



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JANUARY 7, 2020**

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, January 7, 2020 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. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the following:
 - 1) Minutes of the regular meeting on December 3, 2019;
 - 2) Minutes of the regular meeting on December 17, 2019. (Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approve Ordinance 2019-51 to rezone 1531 N. International Blvd. also being Adams Tract N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, 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 held December 17, 2019; staffed by Planning and Code Enforcement Department.) Attachment
- C. Authorization to allow the Weslaco Police Department to accept a weapons (handguns) transfer from the Weslaco Independent School District. No additional paperwork or cost is required for the acceptance of the weapons and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment
- D. Authorization to enter into an Interlocal Cooperation Act Agreement between the City of Weslaco, Texas by and through the Weslaco Police Department and Office of the Inspector General for Shooting Range Use and Training and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment

IV. OLD BUSINESS

- A. 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. (This item was tabled November 19, remained tabled December 3 and no action on December 17, 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; remained tabled December 3 and no action December 17, 2019; staffed by Finance Department.) Attachment

- C. Discussion and consideration on Inter-local Agreement between City of Weslaco and Hidalgo and Cameron Counties Irrigation District No. Nine to grant Weslaco a license in, over and across the Weslaco designated ditches to access, maintain, operate, expand, and/or repair and authorize the Mayor to execute any related documents. Possible action. (There was no action on December 17, 2019; staffed by City Manager.) Attachment

V. NEW BUSINESS

- A. 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.) Attachment
- B. Discussion and consideration to select a firm from the Request for Qualifications #2019-20-04 for the Weslaco Mid Valley Airport Hangar Expansion and Infrastructure Development project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.) Attachment
- C. Discussion and consideration on approval of Change Proposal 13 with Tri-Gen for construction of the entries leading into the City of Weslaco Park for access (outside property entrances) for the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.) Attachment
- D. Discussion and consideration on approval of Change Proposal 14 with Tri-Gen to construct entries leading into the City of Weslaco Park for access (inside property drives) for the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.) Attachment
- E. Discussion and consideration to select a firm from the Request for Qualifications #2019-20-07 for Architectural / Engineering Design Services for a New Fire Station and Police Station with Municipal / Judicial Court and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment

VI. REPORTS

- A. Report by Weslaco Chamber of Commerce.
- B. Report by Economic Development Corporation of Weslaco.
- C. Report by Inframark.
- D. Report by Public Works.

VII. 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. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.
- C. Consultation – Seek City Attorney opinion on arbitration proceedings by the Weslaco Firefighters Association (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- D. Real Property– Consultation with City Attorney on the acquisition of real property legally described as Lot 16, Block 2, La Paloma De La Sombras Subdivision for the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.
- E. Real Property– Consultation with City Attorney on the acquisition of real property legally described as a 29.08 acre of land consisting of 15.24 acres out of Farm Tract 705 and 13.84 acres out of Farm Tract 706, West Tract Subdivision the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

- F. Real Property– Consultation with City Attorney on the acquisition of real property legally described as a 0.87 acre tract of land out of Farm Tract 706, West Tract Subdivision the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.
- G. Economic Development – Consultation with City Attorney regarding Economic Development incentive program related to Project Crazy as authorized by §551.087 of the Texas Government Code.
- H. Legal Consultation - Consultation with City Attorney on potential lawsuit regarding claim under Texas Unemployment Compensation Act by Gloria Oliva as authorized by Section §551.071 of the Texas Government Code.
- I. Legal Consultation - Seek City Attorney opinion on Fourth Amendment to the Water and Wastewater System Operation and Maintenance Agreement between Inframark, LLC and the City of Weslaco, Texas dated September 4, 2015 as authorized by §551.071 of the Texas Government Code.
- J. Legal Consultation - Consultation with City Attorney regarding potential litigation relating to termination of Police Officer Anne Lugo as authorized by Section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. 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 3rd day of January 2020 at 4:00 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:



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2967	
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/Initiated Final Approval	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Timothy Aguiar, Open Door Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission 2019 updated			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
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: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2972	
From:			
Subject: Approval of the following: 1) Minutes of the regular meeting on December 3, 2019; 2) Minutes of the regular meeting on December 17, 2019. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action for regular meetings on December 3, 2019 and December 17, 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 Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 191203 minutes.B, 191217 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES
REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 3, 2019**

On Tuesday, December 3 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	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias
STAFF:	City Manager	Mike Perez
	City Secretary	Myra L. Ayala Garza
	City Attorney	Juan E. Gonzalez

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary; Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Jose Martin Vela, Information Technology Director; Joel Rivera, Police Chief, Antonio Lopez. Fire Chief, Veronica Ramirez, HR Director; Pete Garcia, Public Works Director; Arnold Becho. Library Director; Rebekah de la Fuente, Interim Planning and Code Enforcement Director, Ros Huerta, 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 Wednesday, November 27, 2019.

B. Invocation.

Pastor Bacilio Castillo, Pave the Way Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None.

E. Roll Call.

Myra Ayala Garza, City Secretary, called the roll noting a quorum present.

II. PUBLIC COMMENTS

Mark McCaleb, thanked the Commission for their support during the preparations for the Weslaco 100 celebration festivities, thanked the sponsors and the community extending the invitation to all for scheduled events beginning Friday, December 6 and the Christmas Parade Saturday, December 7.

III. CONSENT AGENDA

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

A. Approval of the Minutes as follows:

- 1) Regular Meeting on November 5, 2019; and
- 2) Special Meeting on November 18, 2019. (Staffed by City Secretary Department.)

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

- 1) Approval on 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 held November 19, 2019; staffed by Planning and Code Enforcement Department.)

C. Approval for the Mayor Joe V. Sanchez Public Library to advertise and solicit prospective vendors to submit Request for Proposals (RFPs) for internet access services, equipment, and basic maintenance of internal connections within the confines of the Schools and Libraries Program of the Universal Service Administrative Fund (E-rate) and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

D. Approval to authorize the expenditure of \$7,887 of the Marion Booth Endowment Fund for support of the Family Place Libraries Program and upgrade of the Audio Visual equipment within the Mayor Joe V. Sanchez Public Library Meeting Room. (Staffed by the Library Department.)

E. Acceptance of reimbursement funds from the Federal Bureau of Investigation (FBI) for state and Local law enforcement agencies (LEA) for the cost of overtime incurred by task force related activities in the amount of \$18,649 per year for officer assigned full-time to the FBI task force and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

F. Approval on Resolution 2019-78 supporting document for agreement between the City of Weslaco and TXDOT for street closure on Texas Blvd. from Frontage Road to 7th St. on December 7, 2019 for the 2019 Weslaco Annual Christmas Parade and authorize the Mayor to execute any related documents. (Staffed by Public Works.)

G. Approval on Resolution 2019-79 supporting document for agreement between the City of Weslaco and TXDOT for street closure on Texas Blvd. from Business 83 to 6th St. on December 7 - 8, 2019 for the Weslaco Centennial Celebration and authorize the Mayor to execute any related documents. (Staffed by Public Works.)

H. Approval on Interlocal Agreement with the Weslaco Independent School District for the use of various softball fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to approve consent agenda A through H as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following is the ordinance and resolutions.

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 3rd day of December 2019.

RESOLUTION NO. 2019-78

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF WESLACO

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

That the City of Weslaco wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for public event.

That the closure of Texas Boulevard from Frontage Road to 7th St. for the 2019 Weslaco Annual Christmas Parade on Saturday, December 7, 2019 from 7:00 a.m. to 1:00 p.m.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 3rd day of December 2019 by the City Commissioners of the City of Weslaco, Texas.

RESOLUTION NO. 2019-79

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF WESLACO

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

That the City of Weslaco wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for public event.

That the closure of Texas Boulevard from Business 83 to 6th St. for the Weslaco Centennial Celebration from Saturday, December 7, 2019 at 1:00 p.m. until Sunday, December 8, 2019 at Midnight.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 3rd day of December 2019 by the City Commissioners of the City of Weslaco, Texas.

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

IV. APPOINTMENT

A. Discussion and consideration to accept the resignation of Juan M. Hernandez from the Library Board and approve Resolution 2019-80 appointing one member to an unexpired term and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.)

Arnold Becho, Library Director, stated interest has been received from Edward Mejia, Rey A. Banda and Angelica Hinojosa. Mr. Becho recommended the resignation of Mr. Hernandez be accepted and an appointment for the unexpired term be considered.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to accept the resignation and appoint Rey A. Banda to the unexpired term as presented. The motion carried unanimously; Mayor Suarez was present and voting.

RESOLUTION NO. 2019-80

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE LIBRARY BOARD.

WHEREAS, the City of Weslaco has established the Library Board pursuant to Section 17-17 of the Weslaco Municipal Code Book; and

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

WHEREAS, the Library Board members shall serve without compensation and unlimited terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Rey A. Banda is appointed to serve an unexpired term on the Library Board and the term will begin on December 3, 2019 and end on May 7, 2021.

PASSED AND APPROVED on this 3rd day of December 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

B. Discussion and consideration on Resolution 2019-81 appointing three members to expired terms on the Weslaco Economic Development Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)

Marie McDermott, Executive Director, stated Mr. Juan Serrano has expressed interest in reappointment, Rick Talbert and Joe Olivarez had met their term limits. Interest has been received from Lillian Cisneros Ochoa, Fred Perez, Patrick Gonzalez Juan M. Gonzalez and Sonjia de la Fuente.

Commissioner Pedraza seconded by Commissioner Kerr moved to re-appoint Juan J. Serrano. The motion carried unanimously, Mayor Suarez was present and voting.

Mayor Pro Tem Lopez, seconded by Commissioner Muñoz, moved to appoint Fred Perez and Sonjia de la Fuente.

Commissioner Farias stated Mr. Fred Perez serves on the Weslaco Citizens Drainage Advisory Board asking would he need to resign. Mayor Suarez stated an exemption may be given to individual and allow them to serve concurrently on more than one Board. Staff will verify with Fred Perez if he wishes to continue as a member on the Weslaco Citizens Drainage Advisory Board and if so, exemption could apply.

The original motion carried to appoint Fred Perez and Sonjia de la Fuente; Commissioner Farias and Pedraza against; Mayor Suarez was present and voting.

RESOLUTION NO. 2019-81

A RESOLUTION OF THE CITY OF WESLACO APPOINTING THREE MEMBERS TO THE BOARD OF DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

WHEREAS, the City of Weslaco has established the Economic Development Corporation pursuant to the Development Corporation Act of 1979 as amended; and

WHEREAS, the term for a member on this board of this corporation is for three years; and

WHEREAS, The Economic Development Corporation of Weslaco's board members shall serve staggered terms without compensation and limited to two (2) consecutive three (3) year terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individuals are appointed to serve expired terms on the Board of Directors of the Economic Development Corporation of Weslaco.

<u>NAME</u>	<u>TERM ENDING</u>
Juan J Serrano	12/5/2022
Fred Perez	12/5/2022
Sonjia de la Fuente	12/5/2022

PASSED AND APPROVED on this 3rd day of December 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

V. OLD BUSINESS

A. 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. (This item was tabled November 19, 2019; staffed by Planning and Code Enforcement Department.)

The City Manager requested the item remain tabled.

No action.

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.)

The City Manager requested the item remain tabled.

No action.

VI. NEW BUSINESS

A. Discussion and consideration of the ORION Consortium Participation Agreement for provision of Fiber Optic Internet Connectivity to the Mayor Joe V. Sanchez Public Library and authorize Mayor to execute any related documents. Possible action. (Staffed by Library.)

Arnold Becho, Library Director, stated Region One Education Service Center created an internet consortium of Optic Internet Connectivity which requires a four-year commitment beginning July 1, 2020 with renewal options; provides faster internet service and no large cost increase. The cost for ORION Consortium participation is \$400 per month, which will be an additional \$3,000 for the first year with the gap closing in the additional cost within the following years. The ERate program (current provider) may be discontinued and would cause a large increase for internet services to be greater than \$1,000 per month. Staff recommended approval entering into agreement with ORION for fiber optic internet connectivity.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve ORION Consortium Participation Agreement for provision of Fiber Optic Internet Connectivity to the Mayor Joe V. Sanchez Public Library as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending September 30, 2019 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman, Finance Director, submitted the Quarterly Investment Report for the period ending September 30, 2019 and recommended to accept and file. The City Manager stated the report is in full compliance with the investment policy and recommended approval to accept and file.

Commissioner Kerr, seconded by Commissioner Muñoz moved to accept and file the Quarterly Investment Report ending September 30, 2019. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve the official 2019 Tax roll totals as prepared by Pablo "Paul" Villarreal Jr., Hidalgo County Tax Assessor and Collector per Section 26.09(e) of the Texas Property Tax Code and authorize Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman, stated the official 2019 Tax Roll as submitted by Pablo Villarreal Jr, Hidalgo County Tax Assessor, were certified with a total effective tax rate of \$0.6967 which generates \$12,988,668.71. Staff recommended approval.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve the official 2019 Tax roll totals as prepared by Pablo "Paul" Villarreal Jr., Hidalgo County Tax Assessor and Collector. The motion carried unanimously. Mayor Suarez was present and voting.

D. Discussion and consideration to accept, open, award or reject the sole bid received for the Public Sale of Surplus Property 1.888 Acres on North Texas Avenue / RFB No.: 2019-20-06 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

The City Manager recommended to open sole bid and award if at or above appraised value of \$103,650.

Mayor Suarez proceeded to open sole bid from Joe Olivarez and stated the bid amount of \$103,651.

In response to Commissioner Muñoz, City Attorney stated Texas law requires land owned by a political subdivision give notice and bidding requirements and property cannot be conveyed, sold or exchanged for less than the fair market value that is disclosed.

Mayor Pro Tem Lopez, seconded by Commissioner moved to accept sole bid from Joe Olivarez in the amount of \$103,651.00. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration and approval of Allowance Expenditure No. 3 regarding the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Airport.)

Andrew Muñoz, Assistant City Manager/Airport Director, stated contingency funds have not been used; expenditures were small items such as asphalt for driveway, flood lighting, IT tray installation, fencing and control access changes. Itemized expenditures were to have been presented by the architect who was delayed and not yet present.

Commissioner Rodriguez seconded by Mayor Pro Tem Lopez moved to table until the next regular meeting. The motion carried unanimously; Mayor was present and voting.

F. Discussion and consideration on approval of support from the Veterans of Foreign Wars (VFW) for the upkeep and beautification of the Veterans Memorial located inside of Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks Director, stated the Veterans of Foreign Wars would like to offer their services and assist with the upkeep and beautification of the Veterans Memorial located inside Mayor Pablo Pena City Park. Staff recommended approval.

Mayor Pro Tem Lopez, seconded by Commissioner Pedraza, moved to approve the Veterans of Foreign Wars (VFW) assist in the upkeep and beautification of the Veterans Memorial located inside of Mayor Pablo Pena City Park as presented. The motion carried unanimously; Mayor was present and voting.

G. Discussion and consideration to approve Proposed Amendment in the amount of \$71,207.55 for a total of \$2,804,298 for Fiscal Budget Year 2019-2020 with Inframark and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works.)

George Quilantan, Inframark, stated this was the annual Consumer Price Index adjustment for FY 2019-20; presented two options one being the CPI contractual increase only or CPI increase, and purchase of trucks as outlined in the agreement (replacement of three trucks) that would have the finance charge added to the base fee amount. The City Manager recommended the CPI contractual increase only and in January replacement of the vehicles be visited.

Commissioner Kerr, seconded by Commissioner Pedraza, moved to approve the Consumer Price Index increase of 3.017% as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to authorize Hidalgo County Precinct #1 to remove approximately 2,726 cubic yards of fill dirt from the Regional Detention Facility located on S Texas Blvd (F.M. 88) and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Planning & Code Enforcement.)

Rebekah de la Fuente stated Hidalgo County Precinct requested consideration from the City for any surplus dirt that would be used at their Monte Alto collection site; County would haul the dirt and consideration to help on site with loading of dirt to county trucks would be appreciated. Staff recommended approval.

Commissioner Kerr seconded by Mayor Pro Tem Lopez moved to authorize Hidalgo County Precinct #1 to remove approximately 2,726 cubic yards of fill dirt from the Regional Detention Facility located on S Texas Blvd (F.M. 88). The motion carried unanimously; Mayor Suarez was present and voting.

VII. REPORTS

A. Report by Weslaco Area Chamber of Commerce.

Barbara Jean Garza, CEO, went over advertising expenses that included RGV Visitor Guide Mexico Advertising and billboards; visitors for the month totaled 2,541 includes in and out-of-state; eighteen facility reservations; went over holiday festivities working.

B. Report by Economic Development Corporation of Weslaco.

Marie McDermott, Executive Economic Development Director, reported the lighting project at the underpass at Texas approved by TX Dot and to be completed in December; ; working with three prospects for expansion in Weslaco; Alfresco held November 21 with 80 vendors; Christmas tree lighting December 4 with centennial celebration festivities beginning December 6 and parade December 7; summary leads totaled 65 and capital investment for 2018-2019 at \$8,822,211.

C. Report by Inframark.

George Quilantan, Inframark, reported 5.03 million gallons of water treated for October and November at water plant; no violations; participating with STC students touring facilities as part

of course curriculum for government; North wastewater plant 2.1 million gallons water treated for October and November; clarifier and splitter box rehab done and no violations; South Wastewater Plant treated 1.35 million gallons of water treated; UV module repair done and improvements to Lift Station 25 and 21 completed.

D. Report by Public Works.

Pete Garcia, Public Works Director, reported on street improvement for alleyways (downtown business areas) completed; continuing with cleaning of right-of-way's and weed lots; ongoing efforts with mowing and maintenance of ditches; received 2019 JD Wheeled Excavator tractor and staff assisting with Centennial festivities placing banners.

VIII. EXECUTIVE SESSION

At 6:18 p.m. Commissioner Kerr, seconded by Mayor Pro Tem Lopez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:59 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. 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.

No action.

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

No action.

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.

No action.

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.

No action.

F. Real Property– Consultation with City Attorney on the acquisition of real property legally described as Lot 16, Block 2, La Paloma De La Sombras Subdivision for the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to authorize the City Manager, Mayor and Commissioners Pedraza and Muñoz to negotiate with the property owner on the acquisition of real property legally described as Lot 16, Block 2, La Paloma De La Sombras Subdivision. The motion carried unanimously; Mayor Suarez was present and voting.

G. Real Property– Consultation with City Attorney on the acquisition of real property legally described as a 29.08 acre of land consisting of 15.24 acres out of Farm Tract 705 and 13.84 acres out of Farm Tract 706, West Tract Subdivision the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to authorize the City Manager, Mayor and Commissioners Pedraza and Muñoz to negotiate with the property owner on the acquisition of real property legally described as 29.08 acre of land consisting of 15.24 acres out of Farm Tract 705 and 13.84 acres out of Farm Tract 706, West Tract Subdivision as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

H. Real Property– Consultation with City Attorney on the acquisition of real property legally described as a 0.87 acre tract of land out of Farm Tract 706, West Tract Subdivision the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to authorize the City Manager, Mayor and Commissioners Pedraza and Muñoz to negotiate with the property owner on the acquisition of real property legally described as 0.87 acre tract of land out of Farm Tract 706, West Tract Subdivision discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting

I. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 901 N. Airport Drive as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr seconded by Mayor Pro Tem Lopez moved to authorize the sale of property as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

J. Consultation – Seek City Attorney opinion on arbitration proceedings by the Weslaco Firefighters Association (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

No action

X. ADJOURNMENT

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to adjourn the December 3, 2019 meeting at 8:00 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, Letty Lopez

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose "J.P." Rodriguez

COMMISSIONER, Adrian Farias

COMMISSIONER, Greg Kerr

COMMISSIONER, Josh Pedraza



**MINUTES
REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 17, 2019**

On Tuesday, December 17, 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	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
	Commissioner	Adrian Farias
ABSENT:	Commissioner	Josh Pedraza
STAFF:	City Manager	Mike Perez
	City Secretary	Myra L. Ayala Garza
	City Attorney	Juan E. Gonzalez

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary; Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Jose Martin Vela, Information Technology Director; Joel Rivera, Police Chief, Antonio Lopez. Fire Chief, Veronica Ramirez, HR Director; Pete Garcia, Public Works Director; Martin Asst. Library Director; Rebekah de la Fuente, Interim Planning and Code Enforcement Director, Rosa Huerta, 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, December 20, 2019.

B. Invocation.

Father Francisco J. Solis, Saint Joan of Arc Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None.

E. ROLL CALL.

Myra Ayala Garza, City Secretary, called the roll noting a quorum present

II. PUBLIC COMMENTS

Antonio Lopez, Fire Chief, stated with the imminent cold weather forecasted, the City is partnering with First Baptist Church in opening a warming station at 600 S. Kansas advising the public if anyone is need doors will open at 6:00 p.m.

Omar Rodriguez, Parks and Recreation Director, stated vendor RGV Solar Lights was staged on the northside parking lot for a demonstration on LED Solar lights inviting the commission as the City may be looking into this.

III. PUBLIC HEARING

Commissioner Muñoz seconded by Mayor Pro Tem Lopez, moved to open the public hearing. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of Divine Custom Homes requesting a Conditional Use Permit to operate an Event Center at 1002 E. Expy 83, also being a 1.15-acre tract, IRR TR W 140.27'-E 290.40'-S387.48' out of Farm Tract 41, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

None received.

B. To solicit input on behalf of SWG Engineering to rezone 1531 N. International Blvd. also being Adams Tract N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

None received.

C. To solicit input on behalf of Steven Valdez requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 418 S. Texas Blvd. Suite A, also being lot 4 and 5, Block 34, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

None received.

Commissioner Muñoz seconded by Mayor Pro Tem Lopez, moved to the close the public hearing. 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 Regular Meeting on November 19, 2019; Staffed by City Secretary Department.)

B. Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Chistopher De Leon D/B/A De Leon Aircraft Maintenance Professional and Harold Cain for Hanger W6 and approval of a Weslaco Mid Valley Ground Lease Agreement with Tenant Gary Wise for Hangar W6 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

C. Acceptance of funds in the amount of \$3,750.00 from the U.S. Department of Justice United States Marshals Services for overtime operations by the City of Weslaco Police Department pursuant to the Memorandum of Understanding and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to approve consent agenda A through C as presented. The motion carried unanimously; Mayor Suarez was present and voting.

V. APPOINTMENTS

A. Discussion and consideration to accept the resignation of Cynthia Cabaza from the Weslaco Economic Development Corporation and approve Resolution 2019-82 appointing one member to an unexpired term and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Weslaco Economic Development Corporation.)

Mike Perez, City Manager, stated no action required advising the commission member Cynthia Cabaza withdrew her resignation.

No action.

VI. OLD BUSINESS

A. 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. (This item was tabled November 19 and remained tabled December 3, 2019; staffed by Planning and Code Enforcement Department.)

The City Manager stated no action at this time.

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; remained tabled December 3, 2019; staffed by Finance Department.)

The City Manager stated no action at this time.

C. Discussion and consideration and approval of Allowance Expenditure No. 3 regarding the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible Action. (This item was tabled December 3, 2019; staffed by Airport.)

Commissioner Muñoz abstained from vote and discussion and filed a disclosure statement.

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

Andrew Munoz, Asst. City Manager/Aviation Director, stated there would be no impact to the budget as the contingency fund has not been used; changes to scope of work included modification of doors with light kit; backflow preventer as required by NAWS ; add slats to fencing at the generator and add IT tray installation. Staff recommended approval.

Commissioner Kerr, seconded, by Mayor Pro Tem Lopez, moved to approve Allowance Expenditure No. 3 regarding the North Side Fire Station Project as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Divine Custom Homes to approve a Conditional Use Permit to operate an Event Center at 1002 E. Expy 83, also being a 1.15-acre tract, IRR TR W 140.27'-E 290.40'-S387.48' out of Farm Tract 41, 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, Interim Planning and Code Enforcement Director, stated twenty-eight property owners were notified with no objection received. The Planning and Zoning Commission and staff recommended approval.

In response to Commissioner Muñoz, staff would verify occupancy capacity and advise.

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to approve a Conditional Use Permit to Divine Custom to operate an Event Center at 1002 E. Expy 83 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration after public hearing on behalf of Steven Valdez to approve a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 418 S. Texas Blvd. Suite A, also being lot 4 and 5, Block 34, Weslaco Original Townsite, 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-eight property owners were notified with no objection received. The Planning and Zoning Commission and staff recommended approval subject that one security guard is on duty during peak hours (10pm to closing).

Mayor Pro Tem Lopez, seconded by Commissioner Kerr moved to approve a Conditional Use Permit to Steven Valdez to obtain a Wine and Beer Retailer's Permit at 418 S. Texas Blvd. Suite A subject that one security guard is on duty during peak hours (10pm to closing). The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of SWG Engineering to approve Ordinance 2019-51 to rezone 1531 N. International Blvd. also being Adams Tract N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, 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 2019-51. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated eighty-four property owners were notified with no objection received. The Planning and Zoning Commission and staff recommended approval.

Commissioner Muñoz, seconded by Commissioner Rodriguez, moved to approve Ordinance 2019-51 to rezone 1531 N. International Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to award the best qualified, most advantageous response to the Request for Qualifications for the City of Weslaco Alton Landfill Post-Closure Care Monitoring (RFQ No. 2019-20-05). Possible action. (Staffed by Public Works Department.)

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

Pete Garcia, Public Works Director, stated six proposals received; staff ranked and evaluated and recommended Raba Kistner be awarded stating they have been monitoring the landfill for the past several years.

In response to Commissioner Muñoz, proposals received included SCS, Ambiotec, TRC, Terracon, Tetra Tech and Raba Kistner. Commissioner Muñoz recommended to negotiate with Raba Kistner and if not the most advantageous to the City bring back to the commission.

Mayor Pro Tem Lopez, seconded by Commissioner Rodriguez, moved to amend original motion to negotiate with Raba Kistner for the City of Weslaco Alton Landfill Post-Closure Care Monitoring as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration of date and time for a City Commission Retreat to discuss the following: Land Use Master Plan, Solid Waste, Long Term Financials and Stability and Capital Outlay Projects. Possible action. (Staffed by City Manager.)

The City Manager stated the commission has held a retreat on a Saturday to review city present and future goals; recommended some matters to discuss would be Land Use Master Plan, Charter, Solid Waste and financials of the City; presented either January 4 or 11, 2020 for consideration

beginning at 8am and wrapping up at 1:30pm. The commission could advise him on any other issue they may wish to address for discussion.

Commissioner Muñoz suggested January 11; several commissioners noted they would not be available January 11.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve January 4, 2020 for a City Commission Retreat. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to approve Resolution 2019-83 expressing support for application to the Texas Department of Housing and Community Affairs for the 2020 competitive nine-percent housing tax credits for Weslaco Village Apartments and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

The City Manager introduced Walter Martinez, representative for Prospera Housing Community Services. Mr. Martinez stated Prospera was a nonprofit affordable housing developer; owner and manages the Weslaco Village Apartments that are over forty years old located in Weslaco; seeking to apply for tax credits with the Texas Department of Housing and Community Affairs to build forty-four newly constructed units with an additional six units that would be modern and energy efficient; need support from the City to maximize the criteria of the score for the application process that is competitive statewide; stated development will offer a variety of resident service programs, amenities, a Services Coordinator (part-time) and computer learning center.

In response to Mayor Suarez , Commissioner Rodriguez and Mayor Pro Tem Lopez, the residents will be relocated at no expense to them; developer, as regulated by HUD requirements, must assist with connections and/or reconnections of utilities (water, light and gas); residents will have options on relocation area so long as within the required guidelines of HUD; all efforts to relocate them in Weslaco will be done and relocation may begin May 2021.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve Resolution 2019-83 expressing support for application to the Texas Department of Housing and Community Affairs for the 2020 competitive nine-percent housing tax credits for Weslaco Village Apartments as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following is the resolution.

RESOLUTION 2019-83

Resolution of the City Commission of the City of Weslaco, Texas in support of the proposed affordable rental housing development known as Weslaco Village Apartments

WHEREAS, TG 105 Weslaco Village, LP has proposed a development for affordable rental housing at 1601 S. Bridge Ave., Weslaco, Texas 78596 named Weslaco Village Apartments in the City of Weslaco to demolish/reconstruct the existing 44 apartment units and add 6 market rate units for a total of 50 units when completed; and

WHEREAS, TG 105 Weslaco Village, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for the Weslaco Village Apartments

It is hereby RESOLVED, that the City of Weslaco, acting through its governing body, hereby confirms that it supports the proposed Weslaco Village Apartments located at 1601 S. Bridge Ave., Weslaco, Texas 78596 and that this formal action has been taken to put on record the opinion expressed by the City of Weslaco, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor David Suarez is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 17th day of December 2019 at a Regular Meeting of the City Commission of the City of Weslaco, Texas.

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

G. Discussion and consideration on Inter-local Agreement between City of Weslaco and Hidalgo and Cameron Counties Irrigation District No. Nine to grant Weslaco a license in, over and across the Weslaco designated ditches to access, maintain, operate, expand, and/or repair and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Commissioner Kerr abstained from vote and discussion.

The City Manager requested no action so to allow staff to meet with the irrigation districts to clarify the roles of each entity, the jurisdiction of the ditches identified as pending, Weslaco's, accepted and review those areas that impact Weslaco residents the most when flood events occur. The agreement references maintenance will be done by the drainage district once the ditches are cleaned. Staff would like to prioritize those ditches affecting Weslaco residents since it would be city labor and equipment cleaning ditches adjacent to city limits as the irrigation district is lacking manpower and the necessary equipment.

In response to Commissioner Muñoz, the city can clean the ditches with the newly purchased equipment; drainage ditches in the city have been maintained routinely; no new equipment would be purchased for this task; only the ditches belonging to Weslaco will be maintained by the City. In response to Commissioner Rodriguez; staff would prioritize areas using the drainage master plan to determine the areas impacted by flooding.

No action.

H. Discussion and consideration on Mutual Aid Agreement between City of Weslaco and Tu VIDA Medical Transport, Inc. for ambulance mutual aid services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

The City Manager requested no action at this time. Staff needs verification VIDA is eligible as a 911 provider

No action.

I. Discussion and consideration on Mutual Aid Agreement between City of Weslaco and South Point EMS for ambulance mutual aid services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

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

The City Manager stated a pilot program in place allows for Med Care to respond in the City of Weslaco for 911 calls as needed; South Point EMS (formerly Hidalgo County EMS) provides ambulance services to Donna and as a neighboring city staff recommends adding South Point to the pilot program when needed; as other ambulance service providers meet eligibility as EMS providers they can be added creating a rotation list. The City Manager recommended approval and continue the pilot program and continue adding eligible ambulance providers not to exceed another six months and re-visit if necessary, to solicit for proposals.

In response to Commissioner Farias; Antonio Lopez, Fire Chief, stated the State of Texas regulates the licensing for EMS responders automatically are on a statewide mutual aid responder; charges are regulated by Medicare/Medicaid and the agreement with South Point will permit them to respond when needed in the City. Comm. Farias stated he would like the process of soliciting proposals begin. The City Manager stated an amended motion would be needed to authorize staff to begin the request for proposals (RFP) within the next six months.

In response to Commissioner Rodriguez, Chief Lopez stated an outside ambulance provider is utilized only when no City resources (ambulance) are available; ambulance services are licensed based on the level of care as regulated by the state (transfer or 911 provider) and City has been in situations where all five ambulances are on calls requiring Med Care to be on notice. Mayor Suarez stated to compile a list of 911 providers in response to Mayor Suarez, the City currently use 911 providers; no cost to the City. Mayor Suarez stated to compile a list of 911 providers and bring back.

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to approve Mutual Aid Agreement between City of Weslaco and South Point EMS for ambulance mutual aid services as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VIII. EXECUTIVE SESSION

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

At 7:11 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. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.

No action.

C. Legal Consultation – Seek City Attorney opinion on arbitration proceedings by the Weslaco Firefighters Association (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

Commissioner Farias seconded by Mayor Pro Tem Lopez, moved to proceed with arbitration as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. Real Property– Consultation with City Attorney on the acquisition of real property legally described as Lot 16, Block 2, La Paloma De La Sombras Subdivision for the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

No action.

E. Real Property– Consultation with City Attorney on the acquisition of real property legally described as a 29.08 acre of land consisting of 15.24 acres out of Farm Tract 705 and 13.84 acres out of Farm Tract 706, West Tract Subdivision the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

No action.

F. Real Property– Consultation with City Attorney on the acquisition of real property legally described as a 0.87 acre tract of land out of Farm Tract 706, West Tract Subdivision the Pleasantview drainage improvements project as authorized by §551.072 of the Texas Local Government Code.

No action.

X. ADJOURNMENT

Commissioner Farias, seconded by Commissioner Muñoz, moved to adjourn the December 17, 2019 meeting at 7:12 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, Letty Lopez

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Adrian Farias

COMMISSIONER, Greg Kerr

ABSENT

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2964
From: Rebekah De La Fuente		
Subject: Approve Ordinance 2019-51 to rezone 1531 N. International Blvd. also being Adams Tract N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, 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 held December 17, 2019; staffed by Planning and Code Enforcement Department.)		
Background: The applicant is requesting to rezone 1531 N. International Blvd. Eighty-four (84) property owners within 200 feet of the applicant's property were notified by letter on November 22, 2019.		
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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on November 18, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on December 4, 2019.		
Aida Vega Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval based on 2040 land use map.		
Attachments, if any: 1531 N International- aerial, 1531 n Int'l blvd - attachment, O2019-51 rezone 1531 N. International Blvd		

Responsibilities upon Approval:

Planning staff will advise applicant.

1531 N. International

Rezone Request

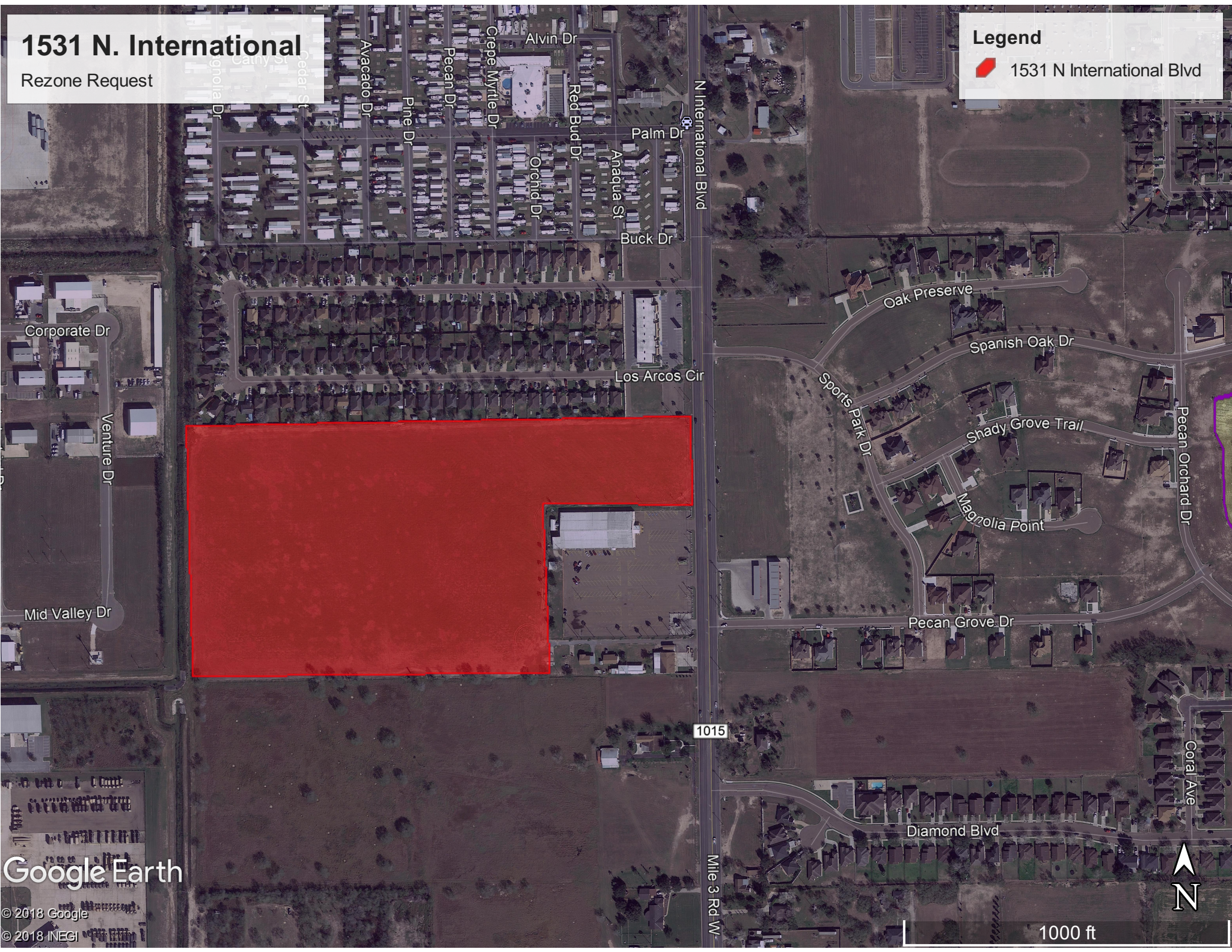
Legend

 1531 N International Blvd

Google Earth

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APPLICATION FOR REZONING

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 1038 (West and Adams Tract Subd.) Block N/A

Subdivision Name Verona Subdivision

Street Address FM 1015 (N. International Blvd.)

Existing Zoning R-1 Existing Land Use Proposed detention areas

Proposed Zoning R-2 Proposed Land Use Four-plex subd.

☒ \$305.00 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 SWGEngineering Phone (956)968-2194

Address 611 Bill Summers Intl. Blvd. Fax: (956)968-8300

City Weslaco State TX Zip Code 78570 E-Mail: jreyes@siglerwinstongreenwood.com

OWNER

Name SHIVA Ventures, LLC Phone _____

Address 4900 N. 10th ST. Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: _____

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 _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature [Signature] Date Nov. 7. 2019
Authorized Agent

2019 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

CATHOLIC WAR VETERANS
1501 N INTERNATIONAL BLVD
WESLACO, TX 78599-9196

Legal Description:

ADAMS TRACT N25AC-S28.84AC FT 1038 EXC
S660'-E330 20AC NET

Account No: **A0800-00-000-1038-03**

Appr. Dist. No.: **108393**

Legal Acres: 20.0000

Parcel Address: 1501 N INTERNATIONAL BLVD

As of Date: 11/05/2019

Print Date: 11/05/2019

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$320,000	\$0	\$320,000	\$320,000	\$0	\$0	\$320,000	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$320,000	OSP	\$311,480.00	\$8,520	0.5750000	\$48.99
DRAINAGE DIST #1		\$320,000	OSP	\$311,480.00	\$8,520	0.1051000	\$8.95
CITY OF WESLACO		\$320,000	OSP	\$311,480.00	\$8,520	0.6967000	\$59.36
Amount saved by additional sales tax revenue \$2.08							
WESLACO ISD		\$320,000	OSP	\$311,480.00	\$8,520	1.0687000	\$91.05
SOUTH TEXAS ISD		\$320,000	OSP	\$311,480.00	\$8,520	0.0492000	\$4.19
SOUTH TEXAS COLLEGE		\$320,000	OSP	\$311,480.00	\$8,520	0.1733000	\$14.77

Total Tax: \$227.31

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$227.31

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

12/02/2019 0%	12/31/2019 0%	01/31/2020 0%	03/02/2020 7%	03/31/2020 9%	04/30/2020 11%
\$227.31	\$227.31	\$227.31	\$243.22	\$247.77	\$252.31
06/01/2020 13%	06/30/2020 15%	07/31/2020 18 + up to 15%	08/31/2020 19 + up to 15%	09/30/2020 20 + up to 15%	11/02/2020 21 + up to 15%
\$256.86	\$261.41	\$308.45	\$311.10	\$313.68	\$316.30

School Information:

WESLACO ISD 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68



Print Date: 11/05/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157



A0800-00-000-1038-03

CATHOLIC WAR VETERANS
1501 N INTERNATIONAL BLVD
WESLACO, TX 78599-9196

AMOUNT PAID:

\$ _____

00001083930000022731

**SIGLER WINSTON GREENWOOD &
ASSOCIATES SWG ENGINEERING LLC**
611 Bill Summers Intl Blvd, WESLACO, TX 78596

LETTER OF TRANSMITTAL

DATE ##### Job No. 19-104

ATTENTION: Rebekah De La Fuente

RE: Verona Subdivision - Rezoning

To: City of Weslaco
Planning Department

WE ARE SENDING YOU

☐ Shop Drawings
☐ Copy of Letter

☒ Attached ☐ Under Separate Cover via
☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Change Order

Copies	Date	No.	Description
1	11/7/2019		\$305.00 Review Fee Check Number #4176
1	11/7/2019		Application for Rezoning
1	11/7/2019		Site Plan/Map
1	11/7/2019		School and City Tax Receipt

THESE ARE TRANSMITTED as checked below:

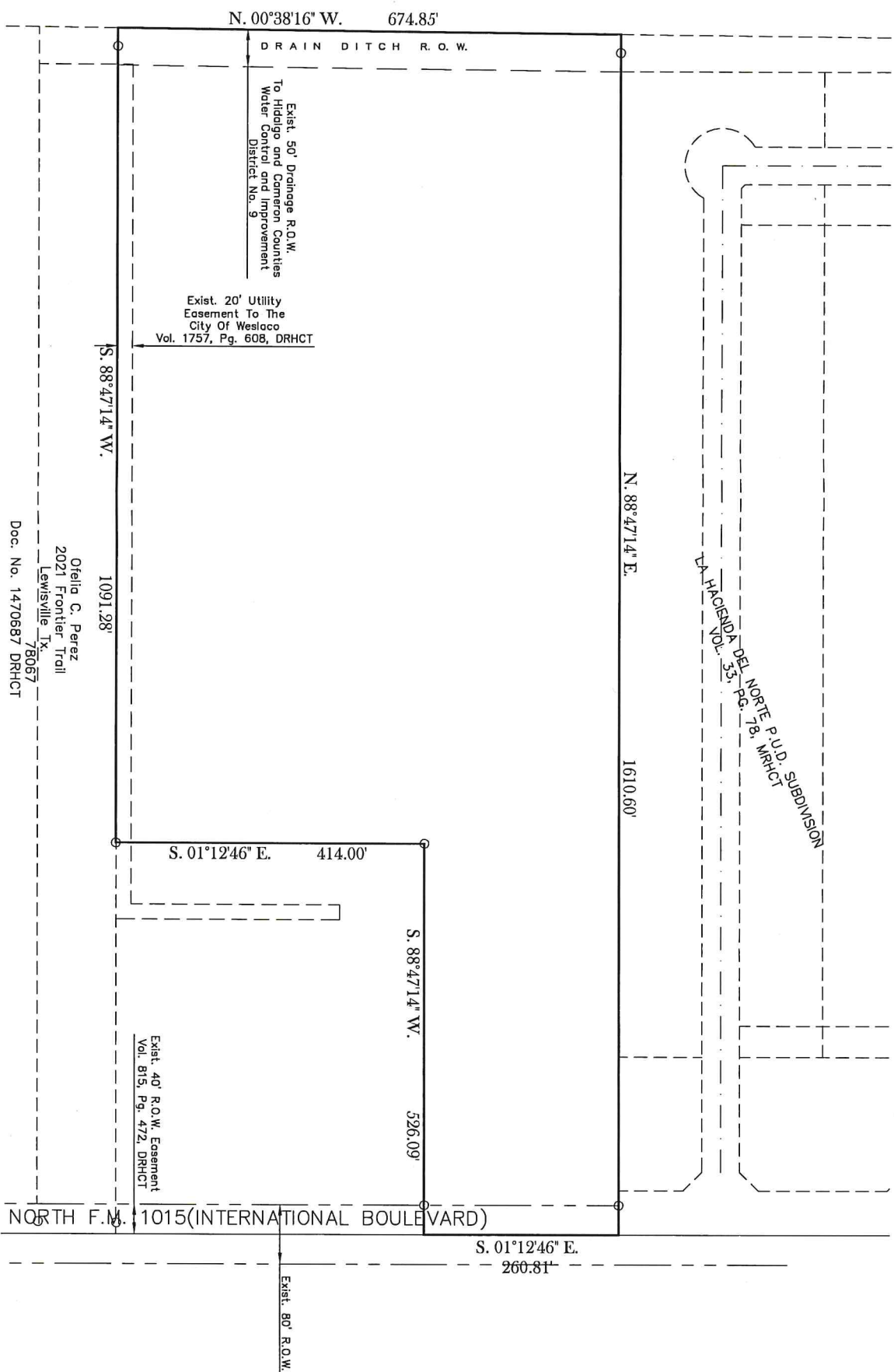
☒ For Approval ☐ Approved as Submitted ☐ Resubmit _____ copies for approval
☐ For Your Use ☐ Approved as Noted ☐ Submit _____ copies for distribution
☐ As Requested ☐ Returned for Corrections ☐ Return _____ corrected prints
☒ For Review and Comment
☐ For Bids Due _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

SIGNED UPON RECEIPT: _____

LEGEND

	SET 1/2" REBAR
	SET CPS (cotton picker spindle)
	IRON PIN FOUND



SCALE 1"=200'
BASIS OF BEARING
AS PER THE
TEXAS COORDINATE SYSTEM
NAD 83 TEXAS STATE PLANE
SOUTH ZONE U.S.

SURVEY PLAT OF
20.00 ACRES OF LAND
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS
OF HIDALGO COUNTY, TEXAS

This is to certify that the foregoing plat is, to the best of my knowledge, a true and complete representation of properties as surveyed under my direction.

Signed _____
Date _____

19-128

SWG

*Sigler,
Winston,
Greenwood,
& Associates, Inc.*

SWG ENGINEERING, LLC

WESTLACO, TEXAS

TEXAS FIRM REGISTRATION NO. F-592

(956) 966-2194

SINCE 1945

19-128

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

November 22, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 4, 2019, for the Planning and Zoning Commission and on or before December 17, 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:

SWG Engineering is requesting to rezone at 1531 N. International Blvd. also being Adams Tract N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, 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,

Rebekah de la Fuente, CFM
Interim Planning Director



94

City of Weslaco Code Enforcement Dept.

NOV 21, 2019

CARDENAS CONCEPCION ET UX 1009 N INTERNATIONAL BLVD WESLACO TX 78599-9157	A0800-00-000-1037-04 ADAMS TRACT 1AC-N24.24AC FT 1037 1AC NET 0	L: 16000 B: 28223
CARDENAS CONCEPCION ET UX 1009 N INTERNATIONAL BLVD WESLACO TX 78599-9157	A0800-00-000-1037-18 ADAMS TRACT FT 1037 N24.24AC EXC 1AC 23.24AC NET 0	L: 0 B: 0
PEREZ OFELIA C 716 N REPUBLIC ST WESLACO TX 78596-4765	A0800-00-000-1038-02 ADAMS TRACT S3.84AC-S28.84AC FT- 1038 3.84 AC NET 1497 N INTERNATIONAL BLVD	L: 126275 B: 117455
CATHOLIC WAR VETERANS 1501 N INTERNATIONAL BLVD WESLACO TX 78599-9196	A0800-00-000-1038-03 ADAMS TRACT N25AC-S28.84AC FT 10 38 EXC S660'-E330 20AC NET 1501 N INTERNATIONAL BLVD	L: 0 B: 0
CATHOLIC WAR VETERANS 1501 N INTERNATIONAL BLVD WESLACO TX 78599-9196	A0800-00-000-1038-04 ADAMS TRACT S660'-E330'-N25AC-S2 8.84AC FT 1038 5AC NET 1501 N INTERNATIONAL BLVD	L: 88000 B: 705197
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-002-0001-00 LA HACIENDA NORTH P.U.D LOT 1 TH RU 4 BLK 2 1609 N INT'L BLVD	L: 155928 B: 535724
RST TEXAS REAL ESTATE LP 2300 W PIKE BLVD STE 103 WESLACO TX 78596	L1063-00-002-0002-00 LA HACIENDA NORTH P.U.D LOT 2 BL K 2	L: 24723 B: 0
RST TEXAS REAL ESTATE LP 2300 W PIKE BLVD STE 103 WESLACO TX 78596	L1063-00-002-0003-00 LA HACIENDA NORTH P.U.D LOT 3 BL K 2	L: 24723 B: 0
RST TEXAS REAL ESTATE LP 2300 W PIKE BLVD STE 103 WESLACO TX 78596	L1063-00-002-0004-00 LA HACIENDA NORTH P.U.D LOT 4 BL K 2	L: 24005 B: 0
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-003-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 3 0 N FM 1015	L: 62195 B: 4594
ROBLEDO, JUAN 4108 HIDDEN CREEK CT COLUMBIA MO 65202-4130	L1063-00-004-0036-00 LA HACIENDA NORTH P.U.D LOT 36 B LK 4 3266 LOS ARCOS CIR	L: 13650 B: 33358
FAJARDO OSWALDO A & CHRISTINE L 3264 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0037-00 LA HACIENDA NORTH P.U.D LOT 37 B LK 4 3264 LOS ARCOS CIR	L: 14635 B: 35030

NOV 21, 2019

GONZALEZ DENISE N & LUIS A 3262 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0038-00 LA HACIENDA NORTH P.U.D LOT 38 B LK 4 3262 LOS ARCOS CIR	L: 15135 B: 28733
REYNA DANIEL JR 3260 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0039-00 LA HACIENDA NORTH P.U.D LOT 39 B LK 4 3260 LOS ARCOS CIR	L: 18749 B: 38882
RODRIGUEZ ROGELIO 3258 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0040-00 LA HACIENDA NORTH P.U.D LOT 40 B LK 4 3258 LOS ARCOS CIR	L: 14625 B: 28931
OROZCO DELIA 3256 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0041-00 LA HACIENDA NORTH P.U.D LOT 41 B LK 4 3256 LOS ARCOS CIR	L: 15867 B: 30101
PUENTE SAMUEL 3254 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0042-00 LA HACIENDA NORTH P.U.D LOT 42 B LK 4 3254 LOS ARCOS CIR	L: 15074 B: 38615
AYALA, GREGORIO 144 LYON ST MERCEDES TX 78570-9711	L1063-00-004-0043-00 LA HACIENDA NORTH P.U.D LOT 43 B LK 4 3252 LOS ARCOS CIR	L: 15074 B: 31798
BURGOS, ANGEL L JR & LETIC 924 E 28TH ST WESLACO TX 78596-9502	L1063-00-004-0044-00 LA HACIENDA NORTH P.U.D LOT 44 B LK 4 3250 LOS ARCOS CIR	L: 15074 B: 32797
GARCIA HUGO J & ERIKA 3248 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0045-00 LA HACIENDA NORTH P.U.D LOT 45 B LK 4 3248 LOS ARCOS CIR	L: 15074 B: 38969
QUINTERO OMAR & JESUS 3246 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0046-00 LA HACIENDA NORTH P.U.D LOT 46 B LK 4 3246 LOS ARCOS CIR	L: 15074 B: 27899
HERNANDEZ RICARDO 3244 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0047-00 LA HACIENDA NORTH P.U.D LOT 47 B LK 4 3244 LOS ARCOS CIR	L: 15074 B: 39648
HOELSCHER JUDY ANN AKA JUDY 11915 N STEWART MISSION TX 78573-7327	L1063-00-004-0048-00 LA HACIENDA NORTH P.U.D LOT 48 B LK 4 3242 LOS ARCOS CIR	L: 15074 B: 27675
ALMANZA EDUARDO & JOHANA DEL 3240 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0049-00 LA HACIENDA NORTH P.U.D LOT 49 B LK 4 3240 LOS ARCOS CIR	L: 15074 B: 38067

NOV 21, 2019

EQUITY HOLDING CORPORATION PO BOX 401624 LAS VEGAS NV 89140-1624	L1063-00-004-0050-00 LA HACIENDA NORTH P.U.D LOT 50 B LK 4 3238 LOS ARCOS CIR	L: 15074 B: 32431
CABRIALES VICENTA 3236 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0051-00 LA HACIENDA NORTH P.U.D LOT 51 B LK 4 3236 LOS ARCOS CIR	L: 15074 B: 29132
GARCIA TRANSITO 3234 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0052-00 LA HACIENDA NORTH P.U.D LOT 52 B LK 4 3234 LOS ARCOS CIR	L: 15074 B: 29181
HERNANDEZ ENRIQUE B & MARIA 504 E KENSINGTON RD APT C MT PROSPECT IL 60056-1241	L1063-00-004-0053-00 LA HACIENDA NORTH P.U.D LOT 53 B LK 4 3232 LOS ARCOS CIR	L: 15074 B: 32730
LEAL AMELIA 3230 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0054-00 LA HACIENDA NORTH P.U.D LOT 54 B LK 4 3230 LOS ARCOS CIR	L: 15074 B: 39204
MARTINEZ DORA A 3228 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0055-00 LA HACIENDA NORTH P.U.D LOT 55 B LK 4 3228 LOS ARCOS CIR	L: 15074 B: 38067
PEREZ GUADALUPE & IVANNA 3226 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0056-00 LA HACIENDA NORTH P.U.D LOT 56 B LK 4 3226 LOS ARCOS CIR	L: 15074 B: 32611
HERNANDEZ ANGEL E & MA 3224 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0057-00 LA HACIENDA NORTH P.U.D LOT 57 B LK 4 3224 LOS ARCOS CIR	L: 15074 B: 38067
VEGA ANALISA 3222 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0058-00 LA HACIENDA NORTH P.U.D LOT 58 B LK 4 3222 LOS ARCOS CIR	L: 15074 B: 39155
MARTINEZ GABRIEL XAVIER 3220 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0059-00 LA HACIENDA NORTH P.U.D LOT 59 B LK 4 3220 LOS ARCOS CIR	L: 15074 B: 32431
RIOS LUIS M 3218 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0060-00 LA HACIENDA NORTH P.U.D LOT 60 B LK 4 3218 LOS ARCOS CIR	L: 15074 B: 38616
PENA ADRAIN 3216 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0061-00 LA HACIENDA NORTH P.U.D LOT 61 B LK 4 3216 LOS ARCOS CIR	L: 15074 B: 27935

NOV 21, 2019

DUNN CECILIA 3214 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0062-00 LA HACIENDA NORTH P.U.D LOT 62 B LK 4 3214 LOS ARCOS CIR	L: 15074 B: 38568
RAMOS CESAR A & SAN JUANITA 3212 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0063-00 LA HACIENDA NORTH P.U.D LOT 63 B LK 4 3212 LOS ARCOS CIR	L: 15074 B: 38067
ORANDAY ROSABEL 3210 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0064-00 LA HACIENDA NORTH P.U.D LOT 64 B LK 4 3210 LOS ARCOS CIR	L: 15074 B: 32431
MORALES EUGENIO 3208 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0065-00 LA HACIENDA NORTH P.U.D LOT 65 B LK 4 3208 LOS ARCOS CIR	L: 15074 B: 28085
FLORES RODOLFO RODRIGUEZ 3206 LOS ARCOS CIR WESLACO TX 78599-9045	L1063-00-004-0066-00 LA HACIENDA NORTH P.U.D LOT 66 B LK 4 3206 LOS ARCOS CIR	L: 15074 B: 29143
NGUYEN TAM THI PO BOX 763 WESLACO TX 78599-0763	L1063-00-004-0067-00 LA HACIENDA NORTH P.U.D LOT 67 B LK 4 3204 LOS ARCOS CIR	L: 15074 B: 38067
REYES ALBERTO DE LEON, SAN 3202 LOS ARCOS CIRCLE WESLACO TX 78599-9045	L1063-00-004-0068-00 LA HACIENDA NORTH P.U.D LOT 68 B LK 4 3202 LOS ARCOS CIR	L: 17079 B: 38165
NOVILLA GINA F & ELIZER V 3803 EVERGLADE DR WESLACO TX 78599-2775	L1063-00-005-0028-00 LA HACIENDA NORTH P.U.D LOT 28 B LK 5 3253 LOS ARCOS CIR	L: 19273 B: 41482
PENA JUAN B & MARIA DEL 2709 CHARLOTTE DR PHARR TX 78577-6829	L1063-00-005-0029-00 LA HACIENDA NORTH P.U.D LOT 29 B LK 5 3251 LOS ARCOS CIR	L: 15434 B: 38786
SALINAS ELIZABETH GONZALEZ 3249 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0030-00 LA HACIENDA NORTH P.U.D LOT 30 B LK 5 3249 LOS ARCOS CIR	L: 15434 B: 39634
RAMIREZ ARMANDO 339 LANGTON DR SAN ANTONIO TX 78216-6135	L1063-00-005-0031-00 LA HACIENDA NORTH P.U.D LOT 31 B LK 5 3247 LOS ARCOS CIR	L: 15434 B: 28219
RIZO JOSE D 3245 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0032-00 LA HACIENDA NORTH P.U.D LOT 32 B LK 5 3245 LOS ARCOS CIR	L: 15434 B: 43845

NOV 21, 2019

GARCIA JUANA & FRANCISCA DURAN 3243 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0033-00 LA HACIENDA NORTH P.U.D LOT 33 B LK 5 3243 LOS ARCOS CIR	L: 15434 B: 32431
CATINGUB MARIA L & RENATO 3241 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0034-00 LA HACIENDA NORTH P.U.D LOT 34 B LK 5 3241 LOS ARCOS CIR	L: 15434 B: 40363
JUAREZ ALYSSANDRA 2110 W CORPUS CHRISTI DR WESLACO TX 78599-3969	L1063-00-005-0035-00 LA HACIENDA NORTH P.U.D LOT 35 B LK 5 3239 LOS ARCOS CIR	L: 15434 B: 38331
CAVAZOS ISABEL III III 820 S INDIANA AVE WESLACO TX 78596-6922	L1063-00-005-0036-00 LA HACIENDA NORTH P.U.D LOT 36 B LK 5 3237 LOS ARCOS CIR	L: 15434 B: 28219
VALENUELA BEATRIZ 3235 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0037-00 LA HACIENDA NORTH P.U.D LOT 37 B LK 5 3235 LOS ARCOS CIR	L: 15434 B: 38335
FAJARDO KEYLER O 3233 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0038-00 LA HACIENDA NORTH P.U.D LOT 38 B LK 5 3233 LOS ARCOS CIR	L: 15434 B: 35445
ACEVEDO MARY I 6527 CHAPEL FRST SAN ANTONIO TX 78239-3536	L1063-00-005-0039-00 LA HACIENDA NORTH P.U.D LOT 39 B LK 5 3231 LOS ARCOS CIR	L: 15434 B: 40370
RUBIO MARIA E 3229 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0040-00 LA HACIENDA NORTH P.U.D LOT 40 B LK 5 3229 LOS ARCOS CIR	L: 15434 B: 32431
SEPULVEDA JORGE & DALIA 3227 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0041-00 LA HACIENDA NORTH P.U.D LOT 41 B LK 5 3227 LOS ARCOS CIR	L: 15434 B: 38901
AYALA RENE ANGEL 1308 CITRINE DR WESLACO TX 78596-5151	L1063-00-005-0042-00 LA HACIENDA NORTH P.U.D LOT 42 B LK 5 3225 LOS ARCOS CIR	L: 15434 B: 28148
CAVAZOS ISABEL 820 S INDIANA AVE WESLACO TX 78596-6922	L1063-00-005-0043-00 LA HACIENDA NORTH P.U.D LOT 43 B LK 5 3223 LOS ARCOS CIR	L: 15434 B: 37660
GUERRERO HILARIA 3221 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0044-00 LA HACIENDA NORTH P.U.D LOT 44 B LK 5 3221 LOS ARCOS CIR	L: 15434 B: 33821

NOV 21, 2019

SOLIS ELIAZAR Jr 3219 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0045-00 LA HACIENDA NORTH P.U.D LOT 45 B LK 5 3219 LOS ARCOS CIR	L: 15434 B: 28376
MARMOLEJO RICHARD & VIRGINIA 3217 LOS ARCOS CIRCLE WESLACO TX 78599-9046	L1063-00-005-0046-00 LA HACIENDA NORTH P.U.D LOT 46 B LK 5 3217 LOS ARCOS CIR	L: 15434 B: 32431
HROVAT JULIE A 3320 LOS ARCOS CIR WESLACO TX 78599-9047	L1063-00-005-0047-00 LA HACIENDA NORTH P.U.D LOT 47 B LK 5 3215 LOS ARCOS CIR	L: 15434 B: 37302
RIOS LUIS 3213 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0048-00 LA HACIENDA NORTH P.U.D LOT 48 B LK 5 3213 LOS ARCOS CIR	L: 15434 B: 39656
JUAREZ DELINAH L 3211 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0049-00 LA HACIENDA NORTH P.U.D LOT 49 B LK 5 3211 LOS ARCOS CIR	L: 15434 B: 33573
ORITZ MARIA G & JUAN I MENDOZA 3209 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0050-00 LA HACIENDA NORTH P.U.D LOT 50 B LK 5 3209 LOS ARCOS CIR	L: 15434 B: 37718
CAVAZOS ISABEL III III 820 S INDIANA AVE WESLACO TX 78596-6922	L1063-00-005-0051-00 LA HACIENDA NORTH P.U.D LOT 51 B LK 5 3207 LOS ARCOS CIR	L: 15434 B: 32431
RODRIGUEZ JORGE L 3205 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0052-00 LA HACIENDA NORTH P.U.D LOT 52 B LK 5 3205 LOS ARCOS CIR	L: 15434 B: 45090
SOSA GUADALUPE P & MAURICIA A PO BOX 134 MERCEDES TX 78570-0134	L1063-00-005-0053-00 LA HACIENDA NORTH P.U.D LOT 53 B LK 5 3203 LOS ARCOS CIR	L: 15434 B: 27863
GARZA ARGELIA & ROLANDO 3201 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-005-0054-00 LA HACIENDA NORTH P.U.D LOT 54 B LK 5 3201 LOS ARCOS CIR	L: 15074 B: 37851
TEXAS NAT'L GUARD ARMORY B PO BOX 5218 AUSTIN TX 78763-5218	M4011-02-000-0001-00 MID-VALLEY INDUSTRIAL PARK NO. 2 ALL LOT 1 EXC W169.60'-E679.42' 0 VO-TECH DR	L: 1060664 B: 4394699
TEXAS NAT'L GUARD ARMORY B PO BOX 5218 AUSTIN TX 78763-5218	M4011-02-000-0001-01 MID-VALLEY INDUSTRIAL PARK NO. 2 W169.60'-E679.42'-N285'-S315' L 0 E PIKE	L: 60420 B: 0

NOV 21, 2019

ECONOMIC DEV CORP OF WESLACO 275 S KANSAS AVE STE A WESLACO TX 78596-6158	M4011-04-000-0004-00 MID-VALLEY INDUSTRIAL PARK #4 LOT 4 1512 VENTURE DR	L: 55698 B: 0
S E S A FLEET SERVICES LLC PO BOX 67 WESLACO TX 78599-0067	M4011-04-000-0013-00 MID VALLEY INDUSTRIAL PARK 4 LOT 13 0 VENTURE DR	L: 42954 B: 185024
GONZALEZ ROBERTO A 1612 N 6TH ST MCALLEN TX 78501-2214	M4011-04-000-0014-00 MID VALLEY INDUSTRIAL PARK 4 LOT 14 1416 VENTURE DR	L: 30689 B: 0
GARCIA CYNTHIA & PAOLA 2260 DEER RUN CIRCLE BROWNSVILLE TX 78521-2859	M4011-04-000-0023-00 MID VALLEY INDUSTRIAL PARK 4 LOT 23 0	L: 30434 B: 0
MID VALLEY INDUSTRIAL PARK LLC 415 S AIRPORT DR STE A WESLACO TX 78596-5396	M4011-04-000-0024-00 MID VALLEY INDUSTRIAL PARK 4 LOT 24 0	L: 26893 B: 0
MID VALLEY INDUSTRIAL PARK LLC 415 S AIRPORT DR STE A WESLACO TX 78596-5396	M4011-04-000-0036-00 MID VALLEY INDUSTRIAL PARK 4 LOT 36 0	L: 34657 B: 0
VIASAT INC PO BOX 4900 DEPT 230 SCOTTSDALE AZ 85261-4900	M4011-04-000-0037-00 MID VALLEY INDUSTRIAL PARK 4 LOT 37 0	L: 31067 B: 0
MID VALLEY INDUSTRIAL PARK LLC 415 S AIRPORT DR STE A WESLACO TX 78596-5396	M4011-04-000-0038-00 MID VALLEY INDUSTRIAL PARK 4 LOT 38 0 MID VALLEY DR	L: 35316 B: 0
ECONOMIC DEV CORP WESLACO NICO-WFI LLC 1474 W PRICE RD STE 7 BROWNSVILLE TX 78520-8675	M4011-2A-000-0001-00 MID-VALLEY INDUSTRIAL PARK 2A LOT 1 1240 VO TECH DR	L: 264177 B: 1240324
LOPEZ ARTURO DDS 308 CARDINAL ST MCALLEN TX 78504-2739	P5005-01-00C-00C1-00 PECAN GROVE PH 1 LOT C1 BLK C 0 INT'L BLVD	L: 95906 B: 0
PECAN GROVE REAL ESTATE LTD 308 CARDINAL AVE MCALLEN TX 78504-2739	P5005-01-00C-00C2-00 PECAN GROVE PH 1 LOT C2 BLK C 0	L: 80814 B: 0
AAV CONTRUCTION AND 1103 N RAUL LONGORIA SAN JUAN TX 78589-3600	P5005-01-00C-00C3-00 PECAN GROVE PH 1 LOT C3 BLK C 0	L: 80814 B: 0

ORDINANCE NO. 2019-51

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1531 N. INTERNATIONAL BLVD ALSO BEING ADAMS TRACT N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, 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 1531 N. International Blvd also being Adams Tract N25AC-S28.84AC FT 1038 EXC S660'-E330 20AC NET, 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 17th day of December, 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: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2979
From:		
Subject: Authorization to allow the Weslaco Police Department to accept a weapons (handguns) transfer from the Weslaco Independent School District. No additional paperwork or cost is required for the acceptance of the weapons and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: The Weslaco Independent School District has a weapons inventory of sixteen handguns from their former ISD Police Department. The handguns are no longer being utilized by Weslaco ISD since their police department was deactivated. The handguns are currently in storage in Weslaco ISD facility. The Weslaco ISD wants to donate the handguns to the Weslaco Police Department so the handguns can be stored in a more secure setting and utilized by the department.		
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):		
Roxanne Saavedra		Created/Initiated
Robert Lopez		Approved
Mike Perez		Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: WISD Weapon Inventory List 12.11.2019		
Responsibilities upon Approval: Upon approval, Weslaco Police Department will properly place them in storage and be utilizing these weapons for training purposes.		

WESLACO ISD

TAG NUMBER	DESCRIPTION	SERIAL NO	LOCATION	COST
65228	H &K .45 CAL STAINLESS VI	25-065960	938	\$647.50
65229	H &K .45 CAL STAINLESS VI	25-065961	938	\$647.50
65230	H &K .45 CAL STAINLESS VI	25-065962	938	\$647.50
65231	H &K .45 CAL STAINLESS VI	25-065963	938	\$647.50
65232	H &K .45 CAL STAINLESS VI	25-065964	938	\$647.50
65533	H &K .45 CAL STAINLESS VI	25-065965	938	\$647.50
65234	H &K .45 CAL STAINLESS VI	25-065966	938	\$647.50
65235	H &K .45 CAL STAINLESS VI	25-065967	938	\$647.50
65236	H &K .45 CAL STAINLESS VI	25-065968	938	\$647.50
65237	H &K .45 CAL STAINLESS VI	25-065969	938	\$647.50
65238	H &K .45 CAL STAINLESS VI	25-065970	938	\$647.50
65239	H &K .45 CAL STAINLESS VI	25-065971	938	\$647.50
65240	H &K .45 CAL STAINLESS VI	25-065972	938	\$647.50
65241	H &K .45 CAL STAINLESS VI	25-065973	938	\$647.50
65242	H &K .45 CAL STAINLESS VI	25-065974	938	\$647.50
65243	H &K .45 CAL STAINLESS VI COMPACT	25-018872	938	\$667.50

TOTAL	\$10,380.00
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Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2980
From:		
Subject: Authorization to enter into an Interlocal Cooperation Act Agreement between the City of Weslaco, Texas by and through the Weslaco Police Department and Office of the Inspector General for Shooting Range Use and Training and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: Request for the City Commission to approve the Interlocal Cooperation Act between the City of Weslaco Police Department (WPD) and the Office of Inspector General (OIG). WPD will provide the Shooting Range and training facility, which will be utilized in the service of crime prevention and for law enforcement purposes.		
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):		
Roxanne Saavedra		Created/Initiated
Robert Lopez		Approved
Mike Perez		Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Police Department Staff Recommends approval		
Attachments, if any: Contract_Interlocal Cooperation Act Agreement		
Responsibilities upon Approval: Upon approval, there will be a set of Three (3) original agreements needing to receive signature.		

STATE OF TEXAS

COUNTY OF HIDALGO

**INTERLOCAL COOPERATION ACT AGREEMENT BETWEEN
THE CITY OF WESLACO, TEXAS BY AND THROUGH
THE WESLACO POLICE DEPARTMENT
AND OFFICE OF INSPECTOR GENERAL FOR SHOOTING
RANGE USE AND TRAINING**

This Agreement is entered into, by and between the City of Weslaco, a home rule municipality (City) by and through the City of Weslaco Police Department (WPD) and the Office of Inspector General (OIG), pursuant to the authority granted and in compliance with the provisions of the TEXAS INTERLOCAL COOPERATION ACT, (the "Act") Chapter 791, Texas Government Code, as follows:

WHEREAS, the Act, provides that any one or more local government entities may contract with each other for the performance of governmental functions and for the joint use of facilities or services for police protection and for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

WHEREAS, the City, for the purposes of performing functions of law enforcement through the WPD, has a shooting range and training facility (Range);

WHEREAS, the OIG has a need for use of the Range which will be utilized in the service of crime prevention and for law enforcement purposes, such as training.

WHEREAS, the WPD and the OIG are located in close proximity and have a common law enforcement and crime prevention initiative and close working relations; and

WHEREAS, the WPD and the OIG have heretofore entered into this Agreement providing for the use of the Range by the OIG for law enforcement purposes; and

NOW, THEREFORE, to enhance cooperation amongst local law enforcement agencies and express their mutual commitment to the service of crime prevention and for law enforcement purposes, the City, WPD and the OIG hereby agree as follows:

1. The WPD will share and allow use of its Range to the OIG for use in training related to law enforcement purposes under the following terms and conditions:
 - a. OIG shall schedule use of the Range at a mutually agreeable time and date.
 - b. OIG shall abide by the Firearms Range Safety Rules attached hereto and incorporated by reference as Exhibit "A".
 - c. OIG accepts the Range facility in "as-is" condition and acknowledges that the City and the WPD make no warranty in any manner as to the fitness of the facility for any specific purpose.

- d. The Range is the property of the City and WPD and use of said Range is subject to the policies, rules and procedures established by the WPD as set forth in Exhibit "A".
 - e. OIG shall use the Range solely in the service of crime prevention and for law enforcement purposes, such as training.
 - f. OIG shall be solely responsible for any injuries or damages to persons or property when the Range is used by its employees, assigns, contractors or any other authorized personnel using the Range.
 - g. OIG shall waive any and all actions or causes of action for injury or damage as a result of their use of the Range as set forth in the executed Waiver Agreement, attached as Exhibit "B" and incorporated by reference, prior to any scheduled use of the Range.
2. To the extent permitted by the laws of the State of Texas, OIG, its predecessors, successors and assigns hereby release, relinquish, and discharge the City , WPD, their predecessors, assigns, legal representatives, and former, present and future agents, employees, directors and officers from any liability arising out of the use of the Range for any injury, including death or damage to persons or to property where such damage is sustained in connection with or arising out of the use of the Range as set forth in Exhibit "B".
3. This Agreement will be governed by and construed in accordance with the laws of the State of Texas, and, the obligations and undertakings of each of the parties to this Agreement will be performable in Hidalgo County, Texas.
4. The City and WPD will receive no compensation from the OIG for any facility sharing or use of the Range pursuant to this Agreement.
5. This Agreement may be terminated by either party without cause upon thirty (30) day written notice of intent to terminate
6. This Agreement is executed in duplicate copies, each of which shall have the full force and effect of an original, to be effective as stated herein, but ministerially signed on the date indicated below.

CITY OF WESLACO:

David Suarez, Mayor

Date

WESLACO POLICE DEPARTMENT:

Joel Rivera, Chief of Police

Date

Office of Inspector General:

Authorized Representative

Date

**APPROVED AS TO FORM:
City Attorney**

Juan E. Gonzalez

Date

ATTEST: City Secretary

Myra Ayala

Date

EXHIBIT "A"



1. A RANGE MASTER MUST BE PRESENT AT ALL TIMES
2. FOLLOW YOUR DEPARTMENTS CODE OF CONDUCT. (NO HORSEPLAY)
3. NO ALCOHOLIC BEVERAGES ALLOWED.
4. NO TOBACCO PRODUCTS ON THE FIRING LINE.
5. NO ONE IS ALLOWED ON RANGE TAKING ANY SUBSTANCE THAT COULD IMPAIR THE ABILITY TO CORRECTLY RESPOND TO AUDIBLE OR VISUAL COMMAND. THIS INCLUDES, BUT IS NOT LIMITED TO, ALCOHOL OR ANY PRESCRIBED OR OVER THE COUNTER MEDICATIONS.
6. DAMAGES OR UNSAFE CONDITIONS SHALL BE REPORTED TO THE WESLACO POLICE DEPARTMENT TRAINING DIVISION IMMEDIATELY. (OR AS SOON AS PRACTIBLE)
7. RANGE MUST BE CLEANED OF DEBRIS, TRASH, AND BRASS CASING. (USE APPROPRIATE BINS).
8. RANGE MASTER IS RESPONSIBLE FOR ENSURING THAT ALL SHOOTERS CONTAIN THEIR SHOTS INSIDE THE RANGE. STRAY ROUNDS SHOULD NOT BE PERMITTED TO LEAVE THE RANGE. ENSURE PROPER TARGET ACQUISITION AND MARKSMANSHIP IS ADHERED TO.
9. RANGE MASTER SHALL ENSURE THAT ALL SHOOTERS/OBSERVERS FOLLOW THE 4 CARDINAL RULES OF WEAPONS HANDLING AT ALL TIME. 1) TREAT ALL GUNS AS IF THEY ALL LOADED. 2) KEEP MUZZLE POINTED IN A SAFE DIRECTION. 3) KEEP YOUR FINGER OFF THE TRIGGER UNTIL READY TO FIRE. 4) KNOW YOUR TARGET AND WHAT IS BEYOND IT.
10. NO ONE SHOULD BE ON THE FIRING LINE EXCEPT THOSE FIRING.
11. THE RANGE SHALL ONLY BE USED BY AGENCY/LAW ENFORCEMENT/MILITARY PERSONNEL AND MAY NOT BE USED FOR PERSONAL PROFIT.
12. NO CIVILIAN PERSONNEL SHALL BE ALLOWED ON THE RANGE UNLESS APPROVED BY WESLACO PD TRAINING DEPARTMENT.
13. NO SHOOTING WILL BE CONDUCTED FROM AN ELEVATED POSITION.
14. TARGETS MAY ONLY BE PLACED AT THE DESIGNATED TARGET AREA. THEY MAY NOT BE PLACED ON THE BERM OR NEAR THE SHOOTING LINE. (CONCRETE)
15. NO CALIBER WEAPONS ABOVE A (223/556).
16. THESE RULES APPLY TO ALL PERSONNEL REGARDLESS OF RANK OR AGENCY.

WESLACO POLICE DEPARTMENT TRAINING

Sergeant Brooks Ditto
(956)968-8591 ext. 2007
bditto@weslacotx.gov

Lieutenant Armando Espinoza Jr.
(956)968-8591 EXT. 2009
acspinoza@weslacotx.gov

EXHIBIT "B"

Waiver Agreement
For Use of Weslaco Police Department Shooting Range

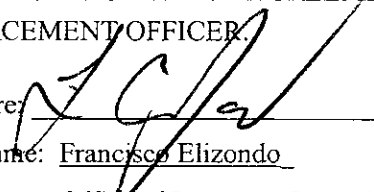
I, Francisco Elizondo certify that I am over the age of eighteen (18) and waive, hold harmless and indemnify the City of Weslaco, the Weslaco Police Department, its predecessors, assigns, legal officers, former, present and future agents, employees, elected representatives, contractors and anyone else acting under its authority in the operation of their Range as follows:

I am fully aware of any and all risks associated with the above-mentioned undertaking and fully and unequivocally assume all risks which may include, but are not limited to injury and/or death and injury and or damage to real and personal property.

I fully understand and agree that I will use the Range in an "as is" condition. The City of Weslaco and the Weslaco Police Department expressly disclaims any and all warranties including but not limited to warranty of merchantability and warranty of fitness for a particular purpose.

I hereby voluntarily release, discharge, waive and relinquish any and all action or causes of action for personal injury, property damage, or wrongful death occurring as a result of my use of the Weslaco Police Department Range. I hereby release, waive, discharge and relinquish any actions or causes of action aforementioned which may hereafter arise for me, my assigns, former, present or future agents, personal representatives, family or estate and agree that under no circumstances will I prosecute or present any claim for personal injury, property damage or wrongful death against the City of Weslaco, the Weslaco Police Department or any of its predecessors, assigns, legal officers, former, present and future agents, employees, elected representatives, contractors or anyone acting under its authority for any said cause of action, whether the same shall arise by my negligence or the negligence of any said persons, or otherwise. It is my intent by signing this waiver to exempt and release, indemnify and hold harmless the City of Weslaco, the Weslaco Police Department, its predecessors, assigns, legal officers, former, present and future agents, employees, elected representatives, contractors or anyone acting under its authority for any personal injury, property damage or wrongful death.

MY SIGNATURE ON THIS FORM CERTIFIES THAT I HAVE READ AND UNDERSTAND AND AGREE TO THIS WAIVER AGREEMENT AND TO VERIFY MY STATUS AS A LAW ENFORCEMENT OFFICER.

Signature: 

Date: 12/5/2019

Print Name: Francisco Elizondo

Phone: 512-426-2377

Agency: Office of Inspector General

Address: 3801 E. Monte Cristo Rd, Edinburg, TX, 78541

Signature: _____
Witness: Weslaco Police Department Representative

Date: _____



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		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. (This item was tabled November 19, remained tabled December 3 and no action on December 17, 2019; 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):		
Aida Vega Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Recommends approval of the request to convert the alley into an easement.		
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, Revised 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

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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

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

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...

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.

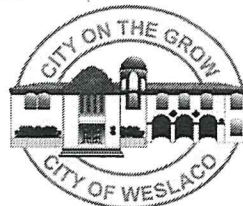
Dated: October 8, 2019

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
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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.

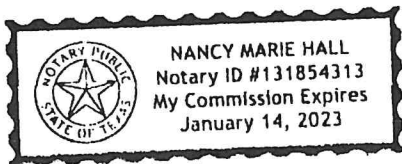
OWNER _____

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**

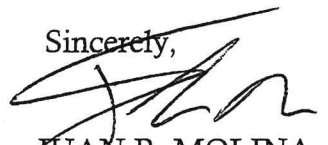
Dear Mr. Moreno:

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	
OFFICIAL USE	
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 OTHER POST OFFICE
OF THE RETURN ADDRESS OF THE MAILMAN OF THE POST OFFICE
PLACE STICKER TOP OF THE MAILMAN OF THE POST OFFICE

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. Robert Morrow
P.O. Box 512
Weslaco, TX 76594



9590 9402 4380 8190 9440 35

2. Article Number (Transfer from service label)

701A 1A30 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



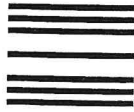
Mr. Ruben Moreno
PO Box 512
Weslaco TX 78599-0512

9/6

062S0006670252



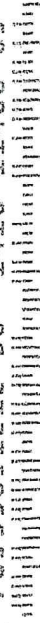
\$6.80
US POSTAGE
FIRST-CLASS
FROM 78596
SEP 05 2019
stamps
endicia



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

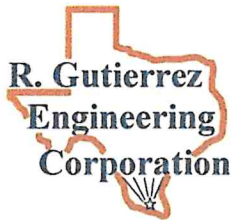
Please be advised that we are writing this letter on behalf of R. Gutierrez Engineering Corporation. The Corporation is part of the design team tasked with the parking lot reconfiguration for Vantage Bank. Be further notified that a petition has been filed with the City of Weslaco Planning Department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

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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

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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

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

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

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) 936-782-2557 • (FAX) 936-782-2558

Engineering Firm F-486 • Surveying Firm #101630-00

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**;

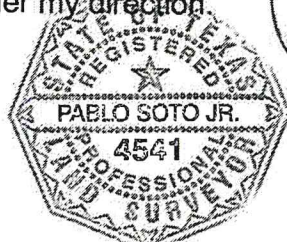
THENCE, South, with the existing East Right of Way line of said 20 foot Alley and the West line of said Lot 10-B, Block 4, a distance of 25.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the common corner of said Lot 10-B, Block 4 and Lot 11, Block 4, Gonzales Addition to Weslaco, 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

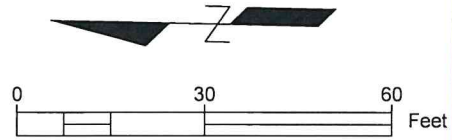
All of Lots One (1) through Eighteen (18), inclusive, Block Thirty-Two (32), ORIGINAL TOWNSITE of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Tract Three

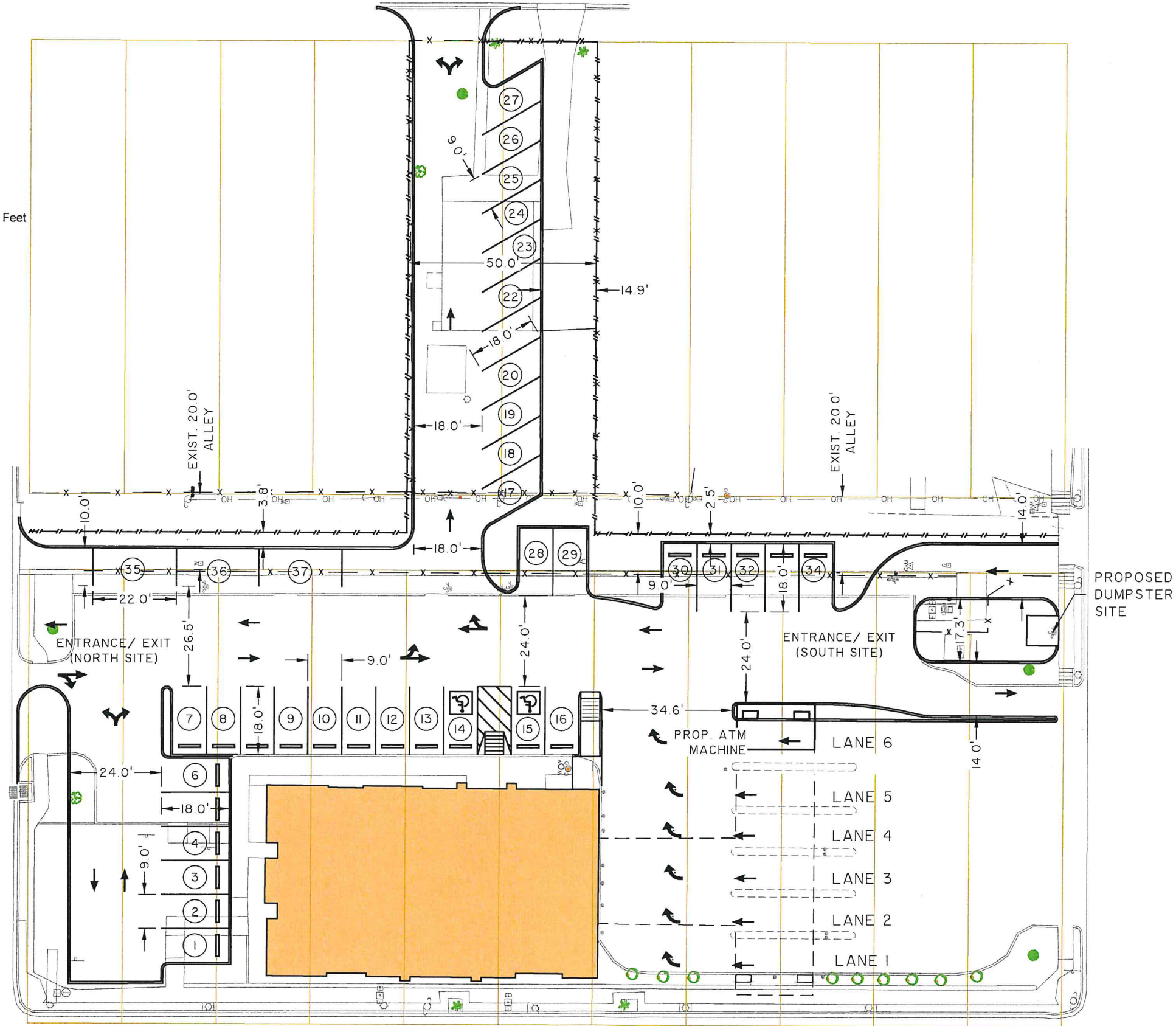
All of Lots One (1) through Six (6), inclusive, Block Thirty-Three (33), ORIGINAL TOWNSITE of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

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.



LOS TORRITOS STREET



KANSAS AVENUE (40' R.O.W.)

TEXAS BOULEVARD (100' R.O.W.)

AGOSTADERO STREET (40' R.O.W.)

SCALE: AS SHOWN
DATE: MARCH 2019
FB No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY:
CHECKED BY:

SHEET
1

VANTAGE BANK
DRIVETHRU AND RENOVATION

CITY OF WESLACO

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review
and not intended for Construction, Bidding
or Permit Purposes. They were prepared
by, or under the supervision of:
RAMIRO GUTIERREZ PE# 65948 Date

R. Gutierrez
Engineering
Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956-782-2557 • (FAX) 956-782-2558
FIRM No. 486

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 7th day of January 2020.

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: January 7, 2020		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; remained tabled December 3 and no action December 17, 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/Initiated New	
City Manager Comments: Approve rate increase.		
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 trash 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

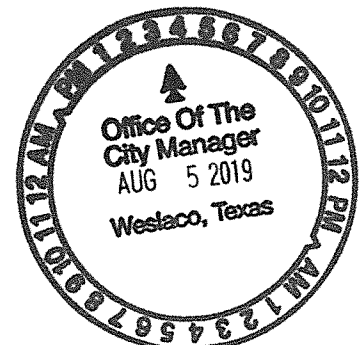
Container Size	1 x wk	2 x wk	3 x wk	4 x wk	5 x wk	6 x wk
2 cubic yard	\$ 75.14	\$ 137.74	\$ 200.34	\$ 262.99	\$ 325.57	\$ 386.80
3 cubic yard	\$ 86.84	\$ 159.21	\$ 231.59	\$ 303.97	\$ 376.32	\$ 448.69
4 cubic yard	\$ 98.44	\$ 180.57	\$ 262.70	\$ 344.85	\$ 425.46	\$ 509.14
6 cubic yard	\$ 124.06	\$ 225.71	\$ 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 5%	Republic Proposed Rate 3.71% CPI	City's Impact	Current Net - City	CITY	REPUBLIC	NET
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 7th day of Janury 2020.

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**

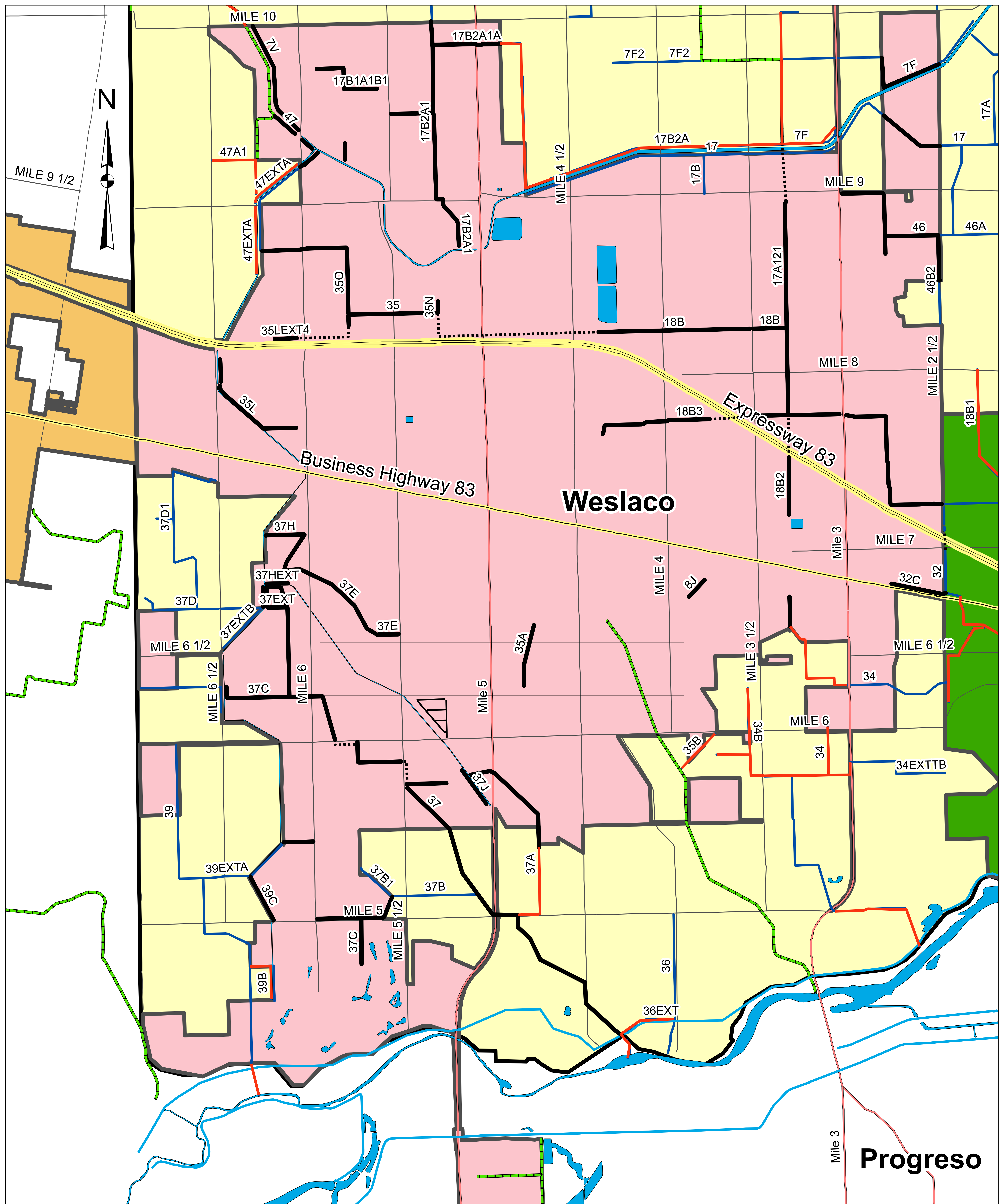
APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2975	
From:			
Subject: Discussion and consideration on Inter-local Agreement between City of Weslaco and Hidalgo and Cameron Counties Irrigation District No. Nine to grant Weslaco a license in, over and across the Weslaco designated ditches to access, maintain, operate, expand, and/or repair and authorize the Mayor to execute any related documents. Possible action. (There was no action on December 17, 2019; staffed by City Manager.)			
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		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Map will be handed out at meeting stating dates when specific ditches will be cleaned.			
Staff Recommendation:			
Attachments, if any: HCDD#1 Drain Weslaco Maintenance Map, Drainage Interlocal HCCID9 and HCDD1 June 18th-2019			
Responsibilities upon Approval:			



Ditches Pending

Weslaco_Ditches

Underground Ditches

Accepted Ditches

Highways

Business_Hwy

County_Roads

FM_Roads

State_Roads

Mile_Roads

HCCDD1 Maintained

Water

Hidalgo Cities

City

Donna

Edcouch

Elsa

La Villa

Mercedes

Weslaco

hccid9 boundaries

Precinct1

ISSUED: Decemeber 2019

Approved By: _____

Reviewed By: _____

Drawn By: _____

Comments

Exhibit "A"

Interlocal With City Of Weslaco and

Hidalgo & Cameron Country Irrigation District No.9

HIDALGO & CAMERON COUNTIES

IRRIGATION DISTRICT #9

Randall Winston P.E.

General Manager

STATE OF TEXAS :
 :
COUNTY OF HIDALGO :

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. NINE
AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

This Interlocal Cooperation Agreement (this "Agreement") is made on this the 18th day of June, 2019 (the "Effective Date") by and between HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (the "Drainage District") and HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. NINE (the "Irrigation District"), pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

W I T N E S S E T H:

WHEREAS, Irrigation District claims rights and interests in and to irrigation facilities and irrigation properties adjacent to such irrigation facilities situated in the County of Hidalgo, Texas (the "Irrigation Facilities") as shown on the maps and in the records of the Irrigation District;

WHEREAS, Irrigation District also claims rights and interests in property consisting of drainage ditches, the outfalls from such ditches, and adjacent properties for the purpose of drainage (each a "Ditch" or an "Outfall", as the case may be, and collectively the "Ditches") as shown on the maps and in the records of the Irrigation District;

WHEREAS, the Drainage District is responsible for proper drainage in certain areas of Hidalgo County and desires to utilize the Ditches for such purpose;

WHEREAS, the Drainage District (through Hidalgo County) and the Irrigation District have previously entered into interlocal agreements relating to the ownership and maintenance of all of the Ditches, which prior agreements are intended to be replaced in full by this Agreement;

WHEREAS, the Irrigation District desires to allow the Drainage District to utilize for County drainage purposes those portions of the Ditches (which term includes all associated Outfalls) which do not lie within the corporate limits of the City of Weslaco (and certain designated areas immediately adjacent thereto) and the City of Mercedes, all as are indicated on the map attached hereto as Exhibit "A" (the "DD#1 Designated Ditches");

WHEREAS, consistent with such past agreements, the Irrigation District desires to allow the Drainage District the right to acquire ownership of the DD#1 Designated Ditches (to the extent owned by the Irrigation District) upon the terms contained herein;

WHEREAS, the DD#1 Designated Ditches indicated in the color blue on Exhibit "A" (the "Accepted Ditches") have been accepted by the Drainage District and the Drainage District is currently maintaining such Ditches;

WHEREAS, the DD#1 Designated Ditches indicated in the color red on Exhibit "A" (the "Ditches Pending Acceptance") have not been accepted by the Drainage District and will not be until such time as the Irrigation District has completed the removal of debris/vegetation in such DD#1 Designated Ditches to the degree required by the Drainage District and in accordance with past practices (the "Ditch Cleaning");

WHEREAS, the Drainage District intends to accept each of the Ditches Pending Acceptance upon the Irrigation District's completion of the Ditch Cleaning;

WHEREAS, the Drainage District and the Irrigation District intend that upon the acceptance of each such Ditch by the Drainage District, that the map attached hereto as Exhibit "A" shall be updated accordingly;

WHEREAS, Irrigation District desires to grant to Drainage District a license in, over and across all of the Accepted Ditches to allow the Drainage District to access, maintain, operate, expand or repair the Accepted Ditches;

WHEREAS, the Drainage District desires to maintain and operate the Accepted Ditches in order to adequately serve the drainage needs of Hidalgo County;

WHEREAS, Irrigation District will benefit from the improvements to the Accepted Ditches made by the Drainage District and by the Drainage District's maintenance and operation thereof; and

NOW, THEREFORE, the Drainage District and the Irrigation District, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. **License.** Irrigation District hereby grants to the Drainage District a permanent, non-exclusive license to use the Accepted Ditches for the purpose of expansion, repair, maintenance or operation of the Accepted Ditches (the "License"). The License is conveyed AS IS, WHERE IS, WITH ALL FAULTS.
2. **Maintenance.** In consideration of the Irrigation District's granting of the License, the Drainage District agrees to accept all obligations for the maintenance of the Accepted Ditches and acknowledges that from the Effective Date until the termination of this Agreement, the Irrigation District shall have no obligation to maintain, operate or provide emergency operations for the Accepted Ditches.
3. **Acceptance of Ditches.** Irrigation District and Drainage District agree that upon the completion of the Ditch Cleaning of any Ditch Pending Acceptance, such Ditch shall become an Accepted Ditch. In such event, the Drainage District and the Irrigation District shall execute an addendum to this Agreement indicating the acceptance of such Ditch and attaching a mutually agreed to versions of Exhibit

“A”. Such addendum shall be approved by the governing bodies of both the Irrigation District and the Drainage District.

4. **Subdivision Plats.** The Drainage District agrees that it shall not approve any subdivision plat of lands upon which a Ditch is located unless the Irrigation District has also approved such plat in writing.
5. **Future Improvements.** The Irrigation District and the Drainage District agree that if their joint use of the Accepted Ditches interferes with each other's use and in the event it is necessary for either the Drainage District or the Irrigation District to alter, modify, or add to the facilities presently located or to be located within the Accepted Ditches, each party agrees to notify the other party at least sixty (60) days prior to any such activity and furnish necessary plans, specifications, and sketches showing the location and type of construction. Any such alterations, modifications, or additions shall be at the sole expense of the party conducting the same, and in the event it is necessary to relocate, alter or modify the other party's improvements situated within the Accepted Ditches, the party conducting the alteration, modification, or addition activities shall pay for all reasonable costs necessarily incurred by the other party in relocating or altering their improvements to accommodate the new alterations, modifications, or additions to any improvements situated within the Accepted Ditches. If in the opinion of either party, such alteration, modification, or new construction will injure, impair, or adversely affect the other party's use of the Accepted Ditches, such party may prescribe such reasonable regulations as necessary for its protection, provided however, that such regulations shall not extend to rerouting or relocation of any lines or improvements outside of the Accepted Ditches.
6. **Emergency Repairs.** The Drainage District shall have the right to perform all emergency repairs to the Accepted Ditches as deemed necessary by the Drainage District; provided, however, in the event of any emergency, when immediate action is necessary for the protection of the public and to minimize property damage and loss of investments, then the Irrigation District may, but shall have no obligation to, make such necessary emergency repairs as required under the circumstances. Immediately following such repairs, the party making same shall notify the other party of its action in writing, as soon as practical.
7. **Conveyance of Ditches to Drainage District.** In the event that during the term of this Agreement the Drainage District desires to obtain fee simple ownership of any of the Accepted Ditches from the Irrigation District (each an “Acquired Ditch”), the Drainage District may do so upon the following terms and conditions:
 - a. The Drainage District must provide the Irrigation District with (i) a letter electing to acquire fee simple title to such Acquired Ditch (the “Election”); (ii) a completed survey and metes and bounds descriptions of the Acquired Ditch (the “Survey”); and (iii) a title report of the Acquired Ditch verifying the Irrigation District's ownership interest in the Acquired Ditch (the “Title Report”).

- b. Within thirty (30) days after the Irrigation District's receipt of the Election, the Survey, and the Title Report, the Irrigation District shall convey its rights in and to the Acquired Ditch to the Drainage District by a quitclaim deed to be in a form reasonable acceptable to both the Irrigation District and the Drainage District (the "Quitclaim Deed").
 - c. The Quitclaim Deed shall contain a provision stating that such conveyance is AS IS, WHERE IS, WITH ALL FAULTS.
 - d. In the event that such Accepted Ditch is only partially owned in fee simple by the Irrigation District (whether acquired via recorded document or prescription) and the remaining portion of such Accepted Ditch is used by the Irrigation District pursuant to an easement (whether recorded easement or prescriptive easement) (the "Easement Only Area"), (i) the Quitclaim Deed shall convey all of the Irrigation District's fee simple title to the Accepted Ditch and (ii) the Drainage District shall continue to have the right to utilize the Easement Only Area pursuant to the license granted herein.
 - e. The Quitclaim Deed shall also contain a provision reserving unto the Irrigation District the right to allow owners of land within the Irrigation District to maintain connections of any agricultural use field drain or agricultural sub-soil drain into such Acquired Ditch; provided that such field drain or agricultural or sub-soil drain is draining agricultural lands and no significant part of any such land is used for any non-agricultural use. As used herein agricultural use would include the homestead and equipment storage facility for the owner of the land. Irrigation District agrees and acknowledges that in the event any such agricultural use lands are subdivided, then such property shall be subject to applicable subdivision regulations affecting such drains or the drainage of such property overall, which regulations shall control over the provisions of this Agreement as to such drains.
8. **Conflict of Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the later shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.
9. **No Waiver.** No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
10. **Entire Agreement.** This Agreement contains the entire agreement between the parties hereto and each party acknowledges that neither has made (either directly

or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by both parties, and not otherwise

11. **TEXAS LAW TO APPLY.** THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATIONS OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

12. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to Drainage District: Hidalgo County Drainage District No. 1
Attention: Chairperson, Board of Directors
P.O. Box 1356
Edinburg, Texas 78540-0758

If to Irrigation District: Hidalgo County Irrigation District No. Nine
Attention: General Manager
P.O. Box 237
Mercedes, Texas 78570

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

13. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

14. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns where permitted by this Agreement.

15. **Assignment.** This Agreement shall not be assignable by either party.

16. **Headings.** The headings and captions contained in this Agreement are solely for convenience and reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

17. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
18. **Authority to Execute.** The execution and performance of this Agreement by Hidalgo County and Irrigation District have been duly authorized by all necessary laws, resolutions or governmental action, and this Agreement constitutes the valid and enforceable obligations of the Drainage District and the Irrigation District in accordance with its terms.
19. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

(signature page follows)

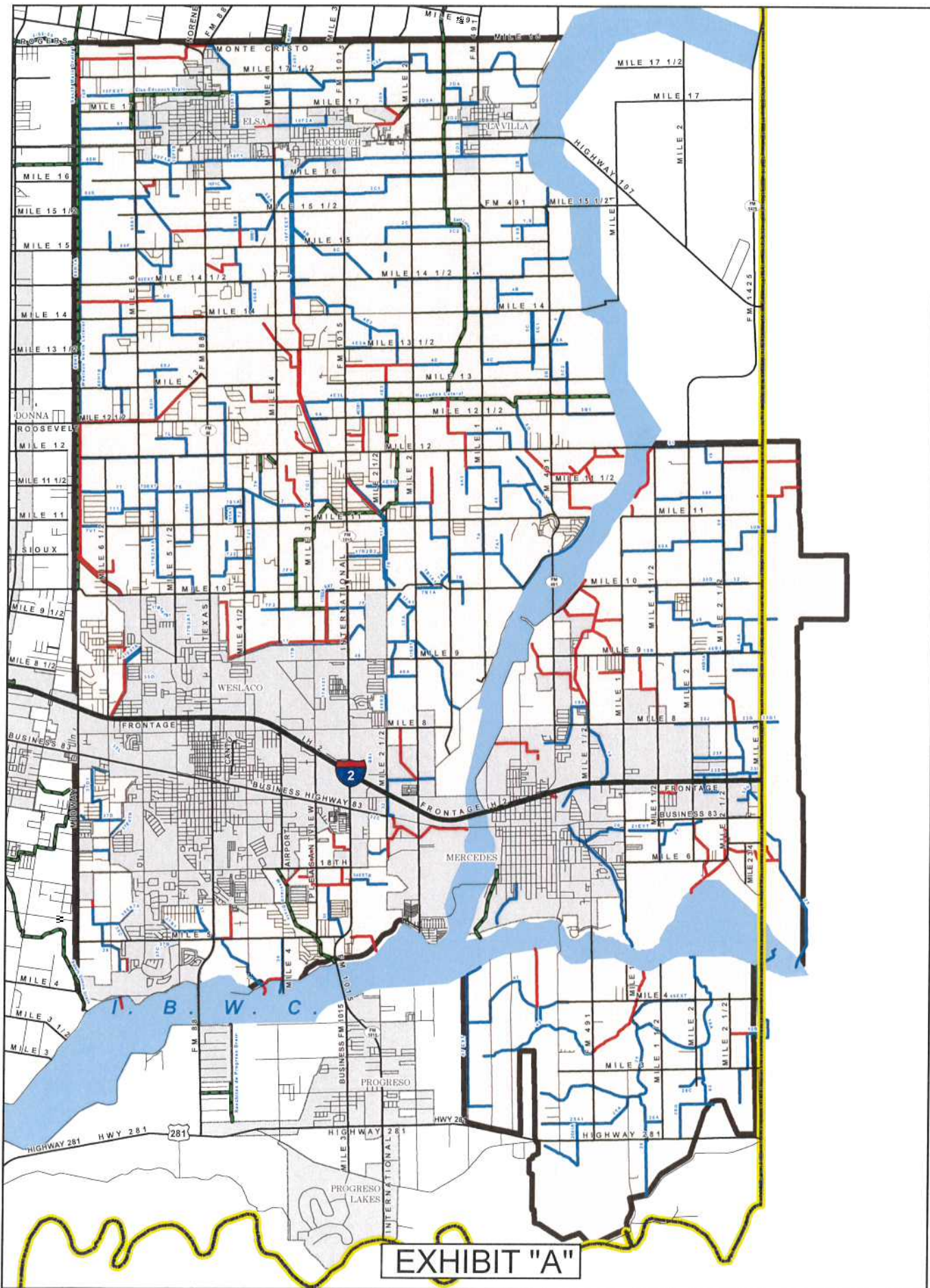


EXHIBIT "A"

**HCCID #9
INTERLOCAL MAP
EFFECTIVE 06-18-2019**



- Legend**
- HCCID #9 Owned
 - Ditches Pending Acceptance (60 Miles)
 - Accepted Ditches (176 Miles)
 - City Limits
 - Hidalgo & Cameron Counties Irrigation District # 9
 - Hidalgo County Drainage District #1



**HIDALGO COUNTY
DRAINAGE DISTRICT No. 1**

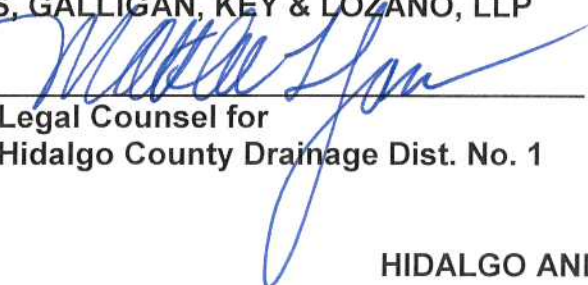
902 DOOLITTLE RD.
EDINBURG, TX. 78542
TEL: (956) 292-7080
www.hccd1.org

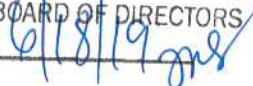
WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

By: 
RICHARD CORTEZ, Chairman of the Board

JONES, GALLIGAN, KEY & LOZANO, LLP

By: 
Legal Counsel for
Hidalgo County Drainage Dist. No. 1

APPROVED BY HIDALGO
COUNTY DRAINAGE DISTRICT
NO. 1 BOARD OF DIRECTORS
ON: 6/18/19 

HIDALGO AND CAMERON COUNTIES
IRRIGATION DISTRICT NO. NINE

By: 
RANDALL WINSTON, General Manager

AI -70896

5. G.

DRAINAGE DISTRICT SPECIAL

Meeting Date: 06/18/2019

Submitted For: Eli Villegas

Submitted By: Eli Villegas, DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

Discussion and Possible Action to Approve an Interlocal Cooperation Agreement with Hidalgo and Cameron Counties
'ringain District No. 9 for Maintenance of Approved Ditches and Authorize Execution of the Same.

BACKGROUND

Fiscal Impact

Attachments

HCCIDNo9 ICAEx A

Form Review

Inbox

Reviewed By

Date

Final Approval

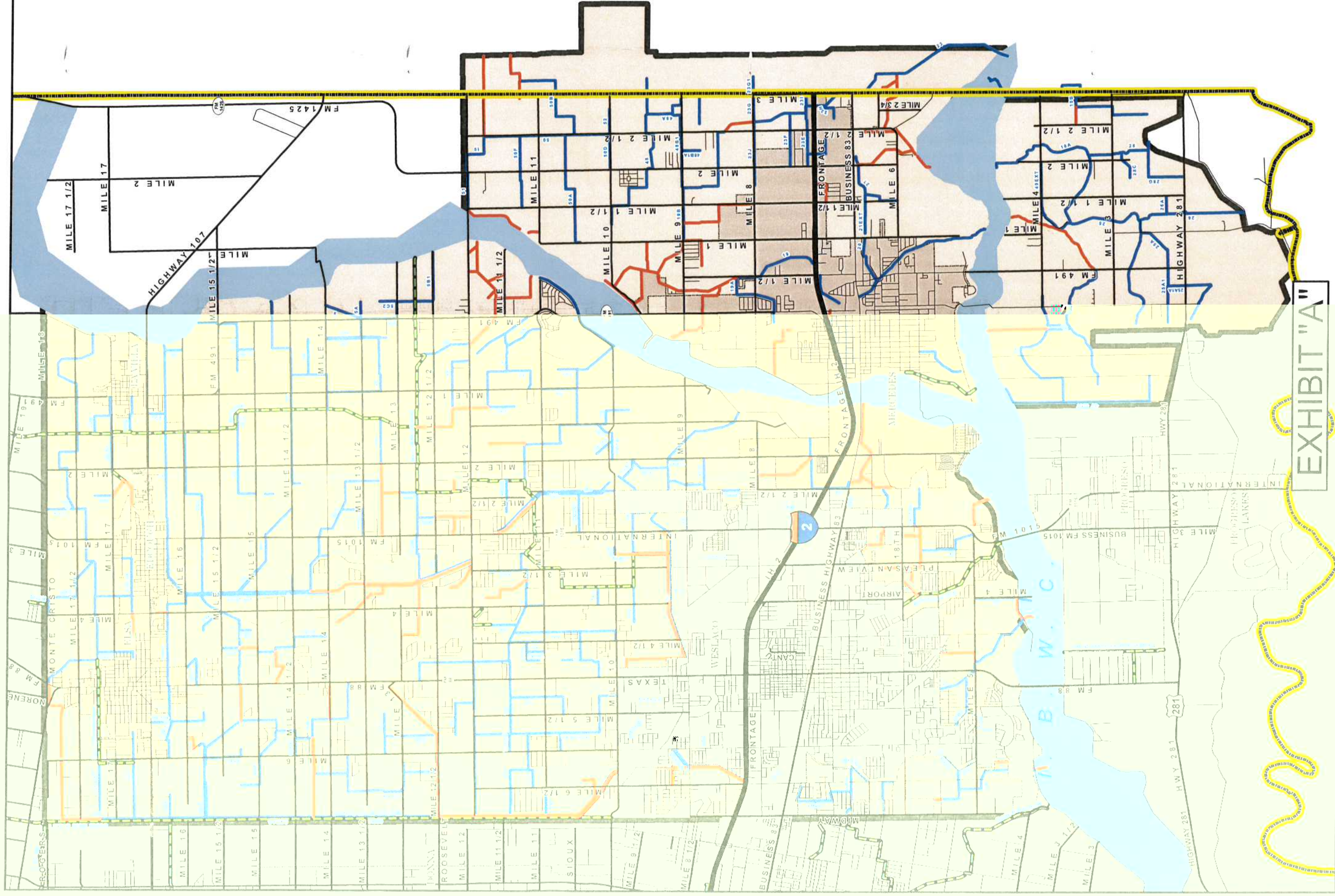
Nora Cavazos

06/14/2019 05:49 PM

Form Started By: Eli Villegas

Started On: 06/14/2019 02:29 PM

Final Approval Date: 06/14/2019



Legend



1 inch = 3,000 feet

HCCID #9
INTERLOCAL MAP
EFFECTIVE 06-18-2019



HIDALGO COUNTY
DRAINAGE DISTRICT No. 1

902 DOOLITTLE RD.
EDINBURG, TX. 78542
TEL: (956) 292-7080
www.hcdd1.org

Hidalgo County Drainage District #1

Hidalgo County Drainage District #1



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2981
From: Rebekah De La Fuente		
Subject: 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.)		
Background: The Developer has revised the plat to reflect a 21 foot access easement and providing a 27 foot access easement around the location of the fire hydrant. The front setback for lots 27 through 35 has been reduce to 35 feet which is in compliance with the City Ordinance. The developer is also requesting to dedicate the drainage areas to the City and to require the property owners of this development to pay a monthly fee as part of their utility bill for the maintenance of this area.		
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 Final Plat was approved by City Commission on May 5, 2019. The revised Final Plat was approve by City Commission on October 15, 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):		
Rebekah De La Fuente Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the plat and compliance with the ordinance for the drainage areas.		
Attachments, if any: Revised Final Plat, Development Agreement		
Responsibilities upon Approval: Staff will notify applicant		

DEVELOPMENT AGREEMENT

This Development Agreement (Agreement) is executed between Dream Land Estates, LLC (Owner) and the City of Weslaco, Texas (City) a home rule municipality, each a Party and collectively the Parties to be effective on December 9, 2020.

ARTICLE ONE – RECITALS

WHEREAS, the Property the subject of this agreement is more particularly described as being a tract of land containing 8.46 acres situated in Hidalgo County, Texas. This land also being part or portion of farm tract 674, block 164, West & Adams tract subdivision, according to the map/plat recorded in volume 2, pages 34-37, map of records in the office of the County Clerk of Hidalgo County.

WHEREAS, this Agreement is a development agreement as provided for by Section 212.172 of the Texas Local Government Code.

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

ARTICLE TWO – APPLICABLE REGULATIONS

2.1 The Owner agrees to pay associated fees as outlined in the City of Weslaco Master Fee Schedule, Article VI, Section 2-190 at a rate of 0.0125 cents per square foot for maintenance of the drainage easements as part of the monthly utility bills to the City of Weslaco.

2.2 The Owner agrees that upon utilizing or being connected to any City utilities or services they agree to comply with and be bound by any City ordinances as they relate to development of the property as the City sees fit.

2.3 The Owner agrees that a portion of the monthly utility bills to the City of Weslaco will be utilized for maintenance of the drainage easements.

ARTICLE THREE-GENERAL PROVISIONS

3.1 Owner has the right to assign this Agreement to any person or entity that is or will become an owner of the Property. Each assignment shall be in writing executed by Owner and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Owner shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. Upon assignment, an Assignee shall be considered the "Owner" and a "Party" for the purposes of this Agreement.

3.2 This Agreement and all amendments hereto and assignments hereof shall be recorded in the Deed Records of Hidalgo County This Agreement, when recorded shall be binding upon the Parties and their successors and assigns permitted by this Agreement and upon the Property.

3.3 The recitals contained in this Agreement are true and correct as of the Effective Date, form the basis upon which the Parties negotiated and entered into the Agreement, and reflect the final intent

of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of the Agreement, the intent of the Parties, as evidence by the recitals, shall be given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3.4 The Owner does not by entering into this Agreement, waive any rights the owner has under state or federal law with respect to the development and use of the Property.

3.5 The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement.

3.6 The Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This agreement shall not be modified or amended except in writing signed by the Parties.

3.7 This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations for the Parties are performable in Hidalgo County. Venue for any action to enforce or construe this Agreement shall be in Hidalgo County.

3.8 No provision of this Agreement may be waived except in writing signed by the Party waiving such provision.

3.9 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

EXECUTED by Owner and the City to be effective on the Effective Date.

David Suarez, Mayor
City of Weslaco, Texas

Dated

Attest:

Myra Garza, City Secretary
City of Weslaco, Texas

Dated

Owner

Dated

12/10/19

(no subject)

Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
To: Connie Bearden <trigenconnie1@gmail.com>

Tue, Dec 10, 2019 at 11:45 AM

I would remove this verbiage and input the verbiage regarding the paying of a monthly as part of the utility bill for maintenance of the drainage easements.

Rebekah de la Fuente, CFM

Interim Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

2 attachments

image001.png
62K

DEVELOPMENT AGREEMENT-Citrus - DREAMLAND ESTATES.docx

19K



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2839	
From: Andrew Muñoz			
Subject: Discussion and consideration to select a firm from the Request for Qualifications #2019-20-04 for the Weslaco Mid Valley Airport Hangar Expansion and Infrastructure Development project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)			
Background: Airport received city commission authorization to solicit qualifications for engineering/architectural design services for hangar expansion and related infrastructure development. The proposed project is part of an Economic Development Administration (EDA) grant the airport received earlier this fall. Qualifications were advertised for thirty (30) consecutive days on the city website and locally in the Advance News. Qualifications were due on December 12, 2019 at 3 pm. The city received five (5) responses (KSA, Halff, Architecture. Design. Management Group, Ark Form and Negrete & Kolar). Staff has attached the following matrix to be used in evaluating qualifications.			
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: November 13, 2019: Release Request for Qualifications (RFQ) November 13, 2019: First Advertisement of RFQ November 20, 2019: Second Advertisement of RFQ December 2, 2019: Pre-bid Conference at Purchasing Conference Room December 3, 2019: Requests for Clarifications Due December 12, 2019: Bids Due			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Airport Advisory Board does not participate in the selection of firms. The Advisory does support the project.			

Andrew Muñoz Mike Perez	Created/Initiated Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Scoring Matrix, Interview Matrix	
Responsibilities upon Approval: Negotiate a contract with the highest rated firm and/or prepare the top three firms for interviews should the commission select to interview firms.	

City of Weslaco - Airport Hangar Expansion & Infrastructure Development
RFQ NO.: 20109-20-04

Criteria and Weight		Ark Form	ADM Group	Halff	KSA	Negrete & Kolar
A. Experience in aviation construction projects by individuals who would be assigned to this project (maximum 20 points)	#					
B. A suitably sized staff to meet the peak phases of work (maximum 5 points)	#					
C. Project experience by firm and individuals with governmental entities (maximum 15 points)	#					
D. Experience by firm and individuals with aviation hangar design and construction (maximum 20 points)	#					
E. Demonstrable systems and processes in-house for insuring quality and timely performance on projects (maximum 5 points)	#					
F. Familiarity with current MEP certification processes (maximum 5 points)	#					
G. Understanding of City's needs and appropriateness of Team's approach to this project (maximum 10 points)	#					
H. Track record of meeting deadlines and working within a budget, (maximum 10 points)	#					
I. Applicability and quality of references (maximum 10 points)	#					
Total Points		0	0	0	0	0

City of Weslaco - Airport Hanagr Expansion & Infrastructure Development
RFQ NO.: 20109-20-04

Criteria and Weight	Ark Form	ADM Group	Halff	KSA	Negrete & Kolar
A. Demonstrate Team's competence, qualifications, and ability (maximum of 20 points). #					
B. Demonstrate Team's understanding of the team approach to address the needs of the City of Weslaco while maintaining the vision, function, scheduling, and budget (maximum of 20 points). #					
C. Appropriateness of answers given during the Question and Answer portion of the interview (maximum 30 points). #					
D. Demonstrate competence to manage aviation construction process with minimal service disruption. (maximum 15 points). #					
E. Demonstrate Quality Assurance/ Quality Control methodology (maximum 15 points). #					
Total Points	0	0	0	0	0



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2983	
From:			
Subject: Discussion and consideration on approval of Change Proposal 13 with Tri-Gen for construction of the entries leading into the City of Weslaco Park for access (outside property entrances) for the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)			
Background: As the fire station project draws to a close and the entrances/driveways are next on the project timeline, staff is requesting to include the exterior driveways (these are identified as joint use driveways for the fire station and park) as part of the fire station project since the park project is still under design. The driveways are currently an owner provided item. Based on staff's paving schedule and overall experience with large paving projects, staff recommends having an outside vendor complete this phase of the project.			
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):			
Andrew Muñoz		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1709_CPR_13-Outside Property Entrances			
Responsibilities upon Approval:			

Alvarado Architects & Associates, Inc.
307 South Main Street
Donna, Texas 78537
Phone: 956.464.8258
Fax: 956.464.8268

Change Proposal Request

Project: North Side Fire Station
City of Weslaco

Request No.: 13

AAA Project No.: 1709

Date: December 03, 2019

To: Tri-Gen Construction
2900 North Texas Boulevard, Ste. 201
Weslaco, Texas 78599

Attention: Jorge Gonzalez

This is a request for an itemized quotation in the Contract Sum and/or time for the following proposed modifications to the Contract Documents.

This request is not an authorization for changes or additional work, and it does not revise the contract price.

Description of Work:

1. At the request of the City of Weslaco, provide cost to construct the entries leading into the City of Weslaco Park for access to our site per requirements from the Texas Department of Transportation.

Attachment: None

This change proposal was initiated at the request of the:			
☒ Owner	☐ Architect	☐ Engineer	☐ Contractor



Erasmo Eli Alvarado III
Vice President

cc: Andrew Munoz, City of Weslaco



Asphalt Addition — OUTSIDE Property Line

HD HMAC 3" thick with Tack Oil. Materials: \$44,668.00 Labor: \$24,052.00

HD HMAC 2" thick with Tack Oil. Materials: \$6,489.60 Labor: \$3,494.40

Select Fill where specified Materials: \$17,079.56 Labor: \$9,196.69

18" RCP pipe Materials: \$2,880.00 Labor: \$ 1,200.00

Concrete entrance Aprons. Materials: \$12,591.15 Labor: \$ 6,779.85

Bond Increase Cost	\$ 3,852.94
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Total for above: \$152,833.19

Connie Bearden
Tri-Gen Construction LLC

[illegible]



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2983
From: Andrew Muñoz		
Subject: Discussion and consideration on approval of Change Proposal 14 with Tri-Gen to construct entries leading into the City of Weslaco Park for access (inside property drives) for the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)		
Background: The paving of the driveways and parking areas were initially an owner provided item for the fire station project. In order to meet project deadlines, maintain warranty as well as staff's paving schedule, staff recommends approving the contractor perform this portion of the project.		
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):		
Andrew Muñoz		Created/Initiated
Andrew Muñoz		Approved
Mike Perez		Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 1709_CPR_14-Inside Property Drives		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2983
From: Andrew Muñoz		
Subject: Discussion and consideration on approval of Change Proposal 14 with Tri-Gen to construct entries leading into the City of Weslaco Park for access (inside property drives) for the North Side Fire Station Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)		
Background: The paving of the driveways and parking areas were initially an owner provided item for the fire station project. In order to meet project deadlines, maintain warranty as well as staff's paving schedule, staff recommends approving the contractor perform this portion of the project.		
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):		
Andrew Muñoz		Created/Initiated
Andrew Muñoz		Approved
Mike Perez		Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 1709_CPR_14-Inside Property Drives		
Responsibilities upon Approval:		

Change Proposal Request

Project: North Side Fire Station
City of Weslaco

Request No.: 14

AAA Project No.: 1709

Date: December 03, 2019

To: Tri-Gen Construction
2900 North Texas Boulevard, Ste. 201
Weslaco, Texas 78599

Attention: Jorge Gonzalez

This is a request for an itemized quotation in the Contract Sum and/or time for the following proposed modifications to the Contract Documents.

This request is not an authorization for changes or additional work, and it does not revise the contract price.

Description of Work:

1. At the request of the City of Weslaco, provide cost to add back the asphalt drives and parking area which were removed at the beginning of the project.

Attachment: None

This change proposal was initiated at the request of the:			
☒ Owner	☐ Architect	☐ Engineer	☐ Contractor



Erasmo Eli Alvarado III
Vice President

cc: Andrew Munoz, City of Weslaco

Tri-Gen Construction LLC

2900 N. Texas Blvd., Suite 201 Weslaco, Texas 78599

956-447-1048 trigenconnie@gmail.com



November 25, 2019

Asphalt Addition — INSIDE Property Line

For HD Area — Approximately 16,107 Sf

Subgrade 10" thick with 3% lime.

Flexible Base of 8" thick with 1.5% lime treatment.

HD HMAC 3" thick with Tack Oil. Materials: \$39,679.59 Labor: \$21,365.94

For LD Area — Approximately 7,500 Sf

Subgrade 6" thick with 3% lime.

Flexible Base of 8" thick.

HD HMAC 2" thick with Tack Oil. Materials: \$15,258.75 Labor: \$8,216.25

Select Fill where specified — Materials: \$9,116.25 Labor: \$4,908.75

Sidewalks Materials: \$7,163.00 Labor: \$3,857.00

Parking lot striping. \$1,200.00

GC Markup and OH/P \$16,614.83

Bond Increase Cost \$3,322.97

Total for above: \$130,703.33

Thank you,

Connie Bearden

Tri-Gen Construction LLC



City of Weslaco — NORTHSIDE FIRE STATION





Standardized Agenda Request Form

Date of Meeting: January 7, 2020		Agenda Item No. (to be assigned by CSO): 2019-2839	
From: Andrew Muñoz			
Subject: Discussion and consideration to select a firm from the Request for Qualifications #2019-20-07 for Architectural / Engineering Design Services for a New Fire Station and Police Station with Municipal / Judicial Court and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)			
Background: City staff received city commission authorization to solicit qualifications for engineering/architectural design services for a new fire station and police station with municipal/judicial court. Qualifications were advertised for thirty (30) consecutive days on the city website and locally in the Advance News. Qualifications were due on December 19, 2019 at 3 pm. The city received 11 responses. Proposals received from: Martinez, Boultinghouse, Milnet, The Warren Group, Alvarado, Gignac, Negrete & Kolar, ERO, Megamorphosis, ARKIIForm, and EGV. Staff (City Manager, Asst. City Manager, Police Chief and Fire Chief) did review the proposals and has short listed the top four firms: Martinez, Boultinghouse, Milnet and Alvarado. All four firms have experience in designing Police and Fire Stations. Staff has attached the following matrix to be used in evaluating qualifications.			
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: November 20: Release Request for Qualifications (RFQ) November 20: First Advertisement of RFQ November 27: Second Advertisement of RFQ December 4: Pre-bid Conference at Purchasing Conference Room December 11: Requests for Clarifications Due December 19: Bids Due			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Andrew Muñoz		Created/Initiated	
Mike Perez		Final Approval	

City Manager Comments:

Approved the following firms to be interviewed by city commission:
Martinez Architect, Milnet, Boultinghouse, and Alvarado.

Staff Recommendation:

Staff recommends approval.

Attachments, if any:

Scoring Matrix, Interview Matrix

Responsibilities upon Approval:

Negotiate a contract with the highest rated firm(s) and/or prepare the top four (4) firms for interviews should the commission select to interview firms.

City of Weslaco - Airport Hangar Expansion & Infrastructure Development
RFQ NO.: 20109-20-04

Criteria and Weight	Ark Form	ADM Group	Halff	KSA	Negrete & Kolar
A. Experience in aviation construction projects by individuals who would be assigned to this project (maximum 20 points)	#				
B. A suitably sized staff to meet the peak phases of work (maximum 5 points)	#				
C. Project experience by firm and individuals with governmental entities (maximum 15 points)	#				
D. Experience by firm and individuals with aviation hangar design and construction (maximum 20 points)	#				
E. Demonstrable systems and processes in-house for insuring quality and timely performance on projects (maximum 5 points)	#				
F. Familiarity with current MEP certification processes (maximum 5 points)	#				
G. Understanding of City's needs and appropriateness of Team's approach to this project (maximum 10 points)	#				
H. Track record of meeting deadlines and working within a budget, (maximum 10 points)	#				
I. Applicability and quality of references (maximum 10 points)	#				
Total Points		0	0	0	0

City of Weslaco - Airport Hanagr Expansion & Infrastructure Development
RFQ NO.: 20109-20-04

Criteria and Weight	Ark Form	ADM Group	Halff	KSA	Negrete & Kolar
A. Demonstrate Team's competence, qualifications, and ability (maximum of 20 points). #					
B. Demonstrate Team's understanding of the team approach to address the needs of the City of Weslaco while maintaining the vision, function, scheduling, and budget (maximum of 20 points). #					
C. Appropriateness of answers given during the Question and Answer portion of the interview (maximum 30 points). #					
D. Demonstrate competence to manage aviation construction process with minimal service disruption. (maximum 15 points). #					
E. Demonstrate Quality Assurance/ Quality Control methodology (maximum 15 points). #					
Total Points	0	0	0	0	0

December Advertising		
Item	Description	Cost
Membership Dues	ACCE/TACVB	875.00
General Advertising	Texas Border Business	473.00
Mexico Marketing	De Shopping	500.00
Texas/Domestic	Benchmark outdoor	4,600.00
Total:		\$6,448.00

Business, Visitor & Events Center	
Approximate # of Guests	809
In State Visitors	41
Out of State visitors	156
Total:	1,006

**total of 12 facility reservations (conference center/board room)*

Other:

- Upcoming Events:
 - Social Media Marketing Workshop, January 8, 2020

Highlight:

- Total of 10 Winter Texan Volunteers in BVEC, with almost 100 hours of volunteer service this month.
- Mid-Valley Christmas Parade was a success, great turnout and video recap was featured on Texas Festivals and Events Association!
- Participaton in Weslaco Centennial Celebrations, December 6-8, 2019
- December 20th Chamber Board and Miss Weslaco dropped of over 100 gifts that were collected for children and patients at Knapp Hospital
- Winners for the Holiday Lights Contest: (based on community nomination)
 - Commercial winner: Chick-fil-A
 - Residential: Northopolis



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

Whether you are launching, expanding or relocation a business, it makes sense to choose Weslaco – it is the Business Center of the Rio Grande Valley!

December 26, 2019

Projects

- Project Light, the lighting of the underpass at Texas Blvd., is going to be completed in January 6th, they will have commissioning and training before then.
- Project Crazy, the restaurant is considering a Weslaco location.
- Project Dock, the retailer is taking into consideration a Weslaco location.

Red River States Conference

- Board members and staff will attend this tradeshow in Ft. Worth to attract restaurants and retail in January 8 – 10, 2020. The Board members and staff will visit with Project Home, a prospect that Weslaco is talking to; Retail Strategies, how data provides options; and Baker Katz, a developer that has a site in front of Lowe's.

Alfresco Weslaco

- Alfresco Weslaco, was December 19th, in Historic Downtown Weslaco, 6:30 pm to 9:00 pm. The band was Chris Marshall Payne Street Team and we had 80 vendors showing up for food, arts and crafts. The next Alfresco is January 16th. This is a community wide event and many people assisted with success of the happening – Parks & Recreation, Public Works, Police Department and Weslaco ISD.

Christmas Lighting of the Tree

Mayor Suarez and the Commissioners Lopez, Pedraza, Farias, Kerr & Hidalgo County Precinct 1 Commissioner Fuentes, State Rep. Armando "Mando" Martinez, delivered holiday messages to the audience. Board Members JJ Serrano, Diana Aguilar and Joe Olivarez also attended. WISD elementary & middle schools, Mariachi Pantera, Idea Academy made the event special. The Christmas Tree was presented by the City of Weslaco, Mike Perez, Parks & Recreation, Public Works & Police Department played a huge roll.

Weslaco 100 Events

Weslaco's Birthday celebration began with the Century Leaders Luncheon, were Dr. Ray Perryman was the keynote speaker, with over 250 attendees. It was a joy working with the Weslaco 100 Committee: Mark McCaleb, Debbie Rektorik, Mark Williams, Tracy Bullion, Veronica Barrera and many others.

275 S. Kansas, Suite #A • Weslaco, Texas • 78596

(956) 969-0838 • (956) 969-8611 Fax

www.weslacoedc.com

Summary of Leads List

Staff is working a total of 65 leads.

2016/2017 TOTAL WINS	14 WINS	JOBS: 296	CAPITAL INVEST: \$15,302,638
2017/2018 TOTAL WINS	23 WINS	JOBS: 266	CAPITAL INVEST: \$31,083,199
2018/2019 TOTAL WINS	17 WINS	JOBS: 136	CAPITAL INVEST: \$ 8,822,211
2019/2020 Partial WINS	5 WINS	JOBS: 25	CAPITAL INVEST: \$ 1,320,000