the closure of streets for the Centennial Celebration festivities: Closure of 4th, 5th and 6th streets from S. Kansas Ave to S. Illinois Ave for Fiesta Cien and the closure of South Kansas Avenue from Business 83 to 6th St to be effective from 3:00pm Friday, December 6 to midnight Sunday, December 8th; and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. Possible action (This item was approved September 3, 2019; staffed by Public Works Department.)			
Background: Request was initially approved by Commission on September 3rd for the road closure to begin at 6:00p.m. on Friday, December 6th.			
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):			
Lucy Espinoza Pete Garcia Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: Centennial Committee Letter			
Responsibilities upon Approval:			



Weslaco Centennial Committee

P.O. Box 801, Weslaco, TX 78599

weslaco100@outlook.com

www.weslaco100.org

November 13, 2019

City Commissioners
City of Weslaco
255 S Kansas Ave
Weslaco, TX 78596

Dear Sirs:

The Weslaco Centennial Committee is requesting the closure of the following streets for the Weslaco Centennial Celebration taking place in downtown Weslaco on December 7 & 8, 2019. We would like the streets closed from 3pm Friday, December 6th to midnight December 8th:

- S Kansas Ave from Bus 83 to 6th Street
- 4th, 5th & 6th Streets from S Texas Ave to S Illinois Ave

Sincerely,
Weslaco Centennial Committee

Mark McCaleb,
Chairman



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2903	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Yanai Renteria to approve a Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate an event center. Four (4) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2019			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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 of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on October 21, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on November 6, 2019.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1320 DOLORES HUERTA - ATTACHMENTS, 1320 Dolores Huerta- Aerial			
Responsibilities upon Approval: Planning staff will advise applicant.			



APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

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

FILE NO. REZ 20-00001

RECEIVED

OCT 02 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 1 Block _____

Subdivision Name Saltillo Plaza

Street Address #1320 Dolores Huerta Ave.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Event Center

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 Yanciel Renteria Phone (956) 929-2605

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

OWNER

Name Yanciel Renteria Phone (956) 929-2605

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: Elreino@C@hotmail.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 _____

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 _____ Date 10/2/19.
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

Presented to City Commission Date _____
Approved _____ Disapproved _____ Tabled _____

CITY OF WESLACO

956-968-3181

***** R E P R I N T R E C E I P T *****

REC#: 02556049 10/02/2019 2:25 PM

OPER: NV TERM: 039

REF#: 1003

PAID BY:

TRAN: 202.0000 CONDITIONAL USE PERM

Yanai Renteria

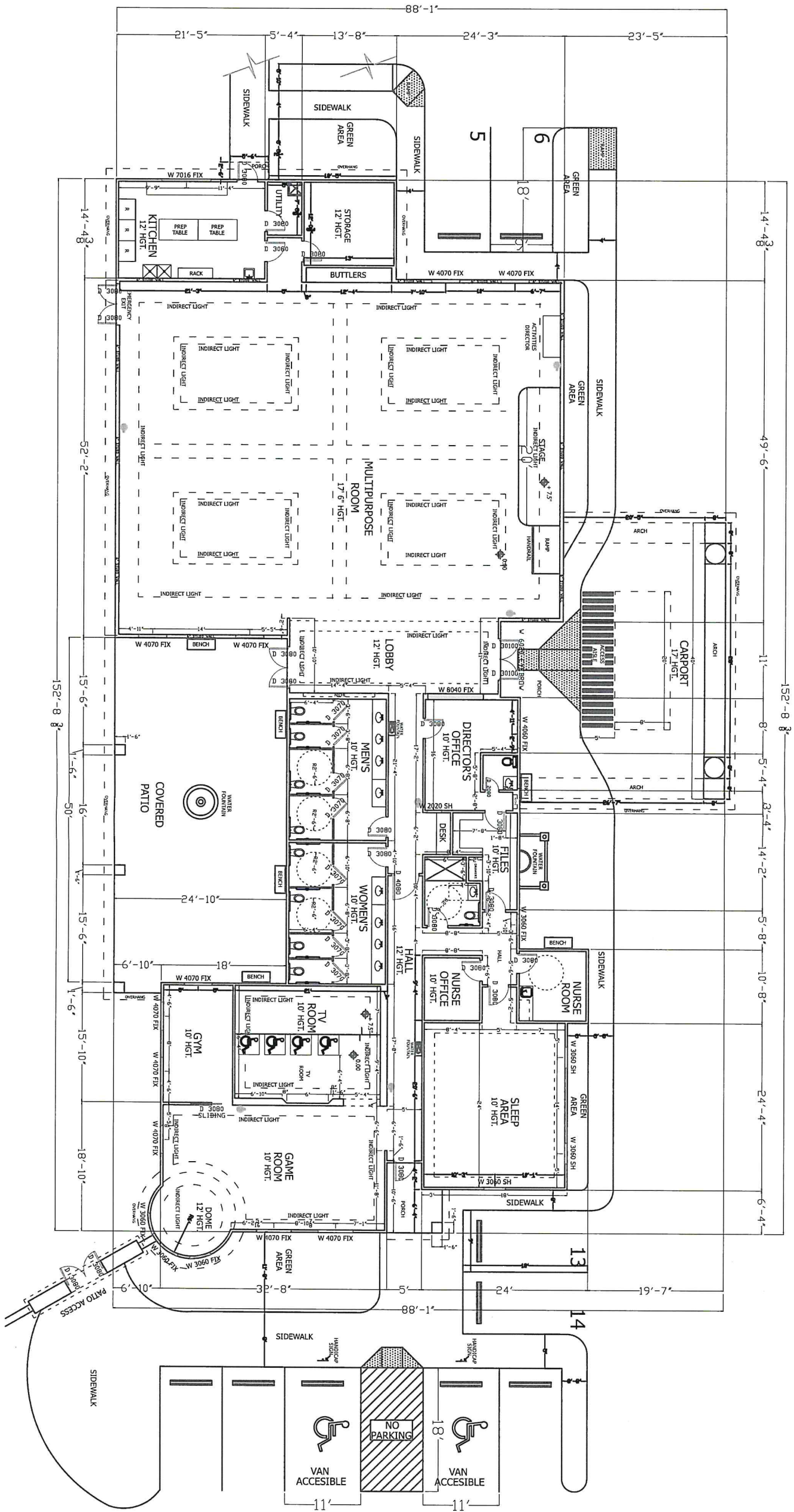
101-400-1026

CONDITIONAL USE PER 305.00CR

TENDERED: 305.00 CHECK

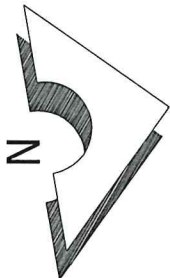
APPLIED: 305.00-

CHANGE: 0.00



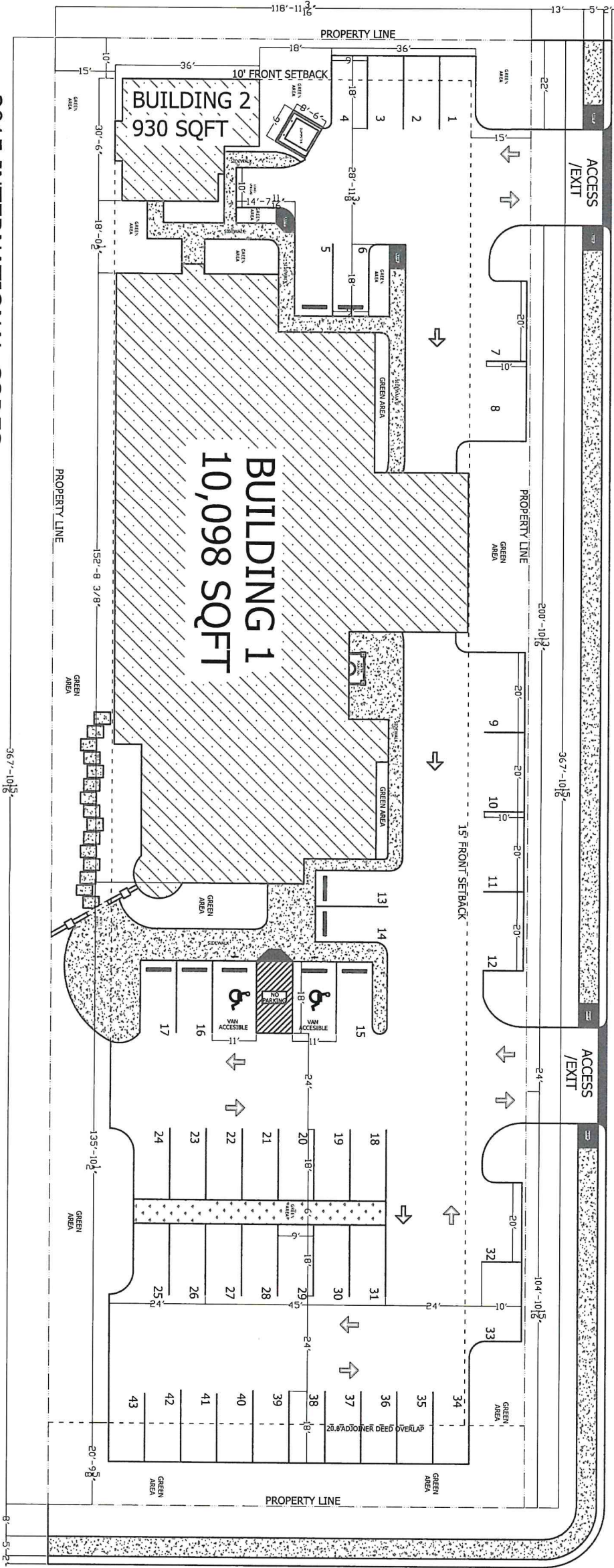
4-13	SCALE 1/8"=1'	DATE 12/14/17 PROJECT: EL REINO ADULT DAY CARE	FLOOR PLAN BUILDING 1	7639 SQFT EL REINO 1247 SQFT COVERED PATIO 83 SQFT PORCH 1 & 2 1129 SQFT ASCENDING/DSCENDING AREA 930 SQFT DELICIAS (BLDG. 2) 11,028 SQFT TOTAL	G.R. LOERA DESIGN (956) 570 04 96 geraloera@hotmail.com

WESLACO, TX.



DOLORES HUERTA AVE.

LOT SQ.F.T. = 43,755
GREEN AREA SQ.F.T. = 11,244
GREEN AREA % = 25.69%
PARKING PROVIDED= 39
H.C. PARKING PROVIDED= 2



2015 INTERNATIONAL CODES
SECTION 1004 OCCUPANT LOAD (TABLE 1004.1.2)
FUNCTION SPACE: DAY CARE
OCCUPANT LOAD FACTOR: 35 sqft NET

7639 SQFT/35 = 218 MAX.

DOLORES HUERTA AVE.

2-13

SCALE NTS.

EL REINO
ADULT
DAY CARE

PROJECT

DATE 12/14/17

SITE PLAN

7639 SQFT EL REINO
1247 SQFT COVERED PATIO
83 SQFT PORCH 1 & 2
1129 SQFT ASCENDING/DESCENDING AREA
930 SQFT DELICIAS (BLDG. 2)
11,028 SQFT TOTAL

G.R. LOERA
DESIGN

(956) 570 04 96
geraloera@hotmail.com

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

October 25, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2019, for the Planning and Zoning Commission and on or before November 19, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Yanai Renteria is requesting a Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza Subdivision, 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,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", with a long horizontal line extending to the right.

Rebekah de la Fuente, CFM
Assistant Planning Director



OCT 23, 2019

TEXAS REGIONAL BANK	W3800-00-031-0000-05	L: 220860
PO BOX 5555	WEST TRACT W650.3'-S422.39' FT 3	B: 0
MCALLEN TX 78502-5555	1 EXC W282.26'-S118.93' EXC N80'	
	1800 N BRIDGE AVE	
LOWE'S HOME CENTERS INC	W3800-00-034-0000-00	L: 2065800
1000 LOWES BLVD	WEST TRACT N791'-W629' FT 34 11.	B: 0
MOORESVILLE NC 28117-8520	42AC GR 10.88AC NET	
	1402	
SALAS EDNA	W3800-00-031-0000-07	L: 75084
PO BOX 146	WEST TRACT E257.26'-W282.26'-S11	B: 0
WESLACO TX 78599-0146	8.93' FT 31 0.70AC NET	
	1700 N BRIDGE AVE	
SALTILLO DEVELOPERS LLC	W3800-00-031-0000-25	L: 75000
1804 N 23RD ST	WEST TRACT E347.24'-W629.50'-S11	B: 0
MCALLEN TX 78501-6122	8.93' FT 31 0.95 AC GR 0.88 AC N	

1320 Dolores Huerta

Conditional Use Permit

Legend

 1320 Dolores Huerta

Google Earth

© 2018 Google
© 2018 INEGI



600 ft



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2901	
From: Rebekah De La Fuente			
Subject: Discussion and consideration to approve the six month extension for the Final Plat for Maria Bonita Townhouse Subdivision – being a 2.081 acres land out of Lots 9 -12, Bonita Homes Subdivision, Weslaco, Hidalgo County, Texas located south of 20th Street, approximately 910 feet east of Mile 4 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed thirty (30) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6" waterline and sewer services through an 8" sewer line. The property is within a Flood Zone "B".			
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: The City Commission approved the Final Plat on May 15, 2018 and granted a six-month extension on May 7, 2019.			
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): The Planning & Zoning Commission recommended approval of the six-month extension on November 6, 2019.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: MARIA BONITA EXTENSION LETTER, Maria Bonita- Aerial			
Responsibilities upon Approval: Planning staff will advise applicant.			



Ms. Rebekah de la Fuente, CFM
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

Re: **Maria Bonita Subdivision**

Dear Ms. De la Fuente,

Please accept this letter as a request for an extension of Maria Bonita Subdivision. We have been coordinating with Hidalgo County Drainage District No. 1 for the approval of the Drainage Statement.

Once we receive approval, we will forward the approved Drainage Statement and Public Improvement Plan for final review.

Please review this request and let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Garcia".

Mariano Garcia, P.E.
President
M Garcia Engineering, LLC

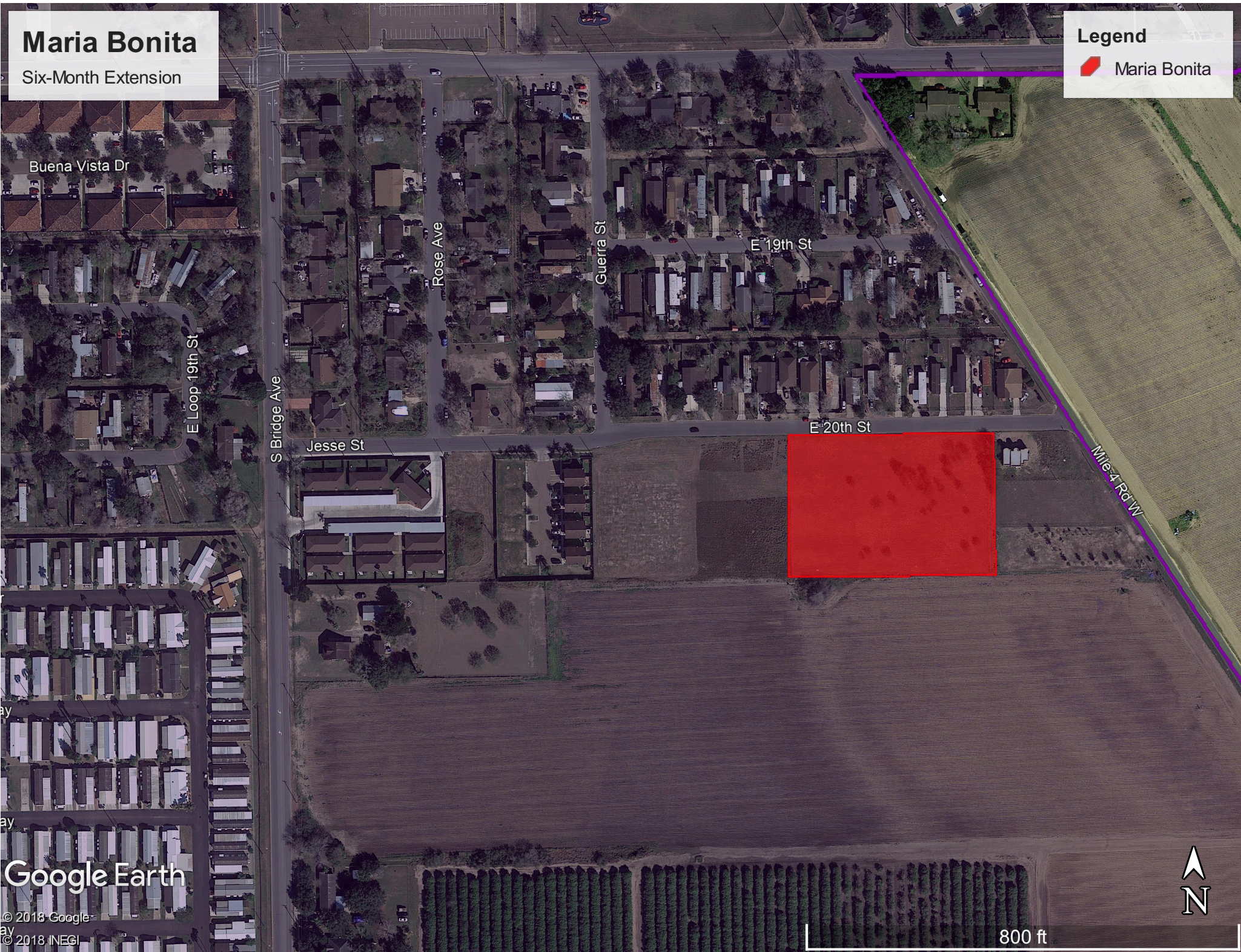
M GARCIA ENGINEERING, LLC
TBPE Reg. # F-9828
400 NOLANA SUITE H2
McALLEN, TX 78504
PH 956.687.9421
FX 956.687.3211

Maria Bonita

Six-Month Extension

Legend

 Maria Bonita



Google Earth

© 2018 Google
© 2018 INEGI



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2904	
From: Rebekah De La Fuente			
Subject: Discussion and reconsideration for the Final Plat for South Point Subdivision – being a 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83. Possible Action. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed six (6) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”.			
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): The Planning & Zoning Commission recommended approval of the Final plat with the stipulation that the plat note for sidewalks also include the interior streets.			
Kayla Arevalo		Created/Initiated	
Rebekah De La Fuente		Approved	
Mike Perez		New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: south point - attachments, South Point-PLAT, South Point -Water & Sewer Sheet			
Responsibilities upon Approval: Planning staff will advise applicant.			



SUBDIVISION REVIEW APPLICATION

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

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

FILE NO. SRV19-00016

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

GENERAL INFORMATION

Name of Subdivision: South Point Subdivision
Location: E. Exp 83 Frontage, between N. Westgate Dr. & N. Border Ave.
Legal Description: Approximately 12.34 acres being all of Lot 2, VBMH Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary & Highway District

Existing Land Use: vacant Proposed Land Use: commercial use

Number of Lots Proposed: 6 Gross Acreage: 12.34

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Shamland Investors Ltd Telephone: (956) 381-0981

Address: 305A N. Bhang Road Fax: _____

City: Mission State: Tx Zip: 78572 E-mail: %mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981

Address: 115 W. Mc Intyre Fax: _____

City: Edinburg State: Tx Zip: 78541 E-mail: mario@meldenandhunt.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
☒ YES ☐ NO Wastewater Provision: City of Weslaco
☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>AcDD#1</u>	☒ YES ☐ NO Irrigation District <u>Excluded</u>
---	---

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO Excluded

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

- ☒ Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov
- ☒ \$55.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements
 - ☒ Contours
 - ☒ Flood Zones
 - ☒ Adjoiners
 - ☒ Existing & Proposed street names
- ☒ Utility Layout
 - ☒ Existing & Proposed Utilities
 - ☒ Proposed Fire Hydrants
 - ☒ Adjoiners
 - ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☒ Elevations
 - ☒ Flood directional arrows
 - ☒ Detention areas
 - ☒ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☒ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ Number of fire hydrants proposed for subdivision
- ☒ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: [Signature] Date: 8.6.19

Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature: [Signature] Date: 8-6-19

Authorized Agent Printed Name: Mario A. Reyna

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

Preliminary Subdivision Review Date: _____

General Comments: _____

RECEIVED
AUG 06 2019
Planning &
Code Enforcement Dept.

CITY OF WESLACO
956-968-3181

REC#: 02536661 8/06/2019 3:24 PM
OPER: KE TERM: 036
REF#: 032356
PAID BY:

TRAN: 235.1000 PROCESSING FEE
MELDEN & HUNT
#16118
101-400-3200
PROCESSING FEE-ONLI 5.00CR

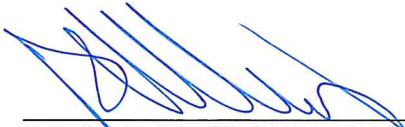
TRAN: 203.0000 SUBDIVISION INSPECT
#16188
101-400-1025
SUBDIVISION INSPECT 50.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHA _____

OWNER'S AUTHORIZATION

We, **P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD.**, HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 12.34 ACRES BEING ALL OF **LOT 2, VBMH SUBDIVISION**, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS

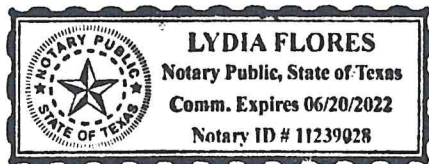


DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P. MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
305A N. SHARY ROAD
MISSION, TX 78572

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF June, 2019.





NOTARY PUBLIC, STATE OF TEXAS

TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT NO. 9

P.O. Box 237

Mercedes, TX 78570

Phone: (956) 565-2411

No. 1977

Property Owner
SHARYLAND INVEST. LTD.
305 N. SHARY RD.

MISSION, TX 78572-0205

Property Description

WEST TRACT E50'-W823.24'-N122.65'-
S152.65' FT 133- EXCLUDED 12/17/1974

Property Account number: W3800-00-133-0000-19

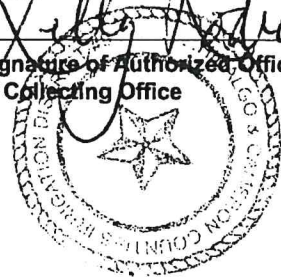
Current Tax Levied: \$0.00

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing units.

<u>Year Delinquent</u>	<u>Due</u>
2018	0.00
2017	0.00
2016	0.00
2015	0.00
Totals	0.00

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Signature of Authorized Officer
of Collecting Office



7/26/2018

Date of Tax Certificate

TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT NO. 9

P.O. Box 237

Mercedes, TX 78570

Phone: (956) 565-2411

No. 1976

Property Owner
HOOK & LATERAL INVEST.
305A N. SHARY RD.

MISSION, TX 78572-8208

Property Description

WEST TRACT 0.65AC IRR TR S105'-
N414'-W258.64'-E358.64' FT 133 -
EXCLUDED 12/17/1974

Property Account number: W3800-00-133-0000-04

Current Tax Levied: \$0.00

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing units.

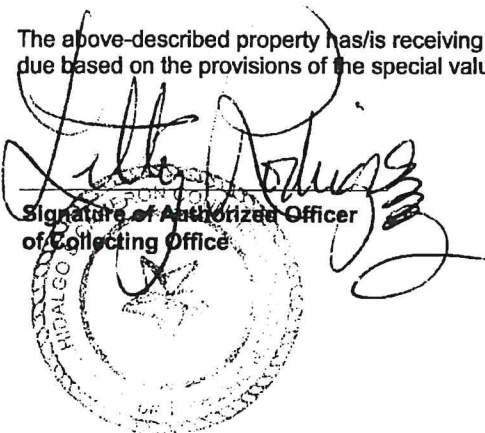
<u>Year Delinquent</u>	<u>Due</u>
2018	0.00
2017	0.00
2016	0.00
2015	0.00
Totals	0.00

The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Signature of Authorized Officer
of Collecting Office

7/26/2018

Date of Tax Certificate



TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT NO. 9

P.O. Box 237

Mercedes, TX 78570

Phone: (956) 565-2411

No. 1974

Property Owner
SHARYLAND INVESTORS
305 N. SHARY RD.

MISSION, TX 78572-0205

Property Description

WEST TRACT N15.62AC AN IRR TR-
W19.47AC EXC E60'-W597.99'-N100'-
S250' 14.14AC NET---EXCLUDED
12/17/1974

Property Account number: W3800-00-133-0000-15

Current Tax Levied: \$0.00

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing units.

<u>Year Delinquent</u>	<u>Due</u>
2018	0.00
2017	0.00
2016	0.00
2015	0.00
Totals	0.00

The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Signature of Authorized Officer
of Collecting Office



7/26/2018

Date of Tax Certificate

TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT NO. 9

P.O. Box 237

Mercedes, TX 78570

Phone: (956) 565-2411

No. 1978

Property Owner

SHARYLAND INVEST. LTD.
305 A NORTH SHARY RD.

WESLACO, TX 78596

Property Description

NARCISSUS BLACK LOTS 83-87 BLK 17 -
EXCLUDED 12/17/1974

Property Account number: N0235-00-017-0083-00

Current Tax Levied: \$0.00

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing units.

<u>Year Delinquent</u>	<u>Due</u>
2018	0.00
2017	0.00
2016	0.00
2015	0.00
Totals	0.00

The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Signature of Authorized Officer
of Collecting Office

7/26/2018

Date of Tax Certificate



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. 1384617

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: September 16, 2004

Grantor: RIGOBERTO SALINAS, JR., AKA RIGOBERTO SALINAS, AKA RIGO SALINAS and wife, PAMELA MARIE SALINAS and WESLACO TOOL, INC.

Grantor's Mailing Address (including county): 1221 W. Expressway 83
Weslaco, Texas 78596
Hidalgo County, Texas

Grantee: SHARYLAND INVESTORS, LTD.

Grantee's Mailing Address (including county): 1117 S. Shary Rd.
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100THS DOLLARS (\$1,500,000.00) payable to the order of LONE STAR NATIONAL BANK and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to A. JABIER RODRIGUEZ, Trustee.

Property (including any improvements):

TRACT I:

A 15.18 acre tract of land being all of Blocks 14, 15, 16 and a portion of Blocks 13 and 17, James M. Black Subdivision as recorded in Volume 1329, Page 321 and 322, Deed Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron rod on the South Right-of-Way line of U.S. Expressway 83 being the Northeast corner of Lot 90, of said Block 17, James M. Black Subdivision, for the Northeast corner of herein described tract.

THENCE, South 11 degrees 57 minutes 06 seconds West 826.38 feet along the East line of said James M. Black Subdivision to found one-half inch iron rod being the Southeast corner of Lot 24

of said Block 13, James M. Black Subdivision, for the most Northerly Southeast corner of herein described tract.

THENCE South 88 degrees 04 minutes 17 seconds West 75.28 feet along a of to a found one-half inch iron rod being the Northeast corner of Lot 12, of said Block 13, James M. Black Subdivision for the most Northerly Southeast corner of herein described tract.

THENCE South 00 degrees 01 minutes 22 seconds West 120.00 feet along the East line of said Lot 12, Block 13, James M. Black Subdivision, to a found one-half inch iron rod on the North Right-of-Way line of Mile 8 North Road being the Southeast corner of said Lot 12, Block 13, James M. Black Subdivision for the most Southerly Southeast corner of herein described tract.

THENCE South 89 degrees 56 minutes 17 second West 52.07 feet along the said North Right-of-Way line of Mile 8 North Road also being the South line of said Lot 12, Block 13, James M. Black Subdivision, to a found one-half inch iron rod being the Southwest corner of said Lot 12, Block 13, James M. Subdivision, for an exterior corner of herein described tract.

THENCE North 00 degrees 01 minutes 22 seconds East 120.00 feet along the West line of said Lot 12, Block 13, James M. Black Subdivision, to a found five-eighths inch iron rod being the Northwest corner of said Lot 12, Block 13, James M. Black Subdivision, for an interior corner of herein described tract.

THENCE North 89 degrees 38 minutes 59 seconds West 349.88 feet along a line to a found one-half inch iron rod on the East line of Pike Plaza Subdivision as recorded in Volume 33, Page 198, Map Records, Hidalgo County, Texas, for an interior corner of herein described tract.

THENCE North 00 degrees 00 minutes 43 seconds West 100.09 feet along the East line of said Pike Plaza Subdivision to a found one-half inch iron rod being the Northeast corner of said Pike Plaza Subdivision for an interior corner of herein described tract.

THENCE North 89 degrees 27 minutes 44 seconds West 223.95 feet along the North line of said Pike Plaza Subdivision to a found five-eighths inch iron rod being the Northwest Corner of said Pike Plaza Subdivision for an interior corner of herein described tract.

THENCE South 00 degrees 04 minutes 50 seconds East 219.82 feet along the West line of said Pike Plaza Subdivision to a found five-eighths inch iron rod on said North Right-of-Way line of Mile 8 North Road being the Southwest corner of said Pike Plaza Subdivision for an exterior corner of herein described tract.

THENCE South 89 degrees 54 minutes 20 seconds West 30.05 feet along the North Right-of-Way line of Mile 8 North Road to a found one-half inch iron rod being the intersection of said North Right-of-Way line of Mile 8 North Road and the centerline of Catherine Avenue as established by said James M. Black Subdivision for the most Southerly Southeast corner of herein described tract.

THENCE North 00 degrees 05 minutes 26 seconds West 319.95 feet along said centerline of Catherine Avenue to a found one-half inch iron rod for an interior corner of herein described

tract.

THENCE South 89 degrees 56 minutes 56 seconds West 117.91 feet along a line to a found one-half inch iron rod being the Southwest corner of Lot 37 of said Block 15, James M. Black Subdivision, for the most Northerly Southwest corner of herein described tract.

THENCE North 00 degrees 02 minutes 45 seconds East 476.75 feet along the West line of said James M. Black Subdivision to found one-half inch iron rod being the Southwest corner of Narcissus Black Subdivision as recorded in Volume 28, Page 151B, Map Records, Hidalgo County, Texas, for the Northwest corner of herein described tract.

THENCE East 450.00 feet along the South line of said Narcissus Black Subdivision to found one-half inch iron rod being the Southeast corner of Said Narcissus Black Subdivision for an interior corner of herein described tract.

THENCE North 130.00 feet along the East of said Narcissus Black Subdivision to found one-half inch iron rod on the South Right-of-Way line of U.S. Expressway 83 being the Northeast corner of said Narcissus Black Subdivision for an exterior corner of herein described tract.

THENCE East 569.96 feet along said South Right-of-Way line of U.S. Expressway 83 being the North line of said James M. Subdivision to the POINT OF BEGINNING and containing 15.18 acres of land more or less.

TRACT II:

Lots Eighty-three (83) thru Eighty-seven (87), inclusive, Block Seventeen (17), NARCISSUS BLACK SUBDIVISION, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 28, Page 151-B, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

AS TO TRACT I:

Oil, Gas, and Mineral Leases dated July 13, 1953, recorded in Volume 148, Page 70 and dated May 26, 1958, recoded in Volume 216, Page 138, Oil and Gas Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of subject property described herein lying within canal right of way.

Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Thirty foot (30') road right of way as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

AS TO TRACT II:

Restrictive covenants recorded in VOLUME 28, PAGE 151-B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Oil, Gas, and Mineral Lease dated May 26, 1958, recorded in Volume 216, Page 138, Oil and Gas Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2004 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The vendor's lien and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK, without recourse on Grantor.

Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by

any affirmation of fact or promise or by any description of the property; and (vii) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein. Grantee acknowledges that, in purchasing the property, Grantee is relying solely on Grantee's own investigations and judgment and not on any representations of Grantor or Grantor's agents.

When the context requires, singular nouns and pronouns include the plural.

[Signature]
RIGOBERTO SALINAS, JR., AKA
RIGOBERTO SALINAS, AKA RIGO SALINAS

[Signature]
PAMELA MARIE SALINAS

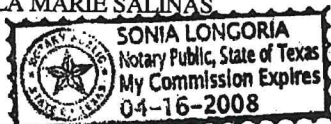
WESLACO TOOL, INC.

BY: [Signature]
RIGOBERTO SALINAS, JR.,
President

(Acknowledgment)

State of Texas §
County of Hidalgo §

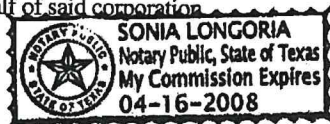
This instrument was acknowledged before me on the 17th of September, 2004, by
RIGOBERTO SALINAS, JR., AKA RIGOBERTO SALINAS, AKA RIGO SALINAS and wife,
PAMELA MARIE SALINAS



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 17th of September, 2004, by
RIGOBERTO SALINAS, JR., PRESIDENT of WESLACO TOOL, INC., a Texas Corporation, on
behalf of said corporation



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
SHARYLAND INVESTORS, LTD.
1117 S. Shary Rd.
Mission, Texas 78572

CHARGE TO: EDWARDS ABSTRACT
AND TITLE CO. GF# 733810

Warranty Deed with Vendor's Lien
Page 5

Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
Doc # 2203004 at 03:30P
RECORDED BY:
Lewis, Monroe & Pelt
Attorneys At Law
208 West Cano
Edinburg, Texas 78541
GF# 733810
1394517
618252
Deputy

ARTICLES OF CONVERSION
CONVERTING
SHARYLAND DEVELOPERS, L.L.C.
(a Texas limited liability company)
INTO
SHARYLAND DEVELOPERS, LTD.
(a Texas limited partnership)

FILED
In the Office of the
Secretary of State of Texas
DEC 23 2003
Corporations Section

Pursuant to the provisions of Articles 10.08 through 10.11 of the Texas Limited Liability Company Act and Section 2.15 of the Texas Revised Limited Partnership Act, the undersigned, SHARYLAND DEVELOPERS, L.L.C., a Texas limited liability company (the "Converting Entity"), adopts the following Articles of Conversion for the purpose of converting said limited liability company into SHARYLAND DEVELOPERS, LTD., a Texas limited partnership (the "Converted Entity").

1. The undersigned limited liability company hereby certifies as follows:

A. The name of the Converting Entity is SHARYLAND DEVELOPERS, L.L.C., which Converting Entity is organized as a limited liability company under the laws of the State of Texas;

B. A Plan of Conversion has been approved;

C. An executed Plan of Conversion is on file at the principal place of business of the Converting Entity, located at 1117 South Shary Road, Mission, Texas 78572, and an executed Plan of Conversion will be on file, from and after the conversion, at the principal place of business of the Converted Entity, located at 1117 South Shary Road, Mission, Texas 78572; and

D. A copy of the Plan of Conversion will be furnished by the Converting Entity (prior to the conversion) or the Converted Entity (after the conversion), on written request and without cost, to any shareholder, partner, or member of the Converting Entity or the Converted Entity.

2. The approval of the Plan of Conversion was duly authorized by all actions required by the laws under which the Converting Entity was organized and by its constituent documents.

3. Two (2) copies of the Certificate of Limited Partnership of the Converted Entity which is to be created pursuant to the Plan of Conversion are being filed with the Texas Secretary of State with these Articles of Conversion.

4. The Converted Entity shall be liable for the payment of all fees and franchise taxes as required by law.

5. This conversion shall be effective on December 31, 2003, at 11:59 p.m., Central Time.

EXECUTED this 18 day of December, 2003.

SHARYLAND DEVELOPERS, L.L.C., a Texas
limited liability company

By:


Dolly L. Elizondo, Authorized Member

FILED
In the Office of the
Secretary of State of Texas

DEC 23 2003

SHARYLAND DEVELOPERS, LTD.

CERTIFICATE OF LIMITED PARTNERSHIP

Corporations Section

The undersigned, desiring to form a limited partnership pursuant to the Texas Revised Limited Partnership Act, Tex. Rev. Civ. Stat. Ann. art. 6132a-1 (the "Act"), certifies as follows:

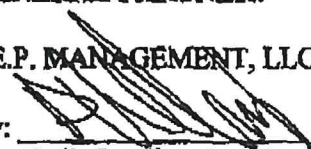
1. The name of the partnership is: SHARYLAND DEVEOPERS, LTD.
2. The name of the registered agent of the partnership is R.I. "Nacho" Pecina, Jr., whose address is: 1117 South Shary Road, Mission, Texas 78572. The address of the registered office of the partnership is: 1117 South Shary Road, Mission, Texas 78572.
3. The address of the principal office where records are to be kept or to be made available is: 1117 South Shary Road, Mission, Texas 78572.
4. The name, mailing address and street address of the general partner is as follows:

P.E.P. Management, LLC
1117 South Shary Road
Mission, Texas 78572
5. The limited partnership is being formed pursuant to a plan of conversion under Section 2.15 of the Act.
6. The name of the converting entity is SHARYLAND DEVELOPERS, L.L.C., a Texas limited liability company organized in Texas on April 2, 2003, whose address is 1117 South Shary Road, Mission, Texas 78572.
7. The general partner has determined not to include any other matters.

EXECUTED the 18 day of December, 2003.

GENERAL PARTNER:

P.E.P. MANAGEMENT, LLC

By: 

Dolly L. Elizondo, Manager

Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

**Statement of Change of
Registered Office/Agent**

Filing Fee: See Instructions

Filed in the Office of the
Secretary of State of Texas
Filing #: 800285478 08/14/2007
Document #: 182135400010
Image Generated Electronically
for Web Filing

Entity Information

The name of the entity is :

SHARYLAND INVESTORS, LTD.

The file number issued to the entity by the secretary of state is: **800285478**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

RI "Nacho" Pecina

1117 South Shary Road, Mission, TX, USA 78572

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

☐ A. The new registered agent is an organization (cannot be entity named above) by the name of:

OR

☒ B. The new registered agent is an individual resident of the state whose name is:

Dolly L Elizondo

Registered Office Change

☒ C. The business address of the registered agent and the registered office address is changed to:

305 (A) North Shary Road, Mission, TX, USA 78572

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **August 14, 2007**

Dolly L. Elizondo

Signature and title of authorized person(s)(see instructions)



05-102
(Rev.9-15/33)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),
Professional Associations (PA) and Financial Institutions

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559,
Government Code, to review, request and correct information
we have on file about you. Contact us at 1-800-252-1381.

1 7 4 3 0 8 9 6 3 0 2

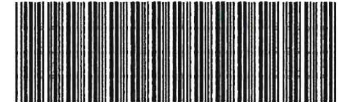
2 0 1 8

Taxpayer name SHARYLAND INVESTORS, LTD.		☐ Blacken circle if the mailing address has changed.	
Mailing address 305 A SHARY ROAD		Secretary of State (SOS) file number or Comptroller file number 0800285478	
City MISSION	State TX	ZIP code plus 4 78572	

☐ Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 305 A SHARY ROAD, MISSION, TX, 78572
Principal place of business 305 A SHARY ROAD, MISSION, TX, 78572

You must report officer, director, member, general partner and manager information as of the date you complete this report.



1000000000015

Please sign below!

This report must be signed to satisfy franchise tax requirements.

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name JAVIER PEREZ SR	Title LIMITED PARTNER	Director ☐ YES	Term expiration	m	m	d	d	y	y
Mailing address 305A N SHARY RD	City MISSION	State TX	ZIP Code 78572						
Name PEP MANAGEMENT LLC	Title GENERAL PARTNER	Director ☐ YES	Term expiration	m	m	d	d	y	y
Mailing address 305A N SHARY RD	City MISSION	State TX	ZIP Code 78572						
Name	Title	Director ☐ YES	Term expiration	m	m	d	d	y	y
Mailing address	City	State	ZIP Code						

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
---	--------------------	-------------------------------	-------------------------

Registered agent and registered office currently on file (see instructions if you need to make changes)
Agent: **DOLLY L ELIZONDO**

You must make a filing with the Secretary of State to change registered
agent, registered office or general partner information.

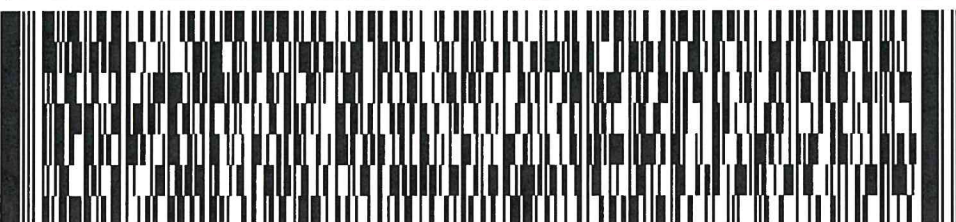
Office: 305 ANORTH SHARY ROAD	City MISSION	State TX	ZIP Code 78572
--------------------------------------	------------------------	--------------------	--------------------------

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional
sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has
been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation,
LLC, LP, PA or financial institution.

sign here DOLLY ELIZON DOLLY ELIZONDO	Title PARTNER	Date	Area code and phone number (956) 581 - 4333
---	-------------------------	------	---

Texas Comptroller Official Use Only



VE/DE	☐	PIR IND	☐
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TEXAS SECRETARY of STATE

JOSE A. ESPARZA

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BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800285478
Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 17430896302
Duration: Perpetual
Entity Type: Domestic Limited Partnership (LP)
Entity Status: In existence
FEIN:
Name: SHARYLAND INVESTORS, LTD.
Address: 305 (A) North Shary Road
Mission, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name Dolly L Elizendo	Address 305 (A) North Shary Road Mission, TX 78572 USA	Inactive Date			

Order

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Instructions:

- To place an order for additional information about a filing press the 'Order' button.

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REGISTERED AGENT		FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	
View Image	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count	
	50438670001	Articles of Conversion	December 23, 2003	December 31, 2003	No	3	
	52548690002	Amended Certificate of Limited Partnership	January 30, 2004	January 30, 2004	No	1	
	182135400010	Change of Registered Agent/Office	August 14, 2007	August 14, 2007	No	1	
	234997980005	Tax Forfeiture	October 10, 2008	October 10, 2008	No	1	
	295774590002	Reinstatement	February 22, 2010	February 22, 2010	No	N/A	
	399016190001	Report Notice	December 6, 2011	December 6, 2011	No	1	
	402729320005	Periodic Report	January 2, 2012	January 2, 2012	No	2	
	676233970001	Miscellaneous	June 17, 2016	June 17, 2016	No	1	
	718792320001	Public Information Report (PIR)	December 31, 2016	February 28, 2017	No	12	
	786842950001	Public Information Report (PIR)	December 31, 2017	January 7, 2018	No	6	
	869747690001	Public Information Report (PIR)	December 31, 2018	February 21, 2019	No	2	

Order

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<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name		Name Status	Name Type	Name Inactive Date	Consent Filing #
SHARYLAND DEVELOPERS, LTD.		Prior	Legal	January 30, 2004	0
SHARYLAND INVESTORS, LTD.		In use	Legal		0

Order

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Filing Number: 800285478
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Tax ID: 17430896302
Duration: Perpetual
Entity Type: Domestic Limited Partnership (LP)
Entity Status: In existence
FEIN:
Name: SHARYLAND INVESTORS, LTD.
Address: 305 (A) North Shary Road
Mission, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Last Update January 2, 2012	Name P.E.P. Management, LLC	Title General Partner	Address 305 (A) North Shary Road Mission, TX 78572 USA		

Order

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Instructions:

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Mission, TX 78572 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Assumed Name	Date of Filing	Expiration Date	Inactive Date	Name Status	Counties
No names exist for this filing.					

[Order](#)

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JOSE A. ESPARZA

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Duration: Perpetual
Entity Type: Domestic Limited Partnership (LP)
Entity Status: In existence
FEIN:
Name: SHARYLAND INVESTORS, LTD.
Address: 305 (A) North Shary Road
Mission, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name Sharyland Developers, L.L.C.	Entity Type Domestic Limited Liability Company (LLC)	Document Description	Filing Date	Entity Filing Number 800189876	Jurisdiction Capacity Converting

Order

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Instructions:

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In the Office of the
Secretary of State of Texas

DEC 23 2003

**ARTICLES OF ORGANIZATION
OF
P.E.P. MANAGEMENT, LLC**

Corporations Section

I, the undersigned natural person of the age of eighteen (18) years or more, acting as an organizer of a Limited Liability Company (the "Company") under the Texas Limited Liability Company Act (the "Act"), adopt the following Articles of Organization for the Company.

**ARTICLE ONE
NAME**

The name of the Company is P.E.P. MANAGEMENT, LLC.

**ARTICLE TWO
DURATION**

The period of the duration of the Company is perpetual.

**ARTICLE THREE
PURPOSES**

The purpose for which the Company is organized is to transact any and all lawful business for which limited liability companies may be organized under the Act.

**ARTICLE FOUR
INITIAL REGISTERED AGENT AND OFFICE
AND PRINCIPAL PLACE OF BUSINESS**

The post office address of the initial registered office of the Company is 1117 South Shary Road, Mission, Texas 78572, and the name of the initial registered agent of the Company at such address is R.I. "Nacho" Pecina, Jr.

**ARTICLE FIVE
MANAGEMENT**

Section 1. Management by Managers. The Company is to be managed by a manager or managers.

Section 2. Number of Managers. The number of managers shall from time to time be fixed by the Regulations of the Company. The number of initial managers is three (3) who need not be residents of the State of Texas nor members of the Company.

Section 3. Names and Addresses. The names and addresses of the persons elected to serve as managers until the first annual meeting of the members, or until their successors shall be elected and qualified, are:

Name	Address
Javier F. Perez, Sr.	1117 South Shary Road Mission, Texas 78572
Dolly L. Elizondo	1117 South Shary Road Mission, Texas 78572
R.I. "Nacho" Pecina, Jr.	1117 South Shary Road Mission, Texas 78572

Section 4. Increase or Decrease of Managers. The number of managers may be increased or decreased from time to time by amendment to the Regulations; but no decrease shall have the effect of shortening the term of any incumbent manager. In the absence of a regulation fixing the number of managers, the number shall be three (3).

ARTICLE SIX TRANSACTIONS WITH THE COMPANY

Any contract or other transaction between the Company and one or more of its managers, or between the Company and any firm of which one or more of its managers are members or employees, or in which they are interested, or between the Company and any corporation, association, or limited liability company of which one or more of its members are members, managers, officers or employees, or in which they are interested, shall be valid for all purposes, notwithstanding his or their participation in the action, if the fact of such interest shall be disclosed or otherwise known by the managers, and the managers shall, nevertheless, authorize or ratify the contract or transaction, the interested manager or managers to be counted in determining whether a quorum is present and to be entitled to vote on such authorization or ratification; and no manager shall be liable to account to the Company for any profits realized by or from or through any such contract or other transaction by reason of interest therein when such contract or other transaction has been authorized or ratified in accordance with the foregoing. This Article Six shall not be construed to invalidate any contract or transaction which would otherwise be valid in the absence of this provision.

ARTICLE SEVEN LIABILITY

A manager of the Company is not liable to the Company or its members for monetary damages for an act or omission in the manager's capacity as a manager, except that this shall not be construed to eliminate or limit the liability of a manager for:

- (a) A breach of the manager's duty of loyalty to the Company or its members;

(b) An act or an omission not in good faith that constitutes a breach of duty of the manager to the Company or an act or omission that involves intentional misconduct or a knowing violation of the law;

(c) A transaction from which the manager received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the manager's office; or

(d) An act or omission for which the liability of a manager is expressly provided for by an applicable statute.

ARTICLE EIGHT INDEMNIFICATION OF MANAGERS AND OFFICERS

The Company shall indemnify its managers and officers to the fullest extent permitted by the Texas Limited Liability Company Act, now or as hereafter amended, or any other applicable laws as may from time to time be in effect. In addition, the Company shall pay expenses incurred by such persons in defending a civil or criminal action, suit or proceeding in advance of the final disposition of such action, suit or proceeding, where the requirements imposed by the Texas Limited Liability Company Act or the Texas Business Corporation Act, as applicable, now or as hereafter amended, are met. The Company's obligation to indemnify and to prepay expenses under this Article Eight shall arise, and all rights granted to the managers or officers hereunder, shall vest, at the time of the occurrence of the transaction or event to which such action, suit or proceeding relates, or at the time that the action or conduct to which such action, suit or proceeding relates was first taken or engaged in (or omitted to be taken or engaged in), regardless of when such action, suit or proceeding is first threatened, commenced or completed. Notwithstanding any other provision of these Articles of Organization of the Company, no action taken by the Company, either by amendment of the Articles of Organization of the Company or otherwise, shall diminish or adversely affect any rights to indemnification or prepayment of expenses granted under this Article Eight which shall have become vested as aforesaid prior to the date that such amendment or other action is taken. Further, if any provision of this Article Eight shall be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired.

ARTICLE NINE DATA RESPECTING ORGANIZER

The name and address of the organizer of the Company is:

Dolly L. Elizondo
1117 South Shary Road
Mission, Texas 78572

In witness whereof, I have hereunto set my hand this 18 day of December, 2003.

ORGANIZER:



Dolly L. Elizondo

Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: See Instructions



**Statement of Change of
Registered Office/Agent**

Filed in the Office of the
Secretary of State of Texas
Filing #: 800285408 08/14/2007
Document #: 182135400002
Image Generated Electronically
for Web Filing

Entity Information

The name of the entity is :

P.E.P. MANAGEMENT, LLC

The file number issued to the entity by the secretary of state is: **800285408**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

R. I. "Nacho" Pecina

1117 South Shary Road, Mission, TX, USA 78572

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

☐ A. The new registered agent is an organization (cannot be entity named above) by the name of:

OR

☒ B. The new registered agent is an individual resident of the state whose name is:

Dolly L Elizondo

Registered Office Change

☒ C. The business address of the registered agent and the registered office address is changed to:

305 (A) North Shary Road, Mission, TX, USA 78572

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **August 14, 2007**

Dolly L. Elizondo

Signature and title of authorized person(s)(see instructions)

FILING OFFICE COPY


 05-102
(Rev.9-15/33)

Texas Franchise Tax Public Information Report

 To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),
Professional Associations (PA) and Financial Institutions

Tcode 13196 Franchise
☒ Taxpayer number

☒ Report year

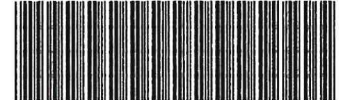
 You have certain rights under Chapter 552 and 559,
Government Code, to review, request and correct information
we have on file about you. Contact us at 1-800-252-1381.

3 2 0 1 4 0 7 8 6 3 1 2 0 1 8										
Taxpayer name PEP MANAGEMENT, LLC										☐ Blacken circle if the mailing address has changed.
Mailing address 305A NORTH SHARY RD										Secretary of State (SOS) file number or Comptroller file number 0800285408
City MISSION			State TX		ZIP code plus 4 78572					

☐ Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office	305A N SHARY RD, MISSION, TX, 78572
Principal place of business	305A N SHARY RD, MISSION, TX, 78572

You must report officer, director, member, general partner and manager information as of the date you complete this report.



100000000015

Please sign below!

This report must be signed to satisfy franchise tax requirements.

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name DOLLY L ELIZONDO	Title MEMBER	Director ☐ YES	Term expiration m m d d y y
Mailing address 305 A N SHARY RD	City MISSION	State TX	ZIP Code 78572
Name JAVIER F PEREZ	Title MEMBER	Director ☐ YES	Term expiration m m d d y y
Mailing address 305 A N SHARY RD	City MISSION	State TX	ZIP Code 78572
Name RI NACHO PECINA	Title MEMBER	Director ☐ YES	Term expiration m m d d y y
Mailing address 305 A N SHARY RD	City MISSION	State TX	ZIP Code 78572

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution NONE	State of formation	Texas SOS file number, if any	Percentage of ownership
---	--------------------	-------------------------------	-------------------------

 Registered agent and registered office currently on file (see instructions if you need to make changes)
 Agent: **DOLLY L ELIZONDO**

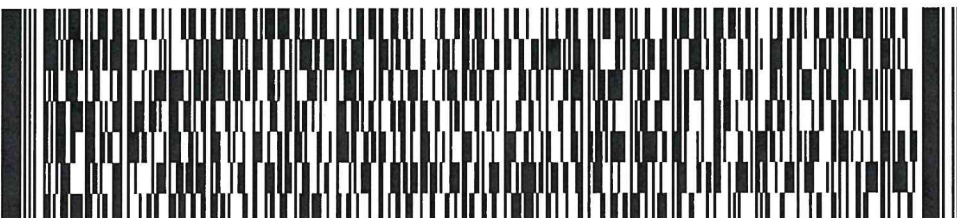
You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

Office: 305A NORTH SHARY ROAD	City MISSION	State TX	ZIP Code 78572
--------------------------------------	------------------------	--------------------	--------------------------

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here DOLLY ELIZON DOLLY ELIZONDO	Title MEMBER	Date	Area code and phone number (956) 581 - 4333
--	------------------------	------	---

Texas Comptroller Official Use Only


VE/DE ☐	PIR IND ☐
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TRANSMITTER ID = CSPROFTWSPROD

TLN = 00043202077

TEXAS SECRETARY of STATE

JOSE A. ESPARZA

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BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800285408
Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 32014078631
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: P.E.P. MANAGEMENT, LLC
Address: 305 ANORTH SHARY RD
MISSION, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name Dolly L Elizondo	Address 305 (A) North Shary Road Mission, TX 78572 USA	Inactive Date			

Order

Return to Search

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

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Filing Number: 800285408
Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 32014078631
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: P.E.P. MANAGEMENT, LLC
Address: 305 ANORTH SHARY RD
 MISSION, TX 78572 USA

REGISTERED AGENT		FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	
View Image	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count	
	50238390002	Articles of Organization	December 23, 2003	December 23, 2003	No	4	
	166196070001	Public Information Report (PIR)	December 31, 2006	April 6, 2007	No	1	
	182135400002	Change of Registered Agent/Office	August 14, 2007	August 14, 2007	No	1	
	207025330001	Public Information Report (PIR)	December 31, 2007	March 5, 2008	No	1	
	264410880001	Public Information Report (PIR)	December 31, 2008	June 30, 2009	No	1	
	328320680001	Public Information Report (PIR)	December 31, 2009	September 17, 2010	No	1	
	354350560001	Public Information Report (PIR)	December 31, 2010	February 11, 2011	No	1	
	383707110001	Public Information Report (PIR)	December 31, 2011	August 16, 2011	No	1	
	457352060001	Public Information Report (PIR)	December 31, 2012	December 14, 2012	No	1	
	500348940001	Public Information Report (PIR)	December 31, 2013	September 6, 2013	No	1	
	584043480001	Public Information Report (PIR)	December 31, 2014	December 26, 2014	No	1	
	652835980001	Public Information Report (PIR)	December 31, 2015	January 30, 2016	No	1	
	890932560001	Public Information Report (PIR)	December 31, 2018	May 20, 2019	No	2	

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BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800285408
Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 32014078631
Duration: Perpetual

Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:

Name: P.E.P. MANAGEMENT, LLC
Address: 305 ANORTH SHARY RD
MISSION, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name		Name Status	Name Type	Name Inactive Date	Consent Filing #
P.E.P. MANAGEMENT, LLC		In use	Legal		0

Order

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Instructions:

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BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800285408
Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 32014078631
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: P.E.P. MANAGEMENT, LLC
Address: 305 ANORTH SHARY RD
MISSION, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Last Update	Name	Title	Address		
May 20, 2019	DOLLY L ELIZONDO	MEMBER	305 A N SHARY RD MISSION, TX 78572 USA		
May 20, 2019	JAVIER F PEREZ	MEMBER	305 A N SHARY RD MISSION, TX 78572 USA		
May 20, 2019	RI NACHO PECINA	MEMBER	305 A N SHARY RD MISSION, TX 78572 USA		

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Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 32014078631
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: P.E.P. MANAGEMENT, LLC
Address: 305 ANORTH SHARY RD
MISSION, TX 78572 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Assumed Name	Date of Filing	Expiration Date	Inactive Date	Name Status	Counties
No names exist for this filing.					

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BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800285408
Original Date of Filing: December 23, 2003
Formation Date: N/A
Tax ID: 32014078631
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: P.E.P. MANAGEMENT, LLC
Address: 305 ANORTH SHARY RD
MISSION, TX 78572 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>	
Name	Entity Type	Document Description	Filing Date	Entity Filing Number	Jurisdiction	Capacity
There are no documents listed for this entity which match your inquiry.						

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Instructions:

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: August 8, 2019

TO: Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

FROM: Rebekah de la Fuente, Assistant Planning & Code Enforcement Director 

SUBJECT: Subdivision Review Meeting

A **subdivision review meeting** will be held on **Thursday, August 15, 2019** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **South Point Subdivision- 1:30 p.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.

Monday, August 5, 2019

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Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: N023500017008300**Pending Credit Card or eCheck Payments:**

No Payment Pending

Appraisal District Number: 524368**Pay by Credit Card****Address:**SHARYLAND INVESTORS LTD
305 A NORTH SHARY RD
WESLACO, TX 78596

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Property Site Address:

W EXPWY 83

Pay by eCheck**Legal Description:**

NARCISSUS BLACK LOTS 83-87 BLK 17

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Current Tax Levy: \$8.65**Print Current Statement****Current Amount Due: \$0.00****Print Delinquent Statement****Prior Year Amount Due: \$0.00****Total Amount Due: \$0.00****Register for Certified Statements by Email****Last Payment Amount for Current Year Taxes:**
\$9.77**Gross Value: \$294,030****Land Value: \$294,030****Last Payer for Current Year Taxes:**
WESLACO MICRO-HOSPITAL LLC**Improvement Value: \$0****Last Payment Date for Current Year Taxes:**
05/13/2019**Capped Value: \$0****Agricultural Value: \$317****Active Lawsuits: None****Exemptions:**
None[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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Monday, August 5, 2019

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Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: N023500017008400**Pending Credit Card or eCheck Payments:**

No Payment Pending

Appraisal District Number: 524369**Pay by Credit Card****Address:**SHARYLAND INVESTORS LTD
305 A NORTH SHARY RD
WESLACO, TX 78596

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Property Site Address:

W EXPWY 83

Pay by eCheck**Legal Description:**NARCISSUS BLACK LOT 84 BLK 17; DELETE
10 & COMBINE W/N0235-00-017-0083-00

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Current Tax Levy: \$0.00**Print Current Statement****Current Amount Due: \$0.00****Print Delinquent Statement****Prior Year Amount Due: \$0.00****Register for Certified Statements by Email****Total Amount Due: \$0.00****Gross Value: \$0****Last Payment Amount for Current Year Taxes:**
Not Received**Land Value: \$0****Last Payer for Current Year Taxes:**
Not Received**Improvement Value: \$0****Last Payment Date for Current Year Taxes:**
Not Received**Capped Value: \$0****Agricultural Value: \$0****Active Lawsuits: None****Exemptions:**
None[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Print a Current Tax Statement](#)

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Monday, August 5, 2019

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Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: N023500017008500**Pending Credit Card or eCheck Payments:**

No Payment Pending

Appraisal District Number: 524370**Pay by Credit Card****Address:**SHARYLAND INVESTORS LTD
305 A NORTH SHARY RD
WESLACO, TX 78596

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Property Site Address:

W EXPWY 83

Pay by eCheck**Legal Description:**NARCISSUS BLACK LOT 85 BLK 17; DELETE &
COMB W/N0235-00-017-0083-00

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Current Tax Levy: \$0.00**Print Current Statement****Current Amount Due: \$0.00****Print Delinquent Statement****Prior Year Amount Due: \$0.00****Register for Certified Statements by Email****Total Amount Due: \$0.00****Gross Value: \$0****Last Payment Amount for Current Year Taxes:**
Not Received**Land Value: \$0****Last Payer for Current Year Taxes:**
Not Received**Improvement Value: \$0****Last Payment Date for Current Year Taxes:**
Not Received**Capped Value: \$0****Agricultural Value: \$0****Active Lawsuits: None****Exemptions:**
None[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Print a Current Tax Statement](#)

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Monday, August 5, 2019

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Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: N023500017008600**Pending Credit Card or eCheck Payments:**

No Payment Pending

Appraisal District Number: 524371**Pay by Credit Card****Address:**SHARYLAND INVESTORS LTD
305 A NORTH SHARY RD
WESLACO, TX 78596

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Property Site Address:

W EXPWY 83

Pay by eCheck**Legal Description:**NARCISSUS BLACK LOT 86 BLK 17; DELETE
10' COMB W/N0235-00-017-0083-00

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Current Tax Levy: \$0.00**Print Current Statement****Current Amount Due: \$0.00****Print Delinquent Statement****Prior Year Amount Due: \$0.00****Register for Certified Statements by Email****Total Amount Due: \$0.00****Gross Value: \$0****Last Payment Amount for Current Year Taxes:**
Not Received**Land Value: \$0****Last Payer for Current Year Taxes:**
Not Received**Improvement Value: \$0****Last Payment Date for Current Year Taxes:**
Not Received**Capped Value: \$0****Agricultural Value: \$0****Active Lawsuits: None****Exemptions:**
None[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Print a Current Tax Statement](#)

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Monday, August 5, 2019

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Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: N023500017008700**Pending Credit Card or eCheck Payments:**

No Payment Pending

Appraisal District Number: 524372**Pay by Credit Card****Address:**SHARYLAND INVESTORS LTD
305 A NORTH SHARY RD
WESLACO, TX 78596

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Property Site Address:

W EXPWY 83

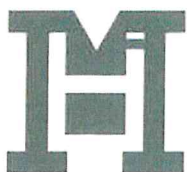
Pay by eCheck**Legal Description:**NARCISSUS BLACK LOT 87 BLK 17; DELETE
10 & COMB W/N0235-00-017-0083-00

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Print Current Statement**Current Tax Levy: \$0.00****Print Delinquent Statement****Current Amount Due: \$0.00****Prior Year Amount Due: \$0.00****Register for Certified Statements by Email****Total Amount Due: \$0.00****Gross Value: \$0****Last Payment Amount for Current Year Taxes:**
Not Received**Land Value: \$0****Last Payer for Current Year Taxes:**
Not Received**Improvement Value: \$0****Last Payment Date for Current Year Taxes:**
Not Received**Capped Value: \$0****Agricultural Value: \$0****Active Lawsuits: None****Exemptions:**
None[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERT TAMEZ

DRAINAGE STATEMENT SOUTH POINT SUBDIVISION

Project No.: 19133.00

Date: August 7, 2019

SOUTH POINT SUBDIVISION is a tract of land containing 12.34 acres situated in the City of Weslaco, Hidalgo County, Texas, being all of Lot 2, VBMH Subdivision, Instrument Number 2936410, Hidalgo County Map Records. The property is located approximately 2,957 feet west of the intersection of F.M. 88 (Texas Boulevard) and US Expressway 83. The property will be subdivided for commercial use. This property is located in Zone "B" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, March 4, 1980. Zone "B" is an "area between limits of the 100-year flood and 500-year flood; or certain acres subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; and areas protected by levees from a base flood". (medium shading)

The soils are (28) Hidalgo sandy clay loam, and (31) Hidalgo-Urban land complex which are in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff that flows north, flows into the frontage road and discharge into an existing TxDot curb inlet on the east bound frontage road on Expressway 83 and has a runoff of 5.78 c.f.s. during the 10-year storm frequency as per the attached calculations. The proposed development will increase runoff by 35.44 c.f.s to a total of 41.22 c.f.s.

The proposed drainage for **SOUTH POINT SUBDIVISION** consists of surface runoff from a proposed parking lot into a detention pond discharging with a 8" bleeder line into an existing TxDot curb inlet on the east bound frontage road on Expressway 83. The TxDot curb inlet discharges into city of Weslaco Drain Ditch 18B which flows northwest ultimately discharging into the Weslaco North Lateral.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, 135,770 cubic feet of detention will be required within this subdivision. 2 regional ponds located on lots 3 and 4 will have a capacity of 135,984 cubic feet. The drainage and detention plan will be reviewed by the City prior to the issuance of the building permit by the City.

By:


Mario A. Reyna, P.E.
Vice President

DATE

8-7-19



DRAINAGE REPORT

PROJECT NAME: **SOUTH POINT SUBDIVISION**

PROJECT NUMBER: **19133.00**

DATE: **August 7, 2019**

I. Existing Condition

Ex. Area: **569048** sf
 13.06 ac
 Imp. Area: **0** sf
 % Imp. : **0.00**
 Slope : **0.15** %
 tc : **103.00** min
 Rainfall Intensity (10yr) **2.211** in/hr
 c factor **0.200**
 Q peak existing condition: **5.78** cfs

II. Future Condition

Future area: **569048** sf
 13.06 ac
 Estimated Imp. Area: **440,048** sf
 % Imp. : **0.77**
 Slope : **0.20** %
 tc : **55.00** min
 Rainfall Intensity (50yr) **4.383** in/hr
 c factor **0.720**
 $Q \text{ future cond.} = Aci = i * = 41.22 * 0.72$
9.404656 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	127.62	38286	5.78	1733	36553
10	0.17	10.83	101.81	61083	5.78	3466	57617
15	0.25	9.10	85.60	77041	5.78	5199	71842
20	0.33	7.91	74.37	89246	5.78	6933	82314
25	0.42	7.03	66.07	99102	5.78	8666	90436
30	0.50	6.34	59.65	107377	5.78	10399	96978
35	0.58	5.80	54.52	114489	5.78	12132	102357
40	0.67	5.35	50.31	120756	5.78	13865	106891
45	0.75	4.98	46.80	126353	5.78	15598	110755
50	0.83	4.66	43.81	131421	5.78	17332	114089
60	1.00	4.14	38.97	140302	5.78	20798	119505
90	1.50	3.16	29.76	160684	5.78	31197	129487
120	2.00	2.60	24.41	175784	5.78	41596	134189
180	3.00	1.95	18.35	198164	5.78	62394	135770
240	4.00	1.59	14.93	214923	5.78	83191	131731

Storage Required: **135770** cf
 Storage Required: **3.117** Ac.-Ft.
 w/ release rate of: **5.78** cfs



M. A. Reyna
 8-7-19

Runoff Coefficients	
Type of Drainage Area	Runoff Coefficient "c"
Business	
Downtown Areas	0.70-0.95
Neighborhood Areas	0.50-0.70
Residential	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved Areas	0.10-0.30
Lawns	
Sandy soil, flat, 2%	0.05-0.10
Sandy soil, average, 2% - 7%	0.10-0.15
Sandy soil, steep, 7%	0.15-0.20
Heavy soil, flat, 2%	0.13-0.17
Heavy soil, average, 2% - 7%	0.18-0.22
Heavy soil, steep, 7%	0.25-0.35
Streets	
Asphaltic	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.85
Roofs	0.75-0.95

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Business				
Downtown Areas	0.7	0	0.000	0.000
Neighborhood Areas	0.5	0	0.000	0.000
Residential				
Single-family areas	0.3	0	0.000	0.000
Multi-units, detached	0.4	0.00	0.000	0.000
Multi-units, attached	0.6	0	0.000	0.000
Suburban	0.25	0	0.000	0.000
Apartment dwelling areas	0.5	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Playgrounds	0.2	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Unimproved Areas	0.1	0	0.000	0.000
Lawns				
Sandy soil, flat, 2%	0.05	0	0.000	0.000
Sandy soil, average, 2% - 7%	0.1	0	0.000	0.000
Sandy soil, steep, 7%	0.15	0	0.000	0.000
Heavy soil, flat, 2%	0.15	129000	2.961	0.444
Heavy soil, average, 2% - 7%	0.18	0	0.000	0.000
Heavy soil, steep, 7%	0.25	0	0.000	0.000
Streets				
Asphaltic	0.95	0	0.000	0.000
Concrete	0.8	0	0.000	0.000
Brick	0.7	0	0.000	0.000
Drives and walks	0.85	277288	6.366	5.411
Roofs	0.95	162760	3.736	3.550
Total:		569,048	13.064	9.405
Weighted "c":			0.720	

$$C_W = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots C_n A_n) / A_{\text{total}}$$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

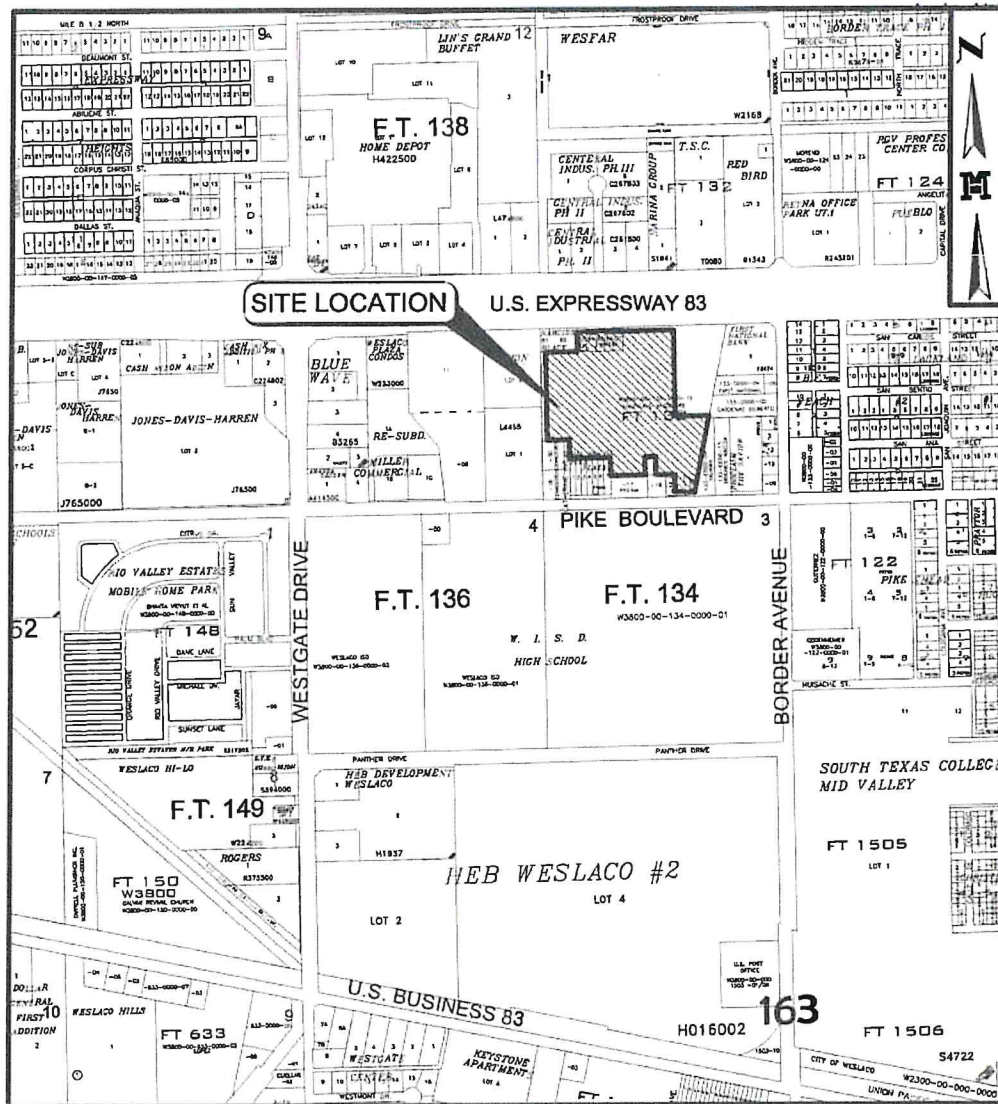
C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

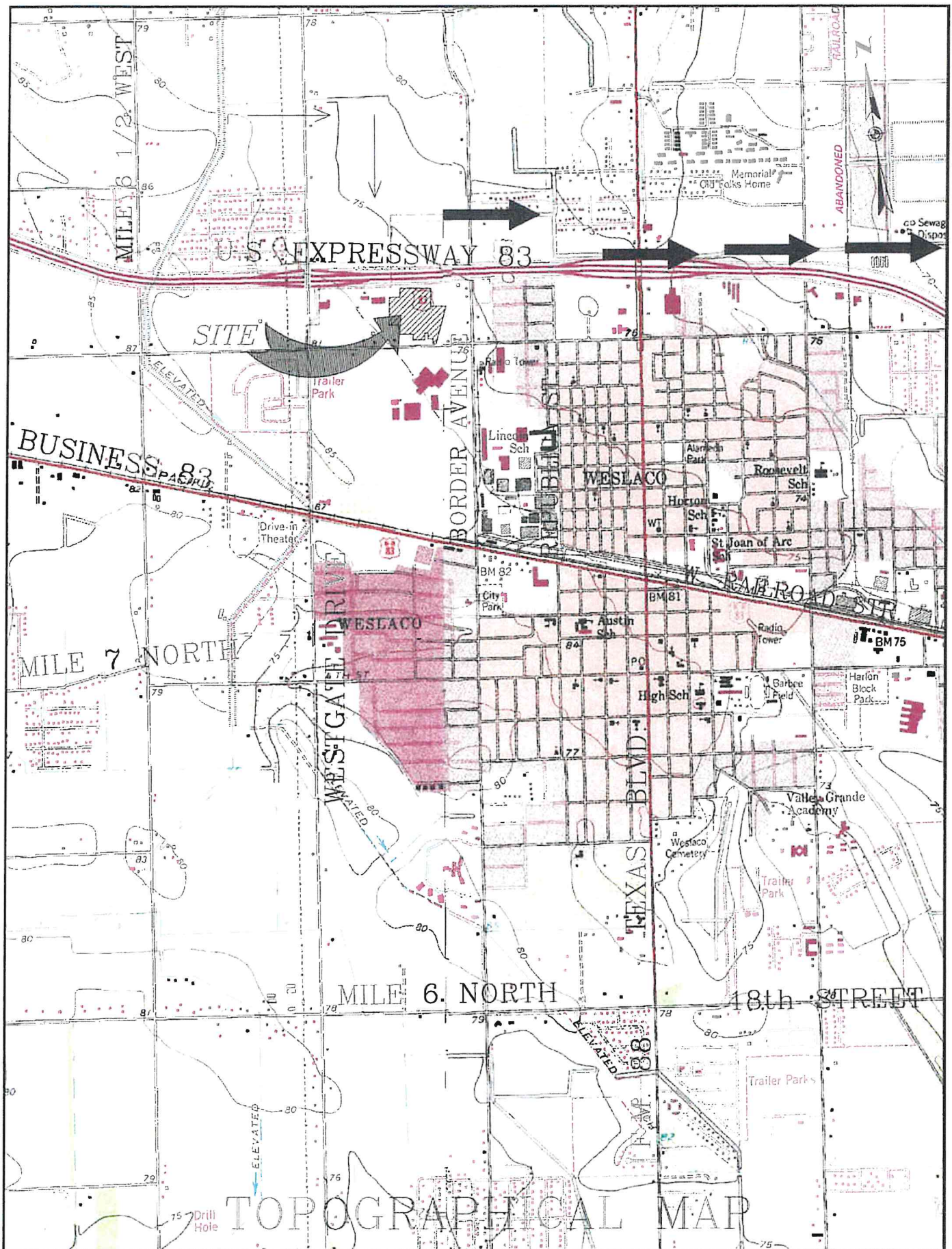
LOCATION MAP



SCALE: 1" = 1000'

MAP OF SOUTH POINT SUBDIVISION

BEING A RESUBDIVISION OF 12.34 ACRES
BEING ALL OF LOT 2,
VBMH SUBDIVISION
INSTRUMENT No.2936410 H.C.M.R.
CITY OF WESLACO
HIDALGO COUNTY, TEXAS



HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

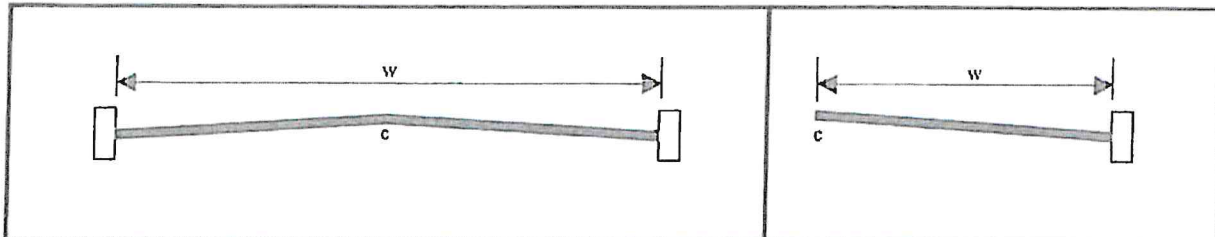
TIME	5 yr.	10 yr.	25 yr.	50 yr.
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71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

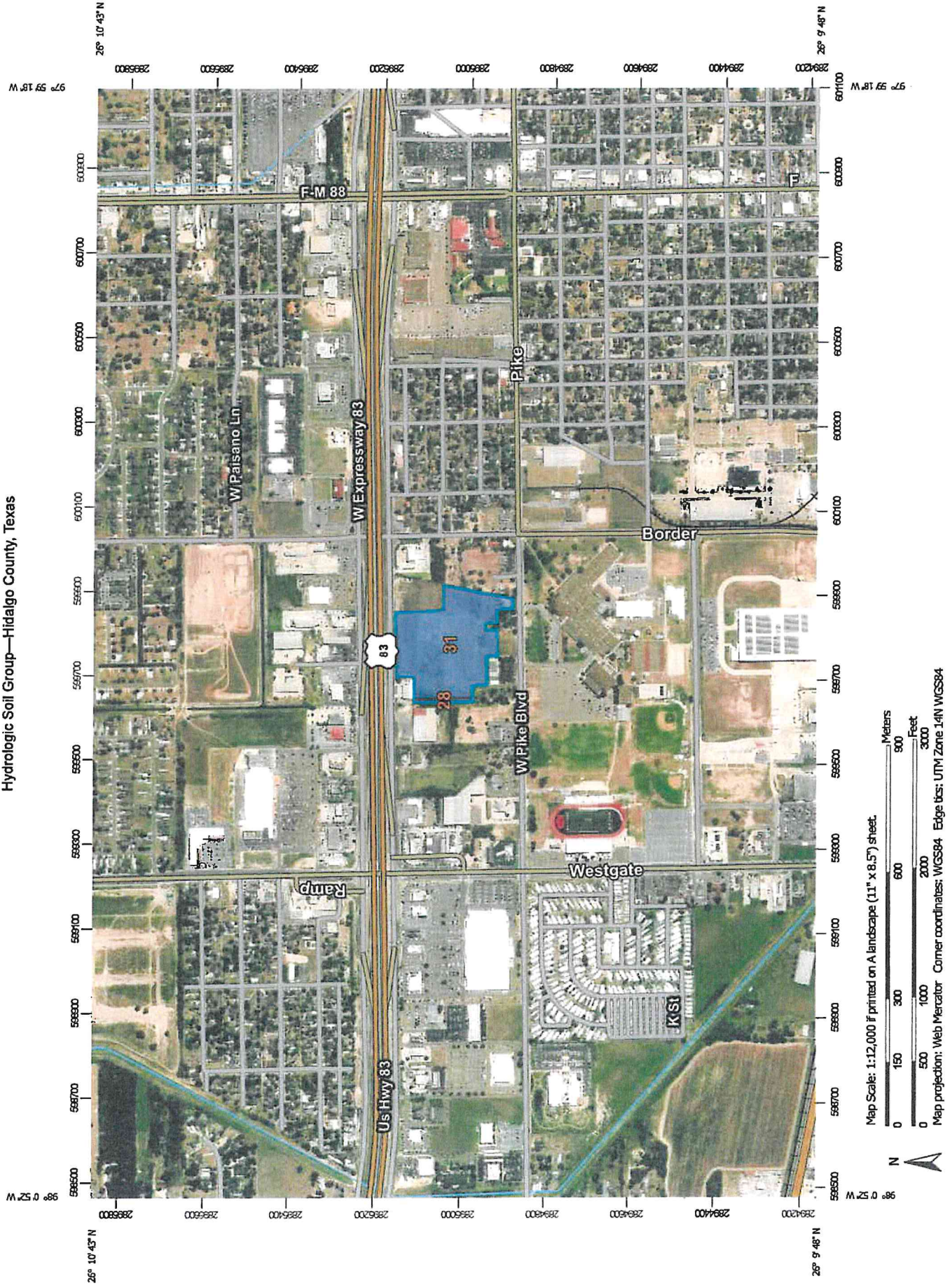
106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018

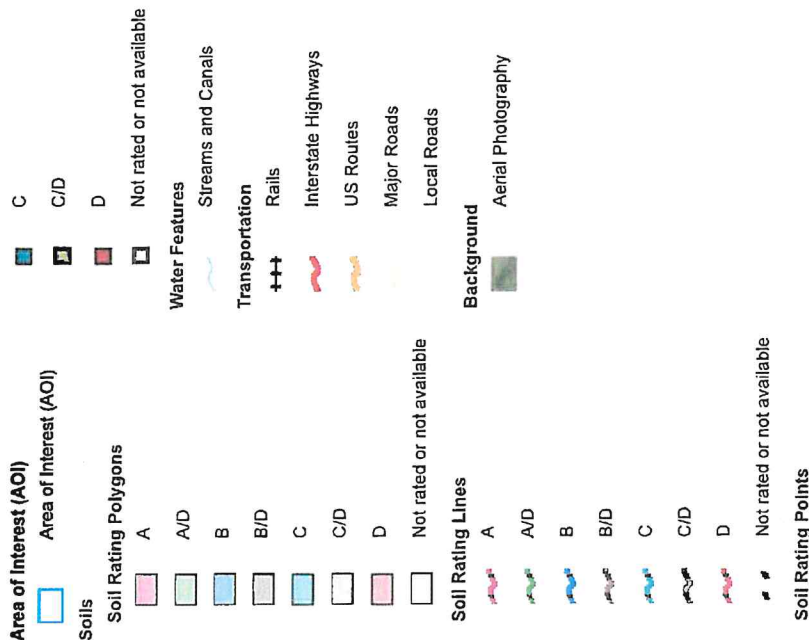


	Local Street w = 30'		Local Street w = 40'		Collector Street w = 44'		Secondary Street (half-section) w = 24'		Primary Street (half-section)	
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

Hydrologic Soil Group—Hidalgo County, Texas



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: websoilsurvey.sc.egov.usda.gov

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 17, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.3	2.6%
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	12.5	97.4%
Totals for Area of Interest			12.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



APPROXIMATE SCALE
800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

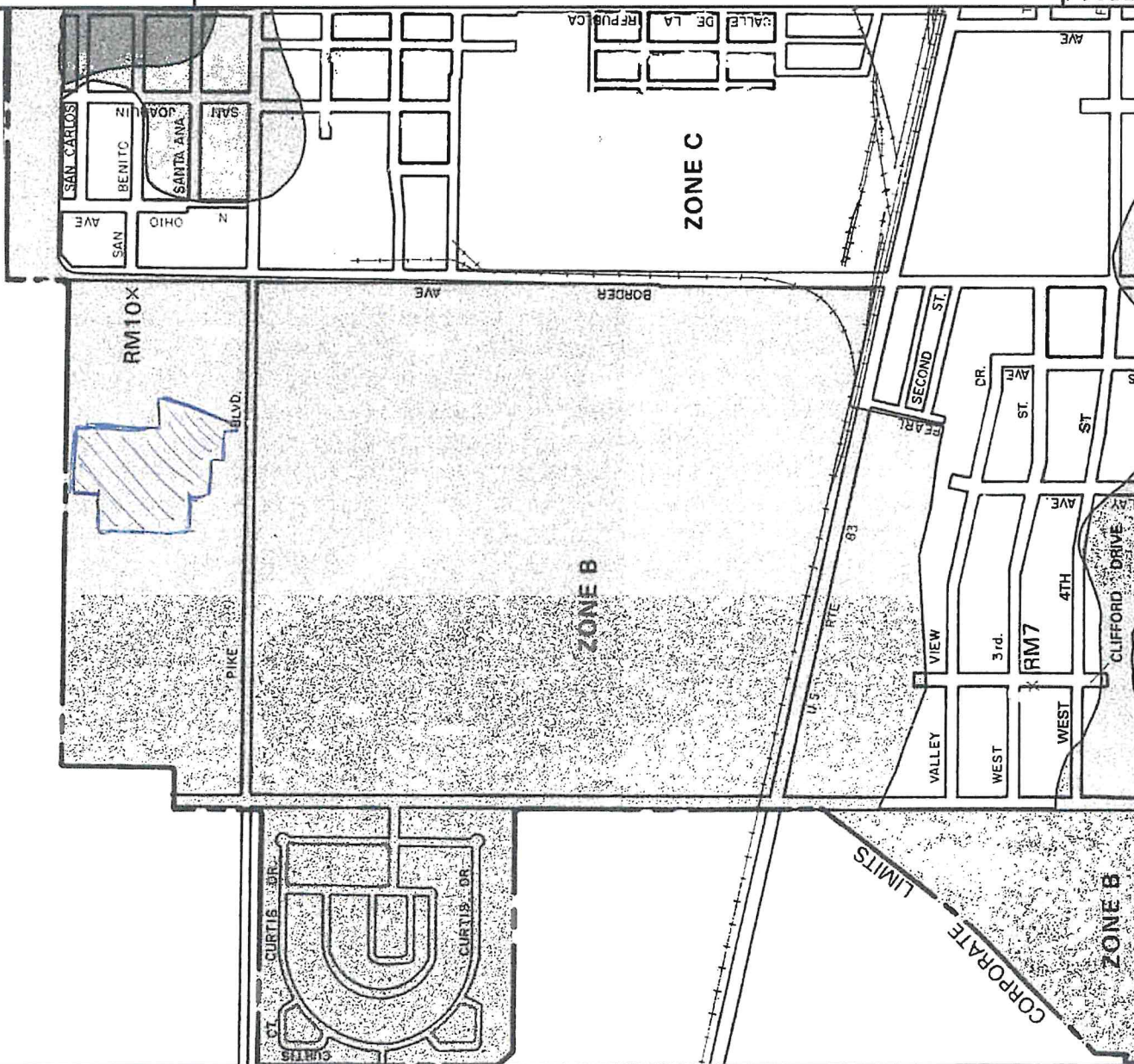
ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B
EFFECTIVE DATE:
MARCH 4, 1980



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





KEY TO MAP

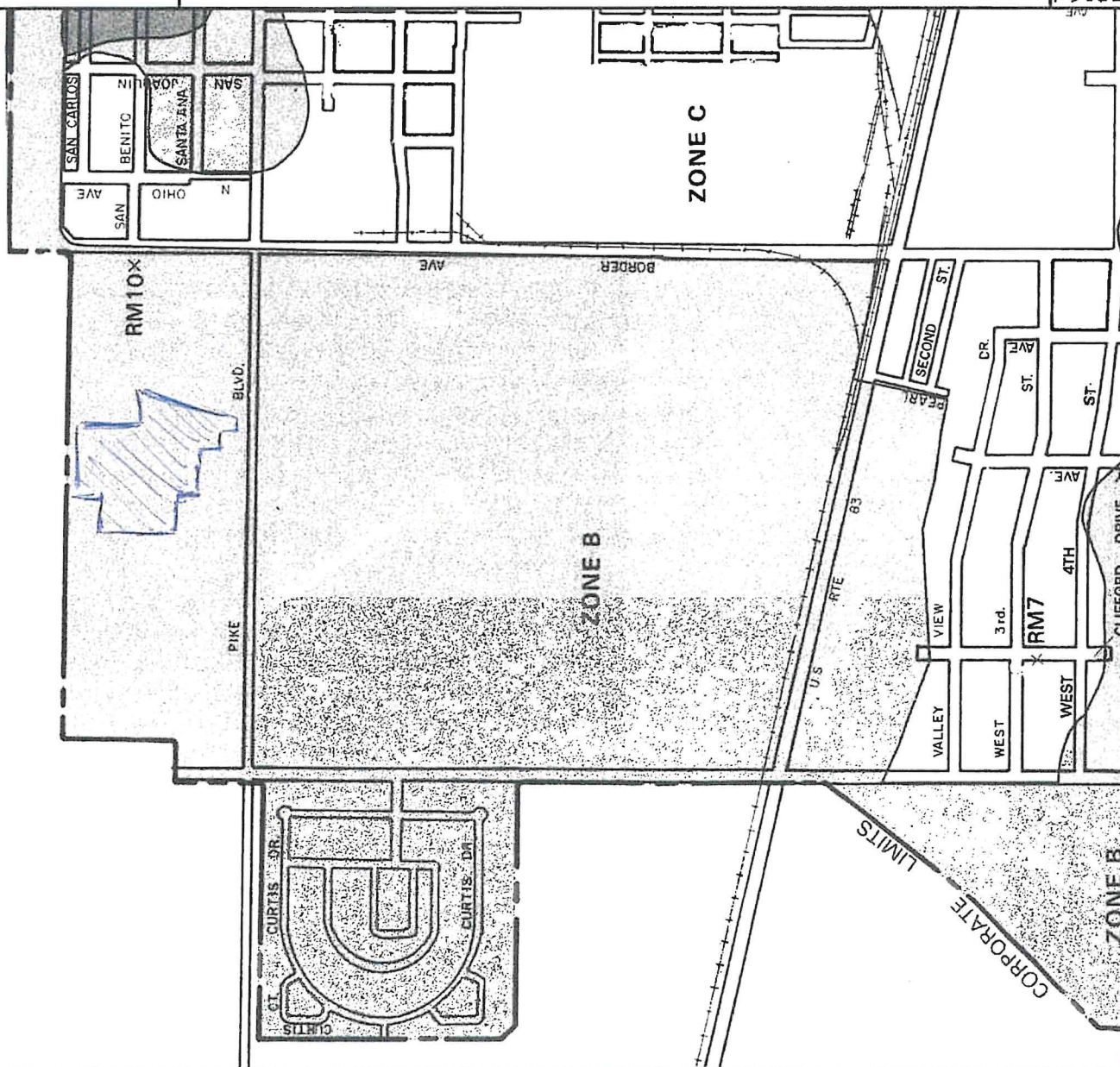
500-Year Flood Boundary		(EL 987)	RM7 X	• M1.5
100-Year Flood Boundary				
Zone Designations* With Date of Identification e.g., 12/2/14				
100-Year Flood Boundary				
500-Year Flood Boundary				
Base Flood Elevation Line With Elevation in Feet**				
Base Flood Elevation in Feet Where Uniform Within Zone**				
Elevation Reference Mark				
River Mile				

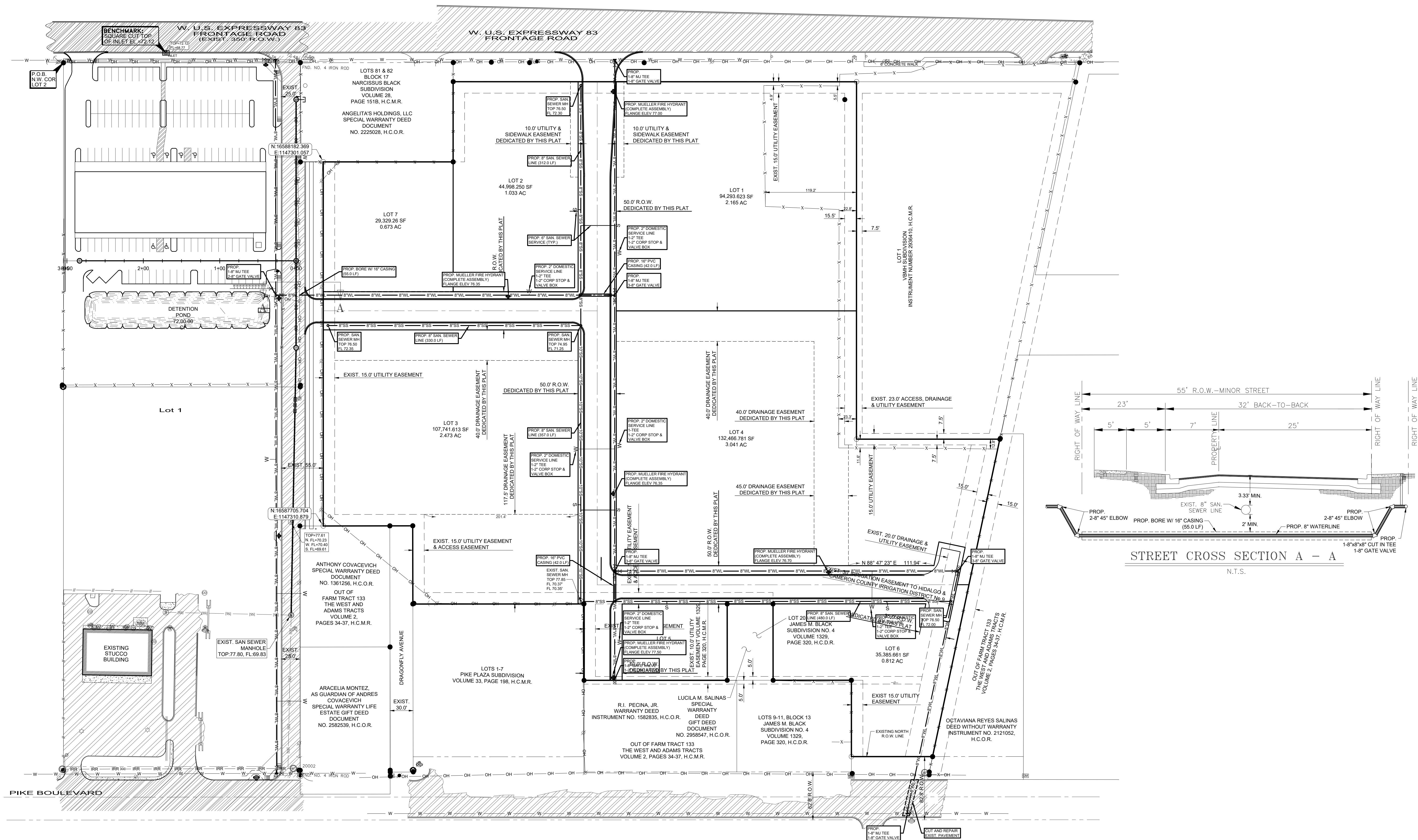
#EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet, where the depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet, where flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the average depth is less than one (1) foot or where the area is protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov







Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2909	
From: Rebekah De La Fuente			
Subject: Discussion and consideration on Ordinance 2019-50 to convert the twenty- foot alley running between Lots 1-20, Block 4, Gonzalez Addition into a utility easement and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-50. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed conversion is being requested by Vantage Bank, to allow the bank use of the alley for a proposed expansion to their parking lot to the east.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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):			
Rebekah De La Fuente		Created/Initiated	
Rebekah De La Fuente		Approved	
Mike Perez		New	
City Manager Comments: Recommend abandonment of half of the alley only.			
Staff Recommendation: Staff recommends denial based on opposition from surrounding property owners.			
Attachments, if any: Correspondence with Utility Companies, Hold Harmless Statement, Applicant and Consent Forms, Metes and Bounds, Proposed Deed, Site Plan, O2019-50 Alley to Utility Easement Conversion			
Responsibilities upon Approval: Staff will advise applicant.			

Juan Molina

From: Humberto Garza <hgarza@rgec.net>
Sent: Friday, September 20, 2019 9:19 AM
To: 'Irma Rodriguez'; 'Juan Molina'
Subject: FW: [EXTERNAL] RE: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

From: Javier Gutierrez [mailto:javier@rgec.net]
Sent: Thursday, September 19, 2019 7:42 AM
To: 'Humberto Garza'; rgutierrez@rgec.net
Subject: FW: [EXTERNAL] RE: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

Response from AEP...

Regards,

Javier Gutiérrez

R. Gutierrez Engineering Corporation
Firm Number: F-486
130 East Park Avenue
Pharr, Texas 78577
(956)782-2557
Email: javier@rgec.net

This email and any files transmitted with it contain information belonging to the office of R. Gutierrez Engineering Corporation which is confidential and/or legally privileged. This information is intended only for the individual or entity to whom this email is addressed. If you are not the named recipient, you are hereby notified that any disclosure, copying, distributing or taking of this information for any use whatsoever is strictly prohibited. If you receive this message in error, please notify the sender at (956)782-2557 or by email at office@rgec.net and delete this message immediately from your computer. Thank you...

From: Mario G Campos Jr. <mgcamosjr@aep.com>
Sent: Wednesday, September 18, 2019 2:47 PM
To: javier@rgec.net
Cc: Francisco R Gonzalez <frgonzalez@aep.com>
Subject: RE: [EXTERNAL] RE: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

Good afternoon Mr. Gutierrez,
On behalf of AEP Right of Way, I'll be assisting with this abandonment request.
Any questions or comments on this matter, you may direct them to me. Thank you and I'll keep you posted on the status

Respectfully,



MARIO G CAMPOS JR. | RIGHT OF WAY AGENT
MGCAMPOSJR@AEP.COM | D:956.626.2617
1401 EAST BUSINESS HIGHWAY 77, SAN BENITO, TX 78586

From: Francisco R Gonzalez <frgonzalez@aepcom>
Sent: Tuesday, September 17, 2019 4:45 PM

To: Mario G Campos Jr. <mgcamposjr@aep.com>

Subject: FW: [EXTERNAL] RE: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

Mario,

This is in your area.

Thanks,



FRANCISCO R GONZALEZ | RIGHT OF WAY AGENT

FRGONZALEZ@AEP.COM | D:956.283.2351 | C:956.223.9748
5700 NORTH CAGE BLVD., PHARR, TX 78577-7921

From: Javier Gutierrez <javier@rgec.net>

Sent: Tuesday, September 17, 2019 4:05 PM

To: everardo.balboa@onegas.com; 'Martinez, Miguel A.' <Miguel.Martinez@onegas.com>; Lucy Salinas <LS7555@ATT.COM>; Rolando Rodriguez <rolando.rodriguez@charter.com>; Francisco R Gonzalez <frgonzalez@aep.com>; pgarcia@weslacotx.gov

Cc: rgutierrez@rgec.net; 'Humberto Garza' <hgarza@rgec.net>

Subject: [EXTERNAL] RE: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

This is an **EXTERNAL** email. **STOP. THINK** before you CLICK links or OPEN attachments. If suspicious please click the 'Report to Incidents' button in Outlook or forward to incidents@aep.com from a mobile device.

To all,

Please acknowledge receipt of email sent on 9/10/2019, which was sent as notification / advisement that the City of Weslaco is considering a request by Vantage Bank to convert an existing 20' alley to a "utility easement".

Regards,

Javier Gutiérrez

R. Gutierrez Engineering Corporation

Firm Number: F-486

130 East Park Avenue

Pharr, Texas 78577

(956)782-2557

Email: javier@rgec.net

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From: Javier Gutierrez <javier@rgec.net>

Sent: Tuesday, September 10, 2019 4:46 PM

To: 'everardo.balboa@onegas.com' <everardo.balboa@onegas.com>; 'Martinez, Miguel A.'

<Miguel.Martinez@onegas.com>; Lucy Salinas (LS7555@ATT.COM) <LS7555@ATT.COM>; Rolando Rodriguez

(<rolando.rodriguez@charter.com>) <rolando.rodriguez@charter.com>; 'frgonzalez@aep.com' <frgonzalez@aep.com>;

'pgarcia@weslacotx.gov' <pgarcia@weslacotx.gov>

Cc: 'rgutierrez@rgec.net' <rgutierrez@rgec.net>; 'Humberto Garza' <hgarza@rgec.net>

Subject: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

To All,

This is to notify you that the City of Weslaco is considering a request by Vantage Bank to convert a 20' alley, shown in the attached 'site plan sheet', to a utility easement.

Utilities owned by your respective companies have been identified as existing in this alley.

Lucy / Rolando, please forward to the appropriate personnel within your company.

Regards,

Javier Gutiérrez

R. Gutierrez Engineering Corporation

Firm Number: F-486

130 East Park Avenue

Pharr, Texas 78577

(956)782-2557

Email: javier@rgec.net

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Juan Molina

From: Humberto Garza <hgarza@rgec.net>
Sent: Wednesday, September 18, 2019 9:29 AM
To: 'Irma Rodriguez'; 'Juan Molina'
Subject: FW: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

SEE BELOW for all intended purposes

From: Javier Gutierrez [mailto:javier@rgec.net]
Sent: Tuesday, September 17, 2019 4:05 PM
To: everardo.balboa@onegas.com; 'Martinez, Miguel A.'; Lucy Salinas; Rolando Rodriguez; frgonzalez@aep.com; pgarcia@weslacotx.gov
Cc: rgutierrez@rgec.net; 'Humberto Garza'
Subject: RE: Vantage Bank - Alley To Be Abandoned and Replaced by Utility Easement

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HOLD HARMLESS AND INDEMNITY

VANTAGE BANK agrees to hold the CITY OF WESLACO, its officers, agents, officials, employees, and volunteers ("City") harmless against any and all loss, liability, damage, costs, and expenses which Vantage Bank or any person participating in activities on City property under this agreement may suffer, incur, be put to, pay or expend by reason of, or arising out of or as a result of the conversion of the alley into an utility easement described as Gonzales Addition- Part 4, Survey Plat and Metes and Bounds attached hereto as Exhibit "A" and "B" made a part hereof.

VANTAGE BANK shall indemnify, and hold harmless the CITY OF WESLACO and its officers and employees, from and against any and all actions, suits, proceedings, claims, demands, losses, costs and expenses, including legal costs and attorneys' fees, for injury to persons (s) or damages to property (including property owners by the CITY OF WESLACO, and for errors and omissions committed by VANTAGE BANK, its officers, employees, and agents, arising out of or relating to VANTAGE BANK's performance with the Application for Conversion of an Alley into a Utility Easement.

VANTAGE BANK hereby further grant CITY OF WESLACO, a reserved Utility Easement for the right to use the alleyway for any purpose that does not interfere with the City's Reserved Easement for ingress and egress its rights in the alleyway for facilities to go through, over and across, to and from the property attached hereto. VANTAGE BANK will further grant access its parking lot while utility companies service the utilities.

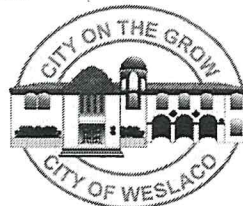
By signing below we acknowledge and agree to indemnify and hold harmless CITY OF WESLACO, and its employees, from and any loss that may be incurred relating to the abandonment of Alley restrictions and encroachments on the property.

Dated: October 8, 2019

VANTAGE BANK

By 
Authorized Representative

"The City on the Grow"



Location of Proposed Abandonment: Kansas Ave.
 Lot: 11-20 Block: 4 Addition: Gonzalez
 Type of Easement to be Abandoned: Alley
 Reason property should be vacated/abandoned: _____

APPLICANT: R. Gutierrez Engineering Corp.
ADDRESS: 130 E. Park Avenue, Pharr, TX 78577
PHONE NO.: (956) 782-2557 FAX NO. (956) 782-2558
E-MAIL ADDRESS: hgarza@rgec.net

1. Three Hundred Dollars (\$300.00) Non-refundable Application Fee per Submittal.
2. A metes and bounds legal land description of the proposed abandonment labeled Exhibit "A". (See attached instructions for preparation)
3. A plat or drawing depicting the area to be abandoned labeled Exhibit "B". (See attached instructions for preparation)
4. Completed consent form for all adjacent property owners. (Use form provided)

Rain
Applicant

concor

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of

August

A.D. 20


Notary Public In and For Hidalgo County, Texas

(Make copies as needed)

Please do not alter this application.

Hidalgo CAD**Property Search Results > 180551 VANTAGE BANK
TEXAS for Year 2019**

Tax Year: 2019

Property**Account**

Property ID:	180551	Legal Description:	GONZALEZ LTS 14-15 BLK 4
Geographic ID:	G5600-00-004-0014-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	413 N KANSAS AVE WESLACO, TX 78596	Mapsco:	
Neighborhood:	GONZALEZ	Map ID:	CWL VOL 7 PG 10-A
Neighborhood CD:	G560000		

Owner

Name:	VANTAGE BANK TEXAS	Owner ID:	1140692
Mailing Address:	1801 S 2ND STREET MCALLEN, TX 78503-1353	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$7,089	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$20,100	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$27,189	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$27,189	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$27,189	

Taxing Jurisdiction

Owner: VANTAGE BANK TEXAS

% Ownership: 100.0000000000%

Total Value: \$27,189

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$27,189	\$27,189	\$0.00
CWL	CITY OF WESLACO	0.666700	\$27,189	\$27,189	\$181.27
DR1	DRAINAGE DISTRICT #1	0.095100	\$27,189	\$27,189	\$25.86
GHD	HIDALGO COUNTY	0.580000	\$27,189	\$27,189	\$157.70
JCC	SOUTH TEXAS COLLEGE	0.178000	\$27,189	\$27,189	\$48.40
R02	ROAD DIST 02	0.000000	\$27,189	\$27,189	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$27,189	\$27,189	\$13.38
SWL	WESLACO ISD	1.159700	\$27,189	\$27,189	\$315.31
Total Tax Rate:		2.728700			
Taxes w/Current Exemptions:					\$741.92
Taxes w/o Exemptions:					\$741.91

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 816.0 sqft Value: \$7,089

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDLW - 3	DWD	1981	816.0
POR	PORCH (COVERED)	*		1981	56.0
STG	STORAGE	*		2013	128.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1377	6000.00	50.00	120.00	\$20,100	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$7,089	\$20,100	0	27,189	\$0	\$27,189
2018	\$10,944	\$20,100	0	31,044	\$0	\$31,044
2017	\$10,944	\$20,100	0	31,044	\$0	\$31,044
2016	\$10,421	\$20,100	0	30,521	\$0	\$30,521
2015	\$10,421	\$20,100	0	30,521	\$0	\$30,521
2014	\$13,542	\$20,100	0	33,642	\$0	\$33,642
2013	\$13,490	\$15,000	0	28,490	\$0	\$28,490
2012	\$13,771	\$15,000	0	28,771	\$0	\$28,771
2011	\$14,052	\$15,000	0	29,052	\$0	\$29,052
2010	\$15,138	\$15,000	0	30,138	\$0	\$30,138
2009	\$15,434	\$15,000	0	30,434	\$0	\$30,434
2008	\$16,621	\$15,000	0	31,621	\$0	\$31,621
2007	\$17,287	\$11,100	0	28,387	\$0	\$28,387
2006	\$20,392	\$11,100	0	31,492	\$0	\$31,492

2005	\$20,594	\$11,100	0	31,694	\$0	\$31,694
------	----------	----------	---	--------	-----	----------

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/1/2019	WD	WARRANTY DEED	SANCHEZ ANA T & NOE	VANTAGE BANK TEXAS			2984126
2	11/30/2004	WDV	WARRANTY DEED/VENDORS LIEN	MERCEDES NATIONAL BANK	SANCHEZ ANA T & NOE			1408622
3	4/6/2004	FCL	FORECLOSURE	SANCHEZ RENE	MERCEDES NATIONAL BANK			1319431

Tax Due

Property Tax Information as of 04/23/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

**ADJACENT PROPERTY OWNERS
CONSENT FOR CONVERSION OF AN ALLEY
INTO A UTILITY EASEMENT**

(Make copies as needed)

OWNER: Maria Elva Alaniz
Address: 110 E Agostadero St. Lot: _____
Phone No. 956 977 8422 Block: _____
Addition: _____

The undersigned, owner(s) of property abutting upon that portion of the alley named and described in Exhibits "A", **do hereby consent** to such conversion of an alley into a utility easement, and do hereby release the City of Weslaco from all claims for damages arising or growing out of such conversion. (Include the printed names and signatures of the owners of the property). The signatures must be notarized.

OWNER _____

OR

☒ I am the owner of the adjacent/underlying property and **DO NOT** consent to the conversion of the alley into a utility easement.

Reason I do not consent: No doy mi consentimiento porque
afectaria a mis clientes - consent not given because
it affects my clients.

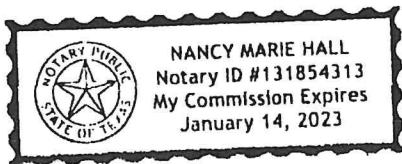
OWNER _____

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Maria Elva Alaniz, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of September, A.D. 2019.

[Signature]
Notary Public In and For Hidalgo County, Texas





LAW OFFICE OF JUAN R. MOLINA

JUSTICE STARTS HERE

jmolina@rgv.rr.com

710 S. Texas Blvd.
P.O. Box 190
Weslaco, TX 78596

Ofc: (956) 968-7971
Fax: (956) 968-8045

September 5, 2019

CERTIFIED 7018 1830 0001 2265 41
RETURN RECEIPT REQUESTED

Mr. Ruben Moreno
P.O. Box 512
Weslaco, TX 78599

**RE: VANTAGE BANK PARKING RECONFIGURATION PROJECT
NOTICE OF APPLICATION FOR CONVERSION OF AN
ALLEY INTO A UTILITY EASEMENT**

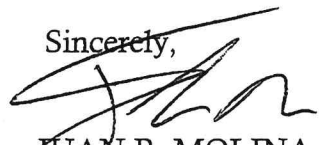
Dear Mr. Moreno:

Please be advised that we are writing this letter on behalf of R. Gutierrez Engineering Corporation. The Corporation is part of the design team tasked with the parking lot reconfiguration for Vantage Bank. Be further notified that a petition has been filed with the City of Weslaco Planning Department for the conversion of the adjacent alley into a utility easement.

The utility easement includes a requirement provision titled "Adjacent Property Owners Consent for Conversion of an Alley into a Utility Easement". Therefore, by signing and returning the document in accordance with the instruction set forth with the City of Weslaco, you may either "Consent" or "Do Not Consent" to the conversion request. Each property owner needs to sign the enclosed whether they want to accept the conversion or not.

Your prompt response to this letter is greatly appreciated. If you have any questions or need any information, please do not hesitate to contact us 956 968 7971.

Sincerely,



JUAN R. MOLINA

JRM:ir

7018 1830 0001 2265 6541
1459 5922 1000 0681 7010

U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To <u>RUBEN MIRANO</u>	
Street and Apt. No., or PO Box <u>PO BOX 512</u>	
City, State, ZIP+4 [®] <u>WESLACO, TX 78596</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	



UNIT CANNOT BE USED AT ANY POST OFFICE
IF THE RETURN ADDRESS IS NOT PRINTED
ON THE FRONT OF THE MAILPIECE
PLACE STICKER TOP OF THE MAILPIECE

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:

Mr. Roman Moreno
P.O. Box 512
Mesilla, TX 76594



9590 9402 4380 8190 9440 35

2. Article Number (Transfer from service label)

701A 1A3D 0001 2265 6565

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery over \$500 | |

Domestic Return Receipt

JUAN R. MOLINA
Law Office of Juan R. Molina
710 S TEXAS BLVD
WESLACO TX 78596

CERTIFIED MAIL®



7018 1830 0001 2265 6565



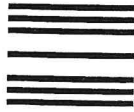
Mr. Ruben Moreno
PO Box 512
Weslaco TX 78599-0512

9/6

062S0006670252



\$6.80
US POSTAGE
FIRST-CLASS
FROM 78596
SEP 05 2019
stamps
endicia



782 AE 1840N C0009/19/19
UNABLE TO FORWARD/FOR REVIEW **B006**

#WD
78599-0512

BC: 78599051212 DU *1410-11466-05-43

Juan Molina

From: Juan Molina <jmolina@rgv.rr.com>
Sent: Monday, October 14, 2019 3:20 PM
To: 'rmoreno.associates@gmail.com'
Cc: 'hgarza@rgec.net'
Subject: VANTAGE BANK ALLEY WAY ABANDONMENT
Attachments: RUBEN MORENO CONSENT.pdf

Mr. Ruben Moreno

**RE: VANTAGE BANK PARKING RECONFIGURATION PROJECT
NOTICE OF APPLICATION FOR CONVERSION OF AN ALLEY INTO A UTILITY
EASEMENT**

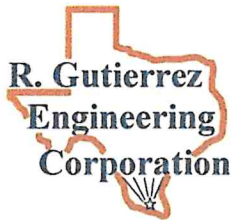
Please be advised that we are writing this letter on behalf of R. Gutierrez Engineering Corporation. The Corporation is part of the design team tasked with the parking lot reconfiguration for Vantage Bank. Be further notified that a petition has been filed with the City of Weslaco Planning Department for the conversion of the adjacent alley into a utility easement.

The utility easement includes a requirement provision titled "Adjacent Property Owners Consent for Conversion of an Alley into a Utility Easement". Therefore, by signing and returning the document in accordance with the instruction set forth with the City of Weslaco, you may either "Consent" or "Do Not Consent" to the conversion request. Each property owner needs to sign the enclosed whether they want to accept the conversion or not.

Your prompt response to this letter is greatly appreciated. If you have any questions or need any information, please do not hesitate to contact us 956 968 7971.

Juan R. Molina
LAW OFFICE OF JUAN R MOLINA
P.O. Box 190
Weslaco, TX 78599-0190
Ofc (956) 968-7971
Fax (956) 968-8045
Email: jmolina@rgv.rr.com
Cell: (956) 532-8881

CONFIDENTIALITY STATEMENT. This transmission may be: (1) subject to the Attorney-Client Privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this in error, please reply and notify the sender (only) and delete the message. Unauthorized interception of this email is a violation of federal criminal law.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm F - 486 • Surveying Firm #101650-00

ENG19.006
September 09, 2019

(EXHIBIT A)
METES AND BOUNDS DESCRIPTION
(20 FOOT ALLEY)

Being 0.126 of an acre of land comprising of 0.115 of an acre out of Block 4, Gonzales Addition to Weslaco, as per map recorded in Volume 6, Page 10A, Map Records of Hidalgo County, Texas and 0.011 of an acre out of Gonzales Addition-Part 4, Hidalgo County, Texas, as per map Recorded in Volume 12, Page 8, Map Records of Hidalgo County, Texas. Said 0.126 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar found at the Northwest corner of Lot 10-A Gonzales Addition-Part 4, also being the existing East line of a 20 foot Alley for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, South, with the existing East line of said 20 foot Alley and the West line of said Lot 10-B, a distance of 25.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10-B and Lot 11, Gonzales Addition to Weslaco, continuing South with the East line of said 20 foot Alley and the West Line of Lot 11 thru Lot 2, Gonzales Addition to Weslaco, a total distance of 275.00 feet to an "X" cut on concrete set at the Southwest corner of Lot 20, Gonzales Addition to Weslaco for the Southeast corner of this tract of land;

THENCE, West, a distance of 20.00 feet to an "X" cut on concrete found at the existing West line of said 20 foot Alley, also being the Southeast corner of Lot 1, Gonzales Addition to Weslaco for the Southwest corner of this tract of land;

THENCE, North, with the existing West line of said 20 foot Alley, also being the East line of Lot 1 thru Lot 10, Gonzales Addition to Weslaco, a distance of 250.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10 and Lot 10-A, Gonzales Addition-Part 4, continuing with the existing East line of said 20 foot alley and the East line of Lot 10-A, Gonzales Addition-Part 4 for a total distance of 275.00 feet to a No. 4 rebar found at the Northeast corner of Lot 10-A, Gonzales Addition-Part 4 for the Northwest corner of this tract of land;

THENCE, East, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.126 of an acre of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.

PRELIMINARY-SUBJECT TO REVISION

Pablo Soto, Jr. – R.P.L.S. No. 4541

Date: _____



SCALE: 1"=40'

Basis of Bearing

EAST 20.00'

P.O.B. N.E. CORNER OF LOT 10-B GONZALES ADD.-PART 4 W. LOS TORRITOS

N. TEXAS BLVD. (FM 88) (55' R.O.W.)

GONZALES ADDITION-PART 4
VOL. 12, PG. 8, M.R.H.C., TX.
10-A

GONZALES ADDITION-PART 4
VOL. 12, PG. 8, M.R.H.C., TX.
10-B

GONZALES ADDITION
TO WESLACO
VOL. 6, PAGE 10-A, M.R.H.C., TX.

GONZALES ADDITION
TO WESLACO
VOL. 6, PAGE 10-A, M.R.H.C., TX.

KANSAS AVENUE (60' R.O.W.)

SX- SET "X" ON CONCRETE
S4- SET No. 4 REBAR WITH
PLASTIC CAP STAMPED RGCE
FX- FOUND "X" ON CONCRETE
F4- FOUND No. 4 REBAR

(EXHIBIT B)
SURVEY PLAT
OF

(20 FOOT ALLEY)

0.126 OF AN ACRE OF LAND COMPRISING OF
0.115 OF AN ACRE OUT OF BLOCK 4,
GONZALES ADDITION TO WESLACO,
AS PER MAP RECORDED IN
VOLUME 6, PAGE 10A, M.R.H.C., TEXAS,
AND 0.011 OF AN ACRE OUT OF
GONZALES ADDITION-PART 4,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 12, PAGE 8, M.R.H.C., TEXAS.

SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE
ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR
APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.

WEST 20.00'

W. AGOSTADERS ST. (40' R.O.W.)

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE RESEARCH

G.F. No. N/A		Com.-Panel No.: 480349 0005 B	
FLOOD ZONE ☐ A ☐ AO ☐ C ☐ X ☒ AH ☐ B ☐ D ☐ OTHER		EFFECTIVE DATE: MARCH 4, 1990	
Description: Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no hazard factors are determined. BFE: 74.0			
Client: VANTAGE BANK	Mailing Address:	City:	State: TX Zip Code:

PRELIMINARY SUBJECT TO REVISION

PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: _____

I, Pablo Soto, Jr., hereby certify that this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr. alteration of this document, except by a Licensed Land Surveyor, is illegal.

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650-00

Job No.: ENG19.006	FB:	Drawn By: RG
Date: 09/09/2019	PG:	Checked By: PS

ABANDONMENT and CONVEYANCE of ALLEYWAY

WHEREAS, they CITY OF WESLACO, (the "City") has received a request from VANTAGE BANK, L.L.C., a Texas limited liability company ("VANTAGE BANK") the owner of property adjacent to a 0.126 acre public alley right of way situated to Block 4, Gonzales Addition to Weslaco, according to the Map or Plat thereof recorded in Volume 6, Page 10A, Map Records of Hidalgo County, Texas, more particularly described in the attached Exhibit A (the "Alleyway"), that the City's interest in said Alleyway be abandoned and vacated, excluding any interest the City may have in any dedicated utility easements over and across said Alleyway, and conveyed to VANTAGE BANK, and,

WHEREAS, VANTAGE BANK is requesting said abandonment as the owner of that certain property more particularly described in the attached Exhibit B, which property is contiguous to the Alleyway requested to be abandoned; and,

WHEREAS, the City acting by and through the City Council, by an ordinance duly passed, approved and adopted that the City has no further use for said Alleyway and has deemed it advisable to vacate, abandon and convey the City's interest in said Alleyway; and,

WHEREAS, they City desires to declare and reserve for itself and its successors and assigns a perpetual, non-exclusive easement for underground utility lines (the "Reserved Easement") over the Alleyway; and,

WHEREAS, the City Council of City has authorized the undersigned officer to execute and deliver this Abandonment and Conveyance of Alleyway to evidence the vacation and abandonment of the City's interest in said Alleyway and to convey the Alleyway to VANTAGE BANK;

NOW, THEREFORE, The City, acting by and through the undersigned duly authorized officer, in consideration of the premises and agreements set forth in the Ordinance and pursuant to the Ordinance;

1. Vacates and abandons the Alleyway; and
2. Subject to the reservation from and exceptions to conveyance and warranty, grants, sells, and conveys to VANTAGE BANK the Alleyway, together with all and singular the rights and appurtenance thereto in any wise belonging, to have and to hold it to VANTAGE BANK, its heirs, executors, administrators, successors or assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) or excluded.

3. Declares and reserves for itself and its successors and assigns a permanent underground utility easement for the installation, maintenance, construction and reconstruction of utility lines, including but not limited to water, sewer, gas and telephone lines, and other type of public utilities (collectively, the "Facilities) and all related used and purposes common to same in, on, under, over and across the Alleyway..
4. The Reserved Easement is made subject to CITY OF WESLACO's right to use the Alleyway for any purpose that does not interfere with the City's Reserved Easement rights in the Alleyway, including, but not limited to, planting of ground cover and other landscaping in the alleyway, paving in the Alleyway (collectively, "Authorized Improvements") and using the alleyway for ingress and egress to and from the balance of VANTAGE BANK's real property. VANTAGE BANK may not, however, place any permanent structures on the Alleyway without the City's written consent. If the City must remove, or if the City damages or destroys, any of VANTAGE BANK's improvements placed in the Alleyway in connection with the City's enjoyment of the Reserved Easement granted herein, the City is not responsible to VANTAGE BANK for any damages to such improvements.

This conveyance is made and accepted subject to any and all conditions, covenants, easements and restrictions, if any, relating to the Alleyway, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other government authorities, if any, but only to the extent that they are in effect, relating to the Alleyway.

EXECUTED this ____ day of October, 2019.

CITY OF WESLACO, TEXAS

ATTEST:

By: _____

By: _____

Name: DAVID SUAREZ

Title: Mayor

APPROVED AS TO FORM

LAW OFFICE OF JUAN E. GONZALEZ

By: _____

JUAN E. GONZALEZ, City Attorney

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this _____ day of October, 2019, did personally appear DAVID SUAREZ, Mayor of the CITY OF WESLACO, TEXAS, a municipal corporation, who acknowledged this instrument and stated that he executed same on behalf of said CITY OF WESLACO.

Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:

JUAN R. MOLINA
Attorney At Law
710 S. Texas Blvd./P.O. Box 190
Weslaco, Texas 78599

PREPARED IN THE LAW OFFICE OF:

JUAN R. MOLINA
Attorney at Law
710 S. Texas Blvd./P.O. Box 190
Weslaco, Texas 78599



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm F-486 • Surveying Firm #101650-00

ENG19.006
September 09, 2019

(EXHIBIT A)
METES AND BOUNDS DESCRIPTION
(20 FOOT ALLEY)

Being 0.126 of an acre of land comprising of 0.115 of an acre being the 20 Foot Alley in Block 4, Gonzales Addition to Weslaco, as per map recorded in Volume 6, Page 10A, Map Records of Hidalgo County, Texas and 0.011 of an acre being the 20 Foot Alley in Block 4, Gonzales Addition-Part 4, an addition to the City of Weslaco, Hidalgo County, Texas, as per map Recorded in Volume 12, Page 8, Map Records of Hidalgo County, Texas. Said 0.126 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar found at the Northwest corner of Lot 10-B, Block 4, Gonzales Addition-Part 4, also being the existing East Right of Way line of a 20 foot Alley for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

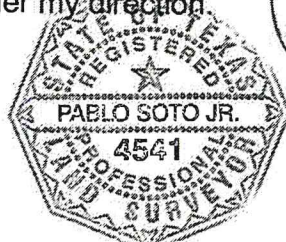
THENCE, South, with the existing East Right of Way line of said 20 foot Alley and the West line of said Lot 10-B, Block 4, a distance of 25.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10-B, Block 4 and Lot 11, Block 4, Gonzales Addition to Weslaco, continuing South with the East Right of Way line of said 20 foot Alley and the West Line of Lot 11 thru Lot 20, Block 4, Gonzales Addition to Weslaco, a total distance of 275.00 feet to an "X" cut on concrete set at the Southwest corner of Lot 20, Block 4, Gonzales Addition to Weslaco for the Southeast corner of this tract of land;

THENCE, West, a distance of 20.00 feet to an "X" cut on concrete found at the existing West Right of Way line of said 20 foot Alley, also being the Southeast corner of Lot 1, Block 4, Gonzales Addition to Weslaco for the Southwest corner of this tract of land;

THENCE, North, with the existing West Right of Way line of said 20 foot Alley, also being the East line of Lot 1 thru Lot 10, Block 4, Gonzales Addition to Weslaco, a distance of 250.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10, Block 4 and Lot 10-A, Block 4, Gonzales Addition-Part 4, continuing with the existing West Right of Way line of said 20 foot alley and the East line of Lot 10-A, Block 4, Gonzales Addition-Part 4 for a total distance of 275.00 feet to a No. 4 rebar found at the Northeast corner of Lot 10-A, Block 4, Gonzales Addition-Part 4 for the Northwest corner of this tract of land;

THENCE, East, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.126 of an acre of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



Pablo Soto, Jr.
Pablo Soto, Jr. - R.P.L.S. No. 4541
Date: 9/12/19



SCALE: 1"=40'

Basis of
BearingEAST
20.00'P.O.B.
N.E. CORNER
OF LOT 10-B, BLK. 4
GONZALES ADD.-PART 4

LOS TORRITOS STREET

N. TEXAS BLVD. (FM 88) (55' R.O.W.)

GONZALES ADDITION-PART 4
VOL. 12, PG. 8, M.R.H.C. TX.
10-A, BLK. 4GONZALES ADDITION-PART 4
VOL. 12, PG. 8, M.R.H.C. TX.
10-B, BLK. 4GONZALES ADDITION
TO WESLACO
VOL. 6, PAGE 10A, M.R.H.C., TX.GONZALES ADDITION
TO WESLACO
VOL. 6, PAGE 10A, M.R.H.C., TX.

KANSAS AVENUE (60' R.O.W.)

SX- SET "X" ON CONCRETE
S4- SET No. 4 REBAR WITH
PLASTIC CAP STAMPED RGEC
FX- FOUND "X" ON CONCRETE
F4- FOUND No. 4 REBAR(EXHIBIT B)
SURVEY PLAT
OF

(20 FOOT ALLEY)

0.126 OF AN ACRE OF LAND COMPRISING OF
0.115 OF AN ACRE BEING THE 20 FOOT ALLEY IN BLOCK 4,
GONZALES ADDITION TO WESLACO,
AS PER MAP RECORDED IN
VOLUME 6, PAGE 10A, M.R.H.C., TEXAS,
AND0.011 OF AN ACRE BEING THE 20 FOOT ALLEY IN BLOCK 4,
GONZALES ADDITION-PART 4,
AN ADDITION TO THE CITY OF WESLACO,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 12, PAGE 8, M.R.H.C., TEXAS.SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE
ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR
APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.

G.F. No. N/A	Com.-Panel No.: 480349 0005 B			
FLOOD ZONE ☐ A ☐ AO ☐ C ☐ X ☒ AH ☐ B ☐ D ☐ OTHER	EFFECTIVE DATE: MARCH 4, 1980			
Description: Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no hazard factors are determined. BFE: 74.0				
Client: VANTAGE BANK	Mailing Address: 1801 S. 2nd. STREET	City: McALLEN	State: TX	Zip Code: 78503



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00WEST
20.00'

AGOSTADERS ST. (40' R.O.W.)

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE RESEARCHPABLO SOTO, JR. - R.P.L.S. No.
4541

Date: 9/12/19

I, Pablo Soto, Jr., hereby certify that this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr. alteration of this document, except by a Licensed Land Surveyor, is illegal.

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.

Job No.: ENG19.006	FB:	Drawn By: RG
Date: 09/09/2019	PG:	Checked By: PS

EXHIBIT "B"

LEGAL DESCRIPTION OF VANTAGE BANK'S PROPERTY

Tract One

All of Lots One (1) through Four (4) inclusive, and Twenty-Seven (27) through thirty-three (33) inclusive, Block Forty Three (43), ORIGINAL TOWNSITE of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Tract Two

All of Lots One (1) through Eighteen (18), inclusive, Block Thirty-Two (32), ORIGINAL TOWNSITE of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Tract Three

All of Lots One (1) through Six (6), inclusive, Block Thirty-Three (33), ORIGINAL TOWNSITE of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

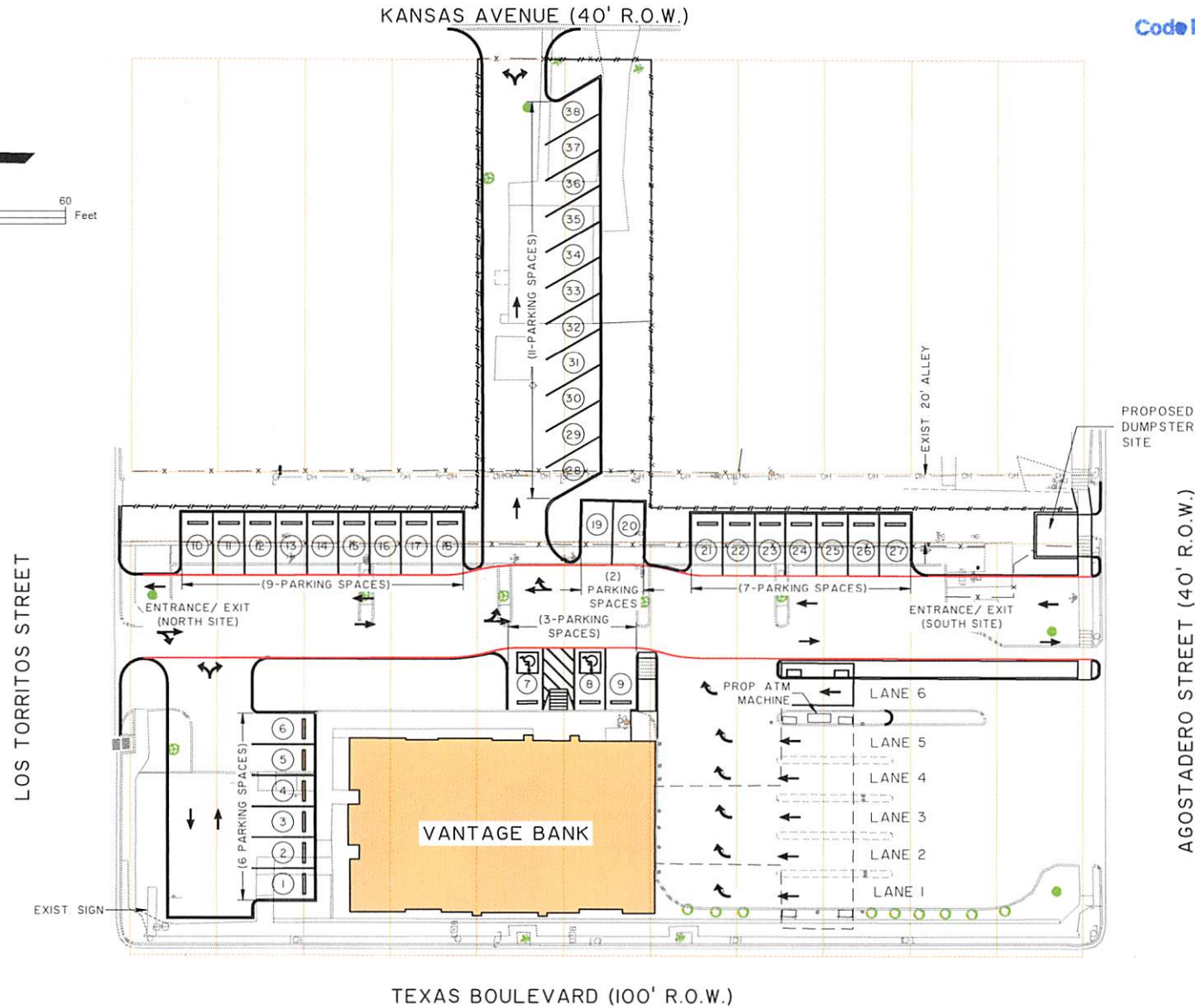
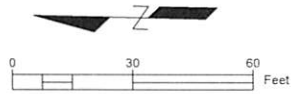
Tract Four

All of Lots One (1) through Ten (10), and Lot 10 A (10A) Block Four (4), GONZALEZ ADDITION to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 7, Page 10A, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

RECEIVED

NOV 13 2019

Planning &
Code Enforcement Dept.



Professional Engineers & Land Surveyors
R. J. JAMES, INC.
10000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74107
(918) 438-1000
Firm No. 88

PRELIMINARY FOR REVIEW ONLY
These documents are for design review
and are not intended for construction. Bidding
and construction shall be under the supervision of
the engineer of record.
DANIEL GUTERREZ - 63349
Print Name Title Date

VANTAGE BANK
DRIVETHRU AND RENOVATION
OPTION -A
CITY OF WESLACO

SCALE AS SHOWN	DATE	BY
DATE: MARCH 10/8		
DESIGNED BY: RG		
DRAWN BY: RG		
CHECKED BY:		

SHEET
1

RECEIVED

NOV 13 2019

Planning &
Code Enforcement Dept.

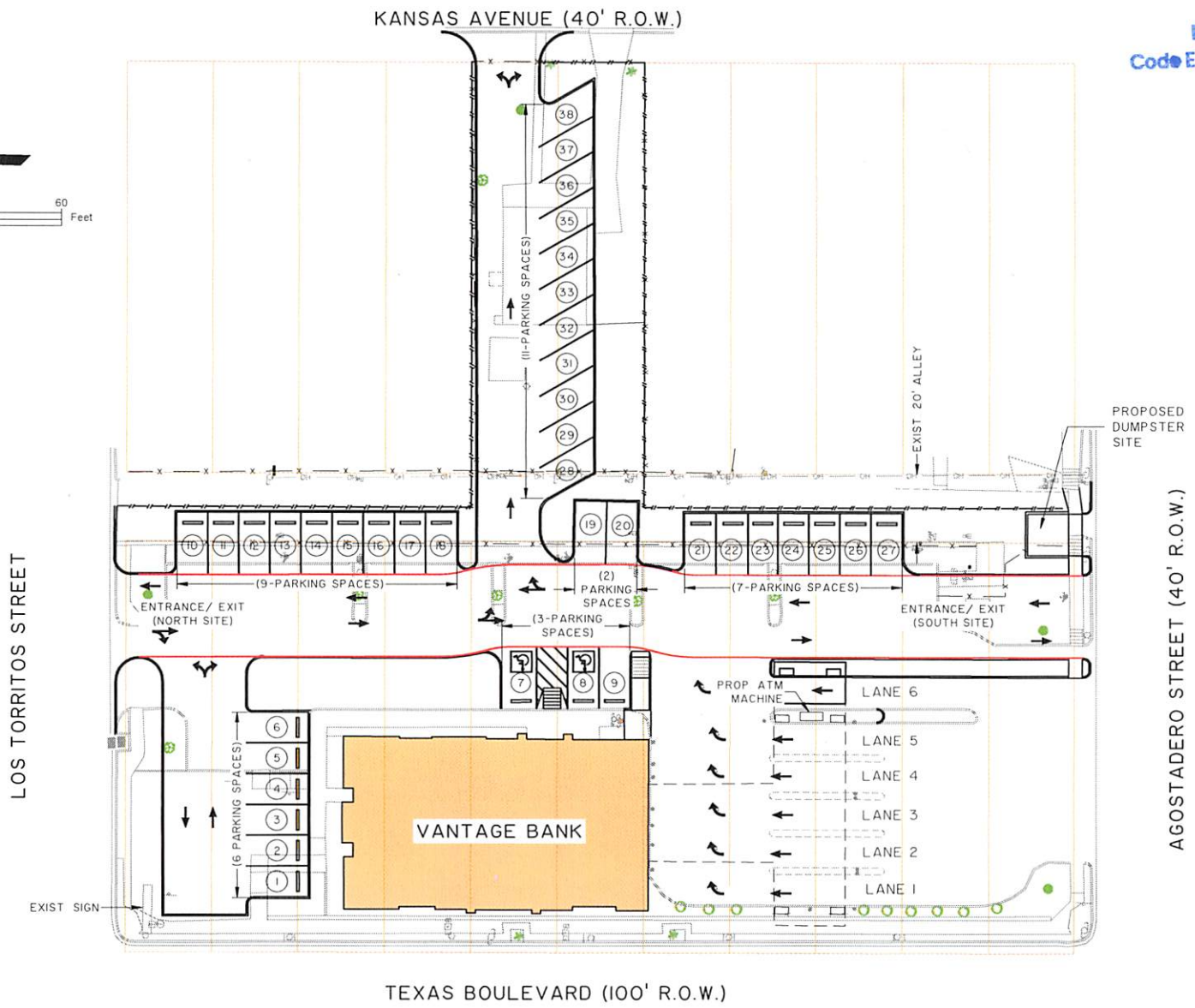
Professional Engineers & Land Surveyors
R. Gutierrez
131 E. PARADISE AVE. SUITE 100
WESLACO, TEXAS 78078
(956) 686-1000
P.E. No. 106

PRELIMINARY FOR REVIEW ONLY
These documents are for design review
and are intended for construction. Bidding
and construction shall be prepared
by or under the supervision of:
RANMO GUTIERREZ - EIT 1545
Print Name Title Date

VANTAGE BANK
DRIVETHRU AND RENOVATION
OPTION - A
CITY OF WESLACO

SCALE & DATE	DATE	BY	REVISION	DATE	BY
SCALE: 1/8" = 1'-0"	DATE: MARCH 2019	BY: [Signature]	REVISION: [Signature]	DATE: [Signature]	BY: [Signature]
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: [Signature]	BY: [Signature]		

SHEET
1



ORDINANCE 2019-50

AN ORDINANCE TO CONVERT 20' X 250' ALLEY ALSO BEING 0.126-ACRE TRACT OF LAND LOCATED BETWEEN BLK 4 OF GONZALEZ ADDITION SUBDIVISION CREATING A 20' X 250' PUBLIC UTILITY EASEMENT; AND ORDAINING OTHER MATTER WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I. It is in the interest of the City of Weslaco to convert 20' x 250' alley also being 0.126-acre tract of land located between Blk 4 of Gonzalez Addition Subdivision creating a 20' x 250' public right of way instead.

BEGINNING at a No. 4 rebar found at the Northwest corner of Lot 10-A Gonzales Addition- Part 4, also being the existing East line of a 20-foot Alley for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, South, with the existing East line of said 20 foot Alley and the West line of said Lot 10-B, a distance of 25.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10-B and Lot 11, Gonzales Addition to Weslaco, continuing South with the East line of said 20 foot Alley and the West Line of Lot 11 thru Lot 2, Gonzales Addition to Weslaco, a total distance of 275.00 feet to an "X" cut on concrete set at the Southwest corner of Lot 20, Gonzales Addition to Weslaco for the Southeast corner of this tract of land;

THENCE, West, a distance of 20.00 feet to an "X" cut on concrete found at the existing West line of said 20 foot Alley, also being the Southeast corner of Lot 1, Gonzales Addition to Weslaco for the Southwest corner of this tract of land;

THENCE, North, with the existing West line of said 20 foot Alley, also being the East line of Lot 1 thru Lot 10, Gonzales Addition to Weslaco, a distance of 250.00 feet pass a No.4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10 and Lot 10-A, Gonzales Addition-Part 4, continuing with the existing East line of said 20 foot alley and the East line of Lot 10-A, Gonzales Addition-Part 4 for a total distance of 275.00 feet to a No. 4 rebar found at the Northeast corner of Lot 10-A, Gonzales Addition-Part 4 for the Northwest corner of this tract of land;

THENCE, East, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.126 of an acres of land, more or less

SECTION II. The alley described above in Section I of this ordinance is hereby designated as a 20' x 250' Public Utility Easement.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of November 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2920
From: Rebekah De La Fuente		
Subject: Discussion and consideration to award the lowest and most advantageous bid received for the IBWC Levee Improvement Project (RFB No.: 2019-20-03) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: This project is for improvement at the IBWC Levee from damages sustained during the water removal from the flood events. The bid opening was held on November 8, 2019. City staff has received five (5) bid proposals.		
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):		
Rebekah De La Fuente		Created/Initiated
Rebekah De La Fuente		Approved
Mike Perez		New
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the lowest and most advantageous bid.		
Attachments, if any: Bid Tabulations, SWG Recommendation Letter		
Responsibilities upon Approval: Staff will advise the contractor.		

Tabulation of Bids
City of Weslaco
IBWC Levee Improvements
Bid Opening: Friday, November 8, 2019 @3:00 p.m.
SWG Project No. 19-130

				RGV Industrial		Pederson Construction Co. Inc.		Artillery, LLC		La Feria Excavation, Inc.		Texas Cordia Const.	
				200 E. Hwy. 107		806 W. Ocean Blvd.		P.O. Box 1074		29130 Adams Dr.		3149-A Center Ponte Drive	
				Elsa, TX 78543		Los Fresnos, TX 78566		Edinburg, TX 78540		La Feria , TX 78559		Edinburg, TX 78539	
Description		Quantity	Unit	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1.	Proposed 6" Topsoil	310	CY	\$40.00	\$12,400.00	\$40.00	\$12,400.00	\$75.00	\$23,250.00	\$50.00	\$15,500.00	\$115.00	\$35,650.00
2.	Levee Embankment (Compacted)	600	CY	\$40.00	\$24,000.00	\$52.00	\$31,200.00	\$60.00	\$36,000.00	\$45.00	\$27,000.00	\$75.00	\$45,000.00
3.	6" Caliche Flexible Base	53	CY	\$51.00	\$2,703.00	\$44.00	\$2,332.00	\$100.00	\$5,300.00	\$90.00	\$4,770.00	\$200.00	\$10,600.00
4.	Levee Bench Excavation	515	CY	\$37.00	\$19,055.00	\$55.00	\$28,325.00	\$30.00	\$15,450.00	\$60.00	\$30,900.00	\$40.00	\$20,600.00
5.	6” Topsoil Removal	240	CY	\$37.00	\$8,880.00	\$30.00	\$7,200.00	\$30.00	\$7,200.00	\$50.00	\$12,000.00	\$78.00	\$18,720.00
Total:					\$67,038.00		\$81,457.00		\$87,200.00		\$90,170.00		\$130,570.00

Item highlighted in yellow were arithmetic errors

Randy C. Winston, P.E., President
Jose Reyes, P.E., Associate
Sergio Gonzalez, BSCE, Associate

**SIGLER, WINSTON, GREENWOOD
& ASSOC.
SWG ENGINEERING, LLC**
611 Bill Summers Intl Blvd
Weslaco, TX 78596
O 956.968.2194 F 956.968.8300
Firm Registration No. F-592

Joe B. Winston, Jr., P.E., Exec. VP
Isaac Huacuja, EIT, Associate

November 11, 2019

Re: IBWC Levee Improvement
SWG 19-130

Mr. Mike Perez
City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Dear Mr. Perez:

We have checked the bids received at 3:00 PM, November 8, 2019, for the above referenced project, and find everything to be in order.

SWG Engineering recommends the lowest bidder RGV Industrial Machine Shops & Pumps be awarded the project for the base bid amount of \$67,038.00.

Sincerely,
SIGLER, WINSTON, GREENWOOD
& ASSOC., LLC.



Jose Reyes, P.E.

JR:cz



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2911	
From:			
Subject: Discussion and consideration on the purchase of 350 Neptune Mach 10 meters and couplings in the amount of \$107,282.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance 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):			
Vidal Roman		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Memo - Water Meter Shortage, City of Weslaco - 5-8 x 3-4_ Meters & Couplings_11-7-2019_1029_AM			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

DATE: November 12, 2019

TO: Mayor David Suarez and the City Commission

FROM: Mike R. Perez, City Manager *mzp*

SUBJECT: Shortage of 5/8 Water Meters

The manufacturer of the smart meters we use has a nationwide shortage. The cities of San Antonio and Dallas are running out of the 5/8 meters. Therefore, we have developed a plan to allow development to continue without the City of Weslaco not having sufficient 5/8 meters.

As of today, we have 51-5/8 meters and we have 94 applications for meters. We plan only to install meters at final inspection. We also have 30 old 5/8 meters. If we run out before we receive the 150 meters, we ordered three months ago, we will do a straight connection with a standard fee for both water and sewer based on number of people living in the house or apartment (see attached sheets).

We will not refuse to connect anyone with this plan. The rates are about 10% less than the average gallons used national.

Should you have any questions, please feel free to contact me.

CC: Rebekah De La Fuente
Vidal Roman
Marcelo Cosme

City of Weslaco

"The City on the Grow"



UTILITIES DEPARTMENT

956-973-3113
956-973-3117
956-973-3118
956-973-3119

EFFECTIVE DATE: _____ ACCOUNT#: _____

SERVICE APPLICATION (DIRECT CONNECTION)

REASON FOR APPLICATION: ☐ NEW ACCOUNT

TYPE OF SERVICE: ☐ RESIDENTIAL

DIRECT CONNECTION

A direct connection will be used to provide citizens requesting a new 5/8" water meter water service until the time that the City of Weslaco replenishes its inventory. Accounts will be billed at a flat rate based on the number of people residing in the home/apartment. Bills will be calculated using a 50 gallon per person per day average (2 person minimum) in addition to other City services. By signing this agreement the account holder understands that once a water meter is installed, their consumption will increase or decrease, but the amount billed for the period the account had a direct connection will not be adjusted based on their new average. Attached please find a chart that will include the monthly charges per number of people in the house hold.

NUMBER OF PEOPLE PER HOUSEHOLD

☐ 2 PEOPLE - 3,000 gallons

☐ 3 PEOPLE - 4,500 gallons.

☐ 4 PEOPLE - 6,000 gallons

☐ 5 PEOPLE - 7,500 gallons

☐ 6 PEOPLE - 9,000 gallons

☐ 7+ PEOPLE - 10,500 gallons

NAME: _____ SSN/TIN: _____ DOB: _____

SERVICE ADDRESS: _____
STREET CITY STATE ZIP

MAILING ADDRESS: _____
STREET CITY STATE ZIP

Home PHONE:() MOBILE:() DL#: _____

EMPLOYER NAME: _____ OCCUPATION: _____

ADDRESS: _____ BUS#:()
CITY STATE ZIP

City of Weslaco

"The City on the Grow"



UTILITIES DEPARTMENT

956-973-3113
956-973-3117
956-973-3118
956-973-3119

PERSONAL REFERENCES

NAME	RELATIONSHIP	ADDRESS	PHONE#
------	--------------	---------	--------

1. _____
2. _____

CONFIDENTIALITY DISCLOSURE: Section 182.052(a) of the Texas Utility Code regulates the release of selected customer information by government-operated utilities. City of Weslaco customers can submit a request to prevent the release of their personal information including, address, telephone number or social security number, as well as any information relating to the volume or units of utility usage or the amounts billed to or collected from you for utility usage. The City of Weslaco must still give out this information, if requested by any person or entity authorized by Section 182.054 of the Texas Utility Code, including federal and state agencies, other utilities, consumer reporting agencies, City Of Weslaco Contractors, other governmental agencies and persons to whom a customer has contractually waived confidentiality. By checking the box, you direct the City of Weslaco Not to release your address, telephone number or social security number to entities not excluded by law.

☐ I request that my personal information not be released.

I the undersigned hereby declare that I have read the foregoing application that all statements made therein are complete and true to the best of my knowledge. I authorize the City of Weslaco to verify the information contained herein and to make such additional normal inquiries to be related to or associated with this application, to credit bureaus, employers and references. I also agree to pay the monthly statement that is due to the City of Weslaco for services rendered. If I fail to pay these services the City of Weslaco will add any collection costs including reasonable attorney fees to my balance.

SIGNATURE: _____

DATE: _____

City of Weslaco

"The City on the Grow"



UTILITIES DEPARTMENT

956-973-3113
956-973-3117
956-973-3118
956-973-3119

MONTHLY CHARGES INSIDE CITY LIMITS

NUMBER OF PEOPLE PER HOUSEHOLD	WATER	SEWER	TOTAL
2	\$22.88	\$19.89	\$42.77
3	\$26.95	\$22.55	\$49.50
4	\$31.01	\$25.20	\$56.21
5	\$35.08	\$27.86	\$62.98
6	\$39.14	\$31.50	\$70.64
7+	\$43.21	\$33.17	\$76.38

MONTHLY CHARGES OUTSIDE CITY LIMITS

NUMBER OF PEOPLE PER HOUSEHOLD	WATER	SEWER	TOTAL
2	\$35.64	\$31.16	\$66.80
3	\$41.75	\$35.15	\$76.90
4	\$47.85	\$39.14	\$86.99
5	\$53.96	\$43.13	\$97.09
6	\$60.06	\$47.12	\$107.18
7+	\$66.17	\$51.11	\$117.28

*DOES NOT INCLUDE GARBAGE, BRUSH AND CIP CHARGES



Bid Proposal for City of Weslaco - 5/8 x 3/4" Meters & Couplings

CUSTOMER	CITY OF WESLACO 500 S. KANSAS WESLACO, TX 78596 Contact: Armando Torres	Job City of Weslaco - 5/8 x 3/4" Meters & Couplings Bid Date: 11/07/2019 Bid #: 1096675
	CONTACT	Sales Representative Jennifer Pinales (M) 956-478-1055 (T) 956-631-3341 (F) 956-687-5918 Jennifer.Pinales@coreandmain.com
NOTES		



Bid Proposal for City of Weslaco - 5/8 x 3/4" Meters & Couplings

CITY OF WESLACO**Bid Date:** 11/07/2019**Core & Main** 1096675**Core & Main**

100 N 1st St

McAllen, TX 78502

Phone: 956-631-3341**Fax:** 956-687-5918

Seq#	Qty	Description	Units	Price	Ext Price
10	350	5/8X3/4 NEPTUNE MACH10 GAL R900I W/6' EXT ANTENNA EU1B2G1SG89	EA	298.14	104,349.00
20	350	3/4 METER CPLG (EACH) NO LEAD	EA	8.38	2,933.00
Sub Total					107,282.00
Tax					0.00
Total					107,282.00

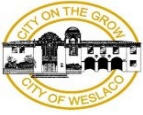
Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES UPON THIRTY (30) CALENDAR DAYS' NOTICE TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>



Standardized Agenda Request Form

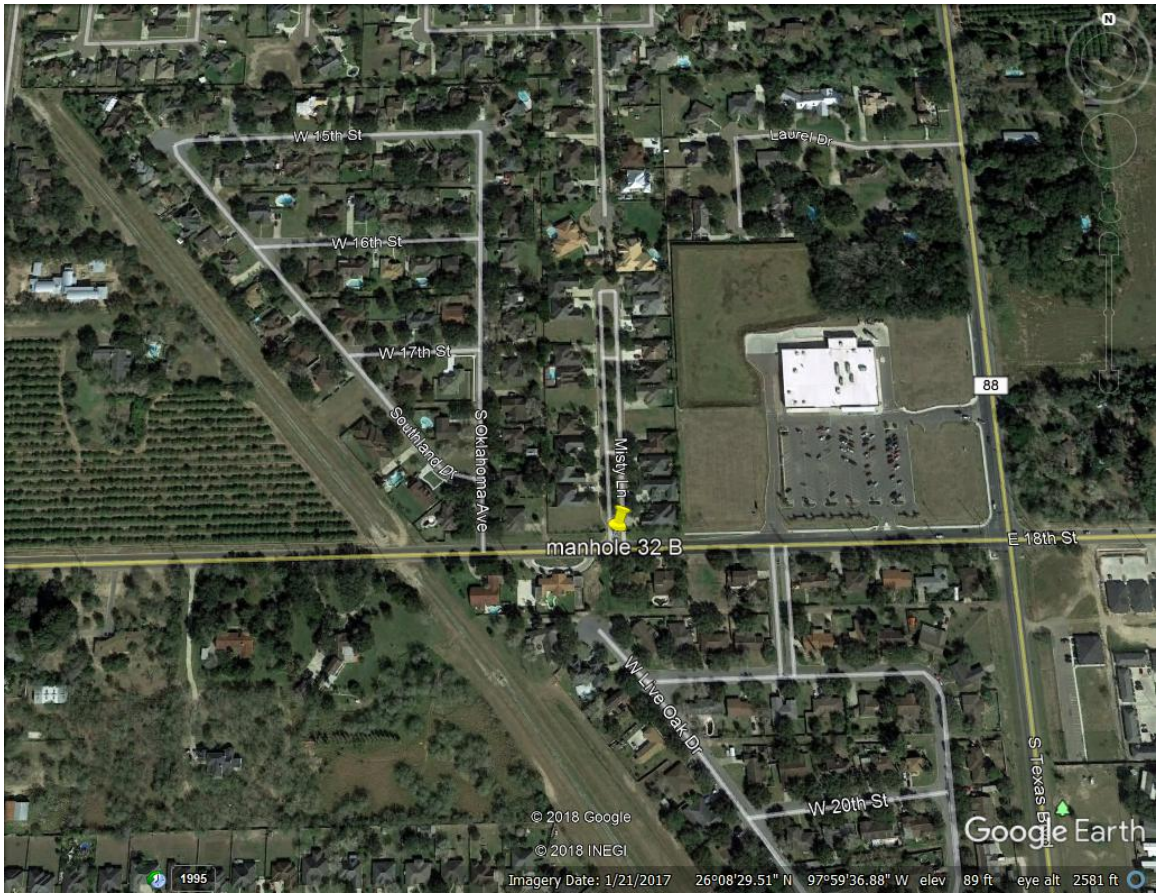
Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2912	
From: Pete Garcia			
Subject: Discussion and consideration to award FY 2019/2020 Manhole Rehabilitation- Phase III to Southern Trenchless Solutions, LLC., Buyboard vendor contract #555-18, in the amount not to exceed \$98,400.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works 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):			
Lucy Espinoza		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: Manhole Rehab Phase III, GoogleEarth_Image (2), GoogleEarth_Image (3), GoogleEarth_Image (4), GoogleEarth_Image (5)			
Responsibilities upon Approval:			

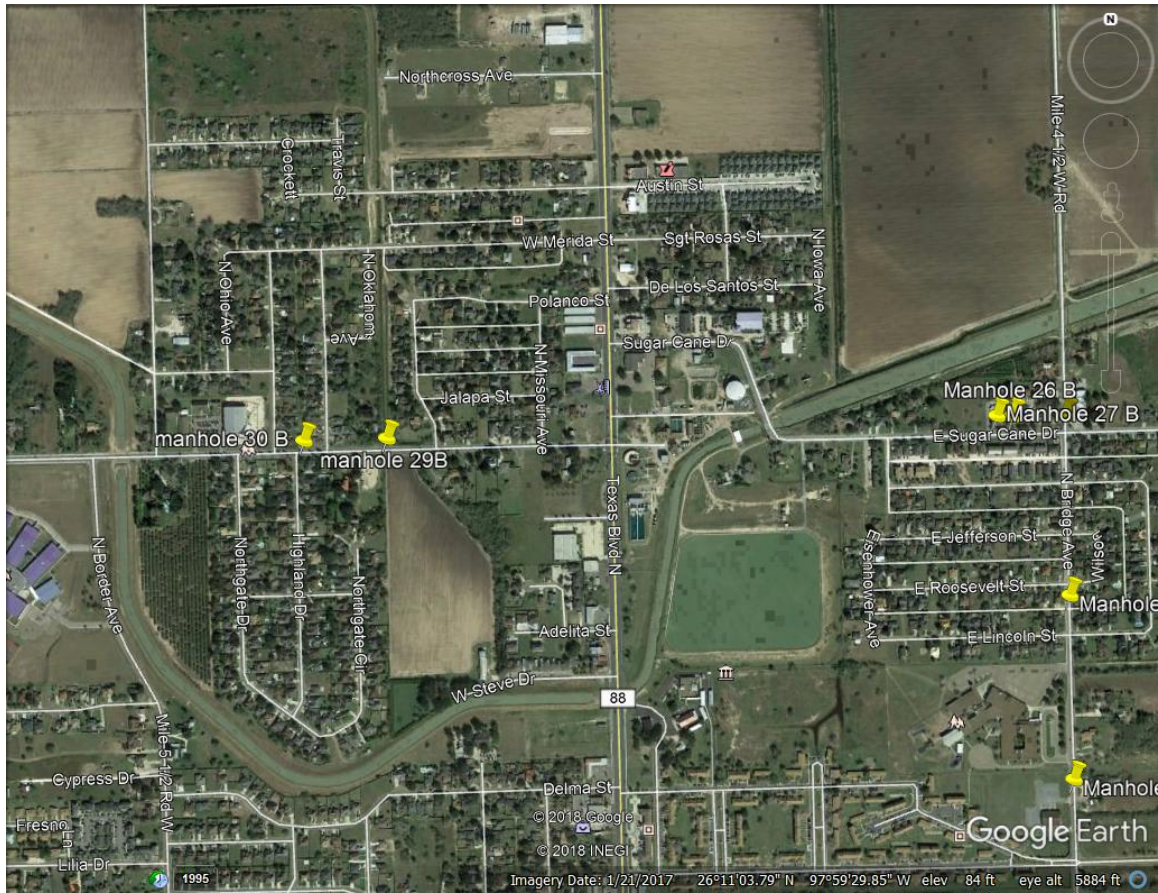


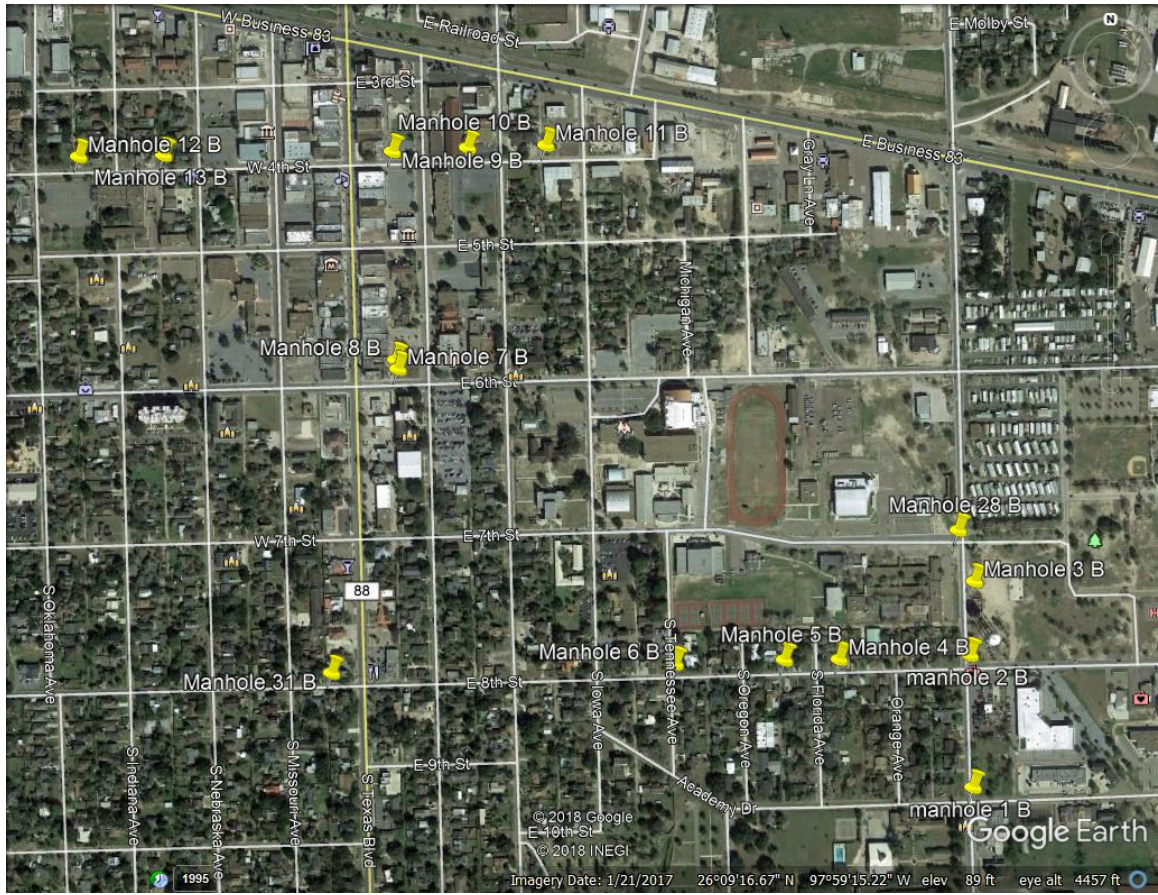
City of Weslaco Manhole Rehabilitation - Phase III

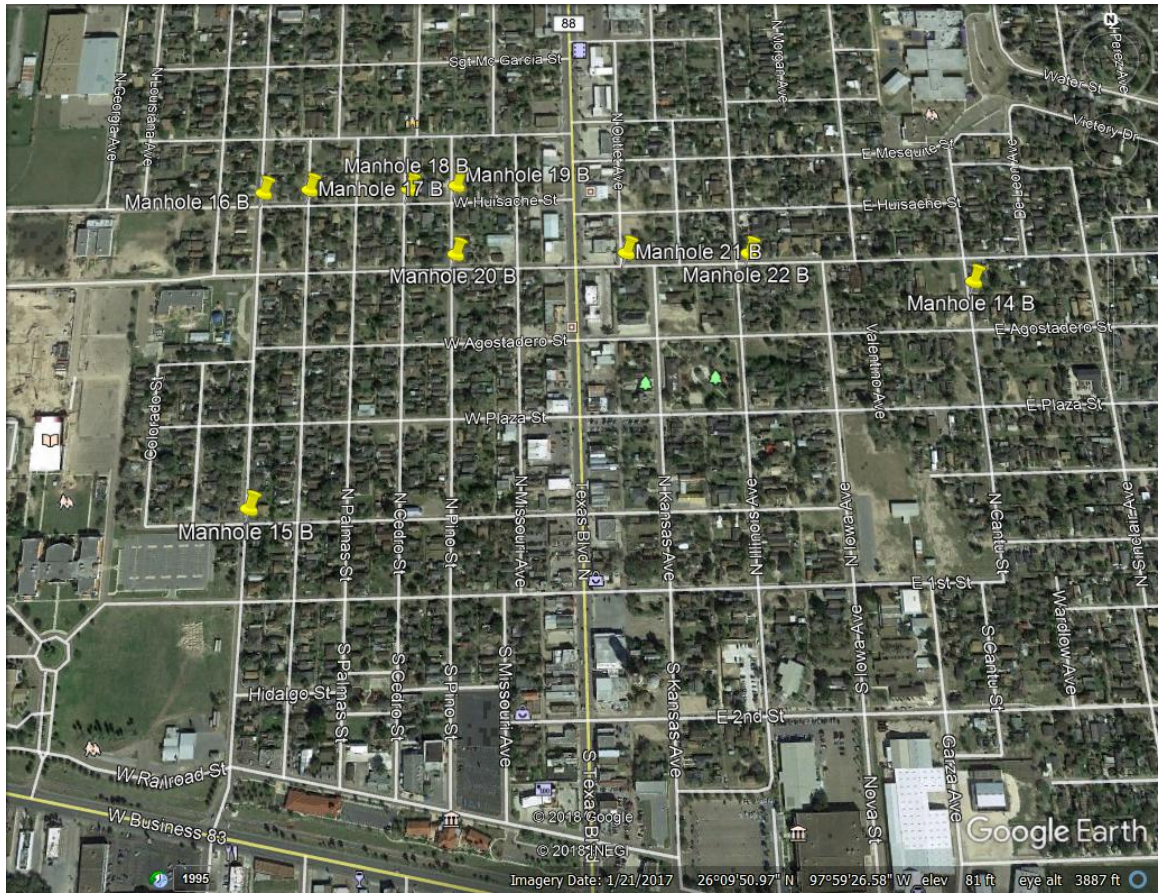
Manhole No.	Manhole Location
1	E 10th St. & S Bridge Ave.
2	E 8th St. & S Bridge Ave.
3	S Bridge Ave. between E 8th St. & E 7th St.
4	E 8th St. & S Florida Ave.
5	E 8th St. between S Oregon Ave. & S Florida Ave.
6	E 8th St. & S Tennessee Ave.
7	E 6th St. between S Texas Blvd. & S. Kansas Ave.
8	Alley North of E 6th St. between S Texas Blvd. & S. Kansas Ave.
9	E 4th St. between S Texas Blvd. & S Kansas Ave.
10	E 4th St. between S Kansas Ave. & S Illinois Ave.
11	E 4th St. between S Illinois Ave. & S Iowa Ave.
12	W 4th St. between S Oklahoma Ave. & S Indiana Ave.
13	W 4th St. between S Indiana Ave. & S Nebraska Ave.
14	N Cantu St. between E Los Torritos St. & E Agostadero St.
15	W Llano Grande St. & N Republic St.
16	W Huisache St. & N Republic St.
17	W Huisache St. & N Liberty St.
18	W Huisache St. & N Cedro St.
19	W Huisache St. & N Pino St.
20	W Los Torritos St. & N Pino St.
21	W Los Torritos St. & N Outlet Ave.
22	W Los Torritos St. & N Illinois Ave.
23	N Bridge Ave. & Dolores Huerta
24	N Bridge Ave. & Alley between E Roosevelt St. & E Lincoln St.
25	Sugarcane Dr. & Bridge Ave.
26	Sugarcane Dr., West of Bridge Ave.
27	Sugarcane Dr., West of Bridge Ave.
28	E 7th St. & S Bridge Ave.
29	Sugarcane Dr., East of Highland Dr.
30	Sugarcane Dr. & Highland Dr.

31	W 8th St. between S Missouri Ave. & S Texas Blvd.
32	E 18th St. & Misty Lane











Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2922	
From: Joel Rivera			
Subject: Discussion and consideration to accept, open, award or reject the sole bid received for One "New" Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence Collection Vehicle - Year 2019 or Newer (RFB NO.:2019-20-02) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)			
Background: Grant previously reviewed and approved by commission through consent agenda. Resolution No. 2018-06			
Funding Source (budget code, if applicable): Governor's Office			
Amount: \$0.00	Term of Impact: 12	Identified in Current Budget: No	
Additional Action Prompted: Budget Amendment			
If item previously considered, provide date and action by Commission: Grant previously reviewed and approved by commission on 02/06/2018 through consent agenda. Resolution No. 2018-06			
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):			
Robert Lopez		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: JAG Resolution Grant #3526101, Evidence Collection Van RFB NO. 2019-20-02			
Responsibilities upon Approval: Police department will oversee equipment purchase with the assistance of purchasing. Finance will submit financial status reports.			

RESOLUTION NO. 2018-06

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the Justice Assistance Grant Program – Weslaco PD Evidence Vehicle Grant be operated for the fiscal year 2018; and

WHEREAS, The City of Weslaco agrees to provide required matching funds for the said project as required by the Office of the Governor Criminal Justice Division Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, The City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

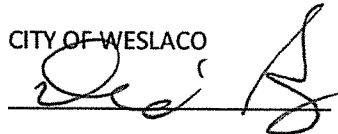
NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the Justice Assistance Grant Program – Weslaco PD Evidence Vehicle Grant to the Office of the Governor.

Grant Number: 3526101

Passed and Approved this 6th day of February 2018.

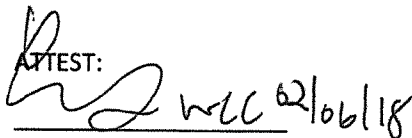
Signed by:

CITY OF WESLACO



David Suarez, MAYOR

ATTEST:



wlc 02/06/18

Elizabeth Walker, City Secretary

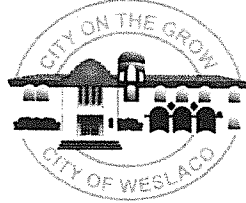
APPROVED AT/TO FORM:



Juan E. Gonzalez, CITY ATTORNEY

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

CITY OF WESLACO

Invitation to Bid

The City of Weslaco hereby requests sealed bids for the following:

ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence Collection

Vehicle- YEAR 2019 OR NEWER

RFB NO.: 2019-20-02

Sealed bids addressed to Homer Rhodes, will be accepted at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, until **3:00 p.m. on November 8, 2019**, at which time they will be opened and read aloud. Please mark envelope, "Sealed Bid"

ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence Collection

Vehicle - YEAR 2019 OR NEWER

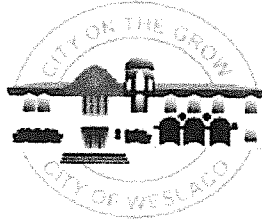
RFB NO.: 2019-20-02

Potential Bidders/Respondents are advised that the bidding documents can be downloaded from the City of Weslaco web page address: www.weslacotx.gov, and may also be secured at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, or by calling 956.447-2240. Be advised that if your company is contemplating on bidding this project you must contact the Purchasing Office, so that any changes/additions via addendum form can be forwarded to your company. (Please include your company name, address, e-mail, telephone and fax, and contact person). **No electronic bids will be accepted.**

Interested bidders should limit their contact to the City of Weslaco by communicating only with Homer Rhodes regarding this RFB. Contact with persons other than Mr. Homer Rhodes regarding an RFB may be grounds for elimination from the selection process.

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of forty-five (45) days without taking action, for the purpose of reviewing the bids and investigation of bidders' qualifications prior to bid award. Bids submitted past the aforementioned date and time will not be accepted.

City of Weslaco
Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov



VENDOR'S NOTICE OF INTENT TO SUBMIT A BID

If you intend to submit a bid for **ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence Collection Vehicle- YEAR 2019 OR NEWER**

RFB NO.: 2019-20-02

with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **November 1, 2019** so that you may receive any addendums to the specifications should the need arise.

**Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov**

Name: _____ Signature: _____
(print / contact person)

Title: _____ Company/Agency: _____

Mailing
Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

Email Address: _____

RFB No.: 2019-20-02

**CITY OF WESLACO
INSTRUCTIONS TO BIDDERS**

The City of Weslaco will receive bids for
**ONE “NEW” Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence
Collection Vehicle- YEAR 2019 OR NEWER
RFB NO.: 2019-20-02**

1. The van offered for consideration shall conform to the following specifications and be equipped with any additional equipment as specified.
2. There will be no trade-in Used on this bid.
3. Bids shall be submitted in a sealed envelope upon the blank form attached hereto. Each bid must be completely filled out. Bids must be filed with the City of Weslaco before opening day and hour. No late bids will be accepted. They will be returned to respondent unopened (if properly identified). Failure to meet request for bid(s) requirements may be grounds to disqualification.
4. Any exceptions to these specifications must be stated in writing and attached to the Bid form, NO EXCEPTIONS. Each exception must refer to the corresponding paragraph of the Specifications, by paragraph number, with explanation and detailed description of the item or items the bidder wishes to substitute.
5. All parts not specifically mentioned which are necessary in order to furnish a complete ONE “NEW” Ford E-350 Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER, shall be included whether or not specified.
6. The geographical location(s) of vendor’s facilities referenced Parts and Service will be given due consideration in the evaluation and award of contract.
7. Where specific model numbers or manufacturer names are used in these specifications, the City will accept an equal replacement for consideration. All expectations and substitutions must be listed on a separate piece of paper in the Bid package and supporting documents or brochures must be provided for the equipment specified.
8. Bids **MUST** give full firm name and address of respondent and be manually signed. Failure to do so will disqualify your bid. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information.
9. Bids CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No bid may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Weslaco.
10. STATE SALES TAX MUST NOT BE INCLUDED IN BID. A tax-exempt form will be provided upon request.

11. No substitutions or cancellations permitted without written approval of City of Weslaco.
12. Number of days required to deliver the ONE "NEW" Ford E-350 Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER after receiving order must be stated in your bid. Failure to do so state will obligate respondent to complete delivery within 30 days after award.
13. When delay can be foreseen, vendor shall give prior notice to the City of Weslaco. Vendor must keep the City of Weslaco advised at all times of status of delivery. Default in promised delivery (without acceptable reasons) or failure to meet specifications, authorizes the City of Weslaco to purchase such ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER elsewhere and charge increase in cost and handling to defaulting vendor.
14. Acceptable reasons for delay delivery are as follows: Acts of God, (floods, tornadoes, hurricanes, etc.), acts of government, (fire, strikes, war). Actions beyond the control of successful vendor.
15. Bid F.O.B. City of Weslaco City Hall, 255 S. Kansas Ave, Weslaco, Texas 78596. Bid in units of quantity specified-extend and show total. In the event of discrepancies in extension(s), unit price(s) will govern. Bids subject to unlimited price increase will not be considered.
16. The City may hold Bids for forty-five (45) days after reading of same without taking action. Respondents shall hold their Bid firm for the same period of time.
17. The vendor agrees to indemnify and save harmless the City, the Purchasing Agent, and his/her assistants from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he/she shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Purchasing Director, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.
18. Respondent shall carefully examine the Bid forms, requirement/ specifications, and instructions to respondents. Should the respondent find discrepancies in, or omissions from bid forms, specifications, or other documents, or should he/she be in doubt as to their meaning, he/she should at once notify the Purchasing Office at 956-447-2240 and obtain clarification by addendum prior to submitting any bid.
19. The City of Weslaco will execute payment by mail within 30 days in strict accordance with the State of Texas Pay Law after ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER has been received, and inspected, and found to meet City of Weslaco specification.
20. The City of Weslaco reserves the right to reject any or all bids and to waive any or all informalities or technicalities or to accept the bid to be the best and most advantageous to the City and to hold bids for a period of forty-five (45) days without taking action. Bids submitted past the aforementioned date and time will not be accepted.

CITY OF WESLACO
ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Chassis Evidence
Collection Vehicle- YEAR 2019 OR NEWER
RFB NO.: 2019-20-02
SPECIFICATIONS

The Weslaco Police Department is seeking bids for the purchase of (1) **ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER** for general labor use.

The successful bidder will provide the van as specified in this document. Furthermore, the specifications listed are not all-inclusive and should not be construed as final.

QUANTITY: ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER

SCOPE OF SPECIFICATIONS

These specifications describe the mechanical and comfort requirements for **ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection Vehicle- YEAR 2019 OR NEWER**, which will be used by the City of Weslaco Public Works Department.

SPECIFICATIONS

A. Engine

1. Triton 6.8 Liter, E.F.I. V8 Engine with Overhead Cam – 305 HP @ 4,250 RPM and 420 lb. Ft. Torque @ 3,250 RPM.

Comply

_____ Yes _____ No

B. Clutch / Transmission

1. TorqShift® 6-Speed Automatic Overdrive Transmission.

Comply

_____ Yes _____ No

C. Brakes

1. Power Brakes, 4 Wheel Disc, ABS.

Comply

_____ Yes _____ No

D. Wheels / Tires

1. Tire Size, LT245/75Rx16E BSW – A/S or better

Comply

_____ Yes _____ No

E. Feature Requirements

- Commercial Cutaway Chassis – Single Rear Wheels – **Color White**
- Driver's Side Air Bags
- Power Steering
- Factory Air Conditioning
- Extra Heavy Duty 225 Amp Alternator
- Heavy Duty 78 Amp Battery
- Heavy Duty 78 Amp Auxiliary Battery
- 138" Wheelbase
- 10,050 lb. GVWR Rating
- Computer Selected Front Coil Springs
- Two Stage Multi Leaf Rear Springs
- Front Stabilizer Bar
- Heavy Duty Front Springs
- Heavy Duty Shock Absorbers
- 40 Gallon Fuel Tank
- Stainless Steel Exhaust
- Fresh Air Heater and Defroster
- Front Drivers and Passengers Seats with Premium Vinyl Trim and Lap/Shoulder Safety Belts
- Tinted Glass, Windshield and Front Doors
- Stainless Steel Wheel Liners
- Gauges for Oil Pressure, Water Temperature, Volt Meter Fuel, Tachometer, Speedometer, Trip Odometer
- Tube Neck Sail Mounted Mirrors

- Front Door Mounted Courtesy Light Switches
- Insulated Headliner in Cab
- AM/FM Radio
- Two-speed Windshield Wipers with Intermittent Mode
- Electronic Horn

BODY

- Cab Top Hat Conversion, Stand Up Height & bulkhead with Tall Access Door
- Cargo Van Body with Wheel Boxes
- 12' Minimum Cargo Area length
- 72" Minimum Interior Height
- 79" Load Space Width

VEHICLE SPECIFICATIONS

BODY (CONT'D)

- 3/8" Smooth Gelcoat, FRP Exterior Walls
- All steel galvanized rear posts and headers
- Welded and Reinforced all steel rear corners
- Aluminum Roof Skin
- Roof Bows on 24" C/L
- Aero Dynamic Corner Posts
- 2" X 6" Dense Pine Sub Flooring
- 10" Wide Perforated, Powder Coated Rear Step Bumper – Equipped with Door Operated Step Lights
- 48-1/2" Wide Double Narrow Rear Doors with 12" x 17" Windows

- Two (2) Rear Grab Handles
- Additional Backing Plates installed at handle locations for reinforcement
- Exterior Lighting per FMVSS108 – Recessed with Splice less Wiring

VEHICLE DIMENSIONS - Minimum

(DIMENSIONS SHOWN ARE FOR THE BASE VEHICLE PRIOR TO THE ADDITION OF EQUIPMENT OR OPTIONS)

- Ext. Overall Length – 21'
- Ext. Overall Width – 84"
- Ext. Overall Height – 102"
- Lab Area Length – 144"
- Lab Area Width – 79" W
- Cubic Capacity – 546" Cu. Ft.
- Lab Area Height Floor to Roof – 72"

EXTERIOR VEHICLE APPOINTMENTS

Four (4) Whelen Model 810CAOZR Floodlights with 26 degrees angle optics Driver Side and Passenger Side light sets are each switched separately. (Two (2) lights/switch)

One (1) Set of Two (2) Whelen 500 Series Flashing LED Lights – Grille Mounted. Color to be specified by Department.

One (1) Set of Two (2) Whelen 900 Series Flashing LED Lights – Rear Mounted. Color to be specified by Department.

Portable Generator Storage Compartment Access Door manufactured of .090 minimum thick 3032 aluminum with channel bend ends all sides. Equipped with louvers and/or screening to provide ventilation for the Portable Generator. Box pan frame with 45 degree chamfer corners mounted with stainless steel hardware. Generator Compartment is for generator storage only.

Generator Door mounted to frame at lower edge with stainless steel continuous “Piano Hinge”. Door secured closed with lockable vise action compression latch equipped with 302 stainless steel tension spring with adjustable grip range of 1.53” to 2.15”. Nonadjustable slam type latches and locks not acceptable.

CUSTOMIZED INTERIOR CONFIGURATION

Floor covered with Heavy Duty Commercial Flooring. Edges of flooring secured in place via aluminum angle/strips.

Vehicle roof is insulated with Fiberglass insulation and then covered with ¼” – ½” plywood finished in FMVSS 302 approved Ozite (or equal) fabric.

A Combination Portable Generator and Vehicle Lighting/Equipment Storage Cabinet fully manufactured of minimum .060, 3003 H14 aluminum. Combination cabinet designed with fully sealed compartment for storage of portable generator and interior access compartments for Portable Floodlighting and Heavy Duty Extension Cords. (Cabinet size and design to be shown in layout drawings.)

Additional shelving and storage units of aluminum and composite structural plastics end panel construction with industrial paint finish and composite material shelves, drawers and dividers. Modular design allows for easy removal or addition of shelves, drawers, or dividers to fit the departments specific needs. Shelving is adjustable at 3 ¾” increments up to a height of 34”.

CUSTOMIZED INTERIOR CONFIGURATION

- Four (4) shelving and compartment units each 37" wide x 44" high x 16" deep.
- Two (2) of the four shelving units are equipped with locking composite fold down door 9" high x 37" wide.
- One (1) shelving unit equipped with a side drawer compartment 12" wide x 44" high x 16" deep. Includes two (2) shallow drawers & one (1) deep drawer with dividers plus three (3) configurable storage shelves.

A work counter/report writing desk mounted to a welded tubular steel frame with industrial paint finish. High Pressure Laminate finished work counter/desk to measure approximately 24" deep x 70" long.

Two (2) Adjustable Height Portable Stools (Biofit Model 1G65 or equal) secured in place during transit via two (2) elastic hold down straps and brackets.

Mounted First Aid Kit provided and installed.

Fire Extinguisher, 5 lb. ABC Dry Chemical Type, UL approved

- Unit Complete with Dial Type Pressure Indicator and Quick Release Clamp Vehicle Bracket

VEHICLE POWER AND LIGHTING – 120V AC

General: Vehicle's electrical system is to be designed to accept power and/or operate from either of two (2) 120V AC power sources. Source A will be a Shore Power/Dockside Power Connection. Source B will be a supplied 3,000 Watt (minimum) portable Generator. All components used for these installations will be heavy duty commercial/industrial rated and designed for extended and severe conditions operation. Recreational Vehicle or other non-commercial rated components will not be accepted. All installations will be done to industry standards.

Wire management will be via removable aluminum panels located around the entire upper edge of the vehicle ceiling. Panels will be finished in FMVSS 302 approved fabric matching the ceiling finish.

One (1) 3000 Watt minimum portable generator. 120VAC, single phase, gasoline fuel, four (4) gallon tank, recoil start, perimeter frame.

Shore Power 30 Amp / 120 Volt (3 wire) Power Input with spring loaded cover. To be corrosion resistant type designed for use in damp and wet locations.

VEHICLE POWER AND LIGHTING – 120V AC (CONT'D)

One (1) Service Entrance Circuit Breaker Box with resettable type circuit breakers (fuses are not acceptable). Box installed in accordance with NEC article 551-30 and 551-31.

Two (2) exterior mounted GFI protected 120V AC Duplex Outlets mounted at rear of vehicle. One (1) curb side and one (1) street side. Mounted in exterior rated, weather resistant housings with spring loaded covers.

One (1) Power Strip with six (6) positions located at work counter.

One (1) Shore Power Connection Cord, 20' minimum length with twist lock connector mated to vehicle input.

Three (3) each outdoor type Quartz Halogen 500 Watt Portable Floodlights equipped with shock resistant handle, wire basket type bulb protection, angle adjustment knob and integral power cords.

12V DC AUXILIARY VEHICLE POWER AND LIGHTING:

Auxiliary Vehicle Battery to power all installed auxiliary 12V DC powered items.

Auxiliary Battery to be charged by vehicle alternator when engine is running.

A Battery Isolator is installed to prevent cross drain between starting battery, auxiliary battery and battery for Power Inverter.

Auxiliary 12V DC Systems protected by Master Fuse(s) located at the Auxiliary Battery and by individual re-settable Circuit Breaker/Switches individually rated for each branch circuit. (Fuse protection for branch circuits not acceptable).

Six (6) Recessed 4K White, 42 LED Elements High Intensity Light fixture 6"x17.5".

Cab Mounted Controls for all 12V DC auxiliary items.

AUXILIARY CLIMATE CONTROL:

An Auxiliary Rear Air Conditioner / Heater that utilizes the existing vehicle system is installed to provide additional air conditioning and heat to the rear operations area.

Auxiliary Rear Heat and Air Conditioning System has a 24,000 BTU minimum heat rating and a 15,000 BTU minimum air conditioning rating. System features a secondary evaporator system that is dedicated to the Rear Operations Area. All controls for the Auxiliary system are conveniently dash mounted for operation by the Driver. 30AMP Shoreline to Run Roof Mounted A/C.

Comply

_____ Yes _____ No

CITY OF WESLACO

**ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection
Vehicle- YEAR 2019 OR NEWER
BID FORM**

The _____ (bidder), having read the specifications, proposes to furnish the below noted quantity of dump trucks, for the full and firm price of within delivery time designated below, in full compliance with the specifications.

Complete Unit: F.O.B. Weslaco City Hall, 255 S. Kansas Ave.
Weslaco, Texas 78596

Respectfully submitted this _____ day of _____, 2019.

The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this bid.

**ONE "NEW" Similar to Ford E-350 or equivalent Commercial Cutaway Evidence Collection
Vehicle- YEAR 2019 OR NEWER**

Year / Make / Model

Grand Total: \$ _____

Total Bid Amount in words (Dollars & Cents)

Delivery Date: _____

Company: _____

Address: _____ City/State/Zip: _____

Phone Number: _____ Fax Number: _____

Authorized Signature: _____ Title: _____

Please print above signature



Standardized Agenda Request Form

Date of Meeting: November 19, 2019		Agenda Item No. (to be assigned by CSO): 2019-2921	
From:			
Subject: Discussion and consideration of a Student Training & Affiliation Agreement between the Rio Grande Valley College, 549 North Cage Blvd Pharr, Texas 78577 and the Weslaco Fire Department to provide students training and clinical experience in terms of patient assessment and related instruction for students of the School and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)			
Background: approval and discussion of a Student Training & Affiliation Agreement between the Rio Grande Valley College, 5419 North Cage Blvd Pharr, Texas 78577 and the Weslaco Fire Department to provide students training and clinical experience in terms of patient assessment and related instruction for students of the School.			
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):			
Aida Vega		Created/Initiated	
Antonio Lopez		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: RGV College agreement 11-9-19			
Responsibilities upon Approval:			

RIO GRANDE VALLEY COLLEGE

STUDENT TRAINING & AFFILIATION AGREEMENT

This Student Training & Affiliation Agreement (“Agreement”) is entered into and made effective as of this _____ between Rio Grande Valley College referred to herein as the “School”, and _____ City of Weslaco _____ hereinafter referred to as “Facility”, for purposes of this Agreement.

(Date)
(Business Legal Name)

WHEREAS, The School and the Facility have the following common objectives: (1) to provide training and clinical experience in terms of patient and related instruction for students of the School; and (2) to foster careers and employment opportunities for students.

NOW, THEREFORE, for and in consideration of the foregoing, and in further consideration of mutual benefits, the parties to this agreement agree as follows:

1. EDUCATION PROGRAMS COVERED BY THIS AGREEMENT:

This Agreement applies to the _____ EMT _____ (“Program”) developed by the School. In the event the School and Facility desire to affiliate for education purposes regarding any other health care oriented program, the parties will address such programs by an Addendum, signed by both parties, to be attached to this Agreement.

2. DUTIES AND RESPONSIBILITIES OF THE SCHOOL:

- (a) The school will retain overall responsibility for assuring that the Program meets or exceeds applicable educational and certification standards and requirements under applicable law and regulations.
- (b) The School is responsible for supplying any additional information required by the Facility, outlined herein, prior to the start of the Program by the students.
- (c) The School will require School officials, faculty members, instructors and students to abide by the policies, procedures, rules, and regulations of the Facility while present at the Facility, including Facility’s Compliance Program and Code of Conduct.
- (d) The School will maintain suitable records of instruction, clinical experience, health records and student program progress evaluations.

- (e) The School will maintain accreditation of the Program and will be responsible for providing qualified instructor who will be immediately available to the Facility and students while the students are providing patient care and will have primary responsibility for supervising the students.
- (f) The School will withdraw any student whose progress, achievement, or adjustment does not justify continuance in the Program at the Facility.
- (g) The School is responsible for informing the students of their obligations and responsibilities under this Agreement and under the Program.
- (h) The School agrees to obtain and maintain liability insurance coverage for any acts or omissions of professional malpractice or other negligent acts or omissions committed by the School, or its students, personnel, contractors, professionals, employees or agents in connection with this Agreement. The limits of liability shall be at least \$1,000,000 per incident and \$3,000,000 in the aggregate. The School will also maintain, throughout this Agreement, an accident policy covering medical expenses of any student incurring any injuries at the Facility.
- (i) The School will supply to each student a copy of the Programs texts, curriculum and other instructional aids reasonably required under the Program.
- (j) The School agrees to indemnify and hold Facility including its owners, directors, governing body, partner, agents and managers, harmless from and against all claims, liabilities, damages, costs and expenses, including, without limitation, reasonable attorneys' fees, based upon or arising from, or in any manner relating to the intentional, negligent or grossly negligent acts or omissions of or violation or breach of any term of this Agreement by the School, or its employees, instructors and students, with respect to the matters contained in this Agreement.
- (k) The School agrees not to disclose to any third party any confidential proprietary or medical information of any kind pertaining to the Facility and its residents, unless required by law or prior written permission has been obtained from the Facility Administrator, and further agrees to assume full responsibilities for adherence to such nondisclosure duty by its students and instructors.
- (l) The School will require all students and instructors participating on the Program at the Facility to submit a health report from a physician indicating completion of immunizations for Polio, Mumps, Measles, Rubella, Tetanus, TB test and /or chest X-Ray, if positive and the Hepatitis B vaccine series unless the student signs a written declination of the Hepatitis B vaccine, series. During October 1st through March 31st, students will be required to have the Influenza vaccine. Such records will be furnished to the Facility upon request. Also student's and instructor's clearance of drug screening and criminal background check will be provided for the clinical site.

3. DUTIES AND RESPONSILITIES OF THE FACILITY:

- (a) The Facility will provide an appropriate clinical setting for learning experience for the assigned students of the School's Program covered by this Agreement.
- (b) The Facility will provide such facilities, equipment and supplies, as it deems necessary, for the students' performance of their clinical education experience under the Program.
- (c) The Facility will encourage cooperation between staff personnel and School faculty in order to allow the School to carry out-on-the-job supervision, teaching and student evaluations.
- (d) The Facility is responsible for the provision and supervision of all resident care. All resident care shall be carried out under the direction of Facility personnel. The Facility retains ultimate decision making authority with respect to patient care.
- (e) The Facility reserves the right, at its sole discretion, to remove students working with an assigned resident if the resident refuses to be treated or cared for by the student. The Facility may request that the School withdraw any student whose conduct or clinical performance may have a detrimental effect on its staff or patients. The Facility has the right to refuse clinical experience for any student if the student's performance or conduct has been detrimental or disruptive to a resident's care.
- (f) The Facility agrees to provide input regarding each student's performance to the School, as reasonable requested.
- (g) The Facility shall, on reasonable written request, permit the inspection of the clinical facilities and services available for clinical experiences, records and such other times pertaining to the clinical education program by the School and/or agencies charged with the responsibility of accreditation of the Program and curriculum.
- (h) The Facility agrees to obtain and maintain liability insurance coverage for any acts or omissions of professional malpractice or other negligent acts or omissions committed by the Facility, or its personnel, contractors, professionals, employees or agents in connection with this Agreement. The limits of liability shall be at least \$1,000,000 per incident and \$3,000,000 in the aggregate. The parties agree that Facility's insurance obligations may be met by a plan of self-insurance.
- (i) The Facility agrees to indemnify and hold School including its owners, director, governing body, partners, agents, employees, students and managers, harmless from and against all claims, liabilities, damages, costs and expenses, including, without limitation, reasonable attorneys' fees, based upon or arising from, or in any manner relating to the intentional, negligent or grossly negligent acts or omissions, of or violation or breach of any term of this Agreement by the Facility, or its employees or agents, with respect to the matters contained in this Agreement.

4. **DUTIES AND RESPONSIBILITIES OF THE STUDENTS:** Students shall be advised by the School of the following responsibilities:

- (a) The Student is responsible for the administrative and compliance policies of the Facility and the School, as well as, the laws of the State of Texas and the United States.
- (b) The Student is responsible for providing the necessary and appropriate uniforms required but not provided by the School.
- (c) The Student is responsible for any illness, accident or injury incurred while assigned to clinical education or experience at the Facility.
- (d) The Student will not submit for publication any material relating to the clinical education experience without prior written approval of the Facility and the School.
- (e) The Student will maintain strict confidentiality of any information regarding patients, visitors, the Facility, staff or physicians acquired while in the Facility.

5. **PATIENT RESIDENT HEALTH RECORDS (HIPAA):**

The parties to this Agreement mutually agree to comply with all federal and state laws, rules and regulations pertaining to notice of uses and disclosures, disclosure, security and privacy of, and access to, patient records, including patient rights regarding “protected health information” under the Federal Health Insurance Portability and Accountability Act of 1996 (HIPAA), and implementing rules and regulations under 45 CFR 164.102 et. Seq-“Protected Health Information” shall have the same meaning as the term “protected health information” in 45 CFR 164.501, and applies to all health information created by one party and provided to or received by the other party. This provision shall apply to the School’s students and the School agrees to maintain responsibility for each student’s compliance with the above information privacy laws.

6. **MISCELLANEOUS TERMS:**

- (a) The number of students eligible to participate in the clinical education program will be mutually determined by agreement of the parties and may be altered by mutual agreement and limits imposed by the accrediting education bodies.
- (b) It is agreed that this Agreement and provision of students at the Facility is for educational purposes only, and not for employment or labor purposes. Unless otherwise arranged between Facility and a particular student, no student assigned to the Facility and no student shall be eligible for employment compensation or coverage under any employee benefit plan or occupational injury or insurance program sponsored or maintained by the Facility.

- (c) The parties agree not to discriminate with respect to the students on the basis of sex, race, religion, national origin, disability or other characteristics or factor protected under applicable laws.
- (d) The parties hereto, in the performance of their respective obligations under this Agreement, shall comply with all federal, state and local laws including, but not limited to all legal requirements relating to the Medicare and Medicaid programs, as well as 42 USC Section 1320 a-7b (“Anti-Kickback” statute) and Ethics in Patient Referrals Act, 42 USC Section 1395nn (“Stark Act”). Nothing in this Agreement shall be construed as an inducement by the School to Facility or by Facility to School to engage in any conduct prohibited by the aforementioned laws and regulations.
- (e) All notice or communications relating to this Agreement shall be made, via certified or registered mail, to the other party as follows:

TO FACILITY:

City of Weslaco
255 S. Kansas
Weslaco, Texas 78596

Email:

DON/CNO:

TO SCHOOL:

Attention: Dr. Annabelle P. Rodriguez
Rio Grande Valley College
5419 North Cage Blvd
Pharr, Texas 78577
P: 956.781.6800

- (f) The parties agree that in entering into this Agreement, neither has relied on any oral or written representations, promises or statements of any kind made by the other party, their agents, employees or legal counsel, beyond the provisions set forth in this Agreement.
- (g) This Agreement constitutes the entire agreement between the parties hereto and supersedes and cancels any other prior agreements or understandings, whether written, oral or implied. This Agreement shall be governed by the laws of the State of Texas without giving effect to any conflict of law’s provisions.

- (h) Nothing in this agreement, whether expressed or implies, is intended to confer any rights or remedies under or by reason of this Agreement on any personas other than the parties to it and their respective successors, legal representatives, nor is anything in this Agreement intended to relieve or discharge the obligations or liability of any their persons to any party to this Agreement, nor shall any provisions give any third person any right of subrogation or action over or against any part to this Agreement. For purposes of this agreement, students referenced herein are specifically considered “third persons” within the meaning of this section.

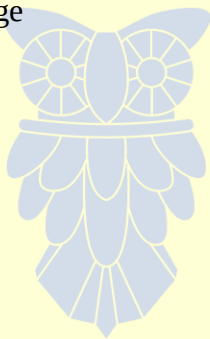
7. TERM OF AGREEMENT, MODIFICATION, TERMINATION:

- (a) This Agreement shall commence on the Effective Date above, and shall continue in full force and effect until terminated by the parties upon mutual consent, upon thirty days prior written notice, with or without cause, by either party, or as otherwise set forth herein.
- (b) It is agreed and understood that the parties to this Agreement may revise or modify this Agreement by written amendment when both parties agree to such amendment in writing.

THIS AGREEMENT HAS BEEN READ AND EXECUTED by the parties, through their respective agents referenced below, as of the Effective Date above.

FOR THE SCHOOL:

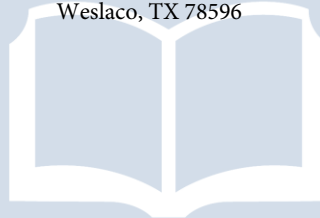
Rio Grande Valley College
5419 North Cage Blvd
Pharr, TX 78577



By: _____
Annabelle Palomo, Ed.D
CEO/School Director

FOR THE FACILITY:

City of Weslaco
255 S. Kansas
Weslaco, TX 78596



By: _____
David Suarez; Mayor
City of Weslaco