



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 1, 2017**

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, August 1, 2017 at 5:30 PM for the purpose of discussing the following items:

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

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

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

III. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

A. Approval of the Minutes:

- 1) Regular Meeting on July 18, 2017;
- 2) Record of workshop on July 19, 2017; and
- 3) Special Meeting on July 25, 2017; and
- 4) Record of workshop on July 26, 2017. (Staffed by City Secretary's Office.)

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

- 1) Ordinance 2017-33 rezoning 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents (First reading of Ordinance 2017-33 was held July 18, 2017; staffed by Planning and Code Enforcement). Attachment
- 2) Ordinance 2017-34 amending Ordinance No. 2014-02 to provide for the disannexation of all or part of Farm Tracts 1057, 1058, 1059 and Irrigation District No. 9 (HCCID #9) out of Tract 116 of the West and Adams Tract Subdivision and authorize Mayor to execute any related documents (First reading of Ordinance 2017-34 was held July 18, 2017; staffed by Planning and Code Enforcement.) Attachment

C. Approval of the Lease Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area, for a term of 4 months (September 1, 2017-December 31, 2017) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment

D. Approval of an expenditure of \$3,000.00 of the Marion Booth Endowment for DVDs, audiobooks, and furniture improvements within the Mayor Joe V. Sanchez Public Library. (Staffed by the Library Department.) Attachment

E. Approval of the request by the Economic Development Corporation of Weslaco to close City Hall Parking lot on Thursday, August 24, 2017 between the hours 1:00 PM and 10:00 PM for Alfresco Weslaco Music & Art on the Street "Back to School", authorizing the sale of wine and beer by a TABC vendor; waiving fees and ordinances for the event; approving assistance from Public Facilities, Public Works, Police, Fire and EMS and authorize the Mayor to execute any related documents. (Requested by Weslaco EDC.) Attachment

F. Approval of an Interlocal Agreement between Region 8 Education Service Center and

the City of Weslaco for the purpose of purchasing services when needed through their program known as The Interlocal Purchasing System (TIPS) Program. (Staffed by IT Department.) Attachment

IV. OLD BUSINESS

- A. Discussion and consideration to approve the Final Plat for The Jungle Subdivision being a 10.0 acre tract out of Farm Tract 658 West & Adams Tract Subdivision located on the north side of Mile 6 N. Road, approximately 600' west of Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on July 25, 2017; staffed by Planning and Code Enforcement.) Attachment

V. NEW BUSINESS

- A. Discussion and consideration to accept the calculation of effective and rollback tax rates for the 2017 tax year by Hidalgo County Tax Assessor-Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance Department.) Attachment
- B. Discussion and consideration to approve Resolution 2017-54 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2017-2018 ad valorem tax rate. Roll Call Vote. Possible action. (Staffed by Finance Department.) Attachment
- C. Discussion and consideration to approve Ordinance 2017-35 amending Ordinance 2016-36, The Master Fee Schedule, to revise existing fees and reclassifying specific line items and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-35. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- D. Discussion and consideration to approve ordinance 2017-36 amending ordinance 2017-17, the City of Weslaco Electrical Code Ordinance; codified as Article 1 Chapter 42 of the Weslaco Code of Ordinances, adopting new regulations and ordaining other matter with respect to the subject matter hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-36. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- E. Discussion and consideration of playscape at Pecan Grove Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment

- F. Discussion and consideration to accept a grant from Knapp Community Care Foundation in the amount of \$200,000.00 for Isaac Rodriguez Park improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)
- G. Discussion and consideration to approve an Election Order toward an election of Commissioner District 2 and Commissioner District 3 during the General Election on November 7, 2017 pursuant to Texas Election Code Chapter 271 and authorize the Mayor and Commissioners to execute any related documents. Possible action. (Staffed by City Secretary's Office.) Attachment
- H. Discussion and consideration to approve expanded hours for the Early Voting Election period, 7:00 a.m. - 7:00 p.m., at a cost-share estimated at \$60,000.00. Possible action. (Staffed by City Secretary's Office.) Attachment
- I. Discussion and consideration to adopt a policy for the use of City resources for the creation of a regular newsletter for the City of Weslaco and its individual Commissioners' districts. Possible action. (Staffed by City Secretary's Office.) Attachment
- J. Discussion and consideration to authorize the South Texas Balloon Festival at the Mid Valley Airport on October 27-29, 2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Claudia Corral.) Attachment

VI. REPORTS

- A. Report by Finance Department - Quarterly Investment Report. Possible action to accept and file.
- B. Report by Finance Department - Quarterly Financial Report. Possible action to accept and file.
- C. Report by Weslaco Area Chamber of Commerce.
- D. Report by Economic Development Corporation of Weslaco.
- E. Report by Severn Trent.
- F. Report by Parks and Recreation Department.
- G. Report by Planning and Code Enforcement.

H. Report by Public Works.

I. Report by Airport.

J. Report by Library.

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 §551.074 of the Texas Government Code.

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

C. Economic Development – Consultation with City Attorney regarding Economic Development incentive program related to Project Motorcycle as authorized by §551.087 of the Texas Government Code.

D. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related to Project Memphis as authorized by §551.087 of the Texas Government Code.

- E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to Project Chicken Hatch "B" as authorized by §551.087 of The Texas Government Code.
- F. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at the Northwest corner of Bridge Avenue and Business Highway 83 in Weslaco, Hidalgo County, Texas as authorized by §551.072 of the Texas Local Government Code.
- G. Legal Opinion - Consultation with City Attorney on legal opinion related to the city's right-of-way for cell towers as authorized by §551.071 of the Texas Government Code.
- H. Legal Opinion - Consultation with City Attorney on legal opinion related to card houses as authorized by §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 28th day of July, 2017 at 4:55 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Elizabeth M. Walker, City Secretary

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

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

Removed from Bulletin Board

Date:

Initials:



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1084	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
Elizabeth Walker		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Steven Wagenknecht, Abiding Savior Lutheran 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 and Mission			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1089
From:		
Subject: Approval of the Minutes: 1) Regular Meeting on July 18, 2017; 2) Record of workshop on July 19, 2017; and 3) Special Meeting on July 25, 2017; and 4) Record of workshop on July 26, 2017. (Staffed by City Secretary's Office.)		
Background: Record of commission action for the regular meeting of July 18, 2017, workshop meeting of July 19, July 26, 2017 and Special meeting of July 25, 2017.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Elizabeth Walker Elizabeth Walker Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Approval.		
Attachments, if any: 17-07-18 minutes, 17-07-19 record workshop meeting, 17-07-25 minutes, 17-07-26 record workshop meeting		
Responsibilities upon Approval: Execute and retain		



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 18, 2017**

On Tuesday, July 18, 2017, 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:

Mayor Pro Tem	Gerardo “Jerry” Tafolla
Commissioner	Leo Muñoz
Commissioner	Olga Noriega
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Pena, Information Technology Director; Tony Lopez, Fire Chief; Stephen Mayer, Police Chief; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; David Arce, Parks and Recreation Director; Arnold Becho, Library Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Pro-Tem Tafolla called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 14, 2017.

B. Invocation.

Pastor Joey Aguilar, First Baptist Church, led in the invocation.

C. Pledge of Allegiance.

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

D. Mayoral recognition.

None presented.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor Suarez and Commissioner Kerr and noting the arrival of Commissioner Noriega at 5:55 p.m.; a quorum was present.

II. PUBLIC COMMENTS

Jim Chapman voiced concerns against a border wall at Santa Ana Wildlife Refuge and hoped that a resolution would be passed by the Commission opposing it.

III. PUBLIC HEARING

Commissioner Lopez, seconded by Commissioner Muñoz, moved to open the public hearing at 5:36 p.m. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

A. To solicit input on behalf of Ramzan A. Mosani to obtain a Wine and Beer Off-Premise Permit at 1540 E. Business Highway 83 also being Lot 1, Airport Medical Center Subdivision, Weslaco, Hidalgo County, Texas.

Dan Sanchez, representing the owner, stated this was a change of ownership and requested favorable consideration.

B. To solicit input on behalf of Norma Hernandez to rezone 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District.

No comments received.

C. To solicit input on behalf of Leo and Emma Salazar to rezone 425 Frost Proof Drive also being Lot 21, Frost Proof Heights Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District.

Art Valdez stated he lived across the street from property and was in favor of the rezone.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to close the public hearing at 5:40 p.m. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

IV. CONSENT AGENDA

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

A. Approval of the following:

1) Record of Workshop on June 20, 2017;

2) Minutes of Regular Meeting on June 20, 2017; and

3) Record of Workshop on July 6, 2017. (Staffed by City Secretary's Office.)

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

1) Ordinance 2017-31 rezoning 113 Adelita Street, also being Lot 12, Colonia San Francisco Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District and authorize the Mayor to execute any related documents. (First reading of Ordinance 2017-31 was held June 20, 2017; Staffed by Planning and Code Enforcement.)

2) Ordinance 2017-32 rezoning 724 N. Padre Avenue also being Lot 24, Block 3, El Texano Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. (First reading of Ordinance 2017-32 was held June 20, 2017; Staffed by Planning and Code Enforcement.)

C. Approval of an amendment to the inter-local cooperation agreement with Hidalgo County for assessment and collections of property taxes. (Staffed by Finance Department.)

D. Renewal of an Interlocal Governmental Agreement – Ambulance Service with the Hidalgo County Emergency Services District No. 1 for the period October 1, 2017 – September 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

E. Approval of an Interlocal Cooperation Agreement between the Lower Rio Grande Valley Development Council and the City of Weslaco for the acceptance and operation of the State of Texas asset Ambulance Bus. (Staffed by Fire Department.)

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve consent agenda items A, B2, C, D, and E withholding consent agenda item B1 as presented. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

Commissioner Muñoz filed a conflict of disclosure statement for consent agenda item B1 and abstained from vote and discussion.

Commissioner Pedraza, seconded by Commissioner Lopez, moved to approve consent agenda item B1 as presented. The motion carried with Commissioner Muñoz abstaining; Mayor Pro-Tem Tafolla was present and voting.

For the record, the following are the ordinances:

ORDINANCE NO. 2017-31

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 113 ADELITA STREET, ALSO BEING LOT 12, COLONIA SAN FRANCISCO SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENTS 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 Apartments District being Lot 12, Colonia San Francisco Subdivision, West Tract Subdivision, also being 113 Adelita Street, 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 20th day of June, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 18th day of July, 2017.

ORDINANCE NO. 2017-32

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 724 N. PADRE AVENUE, ALSO BEING LOT 24, BLOCK 3, EL TEXANO SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT B-1 NEIGHBORHOOD BUSINESS DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to B-1 Neighborhood Business District being Lot 24, Block 3, El Texano Subdivision, West Tract Subdivision, also being 724 N. Padre Avenue, 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 20th day of June, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 18th day of July, 2017

CITY OF WESLACO
/s/David Suarez, **MAYOR**

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

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

V. APPOINTMENTS

A. Discussion and consideration to accept the resignation of Mary Martin from the Weslaco 100 Committee and approve Resolution 2017-53 appointing one member to that unexpired term. Possible action. (Staffed by the Museum.)

Commissioner Lopez, seconded by Commissioner Pedraza, moved to accept the resignation of Mary Martin. The motion carried; Mayor Pro-Tem Tafolla was present and voting.

There was no action on Resolution 2017-53 to appoint a member to that unexpired term.

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Ramzan A. Mosani to obtain a Wine and Beer Off-Premise Permit at 1540 E. Business Highway 83 also being Lot 1, Airport Medical Center Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa, City Engineer/Director of Planning, stated staff and the Planning and Zoning Commission recommend approval.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve a Wine and Beer Off-Premise Permit at 1540 E. Business Highway 83 also being Lot 1, Airport Medical Center Subdivision. The motion carried unanimously; Mayor Pro Tem Tafolla was present and voting.

B. Discussion and consideration after public hearing on behalf of Norma Hernandez to approve Ordinance 2017-33 rezoning 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-33. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated thirteen property owners were notified and no objection received. Planning and Zoning recommend approval; staff recommends denial as property does not conform to the land use plan. Commissioner Muñoz requested the Land Use Plan on the next meeting for modification.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve Ordinance 2017-33 rezoning 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

C. Discussion and consideration after public hearing on behalf of Leo and Emma Salazar to rezone 425 Frost Proof Drive also being Lot 21, Frost Proof Heights Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated the owner had withdrawn his request; no action on this item necessary.

D. Discussion and consideration to approve Ordinance 2017-34 amending Ordinance No. 2014-02 to provide for the disannexation of all or part of Farm Tracts 1057, 1058, 1059 and Irrigation District No. 9 (HCCID #9) out of Tract 116 of the West and Adams Tract Subdivision and authorize Mayor to execute any related documents. First reading of Ordinance 2017-34. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated the property is located on the northeast corner of the City and the owner submitted consideration for a development agreement. Staff stated the owner is now requesting for dis-annexation of the property. Staff recommends approval to dis-annex the property as requested.

Commissioner Lopez, seconded by Commissioner Pedraza, moved to approve Ordinance 2017-34 amending Ordinance No. 2014-02 to provide for the dis-annexation of all or part of Farm Tracts 1057, 1058, 1059 and Irrigation District No. 9 (HCCID #9) out of Tract 116 of the West and Adams Tract Subdivision. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

E. Discussion and consideration on request from Stella Corporation for a development agreement for 60.02 acres out Adams Tract FT 1059. Possible action. (Staffed by City Manager's Office.)

Commissioner Pedraza, seconded by Commissioner Lopez, moved to approve.

The City Manager stated no action was necessary because of the immediately preceding action to dis-annex the property. Commissioner Pedraza rescinded his motion.

F. Discussion and consideration to approve Change Order No. 2 for the Pleasantview Sanitary Sewer Line Project for an amount not to exceed \$100,000 for additional dewatering and authorize Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated groundwater was found at 13-feet but with the installation of this sewer line there is a potential development on the West of 71 acres (property tax revenue of \$121,000.00) and the East of 137 acres (estimated over \$400,000.00 in tax revenue). There is 2,200 feet of the project requiring dewatering of the sewer line. Staff recommends approval of \$90,000 .00 for dewatering and \$10,000.00 for boring costs with the developer assisting with the boring cost also of \$10,000.00.

In response to Commissioners Muñoz and Pedraza, a previous change order was approved for \$56,000; however, this dewatering of the sewer line was unforeseen despite sampling because an unanticipated clay vein is not allowing sandy soil to drain into the adjacent ditch. The project will take two months with any additional costs for dewatering at the developer's cost. The developer stated to the Commission, "It is in my interest to finish [this development] quick."

The City Manager stated Weslaco has more lift stations than any other City its size and previous action approved this as an alternate to another lift station; he reiterated, the City will be paying for some of the cost with developer paying the rest. This infrastructure will be in place for future development, incurring less maintenance as well as less odor.

Commissioner Lopez, seconded by Commissioner Muñoz, moved to approve Change Order No. 2 for the Pleasantview Sanitary Sewer Line Project for an amount not to exceed \$100,000.00. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

G. Discussion and consideration to approve a Memorandum of Understanding (MOU) with Community Loan Center Corporation to provide access to affordable small dollar loans, free financial counseling and coaching for municipal employees at no cost to the City and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

Veronica Ramirez, HR Director, recommended approval. The City Manager stated this was a non-profit organization that provides low cost alternatives to payday loans, amounting to \$120.00 in total interest and fees for a \$1,000.00 loan, just \$42/pay period deducted automatically from the paycheck. In response to Commissioner Noriega, the agreement can be cancelled at any time.

Commissioner Lopez, seconded by Commissioner Noriega, moved to approve a Memorandum of Understanding (MOU) with Community Loan Center Corporation to provide access to affordable small dollar loans, free financial counseling and coaching for municipal employees at no cost to the City. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

H. Discussion and consideration to approve Resolution 2017-50 suspending the July 20, 2017 effective date of the statement of intent of Texas Gas Service company to increase rates within incorporated areas of its service territory to permit the city time to study the request and to establish reasonable rates; finding that the city's reasonable rate case expenses shall be reimbursed by the company; authorizing participation with other municipalities; hiring legal and consulting services and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

The City Manager recommended approval of Resolution 2017-50 stating notice from the gas company was proposing an 18.25 increase. The resolution allows cities to join together and hire counsel to review for appropriate action.

Commissioner Pedraza, seconded by Commissioner Muñoz, moved to approve Resolution 2017-50 suspending the July 20, 2017 effective date of the statement of intent of Texas Gas Service company to increase rates. The motion carried unanimously; Mayor Pro Tem Tafolla was present and voting.

RESOLUTION NO. 2017-50

A RESOLUTION BY THE CITY OF WESLACO, TEXAS SUSPENDING THE JULY 20, 2017 EFFECTIVE DATE OF THE STATEMENT OF INTENT OF TEXAS GAS SERVICE COMPANY TO INCREASE RATES WITHIN INCORPORATED AREAS OF ITS SERVICE TERRITORY TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; AUTHORIZING PARTICIPATION WITH OTHER RIO GRANDE VALLEY TEXAS MUNICIPALITIES; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, on or about June 15, 2017, Texas Gas Service Company, a Division of ONE Gas, Inc. ("TGS" or "Company") filed with the City of Weslaco ("City") and the other affected Rio Grande Valley municipalities a Statement of Intent seeking to increase gas utility rates within the incorporated areas of the Rio Grande Valley Service Area effective July 20, 2017; and

WHEREAS, the City is a gas utility customer of TGS and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, the City retains its rights as a city with original jurisdiction including the right to suspend the application; and

WHEREAS, the City's consultants and attorneys recommend that the City suspend the application for further review.

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

SECTION 1. That the findings and recitations set out in the preamble of this Resolution are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. That the City is authorized to protect the interests of the City and protect the interests of TGS customers residing and conducting business within municipal limits.

SECTION 3. That the July 20, 2017 effective date of the request to increase rates submitted by TGS on or about June 15, 2017, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 4. That the City joins the City of McAllen and the other Rio Grande Valley municipalities in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Geoffrey Gay of the law firm of Lloyd Gosselink Rochelle and Townsend, P.C., and Karl J. Nalepa of the consulting firm of ReSolved Energy Consulting, L.L.C. to review the Company's filing, negotiate with the Company, make recommendations regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 5. That the City shall work with the City of McAllen and other affected Rio Grande Valley municipalities in the review and evaluation of whether the proposed rates are appropriate, fair, just, and reasonable; and, intervene as a necessary party in the Railroad Commission of Texas' consideration of the TGS rate filing as it affects the customers in the unincorporated areas of the Rio Grande Valley region.

SECTION 6. That the City's reasonable rate case expenses shall be reimbursed in full by TGS.

SECTION 7. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 8. That a copy of this Resolution shall be sent to Stacey McTaggart, TGS at 1301 S. MoPac Expwy., Suite 400, Austin, Texas 78746 and to Geoffrey Gay at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

SECTION 9. That this Resolution shall be and become effective from and after its adoption.

PASSED AND APPROVED on this 18th day of July, 2017.

CITY OF WESLACO
/s/David Suarez, **MAYOR**

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

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

VII. REPORTS

A. Annual update by Valley Initiative for Development and Advancement (VIDA).

Priscilla Alvarez reviewed the scope of services VIDA offers, assisting economically disadvantaged individuals attend post-secondary education. VIDA has operated 22 years with Weslaco participating since 2006; last year, VIDA served 26 Weslaco residents with Veterans and Texas Ace grants.

VIII. EXECUTIVE SESSION

At 6:24 p.m. Mayor Pro-Tem Tafolla announced the regular meeting to convene in executive session. At 6:54 p.m., Mayor Pro-Tem Tafolla announced the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

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

No action.

C. Pending Litigation - Consultation with City Attorney regarding Cause No. C-6090-14-B, Zequiel Montez, Gabriel Montez, Nora Montez, Irma M. Torres and Norma Garcia v. City of Weslaco as authorized by §551.071 of the Texas Government Code.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve the settlement agreement with plaintiffs regarding Cause No. C-6090-14-B as discussed in executive session. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

D. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to Project Chicken Hatch "B" as authorized by §551.087 of The Texas Government Code.

No action.

E. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related to Project PanAm as authorized by §551.087 of the Texas Government Code.

Commissioner Pedraza, seconded by Commissioner Lopez, moved to approve the Economic Development incentive program with developer related to Project PanAm as discussed in executive session. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

X. ADJOURNMENT

Commissioner Noriega, seconded by Commissioner Muñoz, moved to adjourn at 6:55 p.m. The motion carried unanimously; Mayor Pro-Tem Tafolla was present and voting.

CITY OF WESLACO

ABSENT

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR PRO-TEM, Gerardo “Jerry” Tafolla

COMMISSIONER, Leo Muñoz

ABSENT

COMMISSIONER, Greg Kerr

COMMISSIONER, Olga Noriega

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



**RECORD OF WORKSHOP
OF THE WESLACO CITY COMMISSION
AND
THE COLLECTIVE BARGAINING REPRESENTATIVES FOR
THE CITY OF WESLACO
AND WESLACO MUNICIPAL POLICE UNION**

AT 2:00 PM – WEDNESDAY, JULY 19, 2017

On the 19th day of July at 2:00 p.m., members of the City Commission of the City of Weslaco, Texas appointed to the negotiating team convened in a Workshop at City Hall in the Planning Conference Room located at 255 S. Kansas Avenue. A quorum of the City Commission may be present but no action is expected.

The following members of the negotiating teams were present:

Mayor Pro-Tem	Gerardo “Jerry” Tafolla
Commissioner	Olga Noriega
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Attorney	Juan E. Gonzalez
Weslaco Municipal Police Union	Alvino Flores
Weslaco Municipal Police Union	Dolores Salinas
Weslaco Municipal Police Union	Felix Salinas
Attorney for WMPU	David Willis
Texas Municipal Police Association	Mike Gomez

Also present: Elizabeth M. Walker, City Secretary; Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Chief Stephen Mayer, Police; Diane P. Martinez, TxDPS.

- I. Call to Order.
At 2:00 p.m., the meeting called to order, with the City team noting the absence of Mayor David Suarez.
- II. Discussion, consideration and negotiations for the purpose of collective bargaining under Chapter 174 of the Texas Local Government Code between City of Weslaco and the Weslaco Municipal Police Union.

The Union presented their proposals as identified on each of the thirty-three pages of the draft agreement. Summarily, they request that Fair Labor Standard Act exempt employees be eligible to work overtime on grant projects and all employees governed by the contract be paid for an assignment as worked. They also request the qualification for promotion to sergeant be three years worked within the department. Lastly, it should be optional to take the physical examination, but mandatory to be eligible for transfer or promotion. They also presented their requested pay increases as follows: 3% each year of the term for patrol officers, 5% each year sergeants, 6% each year lieutenants, 7% each year captains.

Following caucus, the City accepted that Fair Labor Standard Act exempt employees be eligible to work overtime on grant projects (striking reference to “or similar funding”) so long as the Police Chief may remove from any overtime assignment when it conflicts with primary duties and an appeal process to the City Manager is established if there appears a disproportionate share of overtime assignments. The City established limits on the number of people that may hold each assignment, with one officer holding no more than one concurrently. The City accepted the fitness test as voluntary, but mandatory for promotions or transfers, and gave notice the City expects to implement next contract term the rowing test as presently used by the Texas Department of Public Safety.

Additionally, the City requested consideration to align the sexual harassment protocol with the Internal Affairs investigation timeline. The City requested that a person holding rank of lieutenant or higher within the department may be Assistant Chief. The City stated that following an examination of the cost impact, the next negotiation session may discuss salaries, certification and stability pay.

III. Adjourn.

The meeting stood adjourned at 4:15 p.m. on July 19, 2017.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 25, 2017**

On Tuesday, July 25, 2017 at 5:38 PM the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerarado “Jerry” Tafolla
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Olga Noriega
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Elizabeth Walker

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Pena, Information Technology Director; Chris Sanchez, Fire Marshal; Mardoqueo Hinojosa, Planning and Code Enforcement Director/City Engineer; David Arce, Parks and Recreation Director; Andrew Munoz, Airport Director; Ted Walensky, Assistant Police Chief; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 21, 2017.

B. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

C. Mayoral recognition.

Mayor Suarez recognized Omar Figueroa Jr. and Brandon Figueroa proclaiming “Fighting Figuerosas Day” and recessed the meeting for a small reception. At 6:00 p.m. Mayor Suarez reconvened the special meeting as open to the public.

D. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting perfect attendance and a quorum present.

II. PUBLIC COMMENTS

None received.

III. NEW BUSINESS

A. Discussion and consideration to select a firm for the Architectural Engineering Design Services for a new Fire Station and Combined Police/Central Fire Station. Possible action. (Staffed by the City Manager's Office.)

Commissioner Muñoz abstained from discussion and vote.

Mayor Pro-Tem Tafolla moved to discuss.

Commissioner Kerr, seconded by Commissioner Lopez, moved to select EGV Architects.

Mayor Pro Tem Tafolla, seconded by Commissioner Noriega, moved to select Alvarado Architectural Engineering Designs.

The Commissioners stated all finalists are highly qualified and it was a competitive decision. The City Manager assured staff could work with any firm selected.

The motion to select EGV Architects failed as follows: Commissioners Kerr and Lopez in favor; Mayor Pro-Tem Tafolla and Commissioner Noriega opposed; Mayor Suarez, Commissioner Munoz and Pedraza abstaining (2-2).

The motion to select Alvarado Architects for the Architectural Engineering Design Services for a new Fire Station and Combined Police/Central Fire Station carried with Mayor Suarez, Commissioners Munoz and Pedraza abstaining (4-0).

B. Discussion and consideration to approve the Final Plat for The Jungle Subdivision being a 10.0 acre tract out of Farm Tract 658 West & Adams Tract Subdivision located on the north side of Mile 6 N. Road, approximately 600' west of Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa, City Engineer/Director of Planning, stated the developer requested the item be tabled for the next regular meeting.

Mayor Pro-Tem Tafolla, seconded by Commissioner Noriega, moved to table the Final Plat for The Jungle Subdivision until the next regular meeting as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to amend the Final Plat for The Villages at Westgate Subdivision, being 31.997-acre tract of land out of Farm Tract 145, Block 179, West Tract
Minutes Special Meeting of July 25, 2017

Subdivision located at the West intersection of Mile 6 West and approximately 1445 feet North of U.S. Expressway 83 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

Mardoqueo Hinojosa stated the subdivision was approved by City Commission on January 17, 2017 and an amendment approved in March 2017 to reconfigure the lots. The owner now requests a variance to reduce rear setback to 10-feet and the front setback to 20-feet to install carports to satisfy parking. The development will be 86 lots each with a four-plex. The Planning and Zoning Commission recommend approval with variance of the 20 feet front setback for lots 27-74 only; staff recommends approval to the reconfiguration of the final plat with denial of the variance in accordance with the ordinance.

In response to Commissioners Muñoz and Pedraza, staff stated there are no utilities in the rear of the property and clarified the development would incorporate 15-feet of landscaping and 36-feet for parking, which equates to 51-feet of setback. The City Manager stated that the ordinance when written believed all subdivisions would have a rear alley, however this configuration as presented by the developer still allows for fire and other emergency access.

Mayor Pro-Tem Tafolla, seconded by Commissioner Lopez, moved to amend the Final Plat for The Villages at Westgate Subdivision with the variance for a 20-foot front setback and 10-foot rear setback as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IV. EXECUTIVE SESSION

At 6:25 p.m. Mayor Pro-Tem Tafolla, seconded by Commissioner Kerr, moved the special meeting to convene in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:34 p.m. Mayor Suarez announced the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

V. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel — Evaluation, interview and possible selection of Associate Municipal Judge(s) for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

Commissioner Kerr, seconded by Commissioner Lopez, moved to appoint Juan Alvarez as Associate Municipal Judge as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

VI. ADJOURNMENT

Mayor Pro-Tem Tafolla, seconded by Commissioner Muñoz, moved to adjourn at 8:34 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR PRO-TEM, Gerardo “Jerry” Tafolla

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Olga Noriega

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



**RECORD OF WORKSHOP
OF THE WESLACO CITY COMMISSION
AND
THE COLLECTIVE BARGAINING REPRESENTATIVES FOR
THE CITY OF WESLACO
AND WESLACO MUNICIPAL POLICE UNION**

AT 2:00 PM – WEDNESDAY, JULY 26, 2017

On the 26th day of July at 2:00 p.m., members of the City Commission of the City of Weslaco, Texas appointed to the negotiating team convened in a Workshop at City Hall in the Planning Conference Room located at 255 S. Kansas Avenue. A quorum of the City Commission may be present but no action is expected.

The following members of the negotiating teams were present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo “Jerry” Tafolla
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Attorney	Juan E. Gonzalez
Weslaco Municipal Police Union	Alvino Flores, Sr.
Weslaco Municipal Police Union	Dolores Salinas
Weslaco Municipal Police Union	Felix Salinas
Attorney for WMPU	David Willis
Texas Municipal Police Association	Mike Gomez, Jr.

Also present: Elizabeth M. Walker, City Secretary; Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Chief Stephen Mayer, Police; Juan Hernandez, Edinburg EUPOA; Rudy Salinas, TMPA; Nora Ramirez, City Extern; Rafael Cerda, City Extern.

I. Call to Order.

At 2:00 p.m., the meeting called to order, with the City team noting the absence of Commissioner Olga Noriega.

II. Discussion, consideration and negotiations for the purpose of collective bargaining under Chapter 174 of the Texas Local Government Code between City of Weslaco and the Weslaco Municipal Police Union.

Following a caucus as requested by the Union, the City Manager reported their presented proposals calculate as a \$222,000.00 fiscal impact. He then subtracted the costs associated with one officer as may be added to the upcoming budget, resulting in a net impact of \$196,768.00. He reported that the upcoming budget indicates just \$90,000.00 net revenue. He requested the Union consider just \$100 increase to each level of certification pay and determine the distribution of the balance of \$90,000.00.

Following another caucus by the Union, the Union reported that though they are not yet to \$90,000.00, they countered pay increases as follows: 1.5% each year of the term for patrol officers, 4% each year sergeants, 6% each year lieutenants, and 7% each year

captains with a calculated fiscal impact of \$94,387.00. They agreed to certification pay increase of \$100.00, calculating an impact of \$4,200.00. They clarified only five officers should receive an increase in assignment pay, totaling \$9,500.00 not \$24,550 as calculated by the City. The City Manager stated the City would recalculate and confer with Mr. Alvino Flores to make sure correct before the next meeting.

On other considerations, the Mayor expressed concerns about opening the Assistant Chief position to anyone holding rank of lieutenant or higher; the Union agreed to strike from the Agreement.

The Union concurred with the other proposed changes to Article 11, striking “or similar funding” and adding the grievance procedure for grant-funding overtime.

To Article 18, the Union did not concur with striking the task force officers, proposing instead to limit the field training officer to six and task force officers to three. They proposed limiting the PAR division to seven slots as follows: one captain, 1 lieutenant, 1 sergeant, and 4 Public Area Representatives.

The Union requested to reschedule the August 2 meeting until Wednesday, August 9.

III. Adjourn.

The meeting stood adjourned at 3:50 p.m. on July 26, 2017.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1073	
From: Mardoqueo Hinojosa			
Subject: Ordinance 2017-33 rezoning 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents (First reading of Ordinance 2017-33 was held July 18, 2017; staffed by Planning and Code Enforcement).			
Background: The applicant is requesting to rezone property from R-2 Duplex and Apartments District to B-1 Neighborhood Business District. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on June 23, 2017.			
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 appeared in The Monitor on June 19, 2017			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning & Zoning recommended approval on July 5, 2017			
Aida Vega Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: 2040 zone map will be at Planning & Zoning on the August 2nd meeting and August 15th meeting for City Commission acceptance of changes on 18th Street.			
Attachments, if any: Exhibit, Rezone Application, Ordinance 2017-33			
Responsibilities upon Approval:			

Staff will advise applicant.

Rezone Request

R-2 Duplex and Apartments District
B-1 Neighborhood Business District

Legend

 Margo Elementary School

Bridge Avenue

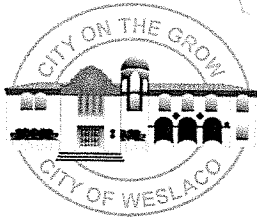
Margo Elementary

18th Street

Google earth

400 ft





APPLICATION FOR REZONING

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

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

FILE NO. REZ17-00009

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 16 Block 5

Subdivision Name _____

Street Address 1801 S Bridge ave

Existing Zoning _____ Existing Land Use _____

Proposed Zoning _____ Proposed Land Use _____

_____ \$300.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Norma Hernandez Phone 956) 854 9486

Address 1421 E 26 St Fax: _____

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

OWNER

Name Norma Hernandez Phone 956) 854 9486

Address 1801 S Bridge ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: hernandezn100@gmail.com

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

Signature _____ Date _____

Signature Norma Hb Date 6-14-17
Owner Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

2-9

DUPLICATE TAX RECEIPT



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

Certified Owner:

WOODS TRAVIS J
1801 S BRIDGE AVE
WESLACO, TX 78596-8121

Legal Description:

KATHLEEN PARK #2 LT 16 BLK 5

Parcel Address: 1801 S BRIDGE AVE
Legal Acres: 0.2020

Remit Seq No: 35129447
Receipt Date: 03/27/2017
Deposit Date: 03/27/2017
Print Date: 03/27/2017 09:24 AM
Printed By: CRYSTAL68

Deposit No: WS1708668A
Validation No: 900000049489699

Account No: **K0600-02-005-0016-00**
Operator Code: CRYSTAL68

Appr. Dist. No.: 201390

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	Hidalgo County	TL	49,361	0.590000	13.21	1.19	0.00	14.40
2016	Drainage Dist #1	TL	49,361	0.095100	2.13	0.19	0.00	2.32
2016	City Of Weslaco	TL	49,361	0.666700	14.92	1.34	0.00	16.26
2016	Weslaco Isd	TL	49,361	1.139700	25.52	2.30	0.00	27.82
2016	South Texas Isd	TL	49,361	0.049200	1.10	0.10	0.00	1.20
2016	South Texas College	TL	49,361	0.185000	4.15	0.37	0.00	4.52
					\$61.03	\$5.49	\$0.00	\$66.52

> - -

- - <

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 111111

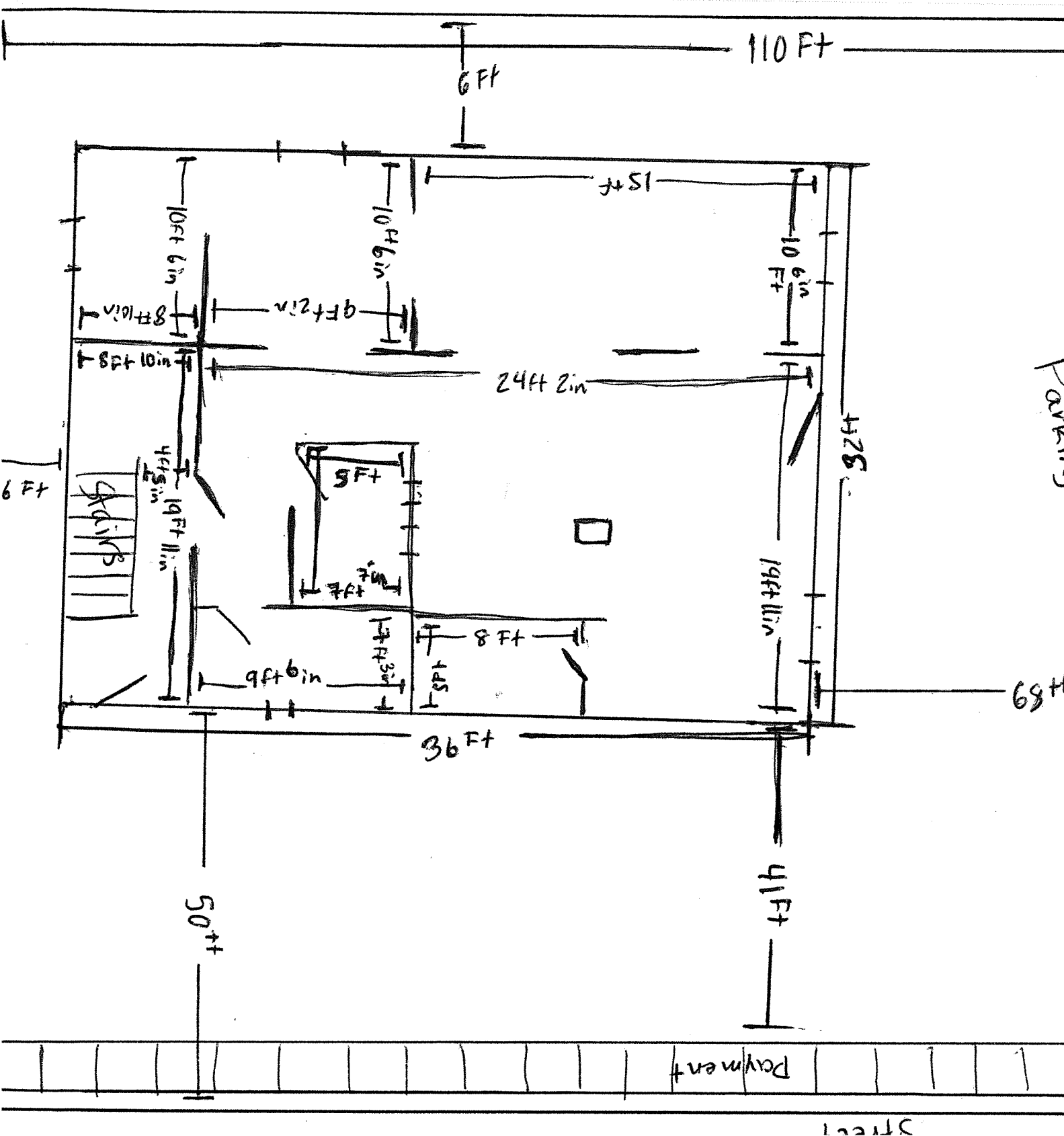
Credit Cards: \$66.52

Exemptions on this property:

Total Applied: \$66.52

Change Paid: \$0.00

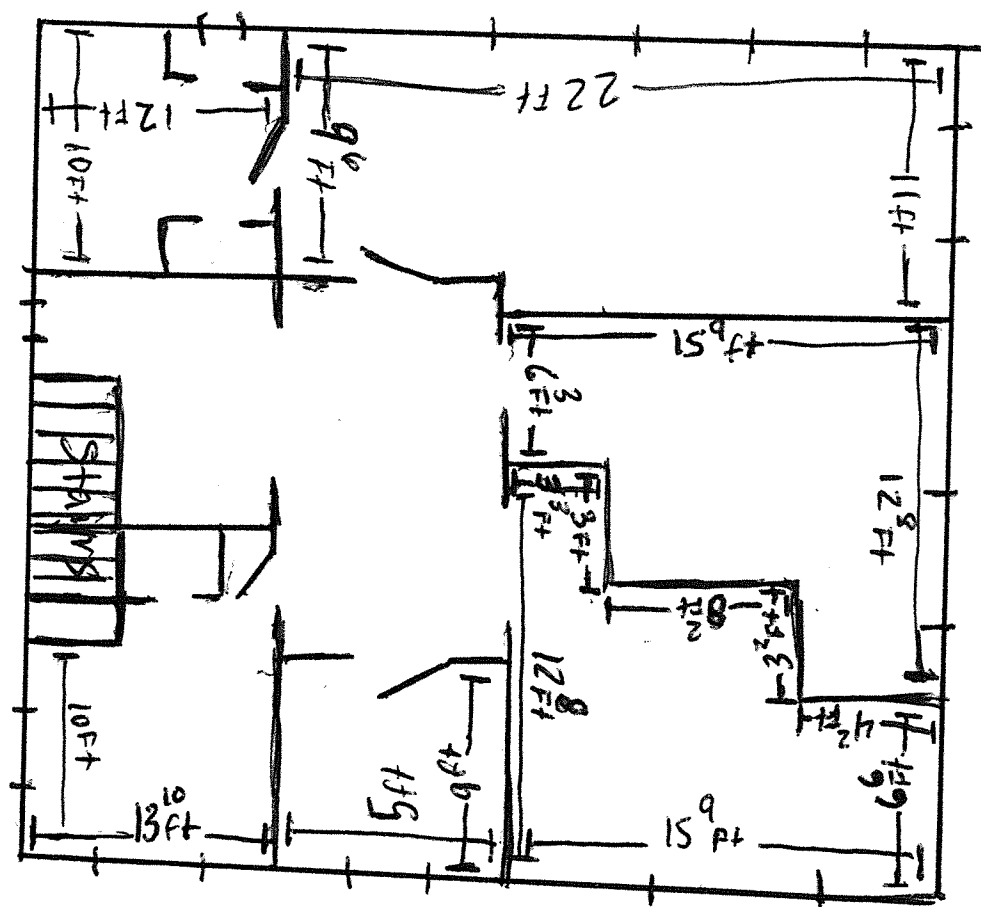
PAYER: 25460954
NORMA GUADALUPE HERNANDEZ
1421 E 26TH ST
WESLACO, TX 78596



Parking

Payment

Street

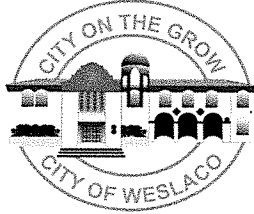


CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 5, 2017 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, July 18, 2017 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following requests: Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403. Ramzan A. Mosani is requesting a Conditional Use Permit to continue to obtain a Wine and Beer Retailer's Off-Premise Permit also being Lot 1, Airport Medical Center Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. Leo and Emma Salazar are requesting to rezone 425 Frost Proof Drive also being Lot 21, Frost Proof Heights Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Possible Action. Norma Hernandez is requesting to rezone 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County Texas, from R-2 Duplex and Apartments District to B-1 Neighborhood Business District. Possible Action. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 5, 2017, for the Planning and Zoning Commission and on or before July 18, 2017, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403 /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

June 23, 2017

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 5, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 18, 2017 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following requests:

REZONE REQUEST:

Norma Hernandez is requesting to rezone 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District.

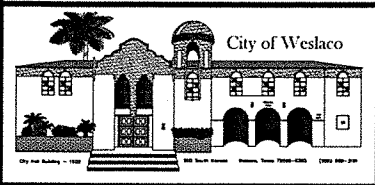
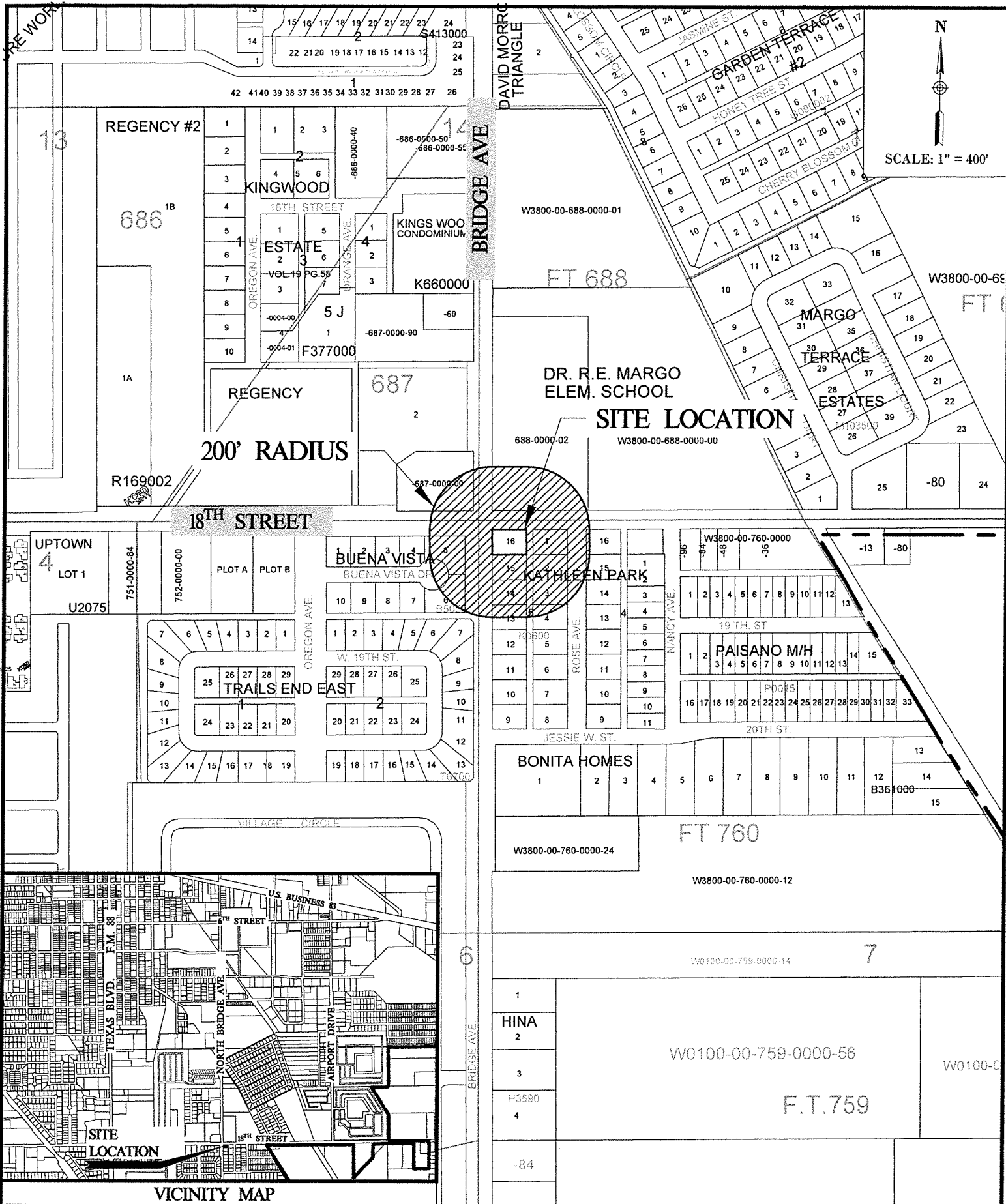
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

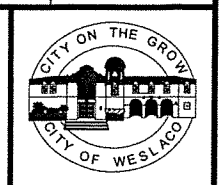
Sincerely,

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

MH/mh



NORMA HERNANDEZ
1801 S. BRIDGE AVE.
LOT 16
KATHLEEN PARK #2 LT 16 BLK 5
EXIST. ZONING: R-2 PROP. ZONING: B-1



JUN 22, 2017

GONZALEZ L C INVESTMENTS LLC D/B/A L C PROPERTIES PO BOX 2657 EDINBURG TX 78540-2657	B5055-00-000-0005-00 BUENA VISTA LOT 5 608 BUENA VISTA DR	L: 44001 B: 303139
GONZALEZ L C INVESTMENTS LLC D/B/A L C PROPERTIES PO BOX 2657 EDINBURG TX 78540-2657	B5055-00-000-0006-00 BUENA VISTA LOT 6 609 BUENA VISTA DR	L: 44001 B: 303139
BECERRA, CARLOS & FRANCISC PO BOX 853 WESLACO TX 78599-0853	K0600-02-004-0015-00 KATHLEEN PARK #2 LT 15 BLK 4 1803 ROSE AVE	L: 19800 B: 25613
MID VALLEY HOMECARE SERVICES 242 S TEXAS AVE STE 9 MERCEDDES TX 78570-3135	K0600-02-004-0016-00 KATHLEEN PARK #2 LOT 16 BLK 4 1801 ROSE AVE	L: 19800 B: 16264
MARTINEZ EDUARDO PO BOX 300553 HOUSTON TX 77230-0553	K0600-02-005-0001-00 KATHLEEN PARK #2 LT 1 BLK 5 1804 ROSE AVE	L: 19800 B: 22897
VALDEZ, HERMINIA 1804 ROSE AVE WESLACO TX 78596-8210	K0600-02-005-0003-00 KATHLEEN PARK #2 LT 2 & 3 BLK 5 1804 ROSE AVE	L: 39600 B: 44880
MATA, GREGORIA 1868 BELMONT AVE FORT WORTH TX 76106-8653	K0600-02-005-0004-00 KATHLEEN PARK #2 LT 4 BLK 5 1808 ROSE AVE	L: 19800 B: 34571
FERNANDEZ, YOLANDA 1807 S BRIDGE AVE WESLACO TX 78596-8121	K0600-02-005-0013-00 KATHLEEN PARK #2 LT 13 BLK 5 1807 S BRIDGE AVE	L: 19800 B: 21656
GONZALEZ, ALICIA 1805 S BRIDGE WESLACO TX 78596-8121	K0600-02-005-0014-00 KATHLEEN PARK #2 LOT 14 BLK 5 1805 S BRIDGE AVE	L: 19800 B: 20389
ROCHA, MARIA DEL CARMEN 1803 S BRIDGE AVE WESLACO TX 78596-8121	K0600-02-005-0015-00 KATHLEEN PARK #2 LOT 15 BLK 5 1803 S BRIDGE AVE	L: 19800 B: 23830
WOODS TRAVIS J 1801 S BRIDGE AVE WESLACO TX 78596-8121	K0600-02-005-0016-00 KATHLEEN PARK #2 LT 16 BLK 5 1801 S BRIDGE AVE	L: 19800 B: 29561
RIO AMERICANA LLP 1004 DOWLER STREET MERCEDDES TX 78570-3918	W3800-00-687-0000-00 WEST TRACT 1.433AC AN IRR TR-E28 5'-S228' FT 687 1.433AC 821 E 18TH ST	L: 124580 B: 75298

JUN 22, 2017

WESLACO IND SCHOOL DIST	W3800-00-688-0000-02	L: 102500
319 W 4TH ST	WEST TRACT S 650'-W 335' FT 688	B: 6000000
WESLACO TX 78596-6047	MARGO ELEMENTARY 5.0 AC NET	
	1701 S BRIDGE AVE	

ORDINANCE NO. 2017-33

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1801 SOUTH BRIDGE ALSO BEING LOT 16, BLOCK 5, KATHLEEN PARK SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, R-2 DUPLEX AND APARTMENTS DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT.

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

SECTION I: R-2 Duplex and Apartments District to B-1 Neighborhood Business District being Lot 16, Block 5, Kathleen Park Subdivision, also being 1801 South Bridge, 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 18th day of July, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 1st day of August, 2017.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

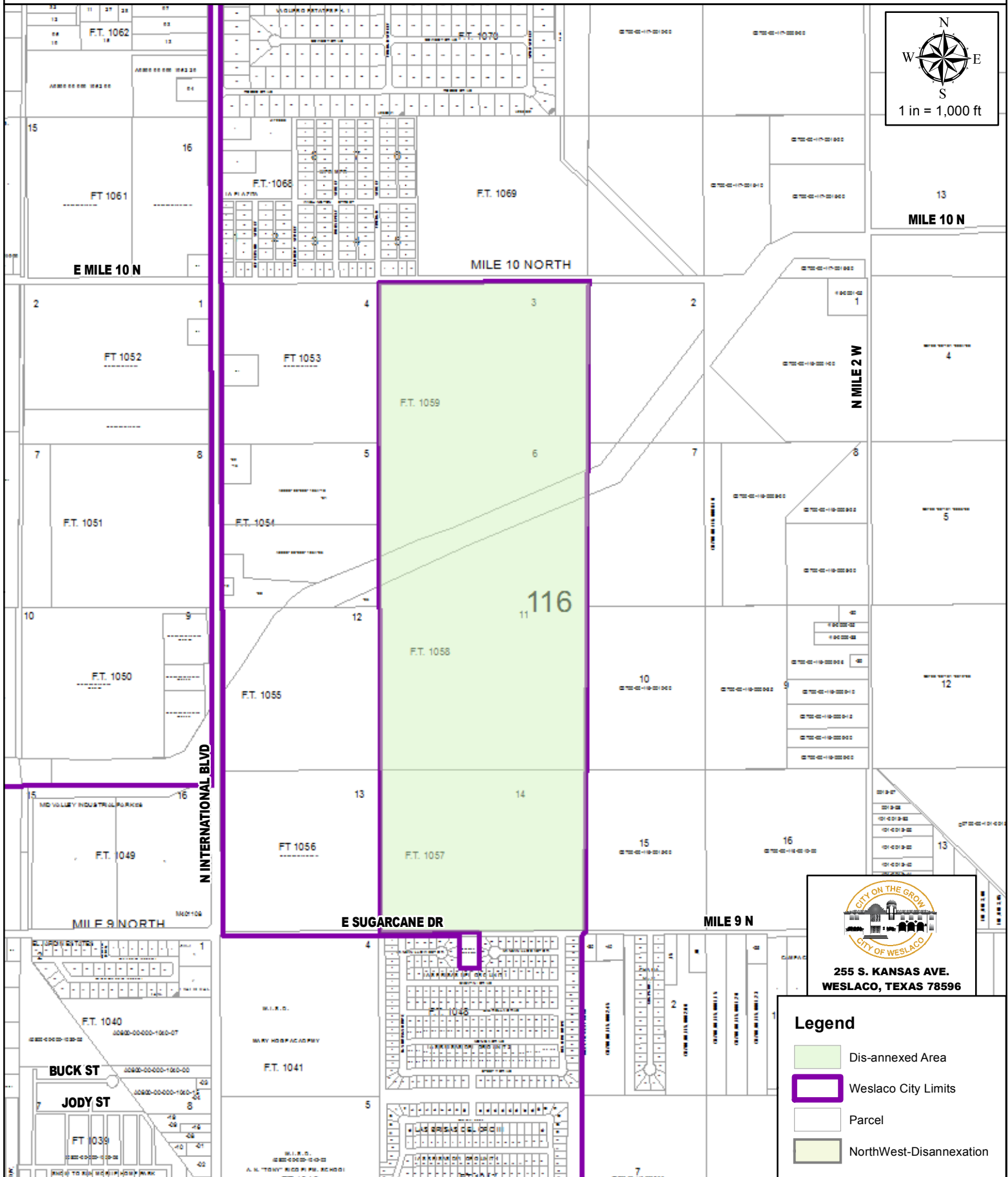


Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1082	
From: Mardoqueo Hinojosa			
Subject: Ordinance 2017-34 amending Ordinance No. 2014-02 to provide for the disannexation of all or part of Farm Tracts 1057, 1058, 1059 and Irrigation District No. 9 (HCCID #9) out of Tract 116 of the West and Adams Tract Subdivision and authorize Mayor to execute any related documents (First reading of Ordinance 2017-34 was held July 18, 2017; staffed by Planning and Code Enforcement.)			
Background: City expanded boundaries in 2014 by annexing mostly vacant or agricultural properties. Since then, City has reached agreements with neighboring municipalities to have growth boundaries. Farm Tracts proposed for disannexing are vacant/agricultural. By disannexing, services will no longer be provided by the City. If disannexed, at the time of development, owners will be required to submit petition for voluntary annexation.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Exhibit, Ordinance 2017-34			

Responsibilities upon Approval:

Staff will provide documentation to different entities.



2017 DISANNEXATION NORTHEAST AREA

ORDINANCE NO. 2017- 34

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

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

SECTION I: Section 1 of Ordinance No. 2014-02 is hereby amended to delete Section 2 of Ordinance No. 2014-02 are hereby delete the following territory being annexed by Ordinance No. 2014-02:

A TRACT OF LAND CONTAINING 201.39 AC SITUATED IN THE CITY OF WESLACO IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OR PART OF FARM TRACT 1057, 1058, 1059 AND HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 (HCCID #9) OUT OF TRACT 116 OF THE WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, ACCORDING TO THE PLAT RECORDED AT THE HIDALGO COUNTY MAP RECORDS.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of July, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 1st day of August, 2017.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1110	
From:			
Subject: Approval of the Lease Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area, for a term of 4 months (September 1, 2017-December 31, 2017) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)			
Background: Weslaco Youth Football League is entering the 38th year of serving the youth of the Mid Valley. WYFL continues to grow with participation in football and cheer programs.			
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):			
David Arce		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: approval			
Attachments, if any: WYFL EXHIBIT A, WYFL EXHIBIT B, 2016 Financial Report, 2017-2018 WYFL INSURANCE, 2017 Weslaco Youth Football League Lease			
Responsibilities upon Approval:			

8th St.

Exhibit 'A'

Playground

Water
Tower

Hospital
Parking

Skate
Park

Playground

Picnic
Area

Rest
Rooms

Bridge St.

Minor
Field

Concession
Stand

Multi-Purpose Field

Parking Lot

Weslaco
Trailer
Park

Swimming
Pool

Service
Center

6th St.

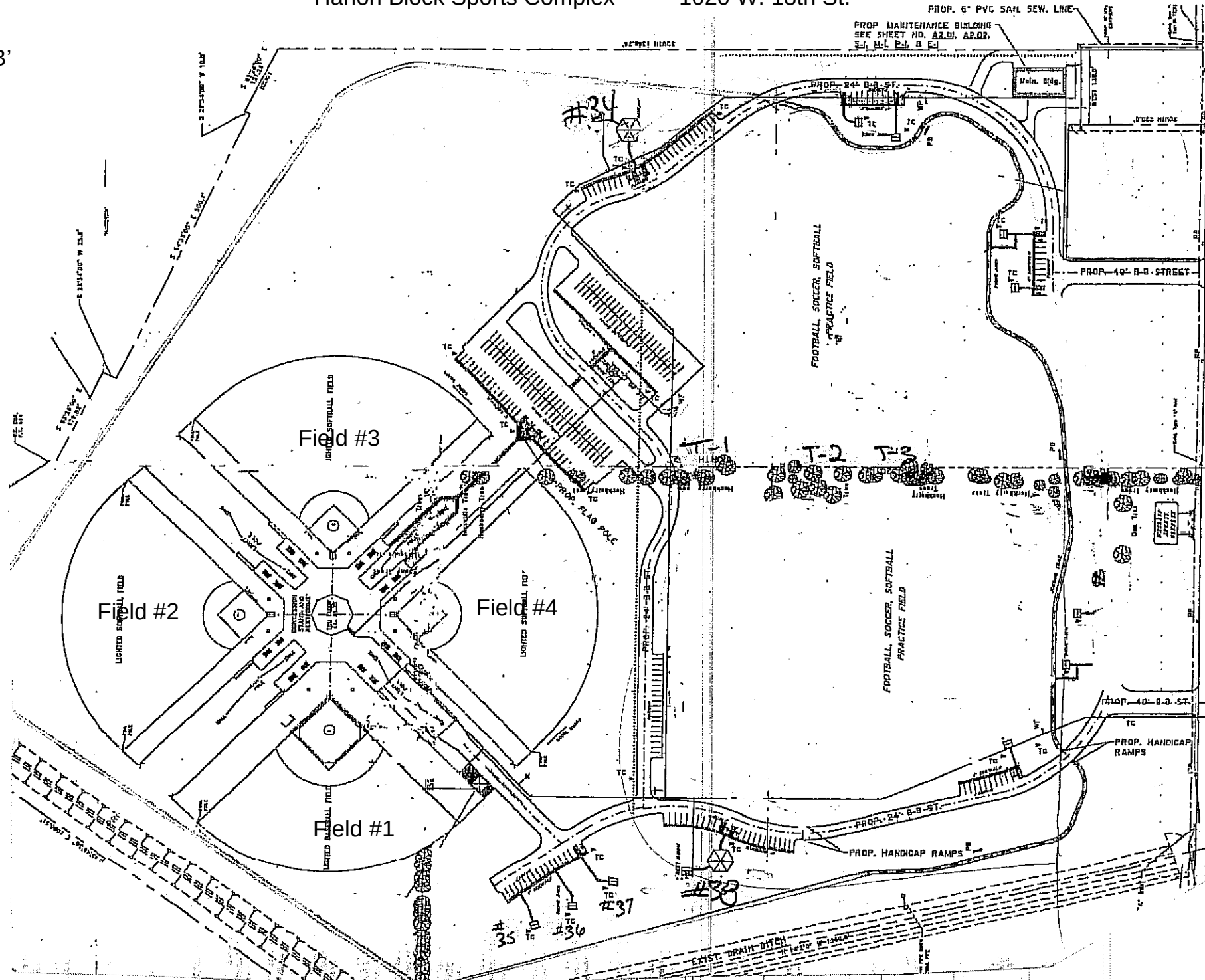
Rodriguez Park
1200 E. 6th St.

Weslaco City Commission
Regular Meeting

ONE WAY

1020 W. 18th St.

Exhibit 'B'



Weslaco City Park 300 N. Airport Dr.

Registration Fees	Jun-16	16-Jul	23-Jul	30-Jul	8/2-6/16	08/09-13/16	8/15-20/2016	Total	total Amount
Flag	0	1	3	3	10	9	14	40	\$ 1,400.00
Tackle	7	4	14	12	52	38	65	192	\$ 11,100.00
Reg. Cheerleaders	1	3	8	6	15	14	52	99	\$ 4,900.00
Monte Alto Cheer								9	\$ 450.00
Monte Alto Football								50	\$ 3,000.00
Total:								331	\$ 20,850.00
Discount applied		\$ -	\$ 14.26		\$ 85.00	\$ 95.00	\$ 111.85		\$ 306.11
Square %		\$ -	\$ 10.74	\$ 7.98	\$ 85.61	\$ 79.53	\$ 28.47		\$ 212.33
Hardship Case		\$ -	\$ -	\$ 240.00	\$ 60.00	\$ 100.00	\$ 50.00		\$ 450.00
Total:				2 flag, 1 cheer, 2 tackle	1 tackle	2 cheer	1 cheer		\$ 968.44
								Grand Total:	\$ 19,881.56
Sponsors Name				Sponsors signs			Fundraiser		
Soccer Zone	\$ 600.00			D. Fuentes Atty.	\$ 200.00		Popcorn	\$ 7,805.50	
L & G Concrete	\$ 600.00			R. Cardenas	\$ 200.00				
Valware, Inc.	\$ 600.00			The Growing Patch	\$ 200.00				
Spectrum Health Care	\$ 600.00			Dr. Delagarza	\$ 200.00		Entry	\$ 173.88	
academy	\$ 600.00			TX. Visiting Nurses	\$ 200.00				
Spectrum Health Care	\$ 300.00			Valley Trophy	\$ 200.00				
Spectrum Health Care	\$ 300.00			Letty Lopez	\$ 200.00				
academy	\$ 600.00			ADL Services	\$ 200.00		A. Martinez	Food	
Spectrum Health Care	\$ 600.00			SAS	\$ 200.00		Javier Herrera	Food	
Miracle Medical	\$ 600.00			Aracelys	\$ 200.00		Felix Guajardo	Equipment	
American Audio Alarm & Tint	\$ 600.00			Compassion HC	\$ 200.00		David Meat M	Food	
Life Home Health Care Inc.	\$ 600.00			oralae	\$ 200.00		los naranjos	Food	
Fin chasers	\$ 600.00						El Kid's	Food	
Regional Nursing Services	\$ 600.00			Little adventures	\$ 1,200.00				
IBC Bank	\$ 600.00			Donation	\$ 500.00				
Total:	\$ 8,400.00				\$ 4,100.00			\$ 7,979.38	

Grand Total Profit:		\$ 42,055.80	
Expenditures	Amount Pd. Out	Total Games Concession Food & Drinks	
Football Jerseys	\$ 15,558.00	Sept.	\$ 247.23
Football Decals	\$ 1,044.50	Oct.	\$ 329.31
WISD Football Fields	\$ 773.88	Nov	\$ 224.06
Signs - Sponsors	\$ 3,100.00	Total:	\$ 800.60
Youth Insurance	\$ 1,531.00		
Cheer Shirts	\$ 826.00	Tournament Expense	\$ 1,570.06
Expense for Concession	\$ 3,125.99	Tournament Rev.	\$ 2,464.32
Valley Trophies & Fundraiser prize	\$ 2,360.14	Total:	\$ 894.26
popcorn	\$ 5,130.00		
Sales Taxes Pay Out -	\$ -		
Misc. supplies	\$ 2,951.44		
cheer megaphones/bags/decal	\$ 3,035.98		
Total:	\$ 39,436.93		
Grand Total Expenditures:	\$ 39,436.93		
Grand Total for WYFL		\$ 2,618.87	
square summary reg. fees	charge	deposit	diff.
16-Jul	\$ -	\$ -	\$ -
23-Jul	\$ 390.00	\$379.26	\$ 10.74
30-Jul	\$ 290.00	\$ 282.02	\$ 7.98
08/02-06/2016	\$ 950.00	\$ 864.39	\$ 85.61
08/09-13/2016	\$ 770.00	\$ 690.47	\$ 79.53
08/15-20/2016	\$ 1,035.00	\$ 1,006.53	\$ 28.47

Previous WYFL Bal. 2015-2016	\$	5,939.96						
------------------------------	----	----------	--	--	--	--	--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/5/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Terry L. Green & Associates 3100 Five Forks Trickum Rd Suite 101 Lilburn, GA 30047	CONTACT NAME:		
	PHONE (A/C, No, Ext): 1-800-550-5029	FAX (A/C, No): 770-978-2780	
	E-MAIL ADDRESS: info@esportsinsurance.com		
INSURED Weslaco Youth Football League P.O. Box 1261 Weslaco, Texas 78599	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Atlantic Specialty Insurance Company		
	INSURER B: Berkley Life & Health Ins Co		
	INSURER C:		
	INSURER D:		
	INSURER E:		
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Participant ☒ Sexual Abuse GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		CP04948-03-Y00335	8/1/2017 12:01 AM	8/1/2018 12:01 AM	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 PARTICIPANTS \$ 1,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			CP04948-03-Y00335	8/1/2017 12:01 AM	8/1/2018 12:01 AM	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Participant Accident Coverage Excess Coverage			PAI L014011054701	8/1/2017 12:01 AM	8/1/2018 12:01 AM	Accident Medical Expense Benefit \$100,000 Accident Medical Expense Deductible \$250

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is provided under this policy for sponsored and supervised activities of the named insured for which a premium has been paid.

Activities Covered: Youth Cheerleading, Youth Football (Tackle)

Certificate Holder Named as Additional Insured

CERTIFICATE HOLDER

CANCELLATION

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

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

STATE OF TEXAS *

COUNTY OF HIDALGO * **LEASE AGREEMENT OF CITY PROPERTY**

CITY OF WESLACO *

On this ____ day of ____, 2017 THE CITY OF WESLACO, a home rule Municipal Corporation located in Hidalgo County, Texas hereinafter referred to as "CITY" and the WESLACO YOUTH FOOTBALL LEAGUE hereinafter referred to as "LEAGUE" enter into this lease agreement for the lease of city property under the following terms.

1. The CITY leases to the "LEAGUE" certain real property and improvements physically located in the Isaac Rodriguez Park Multi-Purpose Field, Minor Practice Field, Parking Lot and Concession Stand as described in Exhibit "A" and also practice fields at Harlon Block Sports Complex as described in Exhibit "B".
2. The Term of this lease shall be for four (4) months beginning September 1, 2017 and ending December 31, 2017.

In consideration of the lease of the City property described in Exhibits "A", "B", the LEAGUE agrees as follows.

1. That the "LEAGUE" will not construct any permanent buildings or improvements on the real property the subjects of this lease agreement.
2. That the "LEAGUE" will not sublet the leased property or assign this lease to any other party without the written consent of the "CITY."
3. The "LEAGUE" agrees and understands that the real property, the subject of this lease agreement, will be used exclusively for football games.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in "LEAGUE" activity on real property the subject of this lease.
5. That the "LEAGUE" will maintain liability insurance in a sufficient amount to protect the "CITY'S" interest and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation of said insurance

6. That the “LEAGUE” will be entitled to possession of the leased property immediately upon execution of this agreement.
7. The “LEAGUE” will provide a schedule of practice and league games to the City at least one (1) week prior to start of such games.
8. The “LEAGUE” is responsible for expenses for any out of town games, play-offs, or tournaments or any other “LEAGUE” related activities. “CITY” in no way is responsible for any expenses or maintenance of the “LEAGUE”.
9. The “LEAGUE” is obligated to assist the city in providing a clean complex for participants and spectators.
10. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by “CITY”. The “LEAGUE” is responsible for ensuring there is **NO PARKING ON GRASS ISLANDS OR ANY OTHER GRASS AREAS of the leased premises.**
11. The “LEAGUE” will provide the “CITY” and accounting of all monies collected in registration fees, concession stand revenues and expenses incurred in operating its activities. The accounting will be due on or before December 31, 2017. The “LEAGUE” shall be responsible for the registration of individual participants and for the accounting of registration fees for each participant and will hold the “CITY” harmless from any claims arising out of any improprieties or acts of embezzlement, fraud or theft of “LEAGUE” funds.
12. The “LEAGUE” is responsible for scheduling all games and providing adult supervision at all scheduled football games and practices and will hold the “CITY” harmless for any claims arising out of inappropriate acts by any of the “LEAGUE’S” employees, volunteers or contractors.
13. The “CITY” shall have the right to decide when the football fields are un-playable due to current or anticipated weather conditions and the “LEAGUE” must abide by any “CITY” decisions concerning cancellation or rescheduling of said games.
14. The “LEAGUE” will file with the Parks and Recreation Department By – Laws, Organization structure, officers, and appropriate contact phone numbers for the purpose of addressing or directing public inquires to the proper authorities regarding this program.

15. The "League" shall report any necessary repairs or potential hazards to the Parks and Recreation Department immediately. However, the reporting of these hazards does not in way shape or form make the "CITY" liable for any injuries or damages resulting from said hazards.
16. "CITY" will maintain the football fields, including mowing and marking. Maintenance scheduling will be determined by city upon advanced receipt of written practice and league games schedules.
17. "CITY" is under no obligation and undertakes no responsibility to obtain sponsors for "LEAGUE" activities.
18. "CITY" employees are NOT be allowed to participate in "LEAGUE" activities as officers, Board Members, Bookkeepers, or in any other official capacity.
19. The "LEAGUE" will remove all sponsor signs on or before December 31, 2017.
20. The "LEAGUE" affirms that the person signing this agreement on behalf of the "LEAGUE" is authorized to execute this Lease Agreement with the "CITY".
21. The person signing on behalf of the "LEAGUE" will receive one (1) "CITY" issued key for the concession stands and lights and this key may not be duplicated by the "LEAGUE".
22. The "CITY" may cancel this agreement without cause by providing thirty "30" days written notice to the "LEAGUE" by personal delivery to the person signing this agreement of behalf of "LEAGUE".

In WITNESS WHEREOF, the undersigned hereby execute this lease agreement on the ____ day of 2017.

ATTEST:

Elizabeth Walker, City Secretary

CITY OF WESLACO

David Suarez, Mayor

APPROVED AS TO FORM:

CITY ATTORNEY _____

WESLACO YOUTH FOOTBALL LEAGUE

BY: _____
Albert Ortiz



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1093	
From: Arnold Becho			
Subject: Approval of an expenditure of \$3,000.00 of the Marion Booth Endowment for DVDs, audiobooks, and furniture improvements within the Mayor Joe V. Sanchez Public Library. (Staffed by the Library Department.)			
Background: Approximately 8 years ago Marion Booth bequeathed to the Library Board approximately \$481,000. Since that time the Library Board has established a Booth Endowment. Following the maturation of the Greater State Bank (GSB) CD purchased in May 2014, the Library Board began looking into projects the endowment could sponsor. The proposed projects utilize approximately \$3,000 of the total \$6,102 the interest gained from the maturation of the GSB CD and does not touch the corpus of the funds. The Library Board decided on three projects: \$1,500 for Children's Audiobooks \$1,000 to add additional titles to the DVD collection \$500 to add power outlets to cubicles on the south end of the library			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Library Board unanimously approved a motion to sponsor these projects and these fund amounts within their May 2017 meeting.			
Arnold Becho Arnold Becho Mike Perez Mary Barrera		Created/Initiated Approved Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			

Memo - Request to expend Booth Funds, Booth Funds Account Tracking, Booth Endowment Charter

Responsibilities upon Approval:
--

The library has attained quotes which satisfy each of the project goals. The library will need to work with Finance to move forward with those quotes. The bulk of funds used to pay for these projects will come from the Endowment. Several of these projects will need additional funding but the library has sufficient funds within its regular budget to cover these cost. No budget amendments or additional funds are needed.
--

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

July 13, 2017

To: Mike Perez, City Manager; David Suarez, Mayor; Gerardo Tafolla, Mayor Pro-Tem; Leo Muñoz, Commissioner; Gregory Kerr, Commissioner; Olga M. Noriega, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner
CC: Maria Barrera, Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to Approve Expenditure of Booth Funds.

Approximately 8 years ago Marion Booth bequeathed to the Library Board approximately \$481,000. Since that time the Library Board has established a Booth Endowment. The endowment outlines the goals of the Library Board with respect to these funds and the means through which projects could be sponsored. Currently the Library Board favors sponsoring projects funded only by interest garnered through investments. Following the maturation of the Greater State Bank (GSB) CD purchased in May 2014, the Library Board began looking into projects the endowment could sponsor.

The proposed projects utilize approximately \$3,000 of the total \$6,102 the interest gained from the maturation of the GSB CD and does not touch the corpus of the funds. The Library Board discussed various needs within the library and received input from staff. The Library Board decided on three projects:

- \$1,500 for Children's Audiobooks
- \$1,000 to add additional titles to the DVD collection
- \$500 to add power outlets to cubicles on the south end of the library

Official motions approved these initiatives within the May Library Board meeting. Several of these projects will need additional funding but the library has sufficient funds within its regular budget to cover these cost. No budget amendments or additional funds are needed. At this time the Library strongly recommends approval. Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you for the time.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

Deposit Tracking within BBVA account for Lone St

Compass Balance

2014	March		\$ 4,835.62
2014	April		\$ 4,836.05
2014	May		\$ 4,839.18
2014	June		\$ 4,838.75
2014	July		\$ 4,840.00
DVD Project			\$ (2,100.00)
CD Deposit			\$ 178.64
2014	August		\$ 2,919.06
2014	September		\$ 2,919.35
2014	October		\$ 2,919.60
CD Deposit			\$ 178.64
2014	November		\$ 3,098.51
2014	December		\$ 3,098.78
2015	January		\$ 3,099.05
CD Deposit			\$ 178.64
2015	February		\$ 3,277.99
2015	March		\$ 3,277.99
2015	April		\$ 3,278.74
CD Deposit			\$ 178.64
2015	May		\$ 3,457.38
2015	June		\$ 3,451.78
2015	July		\$ 3,452.16
CD Deposit			\$ 178.64
2015	August		\$ 3,631.58
2015	September		\$ 3,631.58
2015	October		\$ 3,632.44
CD Deposit			\$ 178.64
2015	November		\$ 3,811.55
2015	December		\$ 3,812.00
2016	January		\$ 3,812.51
CD Deposit			\$ 178.64
2016	February		\$ 3,992.10
Remaining Texpool Funds Added			\$ 10,276.52
2016	March		\$ 14,269.80
2016	April		\$ 14,272.91
CD Deposit			\$ 178.64
CD Term Ends, Principal Returns			\$ 236,250.00

Greater State Ban

5/2/2014
7/30/2014
10/31/2014
1/29/2015
4/30/2015
7/29/2015
10/30/2015
1/29/2016
4/29/2016
7/30/2016
10/30/2016
1/31/2017
4/30/2017

Total Interest

*Yellow Highlights dep
expenditures

Rio Bank CD

7/15/2016
10/14/2016
1/14/2017
4/14/2017

*Matures 2/14/2017

LSNB CD Investment and f

June 2016 Project

X

Intrest:

Project Budget

2016	May		\$ 250,702.18
2016	June		\$ 250,761.87
2016	July		\$ 250,842.54
RioBank CD is Purchased			\$ (240,000.00)
2016	August		\$ 10,842.54
2016	September		\$ 10,917.51
2016	October		\$ 10,925.66
2016	November		\$ 10,929.77
2016	December		\$ 10,933.37
2017	January		\$ 10,939.12
2017	February		\$ 10,945.21
Children's Area Décor June 2016			\$ (1,429.00)
2017	March		\$ 9,522.27
2017	April		\$ 10,705.58
CD Term Ends, All Funds Return			\$ 242,352.00
Held in Texpool Prime for Investment			\$ (240,000.00)
2017	May		\$ 11,888.88

Projected Expenditures

Rug

Signage

ar CD

\$ 236,250.00
\$ 236,667.00
\$ 237,084.00
\$ 237,501.00
\$ 237,918.00
\$ 238,327.00
\$ 238,748.00
\$ 239,342.00
\$ 239,932.00
\$ 240,537.00
\$ 241,144.00
\$ 241,751.00
\$ 242,352.00
\$ 6,102.00



\$ 240,000.00
\$ 240,731.00
\$ 241,466.00
\$ 242,186.00

\$ 178.64
8
\$ 1,429.12
\$ 1,429.12

\$ 452.06

\$ 977.06

CHARTER

**THE MARION BOOTH PERMANENT
ENDOWMENT PROGRAM**

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY

WESLACO, TEXAS

THE PURPOSE

The Marion Booth Permanent Endowment Program, hereafter referred to in this document as “the Endowment Program,” is established for the purpose of providing individuals and organizations the opportunity to make charitable gifts to Weslaco’s public library that will become a permanent endowment and annual internal grant. The Endowment Program is intended for purposes that are not a part of the library’s established programs, which are funded through the annual operating budget provided by the City. Thus, the Endowment Program is not intended to substitute in any way the City’s budget for the library.

The Mayor Joe V. Sanchez Public Library dedicates itself to provide information to the community in a caring, committed and effective manner, with due and diligent stewardship of the resources placed in its trust. The library emphasizes collections which support the community’s interest, programming with cultural depth, and social enrichment.

ADMINISTRATION

The Endowment Program will be administered by the Library Board of Weslaco, hereafter referred to in this document as “the Board.”

The Board shall cooperate with the Finance Department of the City of Weslaco in assuring that an audit process is followed and a quarterly report is submitted to the City Commission.

The Library Director and the Finance Director of the City together shall be responsible for acknowledging donations to the Endowment Program and shall prepare receipts as necessary. The receipt and expenditure (if the donation is of an expendable nature) shall be recorded in the ledgers of the Endowment Program.

INVESTMENT OF ENDOWMENT FUNDS

The purpose of any endowment is to provide a stable and secure source of financial support in order to facilitate the mission of the organization. To that end, the policy that governs the management of the Endowment Program will be the total return concept. This is essential to provide current income and growth of income for future needs to carry out the mission of the Mayor Joe V. Sanchez Public Library and to ensure the preservation and growth of principal.

The Endowment Program will seek investment of assets in institutions, companies, corporations, or funds, which make a positive contribution toward the realization of the goals outlined by the Board.

All gifts received by the Endowment Program shall be invested as determined by the Board. Assets of the Endowment Program may be segregated into separate accounts, and such separate accounts may, for convenience or in order to comply with the conditions or request of the donor, be designated by separate names. Assets of the various accounts may be commingled for investment or accounting purposes.

Initially and by default, funds will be placed within a TexPool account, until the Board decides upon alternative investment.

CHANGE IN INVESTMENT POLICY

Any transfer of the Endowment Program assets for investment with another institution must be approved by a majority vote of the Library Board, at which a quorum is present.

LIMITATION ON USE OF PRINCIPAL

The objectives of the Endowment Program are to conserve principal and make use of only the distributions determined by the Board. Any withdrawal of principal will be recommended by the Board and must be approved by a two-thirds (2/3) vote of the Board and a majority vote of the City Commission.

DISTRIBUTIONS FROM THE ENDOWMENT PROGRAM

Distributions from accounts in the Endowment Program shall be made by the Board. In the case of undesignated gift accounts, the amount of all distributions shall be determined by the Board, which shall keep in mind the Endowment Program investment objectives stated in this document. The purposes and causes to which distributions are to be made shall be approved by the Board and City Commission. Quantity of distributions will be made with respect to the Endowment's goal of ensuring the preservation and growth of principal.

GIFTS TO THE FUND

The Board may accept gifts, devises, or bequests of money or property (herein called donations) to the Endowment Program. Donations to the City for the city library or for library purposes shall be deemed given to the library endowment program unless a contrary intent of the donor is evidenced. All donations to the Endowment Program shall be subject to approval by the City Commission. Donations may be accepted on such conditions as may be approved by the City Commission. Without limitation upon the generality of lawful conditions which may be approved by the City Commission, donations may be accepted on the condition that the principal amount thereof be retained and invested and only the income expended for the benefit of Weslaco's public library.

LIABILITY OF TRUSTEES

In the absence of gross negligence or fraud, no member of the Library Board shall be personally liable for any action taken or omitted with respect to the Endowment Program.

MERGER, CONSOLIDATION, OR DISSOLUTION OF THE MARION BOOTH PERMANENT ENDOWMENT PROGRAM

If at any time the Mayor Joe V. Sanchez Public Library is lawfully merged or consolidated with any other department, municipality or library, all the provisions hereof in respect to the Endowment shall be deemed to have been made on behalf of the merged or consolidated institution which shall be authorized to administer the same in all respects and in accordance with the terms thereto. If the Mayor Joe V. Sanchez Public Library should ever be dissolved without any lawful successor, the Fund, including both principal and interest to date, shall be distributed as directed by the Board.

AMENDMENTS

Technical corrections and amendments to the Endowment Program which do not alter the stated purpose of the Endowment Program may be made by a majority affirmative vote of the Board and the City Commission.

SEVERABILITY

If any provisions or any application of any provisions of the Endowment Program shall be held or deemed to be illegal, inoperative, or unenforceable, the same shall not affect any other provisions or application of any provisions herein contained or render the same invalid, inoperative or unenforceable.

This Endowment Program charter was adopted on _____

Library Board

____ For ____ Against and ____ Abstained. _____
Board President

Library Director

This Endowment Program charter was adopted on _____

City Commission

____ For ____ Against and ____ Abstained. _____
Recording Secretary

Mayor



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1111	
From:			
Subject: Approval of the request by the Economic Development Corporation of Weslaco to close City Hall Parking lot on Thursday, August 24, 2017 between the hours 1:00 PM and 10:00 PM for Alfresco Weslaco Music & Art on the Street "Back to School", authorizing the sale of wine and beer by a TABC vendor; waiving fees and ordinances for the event; approving assistance from Public Facilities, Public Works, Police, Fire and EMS and authorize the Mayor to execute any related documents. (Requested by Weslaco EDC.)			
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	
Elizabeth Walker		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: EDC request			
Responsibilities upon Approval: Notify requester			

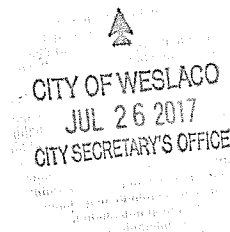


THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

July 26, 2017

Corrected Letter submitted 7/26/17

Ms. Elizabeth Walker
City Secretary/ Assistant City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596



RE: Agenda Item for Request of closure of City Hall Parking lot for Alfresco Weslaco Music & Art on the Street in August 2017.

Dear Ms. Walker

This is an official request to place the following items on the agenda for the City Commissions meeting scheduled for Tuesday, August 1, 2017:

A. Agenda Item

Discussion and consideration to approve the closure of the City of Weslaco City Hall Parking lot, located on 255 S. Kansas Ave in Weslaco, Texas, on Thursday, **August 24, 2017** between the hours of 1:00 PM to 10:00 PM for Alfresco Weslaco Music & Art on the Street "Back to School" theme; authorizing the sale of wine and beer by a TABC licensed vendor; waiving fees and ordinances associated with the event; provision of support by the Weslaco Public Facilities, Public Works, Police, Fire and EMS Departments. In the event of inclement weather the event will be held the following Thursday, **August 31, 2017**.

B. Background

Weslaco ISD, IDEA and other educational institutes will be returning to class during the month of August. Although, it will be an exhilarating time for students, several will not be able to enjoy the full potential of first day of school excitement, due to the lack of school supplies. EDCW wishes to alleviate this aspect and provide free school supplies for some of the City of Weslaco students on August 17, 2017. It will be through the participation of several vendors, sponsors and concerned citizens, which will assist EDCW to hand out FREE backpacks containing FREE school supplies, during this Alfresco Weslaco Music & Art on the Street in August 2017.

Alfresco Weslaco will be free to the public, providing a platform for local musicians, artists, food vendors and different merchants to reach the community. It continues to be a marketing opportunity garnering publicity and attention to the City of Weslaco.

Thank you for your consideration as well as your kind and prompt services.

Sincerely,

Lillie Delgado
Economic Development Coordinator

275 S. Kansas, Suite #A • Weslaco, Texas • 78596
(956) 969-0838 • (956) 969-8611 Fax
www.weslacoedc.com



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1131
From:		
Subject: Approval of an Interlocal Agreement between Region 8 Education Service Center and the City of Weslaco for the purpose of purchasing services when needed through their program known as The Interlocal Purchasing System (TIPS) Program. (Staffed by IT Department.)		
Background: The Information Technology department would like to request that the City of Weslaco enter this interlocal agreement so that TIPS coop agreements could be used as well when procuring products or services from vendors.		
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):		
Jose Peña	Created/Initiated	
Jose Peña	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of agreement.		
Attachments, if any: Interlocal Agreement		
Responsibilities upon Approval:		

AN INTERLOCAL AGREEMENT
Between Region 8 Education Service Center and a
TEXAS PUBLIC ENTITY OR LOCAL GOVERNMENT
(School, College, University, State, City, County, or Other Political Subdivision)

TEXAS PUBLIC ENTITY NAME

_____-_____
Control Number (TIPS will Assign)
Schools enter County-District Number

Region 8 Education Service Center
Pittsburg, Texas

225 - 950
County-District Number

Texas Education Code §8.002 permits regional education service centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university operations. Authority for an Interlocal agreement to provide such services is granted under Texas Government Code § 791 *et seq* as amended. Cooperative Purchasing Services under this agreement are extended to all Texas State, City or County Government Agencies, or any other legally eligible Local Government Entity as defined in the Texas Government Code § 791.003.

This Interlocal Agreement (hereinafter the “Agreement”) is effective _____ and shall be automatically renewed unless either party gives sixty (60) days prior written notice of non-renewal. This Agreement may be terminated without cause by either party upon (60) days prior written notice, or may also be determined for cause at any time upon written notice stating the reason for and effective date of such terminations and after giving the affected party a thirty (30) day period to cure any breach.

Statement of Services to be Performed:

Region 8 Education Service Center, by this Agreement, agrees to provide cooperative purchasing services to the above-named public entity through a Program known as The Interlocal Purchasing System (TIPS) Program.

The purpose of the TIPS Program shall be to improve procurement process efficiencies and assist in achieving best value for participating School District, University, College, Community College, City, County or Other Public Agencies through cooperative purchasing.

Roles of the TIPS Purchasing Cooperative:

- Provide for the organizational structure of the program.
- Provide staff for efficient operation of the program.
- Promote marketing of the TIPS Program.
- Coordinate the Competitively Bid Process for all Vendor Awarded Contracts.
- Provide members with procedures for placing orders through TIPS PO System.
- Maintain filing system for Due Diligence Documentation.
- Collect fees from vendors to support the costs of operations of TIPS.

Role of the Public Entity:

- Commit to participate in the program by an authorized signature on membership forms.
- Designate a Primary Contact and Secondary Contact for entity.

- Commit to purchase products and services from TIPS Vendors when in the best interest of the entity.
- Submit Purchase Orders and/or Vendor Contracts through the TIPS PO System by emailing the pdf document to tipspo@tips-usa.com.
- Accept shipments of products ordered from Awarded Vendors.
- Process Payments to Awarded Vendors in a timely manner.

General Provisions:

The Parties agree to comply fully with all applicable federal, state, and local statutes, ordinances, rules, and regulations in connection with the programs contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.

This Agreement shall be governed by the law of the State of Texas and venue shall be in the county in which the administrative offices of RESC 8 are located which is Camp County, Texas.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.

The Parties to this Agreement expressly acknowledge and agree that all monies paid pursuant to this Agreement shall be paid from legally appropriated and budgeted available funds for the current fiscal year of each such entity.

No jointly owned property shall be created by this agreement and, therefore, no provision to dispose of jointly held property is required.

Before any party may resort to litigation, any claims, disputes or other matters in question between the Parties to this Agreement shall be submitted to nonbinding mediation. The site of the mediation shall be in Camp County, Texas or a site mutually agreed by the parties. The selection of the mediator shall be mutually agreed. The cost of mediation shall be shared equally. No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

This Agreement may be negotiated and transmitted between the Parties by electronic means and the terms and conditions agreed to are binding upon the Parties.

Authorization:

This Agreement was approved by the governing boards of the respective parties at meetings that were posted and held in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551. (If required by the entity.)

Member Entity:

Date _____

Date _____

Secondary Person Email Address

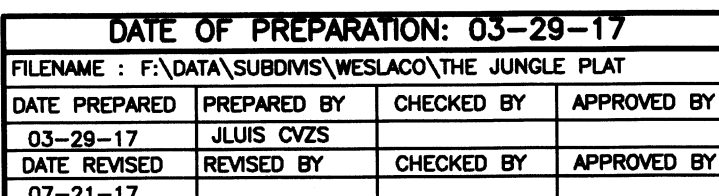


Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1075	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve the Final Plat for The Jungle Subdivision being a 10.0 acre tract out of Farm Tract 658 West & Adams Tract Subdivision located on the north side of Mile 6 N. Road, approximately 600' west of Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on July 25, 2017; staffed by Planning and Code Enforcement.)			
Background: The proposed three (3) lot subdivision is within the City of Weslaco city limits. This subdivision is being serviced with water by M.H.W.S.C. through a 2" waterline and sewer through an 8" sanitary sewer line. A variance for a looped water line for fire hydrant installation is being requested, however, engineer has proposed to reduce the water line and avoid the need to loop. A note has been placed for lot 3 to keep a future home within 400 ft. of fire hydrant. A variance has also been requested to allow for the an access easement of a 26' paved access road to be construction at the time of Building Permit. The property is within a Flood Zone "B".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval of the final plat on July 5, 2017 with denial of the variances.			
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the Final Plat and denial of variance.			
Attachments, if any: Subdivision Plat, Correspondence, Subdivision Attachments			

Responsibilities upon Approval:

Staff will advise applicant.



Mardoqueo Hinojosa

From: Chris Sanchez
Sent: Monday, July 24, 2017 1:23 PM
To: Alfonso Quintanilla
Cc: Mardoqueo Hinojosa; Rebekah M. De La Fuente
Subject: RE: THE JUNGLE SUBDIVISION

Mr. Quintanilla,

I do not have a problem with you utilizing the current "caliche" access road as long as it meets the minimum requirements in the 2012 International Fire Code, Appendix D-Fire Apparatus Access Roads, which outlines that the road be paved and support the 75,000 pound requirement. The access road must also be a minimum of 20 feet wide and 26 feet where the fire hydrant is located, which does not comply in your most recent submittal. It appears that the paved hammerhead at the end of lot #1 is adequate, however, any gates shall also meet the minimum width requirement of 20 feet and shall have an approved locking device for emergency access such as the KNOX padlock that is currently being used. Also, as we had discussed previously, any overhead tree growth shall be maintained at the minimum 20 feet width in addition to a height of 13 feet 6 inches. I hope this clarifies any confusion. Please contact me should you need any further assistance.

From: Alfonso Quintanilla [mailto:alfonsoq@qhaengineering.com]
Sent: Friday, July 21, 2017 2:57 PM
To: Chris Sanchez <cssanchez@weslacotx.gov>; Mardoqueo Hinojosa <mhinojosa@weslacotx.gov>
Cc: 'Eulalio Ramirez' <lalor@qhaengineering.com>; jcfjr.rx@gmail.com
Subject: THE JUNGLE SUBDIVISION

Good afternoon Mr. Sanchez,

I met with the developer Mr. Joe Fischer and on his behalf, we are proposing to utilize the existing 16.0 foot caliche access through Lot 1 as the fire lane to access the fire hydrant.

Attached is a revised set of plans for your review and comments. Let us know if you wish to meet before the City Commission meeting.

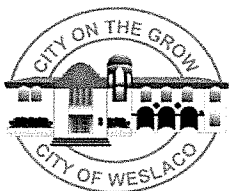
Best Regards,

Alfonso Quintanilla, P.E., R.P.L.S.
President



Quintanilla, Headley & Associates, Inc.
Consulting Engineers and Land Surveyors
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00

124 E. Stubbs
Edinburg, Texas 78539
Ph: (956) 381-6480
Cell: (956) 624-6699
Fax: (956) 381-0527



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. Sub 17-00007

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

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☒ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: The Jungle

Location: North side of Mile 6 N. Road, approximately 601.92' West of Westgate Drive

Legal Description: 10.0' Acre tract out of Farm Tract 658 West & Adams Tract Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 3 Gross Acreage: 10.0

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Joe Fisher Telephone: (956) 454-0685

Address: 911 S. Airport Drive

Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: jcfjr.rx@gmail.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc Telephone: (956) 381-6480

Address: 124 E. Stubbs Fax: (956) 381-0527

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qhaengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco / Military Highway

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD No. 1</u>	☒ YES ☐ NO Irrigation District <u>HCID No. 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____ **\$350.00 Planning Review fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

_____ **Tax Receipt for all taxing entities showing that taxes are paid in full**

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ **Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____ **\$350.00 (one time fee for preliminary and final plat)**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours
 _____ Flood Zones
 _____ Adjoiners
 _____ Existing & Proposed street names
 _____ Utility Layout
 _____ Existing & Proposed Utilities
 _____ Proposed Fire Hydrants
 _____ Adjoiners
 _____ Street names
 _____ Drainage plans and calculations with engineer's seal
 _____ Elevations
 _____ Flood directional arrows
 _____ Detention areas
 _____ Street names
 _____ Proof of ownership of the property
 _____ If septic tank system required, submit soil evaluation report
 _____ Water Rights associated with the property
 _____ Tax Receipt for all taxing entities showing that taxes are paid in full
 _____ Number of fire hydrants proposed for subdivision
 _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy with all corrections
 _____ Plats to be sealed by Professional Engineer
 _____ Approved Drainage Report
 _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
 _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
 _____ Notice of Intent
 _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____ Electronic file of final plat and as-builds
 _____ Reproducible plat to be recorded with all required signatures
 _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
 _____ 2% inspection fee
 _____ Park Fees
 _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
 _____ Tax certificates
 _____ Memo from engineering inspector releasing subdivision
 _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
 _____ 30 Year Water and 30 Year Sewer Service Agreements
 _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
 _____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Joe Fischer

Owner Signature: [Signature] Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

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. VAR17-00042

GENERAL INFORMATION

Name of Subdivision: The Jungle Subdivision

Location: North Side of Mile 6 North Rd. approximately 601.92' West of Westgate Drive

Legal Description: 10.0 Acre tract out of Farm Tract 658 West & Adams Tract Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Need water line to fire hydrant looped

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☒ YES ☐ NO

Describe in detail the reason for the variance request:

An access easement to Lot 3 is being provided on the plat. The Fire Dept is requesting a 26' paved access road to be done as part of the subdivision process. The owner is requesting in lieu of paving at this time, a note be placed on the plat for the paving to be done when the building permit for Lot 3 is requested.

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Joe Fisher

Owner Signature: [Signature] Date: 4/1/17

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

CITY OF WESLACO
956-968-3181

REC#: 02263255 6/01/2017 4:58 PM
OPER: KArev TERM: 036
REF#: 9490
PAID BY:

TRAN: 235.1000 PROCESSING FEE
2551
01 -400-3200
PROCESSING FEE-ONLI 5.00CR

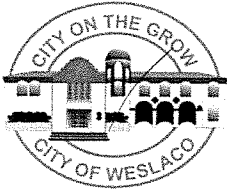
TRAN: 203.0000 SUBDIVISION INSPECT
2551
01 -400-1025
SUBDIVISION INSPECT 350.00CR

TRAN: 235.1000 PROCESSING FEE
2553
01 -400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
2553
01 -400-1025
SUBDIVISION INSPECT 100.00CR

TENDERED: 355.00 CHECK
105.00 CHECK
APPLIED: 460.00-

CHANGE: 11.00



SUBDIVISION REVIEW APPLICATION

RECEIVED

APR 20 2017

Planning &
Code Enforcement Dept.

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

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

FILE NO. SRV 17-00014

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

GENERAL INFORMATION

Name of Subdivision: The Jungle

Location: North side of Mile 6 N. Rd, approximately 601.92' West of Westgate Drive

Legal Description: 10.0' Acre tract out of Farm Tract 658 West & Adams Tracts Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 3 Gross Acreage: 10.0

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Joe Fischer Telephone: (956) 454-0685

Address: 911 S. Airport Drive Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: jcfjr.rx@gmail.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs Fax: (956) 381-0527

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qhaengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco / Military Highway

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD No. 1</u>	☒ YES ☐ NO Irrigation District <u>HCDD No. 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

_____ Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

_____ \$50.00 Subdivision Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing & Proposed street names

_____ Utility Layout

_____ Existing & Proposed Utilities

_____ Proposed Fire Hydrants

_____ Adjoiners

_____ Street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

_____ Tax Receipt for all taxing entities showing that taxes are paid in full

_____ Number of fire hydrants proposed for subdivision

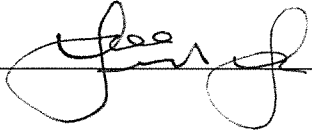
_____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Joe Fischer

Owner Signature:  Date: 4-20-17

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO
6-968-3181

AC#: 02248644 4/20/2017 3:43 PM
SER: KAREV TERM: 036
C#: 9491

N: 000 1000 PROCESSING FEE
1884

-400-3200
PROCESSING FEE-ONLI 5.00CR

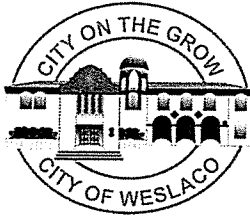
: 203.0000 SUBDIVISION INSPECT
1884

-400-1025
UBDIVISION INSPECT 50.00CR

RENDERED: 55.00 CHECK
APPLIED: 55.00-

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

May 09, 2017

Quintanilla, Headley and Associates, Inc.
Engineering Registration Number F-1513
124 E. Stubbs St.
Edinburg, Tx 78539

Re: The Jungle- Construction Plan Reviews

Mr. Alfonso Quintanilla,

Please find below comments to the above mentioned subdivision:

Plat

1. Easement needs to wrap around the property. ✓
2. Access Easement to be called out as Utility and Access Easement. ✓
3. The Plat does not show a document number for the existing easement of the water line ✓ coming from the Keys at Westgate Subdivision.
4. Need to dedicated additional 30' for Drainage Ditch.

Utility Layout

1. Water line connecting FH needs to be looped.
2. Need to have a SSMH at the end of the 6" Sanitary Sewer line.
3. Existing water well cannot be within 150' of a Sanitary Sewer line.

Need a paving plan and paving details.

Drainage detention is low.

Sincerely,

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

WESLACO FIRE MARSHAL'S OFFICE

255 S. Kansas

Weslaco, Texas 78596

(956) 447-3415 Fax (956) 969-4921

DATE: 05/02/17

OCCUPANCY CLASS: Subdivision

FACILITY NAME: The Jungle

PHYSICAL & MAILING ADDRESS: 2100 Block West 18th

PLAN REVIEW – CHECK OFF LIST

PHONE #: 454-0685

OWNER/MANAGER: Joe Fischer

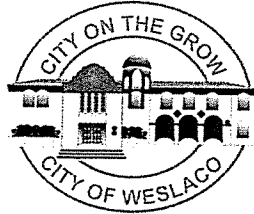
X		Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.		
	B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.		
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.		
	D	Shall have fire alarm company submit plans for proposed fire alarm.		
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition		
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition.		
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5		
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. Fire hydrant water supply line shall be looped. Size shall be determined by Engineering and Public Works Dept.		
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.		
X	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). Not shown on plans.		
X	M	Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) Not shown on plans.		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	S	Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System.		
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.		
X	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
X	Z	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)
		Sprinkler system plan review	Aboveground hydro test	Underground hydro test
				Fire alarm plan review
				Fire alarm trip test
X	X	Shall have fire lane marked in front of the fire hydrant. From center of fire hydrant, fire lane shall extend 15 feet each way. 30 feet total length.		
X	X	Additional fire hydrants could possibly be required depending on the location of the structures on the lots.		

Asst. Fire Marshal Mike Swinnea

FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

May 8, 2017

Joe Fischer
911 South Airport Drive
Weslaco, Texas 78596

Re: The Jungle- Subdivision Review

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above mentioned subdivision:

1. Streetlight must be located every 300 feet
2. Preliminary drainage report must be submitted.
3. Minimum Building Setback lines shall be as follows:
Front: 25 ft.
Rear: 25ft
Side: 5ft. Applicant must apply for a variance
4. A 4ft. sidewalk is required along exterior perimeter upon the issuance of a building permit.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

Rebekah de la Fuente
Senior Planner

CC: Quintanilla, Headley & Associates, Inc.
124 East Stubbs
Edinburg, Texas 78539

CITY OF WESLACO

PLANNING & CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING



DATE: May 9, 2017

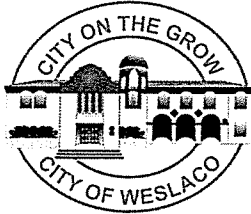
NAME OF SUBDIVISION: The Jungle

SIGN IN SHEET

#	NAME	COMPANY	Phone/email
1	Mardoqueo Hinojosa	City of Weslaco	447-3403
2	Rebekah delaFuente	City of Weslaco	447-3401
3	Efraim Tafara	City of Weslaco	956-447-3401
4	Mike Swinnea	Wfmo	447-3915
5	Rolando Garza	City of Weslaco	956-447-3401
6	Jaime Gomez	QHA	956-381-6480
7			
8			
9			
10			
11			
12			
13			
14			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: May 5, 2017

TO: Rebekah de la Fuente, Senior Planner
Efrain Tafolla/Construction Insp./CADD Supervisor
Gilbert Garcia, Construction Inspector
Pete Garcia, Public Works Director/ Olga Garza
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Chief Stephen S. Mayer, Police Department

FROM: Mardoqueo Hinojosa, P.E., Planning Director/ City Engineer *MH*

SUBJECT: Subdivision Review Meeting- The Jungle

A subdivision review meeting will be held on Tuesday, May 9, 2017 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **The Jungle Subdivision – 9:00 a.m.**

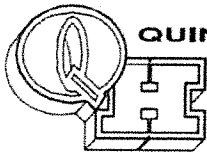
Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

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

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report THE JUNGLE Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

Phone: (956) 381-6480 Fax: (956) 381-0527

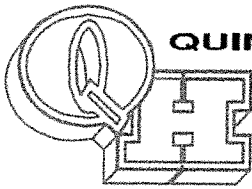
Email: office@qhaengineering.com

June 2, 2017



Alfonso Quintanilla P.E.
6-2-17

Cover Sheet	1
Index	2
Drainage Report	3
Hydraulic Calculations	4
“C” Values for Rational Method	5
Rainfall Intensity for Hidalgo County	6
Location Map	7
Flood Plain Attachments	8–10
Soil Condition Attachment	11-13
Quad Map	14



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT
FOR
THE JUNGLE**

The Jungle Subdivision is a 10.00 acre tract of land out of Farm Tracts 658, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, map records, Hidalgo County, Texas, and according to Warranty Deed under County Clerk's Document Number 1057967, official records, Hidalgo County, Texas, reference to which is here made for purposes. The property is located within the city limits of Weslaco, on the North side of W. 18th Street (Mile 6 North Road) approximately 601.92 feet west of Westgate Drive (Mile 6 West Road). The proposed subdivision will consist of 3 residential.

The tract is Zone "B", as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 B, dated on January 2, 1981.

This soil is sandy clay loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff flows overland in a southeasterly direction. The existing runoff for the proposed subdivision is $Q=3.35$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q=7.99$ cubic feet per second (25 year storm) for an increase of $Q=4.64$ cubic feet per second. Detention will be 21,570.36 cubic feet (0.50 acre feet) (based on the City of Weslaco requirements) and will be on site on the lots green areas. An engineered detention plan to be submitted for approval at time of application for a building permit.

Drainage calculations are attached.

Alfonso Quintanilla, P.E.

June 1, 2017



THE JUNGLE

EXISTING:

Area = 10.00 acres
V = 0.15
D = 1360.00 Ft
c = 0.20

$t = D / V(3600)$
t = 2.52 Hrs = 151.11 min

From Rainfall Intensity Curve: i = 1.68

Q = ciA
Q = 3.35 cfs

FUTURE:

Area = 10.00 Acres
V = 0.30
D = 1360.00 Ft
c = 0.25

$t = D / V(3600)$
t = 1.26 Hrs = 75.56 min

From Rainfall Intensity Curve: i = 3.20

Q = ciA
Q = 7.99 cfs



Alfonso Quintanilla P.E.
6-1-17

t (hr)	i (in/hr)	Qfut (cfs)	Vfut (cf)	Qext (cfs)	Vext (cf)	Vfut - Vext (cf)
0.25	8.40	21.00	18901.09	3.35	3015.30	15885.80
0.50	5.79	14.48	26062.44	3.35	6030.59	20031.84
0.75	4.51	11.28	30452.04	3.35	9045.89	21406.15
1.00	3.74	9.34	33631.54	3.35	12061.19	21570.36
1.25	3.21	8.03	36137.91	3.35	15076.48	21061.42
1.50	2.83	7.08	38216.36	3.35	18091.78	20124.58
2.00	2.31	5.77	41563.79	3.35	24122.37	17441.42
3.00	1.72	4.30	46460.48	3.35	36183.56	10276.91
4.00	1.39	3.48	50094.50	3.35	48244.75	1849.75
5.00	1.18	2.95	53022.96	3.35	60305.93	-7282.98

PEAK VOLUME = 21570.36 cf
Peak Volume = 0.50 Ac-ft

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Drives & Walks:	
Concrete	0.75

JUNGLE SUBDIVISION

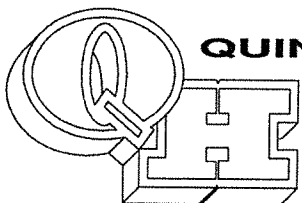
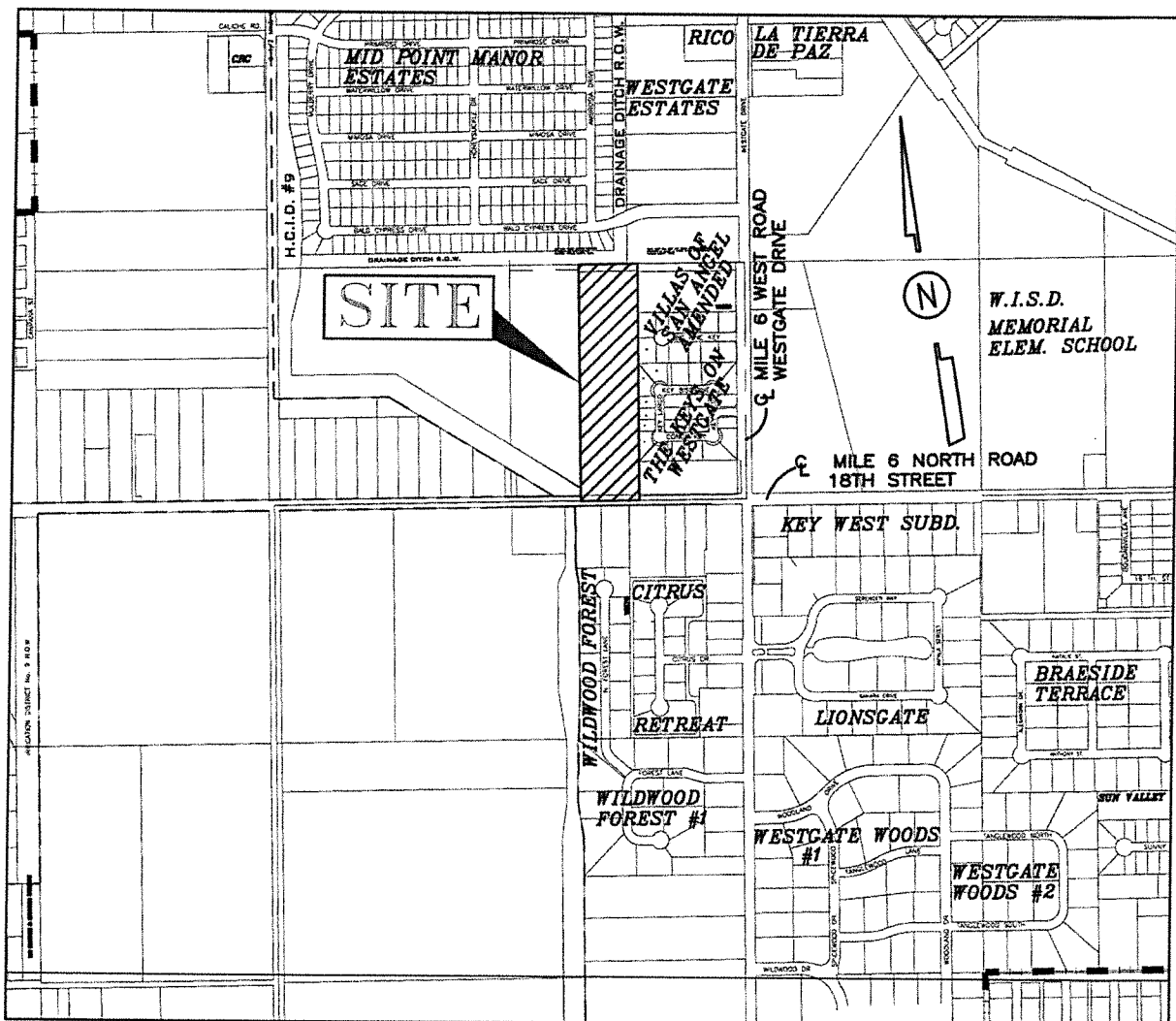
RAINFALL INTENSITY FOR HIDALGO COUNTY

TIME	10 YEAR	25 YEAR	TIME	10 YEAR	25 YEAR	TIME	10 YEAR	25 YEAR
(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)
1	14.283	16.352	31	4.913	5.680	61	3.184	3.695
2	13.28	15.215	32	4.820	5.573	62	3.149	3.655
3	12.425	14.244	33	4.731	5.471	63	3.115	3.616
4	11.687	13.404	34	4.646	5.373	64	3.082	3.578
5	11.041	12.671	35	4.584	5.279	65	3.050	3.541
6	10.472	12.023	36	4.485	5.189	66	3.018	3.504
7	9.965	11.446	37	4.409	5.102	67	2.987	3.469
8	9.512	10.930	38	4.337	5.018	68	2.957	3.434
9	9.102	10.464	39	4.266	4.938	69	2.928	3.400
10	8.731	10.041	40	4.199	4.860	70	2.890	3.367
11	8.393	9.658	41	4.134	4.786	71	2.871	3.335
12	8.084	9.302	42	4.071	4.713	72	2.843	3.303
13	7.799	8.978	43	4.010	4.644	73	2.818	3.272
14	7.536	8.676	44	3.951	4.576	74	2.700	3.241
15	7.293	8.400	45	3.894	4.511	75	2.784	3.212
16	7.068	8.142	46	3.839	4.448	76	2.730	3.183
17	6.856	7.901	47	3.786	4.387	77	2.714	3.154
18	6.659	7.676	48	3.734	4.327	78	2.890	3.126
19	6.474	7.465	49	7.684	4.270	79	2.666	3.099
20	8.301	7.268	50	3.636	4.214	80	2.643	3.072
21	8.138	7.081	51	3.589	4.160	81	2.620	3.046
22	5.985	6.906	52	3.543	4.106	82	2.598	3.020
23	5.839	6.740	53	3.499	4.057	83	2.576	2.995
24	5.702	6.583	54	3.455	4.007	84	2.554	2.970
25	5.572	6.434	55	3.413	3.959	85	2.533	2.946
26	5.448	6.292	56	3.373	3.912	86	2.512	2.922
27	5.331	6.158	57	3.333	3.866	87	2.492	2.808
28	5.219	6.030	58	3.294	3.822	88	2.472	2.875
29	5.112	5.908	59	3.257	3.779	89	2.452	2.853
30	5.011	5.791	60	3.220	3.736	90	2.433	2.830

THE JUNGLE

LOCATION MAP

SCALE 1" = 1000'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527

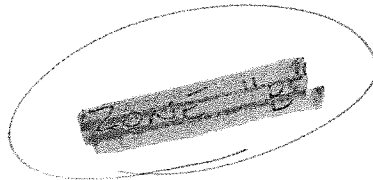
NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

PANEL 525 OF 525



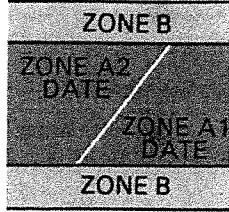
**COMMUNITY-PANEL NUMBER
480334 0525 B**

**EFFECTIVE DATE:
JANUARY 2, 1981**



**federal emergency management agency
federal insurance administration**

KEY TO MAP

500-Year Flood Boundary	—————
100-Year Flood Boundary	—————
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	—————
500-Year Flood Boundary	—————
Base Flood Elevation Line With Elevation In Feet**	~~~~~513~~~~~
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 X
River Mile	• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

NOTES TO USER

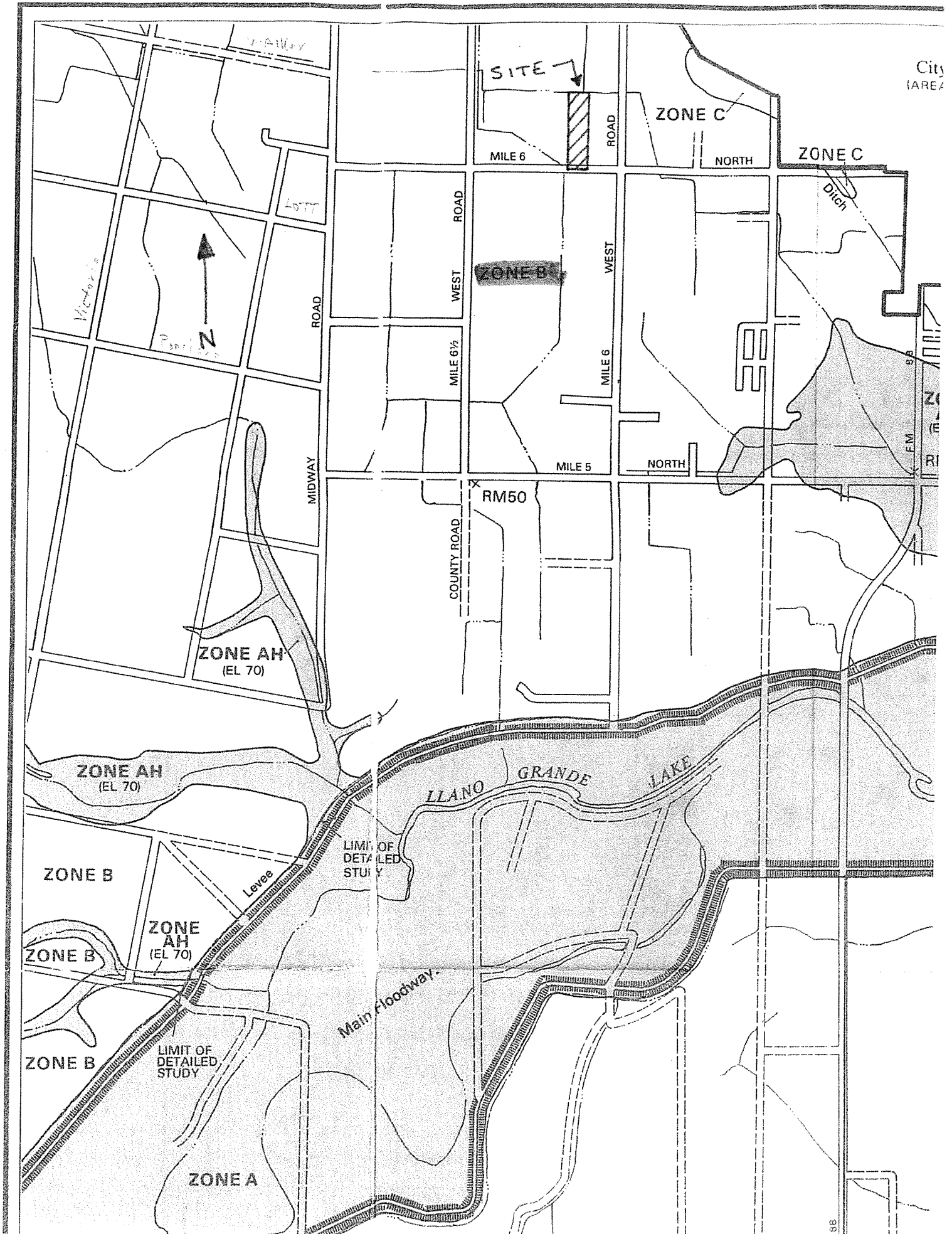
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 23, 1978

FEMA MAP



SOIL MAP

(Joins sheet 104)

25

(Joins sheet 105)

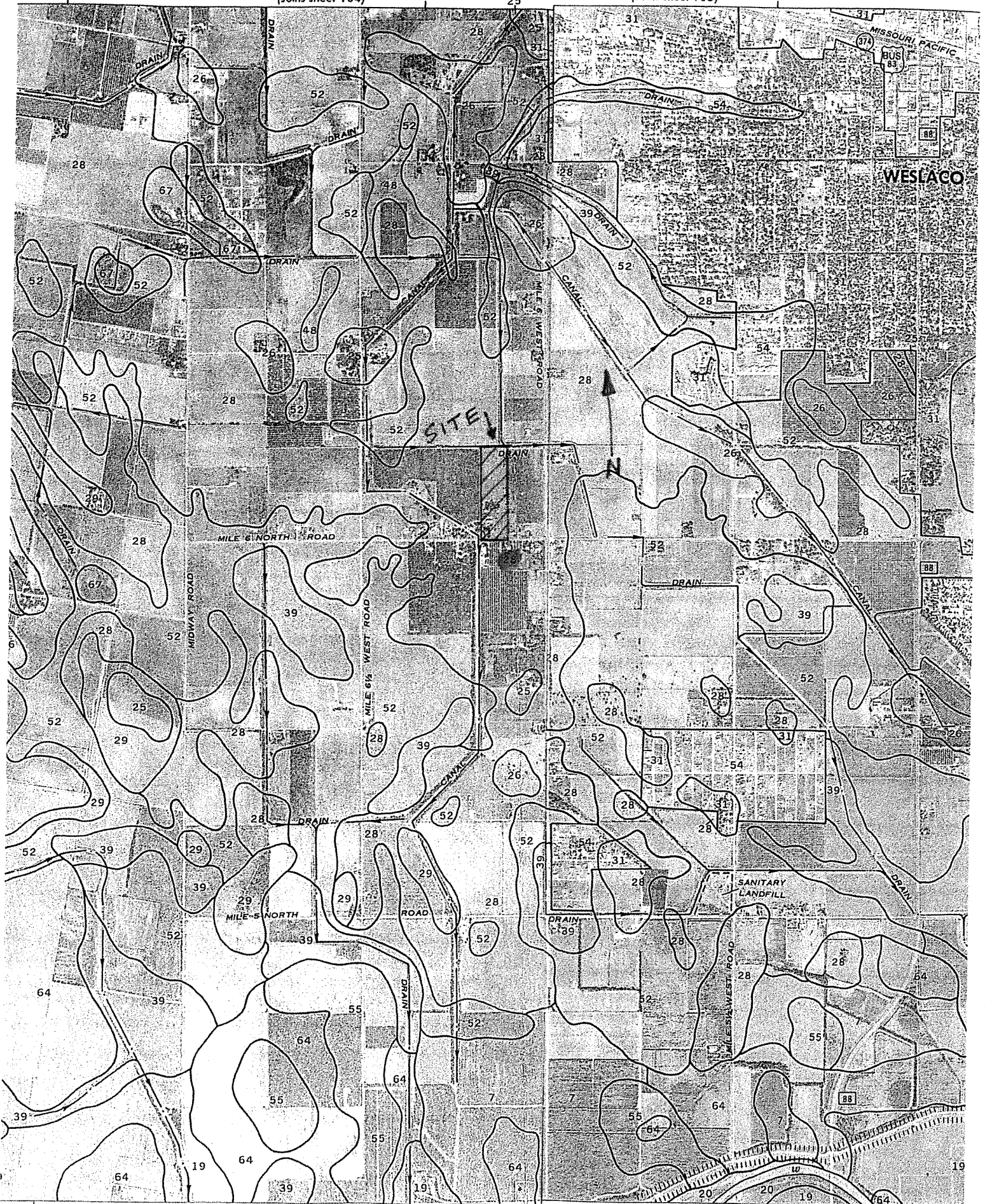


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----										
Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----										
Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----										
Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----										
Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----										
Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	E	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen----- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31.* Hidalgo----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
32.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

QUAD MAP



MISSOURI
3 LANE

PACIFIC

WESLACO

SITE 7



MIDWAY

ELEVATED

ELEVATED

Drill Hole

Drill Hole

Gas Well

Trailer Park

Drive-in Theater

MERCEDES 5 MI
HARLINGEN 20 MI

2896

2895

2894

2893

2892

2891

289000m. N.

597

598000m. E

596

30'



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1102	
From:			
Subject: Discussion and consideration to accept the calculation of effective and rollback tax rates for the 2017 tax year by Hidalgo County Tax Assessor-Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance Department.)			
Background: Please see attached calculation worksheets.			
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):			
Mary Barrera		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Accept and file the calculations as presented.			
Attachments, if any: HCTAC Rate Calculations Worksheet, HCTAC Benchmark			
Responsibilities upon Approval:			

2017 Tax Rate Calculation Worksheet

Date: 07/26/2017 09:59 AM

Taxing Units Other Than School Districts or Water Districts

City of Weslaco

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, Zip

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts. Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet. This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.

Effective Tax Rate Activity	Amount/Rate
1. 2016 total taxable value. Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$1,725,570,178
2. 2016 tax ceilings. Counties, cities and junior college districts. Enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$124,955,972
3. Preliminary 2016 adjusted taxable value. Subtract Line 2 from Line 1.	\$1,600,614,206
4. 2016 total adopted tax rate.	\$0.6667/\$100
5. 2016 taxable value lost because court appeals of ARB decisions reduced 2016 appraised value. A. Original 2016 ARB Values.	\$12,526,590
B. 2016 values resulting from final court decisions.	\$8,394,335
C. 2016 value loss. Subtract B from A. ³	\$4,132,255
6. 2016 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$1,604,746,461
7. 2016 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2016. Enter the 2016 value of property in deannexed territory. ⁴	\$1,890,207
8. 2016 taxable value lost because property first qualified for an exemption in 2017. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount.	

Do not include value lost to freeport or goods-in-transit exemptions.	
A. Absolute exemptions. Use 2016 market value:	\$2,443,236
B. Partial exemptions. 2017 exemption amount or 2017 percentage exemption times 2016 value:	\$1,685,178
C. Value loss. Add A and B. ⁵	\$4,128,414
9. 2016 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2017. Use only properties that qualified in 2017 for the first time; do not use properties that qualified in 2016.	
A. 2016 market value:	\$0
B. 2017 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A. ⁶	\$0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$6,018,621
11. 2016 adjusted taxable value. Subtract Line 10 from Line 6.	\$1,598,727,840
12. Adjusted 2016 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$10,658,718
13. Taxes refunded for years preceding tax year 2016. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2016. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016. ⁷	\$36,005
14. Taxes in tax increment financing (TIF) for tax year 2016. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0. ⁸	\$0
15. Adjusted 2016 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14. ⁹	\$10,694,723
16. Total 2017 taxable value on the 2017 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled. ¹⁰	
A. Certified values:	\$1,785,991,465
B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	\$0
C. Pollution control and energy storage system exemption : Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$578,070
D. Tax increment financing: Deduct the 2017 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2017 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below. ¹¹	\$0

E. Total 2017 value. Add A and B, then subtract C and D.	\$1,785,413,395
17. Total value of properties under protest or not included on certified appraisal roll.¹² A. 2017 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. ¹³ B. 2017 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴ C. Total value under protest or not certified: Add A and B.	 \$22,134,312 \$0 \$22,134,312
18. 2017 tax ceilings. Counties, cities and junior colleges enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$131,470,664
19. 2017 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$1,676,077,043
20. Total 2017 taxable value of properties in territory annexed after Jan. 1, 2016. Include both real and personal property. Enter the 2017 value of property in territory annexed. ¹⁶	\$0
21. Total 2017 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2016. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2016, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2017. ¹⁷	\$49,487,345
22. Total adjustments to the 2017 taxable value. Add Lines 20 and 21.	\$49,487,345
23. 2017 adjusted taxable value. Subtract Line 22 from Line 19.	\$1,626,589,698
24. 2017 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100. ¹⁸	\$0.6574/\$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2017 county effective tax rate. ¹⁹	

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(15)

⁵Tex. Tax Code Section 26.012(15)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(13)

⁸Tex. Tax Code Section 26.03(c)

⁹Tex. Tax Code Section 26.012(13)

¹⁰Tex. Tax Code Section 26.012

¹¹Tex. Tax Code Section 26.03(c)

¹²Tex. Tax Code Section 26.01(c) and (d)

¹³Tex. Tax Code Section 26.01(c)

¹⁴Tex. Tax Code Section 26.01(d)

¹⁵Tex. Tax Code Section 26.012(6)

¹⁶Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
26. 2016 maintenance and operations (M&O) tax rate.	\$0.5586/\$100
27. 2016 adjusted taxable value. Enter the amount from Line 11.	\$1,598,727,840
28. 2016 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$8,930,493
B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2016. Enter amount from full year's sales tax revenue spent for M&O in 2016 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$2,954,479
C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	\$0
E. Taxes refunded for years preceding tax year 2016: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016.	\$29,018
F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
G. Taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0.	\$0
H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$11,913,990

29. 2017 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$1,626,589,698
30. 2017 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by \$100.	\$0.7325/\$100
31. 2017 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	\$0.7911/\$100
32. Total 2017 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount. B. Subtract unencumbered fund amount used to reduce total debt. C. Subtract amount paid from other resources. D. Adjusted debt. Subtract B and C from A.	\$2,549,569 \$0 \$0 \$2,549,569
33. Certified 2016 excess debt collections. Enter the amount certified by the collector.	\$0
34. Adjusted 2017 debt. Subtract Line 33 from Line 32D.	\$2,549,569
35. Certified 2017 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.00%
36. 2017 debt adjusted for collections. Divide Line 34 by Line 35	\$2,549,569
37. 2017 total taxable value. Enter the amount on Line 19.	\$1,676,077,043
38. 2017 debt tax rate. Divide Line 36 by Line 37 and multiply by \$100.	\$0.1521/\$100
39. 2017 rollback tax rate. Add Lines 31 and 38.	\$0.9432/\$100
40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2017 county rollback tax rate.	

SECTION 3: Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.

Activity	Amount/Rate
41. Taxable Sales. For taxing units that adopted the sales tax in November 2016 or May 2017, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Taxing units that adopted the sales tax before November 2016, skip this line.	\$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ²¹ Taxing units that adopted the sales tax in November 2016 or in May 2017. Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ²² - or - Taxing units that adopted the sales tax before November 2016. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$2,954,479
43. 2017 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$1,676,077,043
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.	\$0.1763/\$100
45. 2017 effective tax rate, unadjusted for sales tax. ²³ Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.6574/\$100
46. 2017 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2016 or in May 2017. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2016.	\$0.6574/\$100
47. 2017 rollback tax rate, unadjusted for sales tax. ²⁴ Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.9432/\$100
48. 2017 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	\$0.7669/\$100

¹⁷Tex. Tax Code Section 26.012(17)

¹⁸Tex. Tax Code Section 26.04(c)

¹⁹Tex. Tax Code Section 26.04(d)

²⁰Tex. Tax Code Section 26.041(d)

²¹Tex. Tax Code Section 26.041(i)

²²Tex. Tax Code Section 26.041(d)

²³Tex. Tax Code Section 26.04(c)

²⁴Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ²⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ²⁶	\$0
50. 2017 total taxable value. Enter the amount from line 37 of the Rollback Tax Rate Worksheet.	\$1,676,077,043
51. Additional rate for pollution control. Divide line 49 by Line 50 and multiply by \$100.	\$0/\$100
52. 2017 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	\$0.7669/\$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.6574
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.7669
Rollback tax rate adjusted for pollution control (Line 52)	\$0.7669

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here _____

Printed Name of Taxing Unit Representative

sign here _____

Taxing Unit Representative

Date

²⁵Tex. Tax Code Section 26.045(d)

²⁶Tex. Tax Code Section 26.045(i)

2017 Governing Body Summary #1A*

Benchmark 2017 Tax Rates

City of Weslaco

Date: 07/26/2017 05:02 PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
Effective Tax Rate	\$0.6574	\$11,018,530	
One Percent \$100 Tax Increase***	\$0.6640	\$11,129,152	\$110,622
One Cent per \$100 Tax Increase***	\$0.667400	\$11,186,138	\$167,608
Notice & Hearing Limit****	\$0.6574	\$11,018,530	\$0
Rollback Tax Rate	\$0.7669	\$12,853,835	\$1,835,305
Last Year's Tax Rate	\$0.666700	\$11,174,406	\$155,876
Proposed Tax Rate	\$0.6667	\$11,174,406	\$155,876

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to effective tax rate.

****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1101	
From:			
Subject: Discussion and consideration to approve Resolution 2017-54 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2017-2018 ad valorem tax rate. Roll Call Vote. Possible action. (Staffed by Finance Department.)			
Background: In order to support the proposed budget, the Commission must consider a proposed tax rate. I recommend the rate be proposed equal to the current rate of .6667 per \$100 valuation. The Property Tax Code prescribes that this vote must be a record vote, and if the rate exceeds the calculated effective/rollback rate (as presented by the Hidalgo County Tax Assessor-Collector), the Commission must announce two public hearings to discuss the tax rate. Please see attached memo for more considerations.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Mary Barrera		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Take record vote to propose tax rate of .6667 per \$100 valuation.			
Attachments, if any: Memo on Proposed Tax Rate Actions, Resolution 2017-54			
Responsibilities upon Approval: Must set two possible Public Hearings to receive comments on proposed tax rate if it exceeds HCTAC calculated effective/rollback tax rate.			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: July 19, 2017

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Mary Barrera, Finance Director

Re: 2017 Proposed Tax Rate

As the Budget Officer for the City of Weslaco, Mr. Mike R. Perez has been working in conjunction with the Finance Department staff to consider the requests of the City of Weslaco department directors and develop a proposal for a balanced budget for the 2017-2018 fiscal year. Taking into consideration our revenue projections, Mr. Perez has filed a proposed budget that will meet the needs of the citizens of Weslaco.

In order to support the proposed budget, the Commission must also consider a proposed tax rate. I am recommending that the proposed tax rate be set not to exceed the current tax rate of **.6667** per \$100 valuation.

The Property Tax Code prescribes the method that the proposed rate must be approved by the governing body. It must be a record vote, and if the rate exceeds the lower of the calculated effective and/or rollback tax rate (as presented by the Hidalgo County Tax Assessor-Collector), the City Commission must **announce two public hearings** to be held to discuss the tax rate.

I am proposing the following two dates for the Public Hearings (should they be necessary):

- First Public Hearing – August 15, 2017
- Second Public Hearing – August 22, 2017

I respectfully request that the announcement of the proposed hearing dates be made a part of the record.

Please do not hesitate to contact me if you have any questions on these matters.

RESOLUTION NO. 2017-54

**RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A
DATE ON WHICH THE COMMISSION WILL ADOPT
THE 2017-2018 AD VALOREM TAX RATE AND SETTING
DATES FOR PUBLIC HEARINGS , IF NECESSARY.**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO:

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2017-2018 is **66.67** cents per \$100 taxable value; and
- 2) If the calculation of the effective and rollback tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at two public hearings as follows: First Public Hearing – August 15th , 2017; and Second Public Hearing – August 22nd, 2017; and
- 3) The City Commission will adopt the Fiscal Year 2017-2018 ad valorem tax rate at 5:30 p.m. on **September 5, 2017**, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this 1st day of August, 2017

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1103
From: Mardoqueo Hinojosa		
Subject: Discussion and consideration to approve Ordinance 2017-35 amending Ordinance 2016-36, The Master Fee Schedule, to revise existing fees and reclassifying specific line items and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-35. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: Master fee schedule is revised to comply with House Bill 3329 in regards to Electrical permit fees. Electrical fees will be obtained from Electrical Contractors rather than electricians.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Ordinance		
Responsibilities upon Approval: Staff will enforce ordinance.		

ORDINANCE 2017-35

AN ORDINANCE AMENDING ORDINANCE NUMBER 2016-36, THE CITY OF WESLACO MASTER FEE SCHEDULE ORDINANCE; CODIFIED AS ARTICLE VI OF THE WESLACO CODE OF ORDINANCES, TO REVISE LINE ITEMS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance 2016-36 passed and approved on October 4, 2016 as "The Master Fee Schedule Ordinance" and Codified as Article VI of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Master Fee Schedule ordinance sections will be adopted and codified as Article VI of the Weslaco Code of Ordinances and said Article shall read as follows:

**ARTICLE VI MASTER FEE SCHEDULE
SECTION 2-190 Scheduled established**

<i>Electric building permit fees:</i>	
Electrical building permit	50.00

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 1st day of August, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2017.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1104	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve ordinance 2017-36 amending ordinance 2017-17, the City of Weslaco Electrical Code Ordinance; codified as Article 1 Chapter 42 of the Weslaco Code of Ordinances, adopting new regulations and ordaining other matter with respect to the subject matter hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-36. Possible action. (Staffed by Planning & Code Enforcement Department)			
Background: Master fee schedule is revised to comply with House Bill 3329 in regards to Electrical permit fees. Electrical fees will be obtained from Electrical Contractors rather than electricians. In addition, changes were included to address concerns with the use of specific wiring materials in 3-story apartments.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Ordinance			
Responsibilities upon Approval:			

Staff recommends approval.

ORDINANCE 2017-36

AN ORDINANCE AMENDING ORDINANCE NUMBER 2017-17, THE CITY OF WESLACO ELECTRICAL CODE ORDINANCE; CODIFIED AS ARTICLE I, CHAPTER 42 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS, REPEALING AND REPLACING CERTAIN SECTIONS AND REPEALING SECTION 42-150 (2); AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance 2017-17 passed and approved on May 2, 2017 as "Electrical Code Ordinance" and Codified as Article I Chapter 42 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Electrical Code ordinance sections will be adopted and codified as Article I Chapter 42 Electrical Code of the Weslaco Code of Ordinances and said Article shall read as follows:

Chapter 42 Electrical Code

Section 42-2 – Definitions

Electrical Contractor. A person engaged in electrical contracting under the Texas Occupations Code, Chapter 1305. For purposes of the Electrical Code, the term "contractor" means electrical contractor.

Electrical Contracting. The business of designing, installing, erecting, repairing, maintaining, or altering electrical wires or conductors to be used for light, heat, power, or signaling purposes. The term includes the installation or repair of ducts, raceways, or conduits for the reception or protection of wires or conductors and the installation or repair of any electrical machinery, apparatus, or system used for electrical light, heat, power, or signaling.

Section 42-84 Generally

- (a) Permit Required.** No electrical system regulated by this Code shall be installed, altered, repaired, replaced or remodeled unless **an electrical building permit** has been

obtained. In addition, an electrical building permit shall be required to remove a meter seal.

(g) Exempt Work.

1) An electrical building permit is not required for the following:

- i. replacement of an approved cable or cord and plug connected motor or portable appliance;
- ii. replacement of components for approved equipment or for a fixed approved appliance of the same type and rating, in the same location;
- iii. temporary holiday decorative lighting;
- iv. replacement of a snap, single, three-way, four-way or dimmer switch, receptacle, ceiling paddle fan, or luminaire, when the maximum voltage is 480 and the maximum ampacity is 30;
- v. reinstallation of a receptacle with a ground-fault circuit interrupter receptacle, a tamper-resistance receptacle, an arc-fault circuit interrupter receptacle, or a weather-resistance receptacle;
- vi. replacement of an overcurrent protection device, or fuse of the same voltage and amperage, and in the same location, when the service will not be de-energized;
- vii. repair or replacement of an electrode or transformer of the same size and capacity for a sign or gas tube system;
- viii. replacement of insulating material to a splice;
- ix. removal of electrical wiring;
- x. temporary wiring for experimental purposes in a suitable experimental laboratory;
- xi. the wiring for a temporary theater, motion picture, or television stage set;
- xii. installation or repair of an electrical device, appliance, apparatus, equipment, or electrical wiring operating at less than 25 volts and not capable of supplying more than 50 watts of energy;
- xiii. installation or repair of a low-energy power, control and signal circuit of Class II and Class III as defined in the National Electrical Code;
- xiv. the following activities, if performed in connection with the transmission of electrical energy: the installation, alteration, or repair of electrical wiring, apparatus, or equipment; or the generation, transmission, distribution, or metering of electrical energy;
- xv. the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility; or
- xvi. Buildings or structures which are owned and occupied by the State or Federal government, except for the electrical service.

2) Exempt work must comply with the Electrical Code and other applicable laws.

(h) Emergency Repair Permits. An applicant for a permit to make emergency electrical repairs on non-exempt work shall identify the emergency on the permit application.

Section 42-54 Proof of qualifications for registration

Registration. To perform or offer to perform electrical contracting in the jurisdiction of the City, a person must register with the City as an electrical contractor in accordance with the requirements of this subsection.

- 1) To register as a City electrical contractor, the contractor shall be a licensed electrical contractor in accordance with the requirements of the Texas Occupations Code, Chapter 1305, and the Texas Administrative Code, Chapter 73.
- 2) At the time of registration, an electrical contractor shall designate the name of the licensed master electrician of record employed by the contractor in accordance with the following requirements:
 - a. The electrical contractor may designate him or herself as the master electrician of record.
 - b. The master electrician of record shall not have a City electrical contractor's registration for more than one contracting business.
 - c. The master electrician of record shall appear in person to register the electrical contracting business.
 - d. Except as otherwise provided in this subsection, an electrical contractor must employ a licensed master electrician as the master electrician of record at all times.
- 3) An electrical contractor may designate a maximum of three agents to obtain electric permits on behalf of the contractor under the contractor's registration.
- 4) An employee of an electrical contractor registered with the City under this section need not be a registered electrical contractor in order to perform electrical work that is associated with an **electrical building permit** issued to the contractor.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 1st day of August, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2017.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1126	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration of playscape at Pecan Grove Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)			
Background: The parks department has been cutting and maintaining the grass at Pecan Grove Park. We had resistance when installing the new play structure, and we continued with the install. With plans to install a basketball court, restrooms, and a park sign, progress stopped. We continued to maintain the grass only, but now need direction to move forward with establishing the park or stop investing in property that is not city owned.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: PECAN GROVE PHASE 1 APPRAISAL DIST., PARKLAND DEDICATION, PECAN GROVE PHASE 1 PARKLAND RESTRICTION			
Responsibilities upon Approval:			

Hidalgo CAD

Property Search Results > 682758 CITY OF WESLACO for Year 2017

Property

Account

Property ID:	682758	Legal Description:	PECAN GROVE PH 1 LOT C LOT C7 (PARKLAND)
Geographic ID:	P5005-01-00C-00C7-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	TX	Mapscot:	
Neighborhood:	PECAN GROVE PH1	Map ID:	CWL VOL 45 PG 174-17
Neighborhood CD:	P500501		

Owner

Name:	CITY OF WESLACO	Owner ID:	121752
Mailing Address:	255 S KANSAS AVE WESLACO, TX 78596-6158	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$683,634	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$683,634	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$683,634	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$683,634	

Taxing Jurisdiction

Owner:	CITY OF WESLACO
% Ownership:	100.0000000000%
Total Value:	\$683,634

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	APPRAISAL DISTRICT	0.000000	\$683,634	\$0	\$0.00
CWL	CITY OF WESLACO	0.666700	\$683,634	\$0	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$683,634	\$0	\$0.00
GHD	HIDALGO COUNTY	0.590000	\$683,634	\$0	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.185000	\$683,634	\$0	\$0.00
R02	ROAD DIST 02	0.000000	\$683,634	\$0	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$683,634	\$0	\$0.00
SWL	WESLACO ISD	1.139700	\$683,634	\$0	\$0.00
Total Tax Rate:		2.725700			
Taxes w/Current Exemptions:				\$0.00	
Taxes w/o Exemptions:				\$18,633.81	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	4.4209	192573.00	0.00	0.00	\$683,634	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$683,634	0	683,634	\$0	\$683,634
2016	\$0	\$298,488	0	298,488	\$0	\$298,488
2015	\$0	\$298,488	0	298,488	\$0	\$298,488
2014	\$0	\$298,488	0	298,488	\$0	\$298,488

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		CONV	CONVERSION	MARTINEZ ALMA MIRELLA	SOUTHERN ORCHARD LP			
2		UNKN	UNKNOWN	SOUTHERN ORCHARD LP	CITY OF WESLACO			

Tax Due

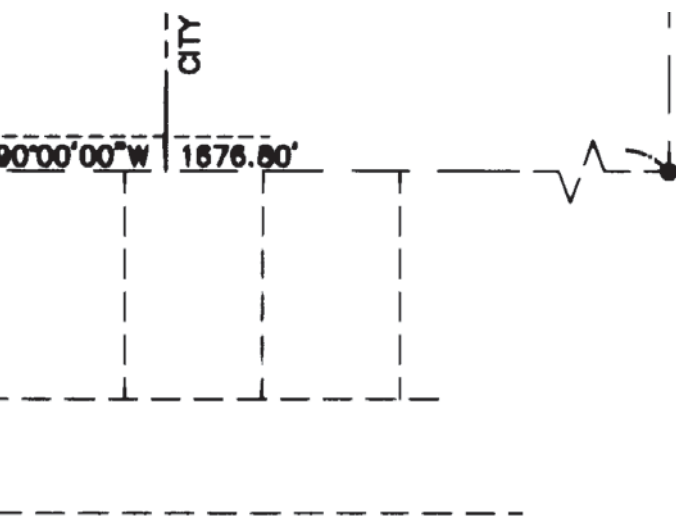
Property Tax Information as of 07/25/2017

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



C. REAR: 25'

2. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB ELEVATION.
3. NO PERMANENT BUILDINGS SHALL BE BUILT OVER ANY EASEMENT. ANY IMPROVEMENTS EXISTING INSIDE EASEMENTS, IF DESTROYED BY THE EASEMENT OWNER, SHALL BE REPLACED BY THE LOT OWNER AT THEIR SOLE EXPENSE.
4. ALL LOT CORNERS HAVE BEEN SET WITH 1/2" REBAR.
5. LOT OWNERS WILL CONNECT TO CITY SERVICE WHEN THEY BECOME AVAILABLE.
6. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS, AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES.
7. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 9.
8. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THERE SHALL BE NO OTHER USE, OTHER THAN A SINGLE FAMILY DWELLING UNLESS IT IS SPECIFIED ON THE PLAT THAT A LOT CAN BE USED FOR SOMETHING OTHER THAN RESIDENCE.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. RESTRICTIONS OF RECORD VIA SEPARATE DOCUMENT.
11. PARKLAND AS NOTED IS HEREBY DEDICATED TO THE CITY OF WESLACO. VIA THE TERMS AND CONDITIONS OF A SEPARATE DEDICATION AGREEMENT OF RECORD.
12. LOTS FACING MILE 3 WEST (F.M. 1015) WILL BE USED AS COMMERCIAL.
13. SIDEWALKS WILL BE CONSTRUCTED WITH SIDEWALK RAMP.
14. STREET SIGNS, TRAFFIC CONTROL SIGNS, AND STREET LIGHTING IS THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CURVE TABLE				
RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
5.00	93°13'31"	15.87	21.80	S24°08'46"W
25.00	9°23'40"	26.70	53.23	N66°03'42"E
5.00	94°00'00"	16.09	21.94	N71°38'08"W
0.00	52°54'12"	44.78	80.18	S51°05'14"E
28.00	20°59'06"	134.83	265.15	S88°01'53"E
5.00	52°35'21"	7.41	13.29	N72°13'45"W
0.00	284°02'07"	39.04	81.54	N07°57'08"W
5.00	51°22'27"	7.22	13.00	N55°43'07"E

PRINCIPAL CONTACTS		
OWNER	ENGINEER	SURVEYOR
SOUTHERN ORCHARD, L.P. VIA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC RICARDO R. RUBIANO, MANAGER PO BOX 251	FREDDIE E. DIPPEL, JR.	FREDDIE E. DIPPEL, JR.
	3103 BEE CAVE RD. STE. 202 AUSTIN, TX 78746 PH (512) 327-2946 FAX (512) 327-2977	

Restrictions, Conditions and Usage Terms for Park Acreage Dedication

This declaration of covenants and restrictions is made as of _____ 2003 by Southern Orchard LP, a Texas limited partnership, (hereinafter "Declarant") acting by and through its duly authorized managing partner, Southern Trades Management LLC, a Texas limited liability company, and is as follows:

WHEREAS, Declarant is the owner of all of approximately 14 acres of land proposed for dedication to be used as the site for a city park ("Park Acreage") in the Pecan Grove Subdivision, a subdivision in the City of Weslaco, Hidalgo County, Texas as shown by the plat thereof recorded in Book _____, Page _____ of the Plat Records of Hidalgo County, Texas (the "Subdivision").

NOW, THEREFORE, Declarant states that all of the above mentioned Park Acreage in the Subdivision are and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, and uses hereinafter set forth:

Designation of Use

1. The Park Acreage shall only be used for the installation of sports fields, jogging/walking trails, green areas and a swimming pool. No trade, professional, market, retail sales, business or commercial purpose of any kind shall be carried on, within or on any said Lots.

Retention of Easements

2. Easements are reserved as indicated on the recorded plat for utility installation and maintenance. Within these easements, no structures, trees, vines, plants or any other thing shall be placed or permitted to remain which may interfere with the purposes for which the easement is intended, and the easement area of the Park Acreage shall be maintained continuously by the City of Weslaco, except for the improvements for which a public utility or public authority is responsible.

Land Dedication, Lease & Purchase

3. The Owners of the Pecan Grove Subdivision, or their assigns, ("Subdivision Owners") will dedicate the 14-acre park acreage ("Park Acreage") described on the Final Pecan Grove Subdivision Plat ("Subdivision Plat") to the City of Weslaco ("City"). Both Parties shall agree on the value of the Park Acreage based on current use and both Parties also agree that once this dedication is accepted the value of the Park Acreage will diminish significantly based on its limited use and the conditions placed on the dedicated land.

Pecan Grove Subdivision

Park Acreage Dedication Restrictions, Conditions and Usage Terms

Page 1 of 5

4. The City will indemnify the Subdivision Owners from any and all damages associated with the construction, installation and use of the Park Acreage.
5. The Park Acreage will only be developed and used as specified on the "Pecan Grove Subdivision Plat Park Area" included on the Subdivision Plat.
6. Within 2 months of the land dedication on a Subdivision Plat, the City will begin construction and installation of the park amenities described in the "Pecan Grove Subdivision Plat Park Area" attached to this Agreement. The City may request, in writing, an additional 2-month extension of this requirement. Reasons for the needed extension will be included in the written request.
7. The City will not deviate from the master plan designed by Gomez, Mendez, & Saenz ("Architects") for the Pecan Grove Subdivision without the expressed written permission of the Subdivision Owners or its assigns.
8. The City will not change the use of the Park Acreage or grant any additional easements (above, below or surface) other than those that exist or are created on the Subdivision Plat. However, the City may grant specific UNDERGROUND easements on dedicated acreage for the direct benefit of the park amenities, but no ABOVEGROUND easements will be granted without a condemnation process and after the City has made every effort possible to negotiate the re-routing any future easement requiring condemnation.
9. Should a judicial body, with any jurisdiction over the City, ever rule that the City must transfer ownership of the Park Acreage and/or its amenities as compensation for any reason, the individual lot owners in the Pecan Grove Subdivision will have the right of first refusal to purchase and may elect to create a limited partnership entity to purchase the entire Park Acreage and all of the amenities for two hundred and fifty dollars (\$250) per deeded home lot within 120 days of any final ruling and place the Park Acreage and its amenities into a Homeowner's Association for continued use. Any third party benefiting from such a judicial ruling will receive the proceeds of the transfer to the homeowner's association in lieu of the Park Acreage or its amenities.

Use, Maintenance & Upkeep

10. The City will maintain the necessary insurance and indemnification coverage to operate the Park Acreage and will provide copies of such policies to the Subdivision Owners within 10 days upon request.
11. Access to the Park Acreage will only be made available from paved roads and parking lots. Adjoining private property lots will not have access to the Park Acreage directly across property lines. The City will correct any improper or illegal access within 5 days of its notification by any party.

Pecan Grove Subdivision

Park Acreage Dedication Restrictions, Conditions and Usage Terms

Page 2 of 5

12. Gates or doors will not be installed on park fences creating access from the surrounding private property and residential Lots. Access cutouts of any type will not be made to park fences and no section will be removed from ANY park fences by surrounding property owners for any reason. The City will correct and/or replace any gaps, holes or cutouts in the park fence within 5 days of its notification by any party.
13. Green areas and landscaping will be mowed, trimmed and maintained by the City of Weslaco. All tree-trimmings will be disposed of properly and on a bi-weekly basis.
14. All park installations will be operated for their designed use, i.e., baseball fields will only be used to play baseball and soccer/football fields will only be used to play soccer and football or other compatible organized sports such as field hockey, lacrosse, or other such organized sports normally played on a rectangular field. As examples, but not limiting descriptions, soccer/football fields may not be used for music concerts, flea markets, conventions, carnivals, circuses and/or amusement rides. Fields may not be used for any organized outdoor meetings unless the meetings are directly related to the specific use of each field.
15. Motorized vehicles will not be allowed on ANY unpaved section of the park unless it is for maintenance purposes. Motorized vehicles, including but not limited to motorbikes, three-wheelers, four-wheelers, all-terrain vehicles, and other off-road equipment will NEVER be ridden, placed or parked directly on the walking/jogging trail for any purpose INCLUDING maintenance and upkeep. The City understands the delicate nature of the materials used in constructing the walking/jogging trail and should the city, its employees, agents, contractors or representatives not abide by this restriction at any time the City will take the necessary steps to avoid further violation and repair any damages caused by such action.
16. Should any damage, vandalism, cosmetic or real, to any park installation, structure, walking trail, tree or green area, City of Weslaco will repair and/or replace the damaged amenity or area within 7 days and restore the damaged property or area to its original condition prior to the damage.
17. All playing fields will be irrigated at least bi-weekly and maintained in working condition by the City of Weslaco Parks Department.
18. All structures and buildings will be maintained and painted as needed in order for the property to retain a clean and neat appearance.
19. Walking/jogging trails right-of-ways will be kept free of any flora (grass, vegetation, plant life, plants, weeds, low hanging tree limbs, etc) by the use of weed/grass killer (Round-Up) as well as by trimming tree limbs on a monthly basis.
20. Trash, debris and any other rubbish deposited, abandoned or dumped on park property will be removed and disposed of properly and in a timely manner on a bi-weekly basis.

21. All wastebaskets and centralized trash collection points will be cleaned out twice a week.
22. No alcohol, alcoholic beverages, beer, wine, liquor will be permitted on park property at any time.
23. Park hours will be sunrise to sunset.
24. No individual will be allowed to sleep overnight, camp or establish on Park Acreage.
25. Vehicles will not be allowed to park over night in any parking area without exception. Particularly vehicles belonging to homeowners in the surrounding area will be removed prior to the park closing each evening.
26. Should the City not abide by any of the terms described above, it will be in default.
27. Should the City be in default, the Subdivision Owners may elect to cure the City's default at the sole expense of the City. The City will remit payment for any curative actions taken by the Subdivision Owners within 15 days.

General Provisions

These provisions are hereby declared to be restrictions, conditions, covenants and uses running with the land and shall be fully binding on all persons acquiring title to property in the Park Acreage, whether by descent, device, purchase, or otherwise, and every person, by the acceptance of title to the Park Acreage shall thereby agree to abide by and fully perform the foregoing restrictions, conditions, covenants and uses which be binding until December 6, 2050. On and after December 6, 2050, said restrictions, conditions, covenants and uses shall be automatically extended for successive periods of ten (10) years, unless changed in whole or in part, by the a unanimous vote of one hundred percent (100%) of the owners of residential lots in the Pecan Grove Subdivision.

Enforcement

If the City of Weslaco or any person or persons shall violate or attempt to violate any of the above restrictions, conditions, covenants and uses, it shall be lawful for any other person or persons owning any of the residential lots in the Subdivision to prosecute proceedings in law or in equity against the City of Weslaco, person or persons violating or attempting such violation to prevent such a person from so doing, or to recover damage for such violation. No act or omission on the part of any of the beneficiaries of the covenants, conditions, restrictions, and uses herein contained shall every operate as a waiver of the operation or endorsement of any such covenants, conditions, restrictions, and uses.

Severability

Pecan Grove Subdivision

Park Acreage Dedication Restrictions, Conditions and Usage Terms

Page 4 of 5

Invalidation of any one or part of these conditions, restrictions, covenants, and uses by judgment or court order shall in no way affect any of the others, which shall remain in full force and effect.

Waiver

Notwithstanding anything herein to the contrary, a unanimous vote of 100% of the residential lot owners may waive any provision hereof except the covenants contained in Paragraph one (1), hereof, that the Park Acreage shall be used for recreational purposes only.

EXECUTED this _____ day of January 2003

DECLARANT:

SOUTHERN ORCHARD LP

By its General Partner

Southern Trades Management, Limited Liability Company

Ricardo Rubiano, Manager

THE STATE OF TEXAS

THE COUNTY OF HIDALGO

This instrument was acknowledged before me on _____ 2003,
by Ricardo Rubiano, Manager, Southern Trades Management, Limited Liability Company on
behalf of Southern Orchard, LP.

Notary Public, State of Texas

My commission expires: _____

Notary's Name Printed



SOUTHERN ORCHARD, LP

January 15, 2003

City of Weslaco
Joe V. Sanchez, Mayor
500 South Kansas
Weslaco, Texas 78596

Re: Pecan Grove Subdivision Land Dedication for City Park Use

Dear Mayor Sanchez,

As we have previously discussed, Southern Orchard, Limited Partnership (formerly, Southern Pecan Trails Joint Venture) is the developer in a real estate subdivision in the City of Weslaco on FM 1015. After careful evaluation of the options that would create the most value for both the community and the Pecan Grove subdivision, Southern Orchard, LP intends to dedicate to the City of Weslaco a tract of land for use as a City Park, subject to the approval of various terms and conditions. The land in the proposed dedication would normally be used for residential lots and homes sites, but Southern Orchard feels that using the land, as a city park would serve the community and the project best. The dedication is subject to the acceptance, approval and recording of the Pecan Grove Subdivision Final Plat by your City Commission and Hidalgo County and ratification of a joint Cooperation Agreement between the City of Weslaco and the Southern Orchard, LP.

Our hopes would be that the City of Weslaco enters into a negotiated Cooperation Agreement with us that would serve to preserve the interests and quality of our project and your commitment to public service.

Therefore, the purpose of this letter is to serve as a preliminary understanding between the Southern Orchard Limited Partnership ("Southern Orchard") and the City of Weslaco ("City") regarding the dedication of land for use as a city park.

With the intent to move this process forward, the basic conditions and terms of the Cooperation Agreement will be:

1. The size and shape of the dedication will be clearly established on the Pecan Grove Preliminary Plat. Included with this letter is the preliminary phase I plat and Master Plan of the land to be dedicated.
2. The acreage to be dedicated will be purchased at the expense of Southern Orchard.

PO BOX 251 OLMITO, TEXAS 78575

3. The streets, utilities, improvements and necessary right-of-way access outside and along the boundaries of the dedicated land will be designed and constructed by Southern Orchard at no charge to the City.
4. The subdivision will be voluntarily annexed into the City as each phase is completed and finalized or as otherwise agreed upon by Southern Orchard, at its sole discretion.
5. Southern Orchard will provide water and Sewer extensions at no charge to the dedicated land as required by the park development plan.
6. Southern Orchard will be responsible for the architectural and engineering cost of generating a Master Plan, filing a subdivision plat and creating a master drainage plan for the subdivision, which may be done in various phases.
7. Because of their involvement with this project from its inception, and their on-going work with the Master Plan design, platting process and commercial building design, the City will employ the architectural firm of Gomez, Mendez & Saenz to continue with their design and oversee construction of the City Park and its amenities. The City will develop the dedicated land in accordance with the park design and plans created by Gomez, Mendez, & Saenz and the overall Master Plan engineering done by Sigler, Winston, Greenwood & Associates.
8. Southern Orchard will have joint architectural control of the City Park design and development as well as the right to approve the park designs and plans.
9. Southern Orchard will assist and cooperate with the City as necessary with any grant or funding information required.
10. The City will maintain and operate the City Park in accordance with the Cooperation Agreement (Draft copy attached) and will in good faith uphold the overall quality of the Master plan.
11. The City will indemnify Southern Orchard and its members against any liability from the design, construction and use of the park acreage and its amenities.

These terms are subject to approval by the City of Weslaco Commissioner's Board and the Southern Orchard LP. Time is of the essence with regard to this dedication issue to move the entire subdivision plan forward. Should you have any questions or comments regarding our intent, master plan or overall proposal, please do not hesitate to call me personally at (956) 571-8809.

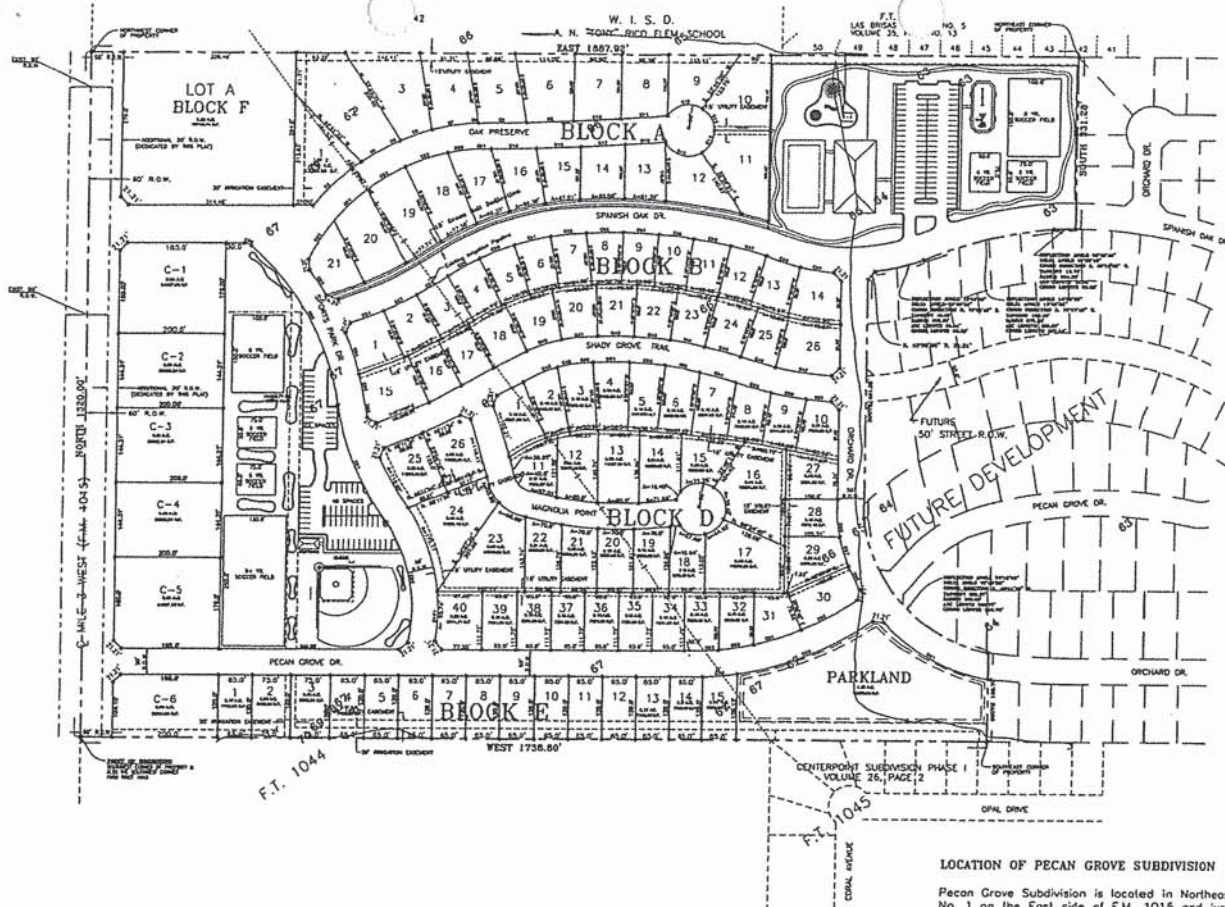
Sincerely yours,
Southern Orchard LP
By its General Partner
Southern Trades Management LLC

Agreed to:
City of Weslaco

Ricardo Rubiano
Manager
Enclosures (2):
Pecan Grove Subdivision Preliminary Plat
Dedication Agreement

Joe V. Sanchez
Mayor

SOUTHERN ORCHARD LIMITED PARTNERSHIP
PO Box 251 OLMITO, TEXAS 78575



LOCATION OF PECAN GROVE SUBDIVISION

Pecan Grove Subdivision is located in Northeast Hidalgo County Precinct No. 1 on the East side of F.M. 1015 and just North of Mile 8 North. The only nearby municipal is the City of Weslaco according to the official map in the office of the secretary of the City of Weslaco. Pecan Grove Subdivision lies inside the city's extraterritorial jurisdiction (ETJ) under local government code 42.021 and is within the city's five mile ETJ under local government code 212.001.



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2016-319	
From: Elizabeth Walker			
Subject: Discussion and consideration to approve an Election Order toward an election of Commissioner District 2 and Commissioner District 3 during the General Election on November 7, 2017 pursuant to Texas Election Code Chapter 271 and authorize the Mayor and Commissioners to execute any related documents. Possible action. (Staffed by City Secretary's Office.)			
Background: The Election Code prescribes an Order must be issued by the City Council not later than the 78th day before a November election in odd-numbered years (Monday, August 21). The candidate filing period is July 24-August 21 and the first day an election may be cancelled, should each candidate for an office listed on the ballot be unopposed, is August 28. The drawing for the place on the ballot and the electioneering spots at the polling location is scheduled August 21 at 5:30 p.m. This election, the County will introduce new voting (DRE) machines, which will allow for provisional ballots electronically. Also, the County seeks to implement "county-wide polling locations," which will extend the early voting ballot accessibility through Election Day: during Early Voting, a registered voter in Hidalgo County may vote at any polling location in Hidalgo County; the County proposes extending the same on Election Day. A contract for election administration services by Hidalgo County is forthcoming on a future agenda.			
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: Considered annually for each regular or special election.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approval			
Staff Recommendation:			

Approve, noting that the Election Order is prepared identifying the minimum hours of operation for the Early Voting Period. The hours are subject to change based on separate action by the Commission to consider cost-sharing extended hours.

Attachments, if any:

Election Order

Responsibilities upon Approval:

Convey to Elections Administrator; post to outside bulletin board and City website



ORDER OF ELECTION FOR MUNICIPALITIES

An election is hereby ordered to be held on November 7, 2017 for the purpose of:
(date)

City of Weslaco Commissioner District 2
City of Weslaco Commissioner District 3

Early voting by personal appearance will be conducted each weekday at
Business, Visitor and Event Center; 275 South Kansas Ave., Weslaco, Texas
(location)

Recommended but not required

between the hours of 8:00 a.m. and 5:00 p.m. beginning on Monday, October 23, 2017
(date)
and ending on Friday, November 3, 2017
(date)

Applications for ballot by mail shall be mailed to:

Yvonne Ramon, Elections Administrator
(Name of Early Voting Clerk)
101 South Tenth Avenue
(Address)
Edinburg 78539
(City) (Zip Code)

Applications for ballots by mail must be received no later than the close of business on
Friday, October 27, 2017
(date)

Issued this the 1 day of August, 20 17.

Signature of Mayor

Signature of Councilperson

Signature of Councilperson

Signature of Councilperson

Signature of Councilperson

Signature of Councilperson

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before election day.

ORDEN DE ELECCION PARA MUNICIPIOS

Por la presente se ordena que se llevará a cabo una elelcción el Noviembre 7, 2017 con el propósito
(fecha)
de:

Ciudad de Weslaco Comisionado del Distrito 2
Ciudad de Weslaco Comisionado del Distrito 3

La votación adelantada en persona se llevará a cabo de lunes a viernes en

Centro de Negocios, Visitantes, y Eventos; 275 South Kansas Avenue; Weslaco
(sitio)

Entre las 8:00 de la mañana y las 5:00 de la tarde empezando el Lunes, Octubre 23, 2017
(fecha)
y terminando el Viernes, Noviembre 3, 2017
(fecha)

Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:

Yvonne Ramon, Administrador de Elecciones
(Nombre del Secretario(a) de Votación Adelantada)

101 South Tenth Avenue
(Dirección)

Edinburg 78539
(Ciudad) (Zona Postal)

Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas
de las horas de negocio el Viernes, Octubre 27, 2017
(fecha)

Emitida este día 1 de Agosto, 20 17.

Firma del Alcalde

Firma de la Persona del Concilio

Firma de la Persona del Concilio

Firma de la Persona del Concilio

Firma de la Persona del Concilio

Firma de la Persona del Concilio

Nota de instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del
Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día
de elección.



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1108	
From:			
Subject: Discussion and consideration to approve expanded hours for the Early Voting Election period, 7:00 a.m. - 7:00 p.m., at a cost-share estimated at \$60,000.00. Possible action. (Staffed by City Secretary's Office.)			
Background: Because we run a November election, the City of Weslaco effectively "piggy-backs" on the ballot as prepared by the Hidalgo County Elections Department. This relationship offers the City many advantages, including access to the newest technologies in electronic ballots and access for voters to more polling locations that may be more convenient to them. Unfortunately, one of the perceived disadvantages is that the polling location is open those hours the Elections Department dictates so long as it meets the minimum prescribed by the state Election Code. As this is a constitutional election year, which historically has marginal voter turnout, the County proposed a schedule for Early Voting that is Monday - Friday, 8 a.m. - 5 p.m., except two weekdays 7 a.m. - 7 p.m., as required by law, and one Saturday and one Sunday, above the minimum requirements set by law. However, another local entity is "piggy-backing" on the ballot this year, like Weslaco, and similarly requested extended hours, such as 7 a.m. - 7 p.m. every day of the Early Voting Period. The County countered that it may consider those hours so long as the local entity paid the difference, which they calculate as the additional wages for all 325 workers at every polling location across the County for eight days. Should we share, it is estimated the additional cost would be \$60,000.00 for Weslaco. We budgeted \$20,000.00 for this election. I have inquired if the other entity would be willing to reduce the hours, such as 8 a.m. - 6 p.m., in order to reduce the total cost. That entity is scheduled to deliberate that this evening.			
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: None.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			

Deny. Estimated as additional \$60,000.00 which Finance Director advises cannot be supported in proposed budget.

Staff Recommendation:

Should the Commission be inclined to expand voting hours, consider a cap on cost-share.

Attachments, if any:

Responsibilities upon Approval:

Communicate to Hidalgo County Elections Department; revise the Election Order; adjust proposed budget for Fiscal Year 2017-2018.



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1109	
From:			
Subject: Discussion and consideration to adopt a policy for the use of City resources for the creation of a regular newsletter for the City of Weslaco and its individual Commissioners' districts. Possible action. (Staffed by City Secretary's Office.)			
Background: Commissioner Pedraza recently requested assistance to produce an informational flyer to update District 6. He designed a two-sided, black and white newsletter on regular 8.5"x11" paper that he intends to hand deliver at regular intervals, planned for each August, December, and April. This is certainly a well-intended communication tool and should any other Commissioner request assistance from the City Secretary's Office to format the same, we are happy to accommodate. We should be mindful, however, the Texas Election Code prohibits the use of political subdivision resources to produce or distribute political advertising in connection with an election. Also, it is not permissible to use or authorize the use of the paid time of an employee of a political subdivision to create or distribute political advertising. Though this consideration does not apply to Commissioner Pedraza this year, we suggest consideration of guidelines for such publications so that the intent of well-intended informational literature is not misconstrued as campaign material.			
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: None.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approval			
Staff Recommendation: Indicate guidelines for publication assistance to Commissioners.			
Attachments, if any: Prohibition of Subdivision Resources, Newsletter template			

Responsibilities upon Approval:

Prepare publications.

Violations of the law often occur because someone finds it irresistible to wrap up a factual explanation with a motivational slogan such as:

**GOOD SCHOOLS ARE THE FOUNDATION
OF A GOOD COMMUNITY**

or

EVERY CHILD DESERVES A GOOD EDUCATION

Another common misstep is to include “calls to action” such as:

PUT CHILDREN FIRST

or

SHOW THAT YOU CARE ABOUT EDUCATION

Remember: No matter how much factual information about the purposes of a measure election is in a communication, *any amount* of advocacy is impermissible.

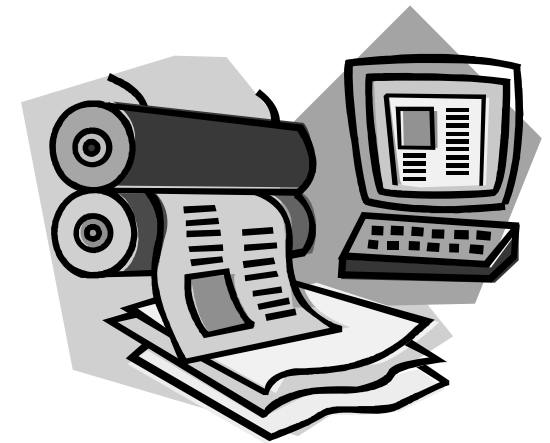
★ A violation of the prohibition is a **Class A misdemeanor**. This means that a violation could lead to criminal prosecution. Also, the Ethics Commission has authority to impose fines for violations of section 255.003.

Another provision of the Texas Election Code prohibits an officer or employee of a political subdivision from using or authorizing the use of an internal mail system to distribute political advertising. An internal mail system is a system operated by a political subdivision to deliver written documents to its board members or employees. A violation of this prohibition could also lead to the imposition of fines by the Ethics Commission or to criminal prosecution.

Although you may not use *political subdivision resources* for political advertising, you are free to campaign for or against a proposition on your own time and with your own resources. If you do plan to become involved in a campaign, you should educate yourself about filing requirements and about the rules regarding disclosures on political advertising.

Information is available from the Texas Ethics Commission by phone at (512) 463-5800 or on the Ethics Commission’s web site at <http://www.ethics.state.tx.us>.

A Short Guide to the Prohibition Against Using Political Subdivision Resources For Political Advertising In Connection With An Election



Texas Ethics Commission
P. O. Box 12070
Austin, Texas 78711-2070

(512) 463-5800
Fax (512) 463-5777

In compliance with the Americans With Disabilities Act, the publications of the Texas Ethics Commission are available by request in alternative formats. To request an accessible format, please contact our ADA Compliance Officer by telephone at 512-463-5800 or through RELAY Texas at 800-735-2989; or by mail in care of the Texas Ethics Commission, P. O. Box 12070, Austin, Texas 78711-2070.

The Texas Ethics Commission is an Equal Opportunity Employer and does not discriminate in providing services or employment.

Copies of this publication have been distributed in compliance with the State Depository Law, and are available for public use through the Texas State Publications Depository Program at the Texas State Library and other state depository libraries.

Visit us at <http://www.ethics.state.tx.us> on the Internet.

Revised September 1, 2009

A Short Guide to the Prohibition Against Using Political Subdivision Resources For Political Advertising In Connection With An Election

No matter how enthusiastic you are about an election, it is important to remember that the Texas Election Code prohibits the use of political subdivision resources to produce or distribute political advertising in connection with an election. Section 255.003 of the Election Code provides as follows:

- An officer or employee of a political subdivision may not spend or authorize the spending of public funds for political advertising.
- This section does not apply to a communication that factually describes the purposes of a measure if the communication does not advocate passage or defeat of the measure.
- A person who violates this section commits an offense. An offense under this section is a Class A misdemeanor.

New legislation effective September 1, 2009, further clarifies that an officer or employee of a political subdivision may not spend or authorize the spending of public funds for a communication describing a measure if the communication contains information that:

- (1) the officer or employee knows is false; and
- (2) is sufficiently substantial and important as to be reasonably likely to influence a voter for or against the measure.

To understand the practical significance of this prohibition, it is useful to look at some of the specific words and phrases used in the law.

★ **“Political advertising”** is a communication that advocates a particular outcome in an election. It can be a communication in almost any written or broadcast form, such as a billboard, a flier, a newsletter, a poster, a television or radio ad, or an Internet site.

Newsletter of Public Officer of a Political Subdivision. The Ethics Commission adopted a rule providing guidelines for when a newsletter of a public officer of a political subdivision is not political advertising. Texas Ethics Commission Rule 26.2 provides as follows:

For purposes of section 255.003 of the Election Code, a newsletter of a public officer of a political subdivision is not political advertising if:

- (1) It includes no more than two pictures of a public officer per page and if the total amount of area covered by the pictures is no more than 20 percent of the page on which the pictures appear;
- (2) It includes no more than eight personally phrased references (such as the public officer’s name, “I”, “me”, “the city council member”) on a page that is 8 ½” x 11” or larger, with a reasonable reduction in the number of such personally phrased references in pages smaller than 8 ½” x 11”; and
- (3) When viewed as a whole and in the proper context:
 - (A) is informational rather than self-promotional;
 - (B) does not advocate passage or defeat of a measure; and
 - (C) does not support or oppose a candidate for nomination or election to a public office or office of political party, a political party, or a public officer.

★ The prohibition applies to any **“officer or employee of a political subdivision.”** In other words, if an officer or employee of a political subdivision makes a decision to use political subdivision resources in violation of the prohibition, the employee could be fined by the Ethics Commission or held criminally liable. School board members, as “officers” of a school district, are also subject to the prohibition.

★ The prohibition applies to **“spending or authorizing the spending of public funds”** for political advertising. Not only does this mean that the political subdivision may not purchase or authorize the purchase of new materials for use in creating political advertising, it also means that a political subdivision would violate the prohibition by using existing paper and machinery to generate, display, or distribute political advertising.

Also, it is not permissible to use or authorize the use of the paid time of an employee of a political subdivision to create or distribute political advertising.

★ The prohibition does not apply to **“a communication that factually describes the purposes”** of a measure election. In other words, it is permissible to use the resources of a political subdivision to produce explanatory material about what is at stake in a measure election. However, the communication may not contain information that an officer or employee of a political subdivision knows is false. The information must not be sufficiently substantial and important, such that it would be reasonably likely to influence a voter to vote a certain way.

WESLACO WORKS

Newsletter for District 6

August 2017



COMMISSIONER

Josh Pedraza, District 6

Contact Me:

City Hall
255 South Kansas Avenue
Weslaco, Texas 78596
956.968.3181
josh.pedraza@weslacotx.gov
www.weslacotx.gov

Free App for Download:
Weslaco311
Available in Iphone and Android

WANT TO INSERT A PICTURE FROM YOUR FILES OR ADD A SHAPE, TEXT BOX, OR TABLE?

You got it! On the Insert tab of the ribbon, just tap the option you need.

Q: How can you insert a hyperlink?

A: Find even more easy-to-use tools on the Insert tab, such as to add a hyperlink, insert a comment, or add automatic page numbering.

Q: Think a document that looks this good has to be difficult to format?

A: Think again! To easily apply any text formatting you see in this document with just a tap, on the Home tab of the ribbon, check out Styles.

“Call out an important point or quote from a story. In the Styles gallery, tap Quote.”

WANT TO VIEW AND EDIT THIS DOCUMENT IN WORD ON YOUR COMPUTER, TABLET, OR PHONE?

You can edit text; easily insert content such as pictures, shapes, and tables; and seamlessly save the document to the cloud from Word on your Windows, Mac, Android, or iOS device.

LET IT FLOW

When you add stories in the body text on the right side of this document, feel free to speak your mind—you're not limited to the current page. For example, if article text gets too long for the first page, it will automatically flow onto this one – leaving the rest of the great-looking layout just as it is.

For example, if article text gets too long for the first page, it will automatically flow onto this one – leaving the rest of the great-looking layout just as it is.



Tap here to add a caption

HAVE MORE TO SAY?

Yes, then carry on.

Contact Me:

City Hall
255 South Kansas Avenue
Weslaco, Texas 78596

Recipient Name
Street Address
City, ST ZIP Code





Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1122
From:		
Subject: Discussion and consideration to authorize the South Texas Balloon Festival at the Mid Valley Airport on October 27-29, 2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Claudia Corral.)		
Background: Airport staff was asked by the EDC to participate in a meeting with the folks from the South Texas Balloon Festival. In the past, the airport has assisted with the festival serving as a secondary site for aircraft and fueling. The topic was to bring the festival to Weslaco and to propose use of the airport and/or Harlon Block park. Airport staff entertained the idea and assisted with a walk-thru with Ms. Corral. Based on the meeting, the airport seems as the most viable option. Airport staff requested a proposal as well as a layout for review as well as financial compensation for the lose of fuel sales during the event since the airport would be required to close for safety purposes. Airport staff presented the item the advisory board at two separate meetings. The board was split in their recommendation due to concerns regarding damages, safety, insurance and impacts to the airport membership due to the closing of the airport. It was agreed upon to support and assist as needed should the City Commission approve the request. Staff did advise both the EDC and Ms. Corral that she needed to discuss the request with the City Manager's office and various city departments as required by City policy as well as obtain approval from the City Commission.		
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): The Airport Advisory Board met on July 13, 2017 to review the presentation/proposal and discuss any potential impacts to airport operations, revenues and infrastructure. The board did approve the item however there were concerns to the proposed layout and insurance documentation. The board would like staff to be involved in the planning and staging process to minimize interruptions to operations.		

Elizabeth Walker	Created/Initiated
Andrew Muñoz	Approved
Mike Perez	Final Approval
City Manager Comments: Approval	
Staff Recommendation: Airport staff recommends approval contingent the South Texas Balloon Festival comply with all city requirements.	
Attachments, if any: STB Presentation	
Responsibilities upon Approval:	

3rd Annual



Weslaco, Texas

2017

CONFIDENTIAL

This proposal and all documents which accompany it are intended only for the use by the individual or entity to which addressed, and contains privileged and confidential information. Any unauthorized disclosure or distribution of this proposal is prohibited without the expressed written consent of South Texas Balloon Festival and Companies. If you accessed this proposal in error, please be aware that this is a confidential document with liabilities and legal recourse against misuse or distribution.

-South Texas Balloon Festival, LLC

TABLE OF CONTENTS

Business Overview	2
Company History	
Mission	
Vision	
Accreditations	3
Balloon Federation of America	
Central Texas Ballooning Association	
International Festivals & Events Association	
Texas Association of Fairs & Events	
Texas A&M Event Leadership Program	
A Hot Air Balloon Festival	5
Balloon Festivals Success	6
The Market	7
The Ballooning Opportunity	8
Projected Growth	9
Additional Entertainment	10
Projected Schedule of Events	11
Proposed Layout	12
Location Request	13

BUSINESS OVERVIEW

Company History

South Texas Balloon Festival, LLC is the brain child of Claudia Corral, an RGV native and marketing consultant with over 16 years of professional experience focused on advertising, event planning, fundraising, and social-impact campaigns with the many companies she has worked for during her career.

It was in 2005 when Claudia first heard of the famous Albuquerque, New Mexico's Balloon Fiesta and it sparked in her the idea of what an event of that magnitude would mean to the Rio Grande Valley.

For the next decade, she worked diligently trying to gain support and knowledge preparing herself professionally to be able to spearhead such a massive event.

In 2015 the opportunity finally presented itself for her to make her dream come true. The City of Mercedes provided the logistical and financial support to help Claudia jumpstart the First Hot air Balloon Festival in the South Texas Region.

In 2016, the second annual South Texas Balloon Festival was launched with a 18 balloon registration in its lineup.

In 2017 and with her No Bullying in School Program Organization, the partnership was created to use the Hot Air Balloon experience as a way to influence the at-risk youth she already serves.

Our Mission

Our mission is to provide a space where visitors can fulfill their dream of flying in a hot air balloon, where pilots from around the world can visit to fly and compete in the gulf of Mexico while using the ballooning experience to positively influence our South Texas youth with the wonders of flying.

Our Vision

Our vision is to become the most influential hot air balloon festival in Texas by positively impacting a third of our student population through a direct partnership with every school district in the South Texas Region.

ACCREDITATIONS

Balloon Federation of America

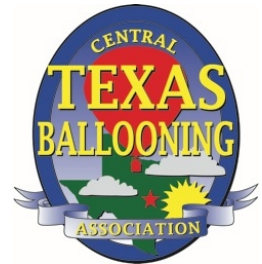
The Balloon Federation of America is a membership organization dedicated to the art, sport and science of Ballooning, and to providing a unified voice for the purpose of representing U.S. balloonists and ballooning enthusiasts across the United States of America, its territories and possessions, before the international ballooning community.



The federation maintains the highest standards of excellence by promoting understanding and cooperation between ballooning disciplines, by establishing safety and training programs of value to all members, and by encouraging sporting activities that meet American values for fair and just competition. It also serves as the Official Sanctioning body for America's Team to the World's Ballooning Competition.

Central Texas Ballooning Association

The main objectives of the CTBA are to promote, develop and aid the art and science of hot air ballooning in Central Texas. The Association provides friendship and camaraderie in group ballooning activities in Austin and the surrounding area. The club hosts a ballooning safety seminar on a regular basis.



International Festivals & Events Association

The IFEA is a 501(c) 6 not-for-profit organization that is overseen by an independent, international Board of Directors. Globally, they are represented by affiliate regional organizations, each with their own boards and staff representatives. Global regions are then often further broken down by affiliated partners and/or ambassadors in individual regions, countries, states, provinces and territories.

IFEA World is supported and advised in its efforts by the IFEA Global Roundtable Council, a body of industry leaders from all parts of the world.



ACCREDITATIONS (continued)

Texas Association of Fairs & Events

The Texas Association of Fairs and Events (TAF&E) provides inspiring leadership, create agriculture and education opportunities, and develop strategies and techniques that enhance and advance the fair and special events industry.



They help promote the value and importance of fairs, festivals and special events by being an advocate and supporter to members, who have the same desire to improve their event. The membership of TAF&E is made up of events and organizations from across the state and from neighboring states.

Texas A&M Event Leadership Program

(TELP) Texas Event Leadership Program is a program directed by The Texas A&M AgriLife Extension Service in the Department of Recreation, Park and Tourism Sciences ([RPTS](#)) at Texas A&M University.



Together with Texas Festivals and Events Association ([TFEA](#)) and Texas Association of Fairs and Events ([TAF&E](#)), our program provides in-depth training for event organizers as well as an invaluable network of professional event organizers and experts.

TELP is a benchmark program that offers instructional modules covering up-to-date topics to address the professional development needs of the festivals and events industry.

A HOT AIR BALLOON FESTIVAL

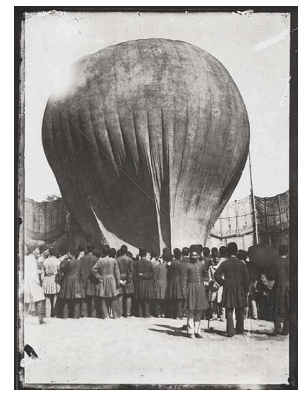
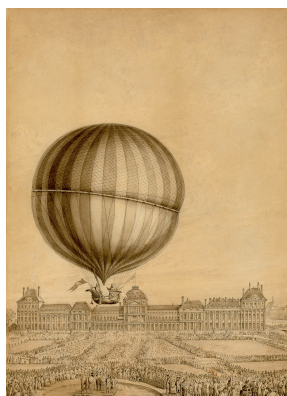
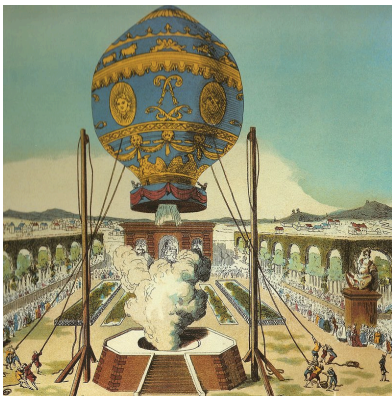
The History

Hot Air Balloons can be traced back to the Chinese history during The Three Kingdoms Era (c. AD 220-280) where unmanned balloons were used by the military for signals.

The first documented balloon flight in Europe was by the [Brazilian-Portuguese](#) priest [Bartolomeu de Gusmão](#). On August 8, 1709, in [Lisbon](#).

After experimenting with unmanned balloons and flights with animals, the first *tethered* balloon flight with humans on board took place on October 19, 1783 with the scientist [Jean-François Pilâtre de Rozier](#), the manufacture manager, [Jean-Baptiste Réveillon](#) and [Giroud de Villette](#), at the *Folie Titon* in Paris. The first untethered, *free* flight with human passengers was on 21 November 1783.

Only a few days later, at 13:45 on December 1, 1783, professor [Jacques Charles](#) and the [Robert brothers](#) ([Les Frères Robert](#)) launched a new, manned hydrogen balloon from the [Jardin des Tuileries](#) in Paris, amid vast crowds and excitement. It is reported that 400,000 spectators witnessed the launch, and that hundreds had paid one crown each to help finance the construction and receive access to a 'special enclosure' for a "close-up view" of the take-off.



Ballooning Today

Modern hot air balloons, with a more sophisticated onboard heat source than the Montgolfier brothers' basket of hot coals, were pioneered by [Ed Yost](#) beginning in the 1950s which resulted in his first successful flight on October 22, 1960. Today, hot air balloons are used primarily for recreation, and there are some 7,500 hot air balloons operating in the [United States](#). The first tethered balloon in modern times was made in France at Chantilly Castle in 1994.



BALLOON FESTIVALS SUCCESS

BALLOON FIESTA

The Albuquerque International Balloon Fiesta bills itself as the largest balloon festival in the world, with over 500 balloons filling the sky with its festival that lasts nine days and brings in over \$90 million in tourist revenue.

In 2015, Balloon Fiesta attracted 955,700 visits. Seventy-percent visited from outside of the Albuquerque Metro area. Sixty-five percent of Balloon Fiesta guests were from outside of the State of New Mexico. Survey respondents represented 45 states and over a dozen countries. Out-of-area guests spent an average of 3.7 nights in the Metro-Albuquerque



While 61.8% of guests attended Balloon Fiesta with family, 19.8% attended with friends and 17.8% came with both friends and family. The group size averaged 3.94 people of whom 3.41 were adults and .53 children.

PLANO BALLOON FESTIVAL

The Plano Balloon Festival attracts weekend crowds in excess of 100,000 people and is considered to be the largest event in the metro-plex area with strong family and above average income demographics. It has expanded from five ballooning events to a full weekend of activities including performing arts stages, children's hands-on activities.



OUR LOCAL IMPACT

South Texas Balloon Festival understands the socio-economic impact that an event of this magnitude brings to the region. Hospitality, retail, restaurants and local businesses from lower and upper valley saw an increase in sales from all visitors who trekked to the area. Because of the publicity, our 2015 event received attendees from northern Mexico, cities from across South and Mid Texas and other parts of the nation.



In 2016, South Texas Balloon Festival developed an Impact Study by surveying the crowds and gathered demographic, purchasing power, likes and dislikes of the show.

THE MARKET

OUR SOUTH TEXAS REGION

Our South Texas Balloon Festival targets a wide demographic because of the nature of the festival. Being a family targeted event that can be enjoyed by adults and children alike, we have taken a look at our census to know the visitor possibilities. This does not include Visitors from Laredo, Corpus Christi and the cities in between where we will be having ticket outlets.

RIO GRANDE VALLEY

ROMA	10,223	
RIO GRANDE	14,404	
MISSION ALTON LA JOYA	104,773	
HIDALGO	13,709	
MCALLEN	140,269	
PHARR SAN JUAN ALAMO	132,340	
EDNBURG	84,497	
DONNA	16,523	
WESLACO	39,474	
ELSA	6,647	
RAYMONDVILLE		11,139
PROGRESO	5,922	
MERCEDES	16,657	
LA FERIA	7,338	
HARLINGEN	65,774	
SAN BENITO	24,496	
LOS FRESNOS	6,582	
BROWNSVILLE	183,887	
PUERTO ISABEL		5,016

TOTAL RGV REACH 889,670

CORPUS CRISTI	324,074
LAREDO	255,473

TOTAL REACH 1,469,217



Information gathered from: www.census.gov/quickfacts.
Population estimates, July 1, 2015. QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

**In 2015 We captured 1.63% of our population
With Over 24,000 visitors**

2016 VISITOR PROJECTIONS

1%	14,692.17
2%	29,384.34
3%	44,076.51
4%	58,768.68
5%	73,460.85



Northern Mexico

In 2015, we advertised our festival in Matamoros, Monterrey, Reynosa and cities in between. We had over 2k tickets sold (1500 were sold in Matamoros alone on our ticket outlet, Bennigans restaurant) We plan to use social media to attract more visitors from Mexico this 2016.

THE BALLOONING OPPORTUNITY

THIRD ANNUAL BALLOON FESTIVAL

The South Texas Balloon Festival team was committed to continue the growth of its festival by coming back to South Texas with not only a larger number of balloons, but also a stronger sponsorship involvement from corporate sponsors who have become strong advocates to both the education of ballooning but also the promotion and sale of tickets for the show.

Our 2016 presenting sponsor

REMAX is one of the most recognized corporate symbols on the planet, and understandably so. At seven stories tall, the RE/MAX Hot Air Balloon grabs attention wherever it flies.

First introduced at the Albuquerque Balloon Fiesta in 1978, the balloon perfectly represented the RE/MAX network's "Above the Crowd" commitment to quality and has been a staple in every important balloon festival and competition in the world.

Today, the nearly 120 RE/MAX Hot Air Balloons in operation comprise the largest fleet on the planet. For South Texas Balloon Festival, REMAX TEXAS is in charge of all Balloon Operations.



Pilots

The South Texas Balloon Festival has demonstrated in its events that our region is capable of hosting Hot Air Balloon Flying and this has brought inquiries from balloon pilots across the state, nation and as far away as Europe who wish to fly in the Gulf of Mexico, particularly South Texas.

Our Festival is not just an attraction for Hot Air Balloons. We want this experience to inject our community with the passion of science, sports, flying, and making **dreams come true!**

Hi there,

I'm a Dutch Hot-Air Balloon pilot. Always looking for new events to fly.

Do you invit   european pilots to your event and how can i get a invit  ?!

Greetz

PROJECTED GROWTH



In 2015 13 balloons were brought to fly the South Texas Skies.

In 2016 18 Balloons successfully launched every morning for the 3 days of the festival.

In 2017, we are looking to host 25 balloons to fly both single pilot and carry passengers during the morning flights.

Hosting more balloons require a larger portion of land to prepare and launch balloons.

ADDITIONAL ENTERTAINMENT

HELICOPTER RIDES, TANDEM SKYDIVING JUMPS, MUSICAL GUESTS, FOOD, AND CARNIVAL RIDES

They were a HUGE hit in 2016!

While some visitors enjoyed the tethered rides on balloons after the night glow show, others took helicopter rides around the city, and many others enjoyed the food, entertainment, and games around.



PROPOSED SCHEDULE OF EVENTS



FAMILY-FRIENDLY

By including local arts & crafts, a children's activity area and musical entertainment, even the most discriminating attendee will be sure to enjoy the festivities.

STAGE AND PRODUCTION

South Texas Balloon Festival will coordinate the staging, production needs and all sponsorship pavilions and concessions for this event.

WEATHER

THIS IS A RAIN OR SHINE EVENT. At the time of this event, weather is expected to be ideal for balloon flights and night balloon glow. Event is scheduled to end at midnight Sunday night, same as it did in 2015 and 2016.

THURSDAY October 26th, 2017 VIP

Thursday PM:

6:00 PM: Catered Media/Sponsor VIP Night
7:00 PM: Balloon Glow

FRIDAY October 27th, 2017

Friday AM:

6:00 AM: Doors open to the public
7:00 AM: Sunrise Private Flights
9:00 AM: School Twinkle Burn Show
10:00 AM: Doors Close to the public

Friday PM:

4:00 PM: Doors Open to the public
7:00 PM: Balloon Glow
Tethered Rides
Musical Guests
12:00 AM: Doors Close

SATURDAY October 28th, 2017

Saturday AM:

6:00 AM: Doors open to the public
7:00 AM: Sunrise Private Flights
9:00 AM: Doors Close to the public

Saturday PM:

4:00 PM: Doors open to the public
7:00 PM: Balloon Glow
Tethered Rides
Musical Guests
12:00 AM: Doors Close

SUNDAY October 29th, 2017

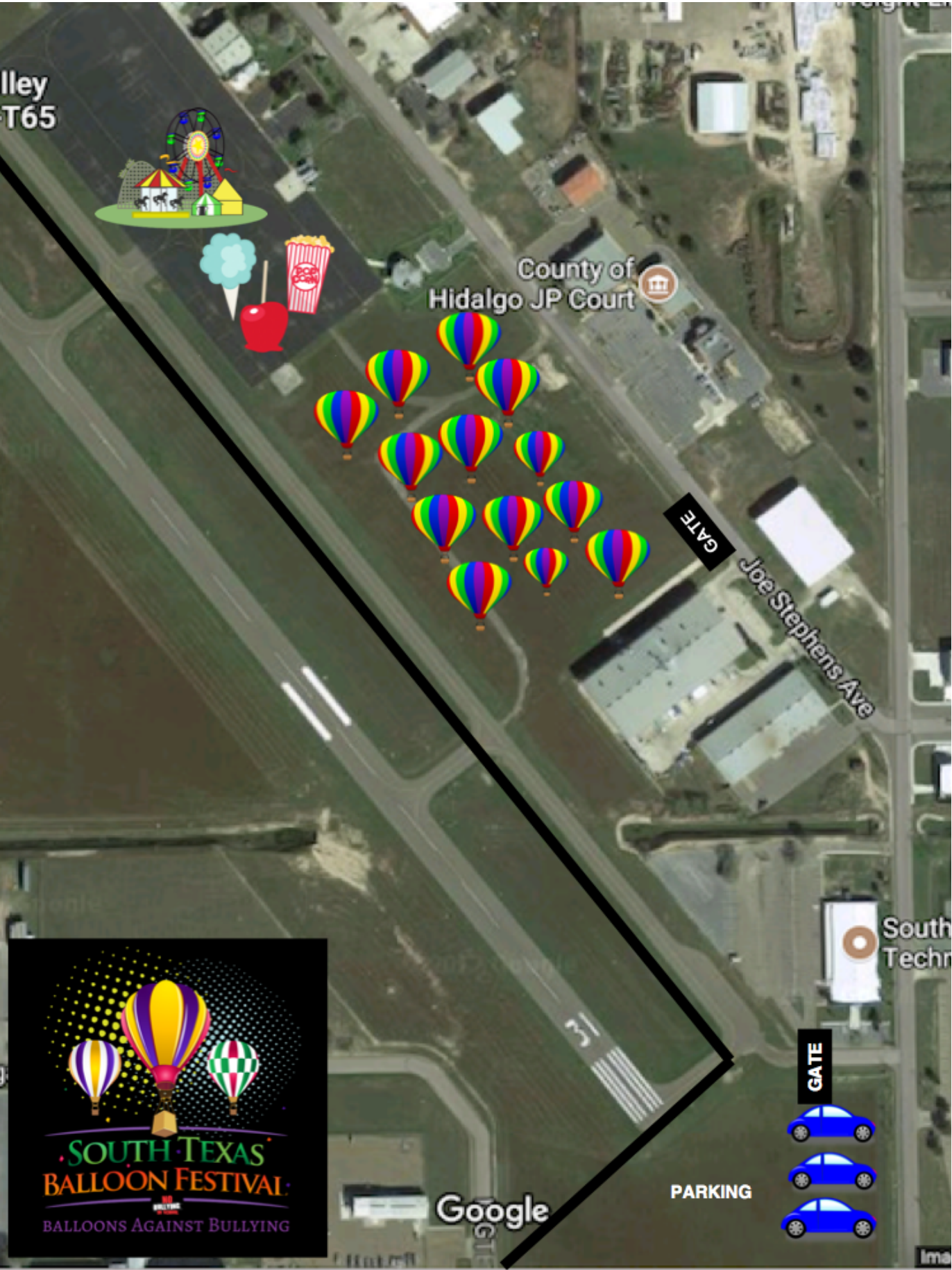
Sunday AM:

6:00 AM: Doors open to the public
7:00 AM: Sunrise Private Flights
9:00 AM: Doors Close to the public

Sunday PM:

4:00 PM: Doors open to the public
7:00 PM: Balloon Glow
Tethered Rides
Musical Guests
12:00 AM: Doors Close

PROPOSED LAYOUT



LOCATION REQUEST

SOUTH TEXAS BALLOON FESTIVAL

Official Request:

Use of The Mid Valley Airport Location to host the third annual South Texas Balloon Festival (permitted areas only).

To whom it may concern,

My name is Claudia Corral and I am the founder and CEO of the The South Texas Balloon Festival.

I sent this letter to request the City of Weslaco and its council members the opportunity to host the Third South Texas Balloon Festival in the Mid Valley Airport located at 1909 Joe Stephens Ave, Weslaco, TX 78599 for the following dates:

October 27, 28, and 29th, 2017

The South Texas Balloon Festival is growing and we are confident that Mid Valley Airport is the location that best fits the logistical growth of our show.

I hope our presentation is to your liking and we are expectant of your response.

I thank you for your time and consideration.

Respectfully,

Claudia Corral
Founder/CEO



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1099
From:		
Subject: Report by Finance Department - Quarterly Investment Report. Possible action to accept and file.		
Background: See attached quarterly report.		
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):		
Mary Barrera	Created/Initiated	
Mary Barrera	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation: Accept and file.		
Attachments, if any: 2017-06-30 Investment Report		
Responsibilities upon Approval:		

CITY OF WESLACO
FINANCE DEPARTMENT

QUARTERLY INVESTMENT REPORT

FOR QUARTER ENDING
JUNE 30, 2017

City of Weslaco, Texas

Investment Report

June 30, 2017

Deposits:

Cash on Deposit

BBVA Compass

Frost

Tex Pool

Tex Pool Prime

Money Market Accounts

Rio Bank

Certificates of Deposit

Greater Bank of South Texas 4/30/2017

Rio Bank 1/15/2018

Plains Capital Bank 7/21/18

Total

3rd Quarter	2nd Quarter	1st Quarter
06/30/17	03/31/17	12/31/16
\$ 18,917,576	\$ 19,012,969	\$ 18,185,304
\$ 124,620	\$ 124,620	124,620
3,201,205	3,194,929	4,339,144
1,153,911	1,150,535	-
249,859	249,505	249,150
-	241,751	241,144
242,187	241,466	240,732
240,000	-	-
\$ 24,129,358	\$ 24,215,775	\$ 23,380,094

Rates:

Cash - Interest Earning

BBVA Compass

Frost

Tex Pool

Tex Pool Prime

Money Market Accounts

Rio Bank

Certificate of Deposits

Greater Bank of South Texas 4/30/2017

Rio Bank 1/15/2018

Plains Capital Bank 7/21/18

3rd Quarter	2nd Quarter	1st Quarter
06/30/17	03/31/17	12/31/16
0.83%	0.70%	0.49%
0.00%	0.00%	
0.79%	0.57%	0.41%
1.08%	0.97%	
0.57%	0.57%	0.52%
\$ -	0.00%	0.00%
1.21%	1.21%	1.21%
1.26%	0.00%	0.00%

Total Interest Earned for Period

Total Interest

Average Return

Benchmark - 3 Month T-Bill Rate

Weighted Average Maturity (Days)

\$ 41,813.59	\$ 29,836.57	\$ 19,801.36
0.84%	0.70%	0.48%
1.01%	0.73%	0.50%
6.75	3.93	4.96

Total Interest Earned Year to Date

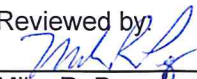
\$ 91,451.52

This report is in full compliance with the investment policy and strategy as established for the City of Weslaco, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Prepared by:


 Maria C. Barrera, CPA, CGFO
 Finance Director

7-26-17
 Date

Reviewed by:

 Mike R. Perez
 City Manager

7/27/17
 Date



Standardized Agenda Request Form

Date of Meeting: August 1, 2017		Agenda Item No. (to be assigned by CSO): 2017-1100	
From:			
Subject: Report by Finance Department - Quarterly Financial Report. Possible action to accept and file.			
Background: Please see attached financial report for the quarter ended June 30, 2017.			
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):			
Mary Barrera		Created/Initiated	
Mary Barrera		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Accept and file.			
Attachments, if any: Q-06-30-2017 Financial			
Responsibilities upon Approval:			

CITY OF WESLACO
FINANCE DEPARTMENT

QUARTERLY FINANCIAL REPORT

FOR PERIOD ENDING
JUNE 30, 2017

(Unaudited – For Management Discussion Only)

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - GENERAL FUND COMBINED
JUNE 30, 2017

ASSETS

Cash and Equivalents	9,687,386
A/R Taxes-Current	1,092,927
A/R Sales Tax	862,805
A/R Ambulance Fees	758,685
A/R Other	24,501
Due from other Funds	282,251
Due from other Govt	211,514
Due from Others	-
Inventory	23,396
Prepaid Expense	9,192
Restricted Assets	291,970
TOTAL ASSETS	13,244,627

LIABILITIES

Accounts Payable	406,533
Accrued Salaries & Wages	-
Due to other Funds	69,351
Other Liabilities	789,094
Deferred Revenues	983,447
Trusts	291,970
TOTAL LIABILITIES	2,540,395

FUND BALANCE

Nonspendable fund balance	3,420
Restricted fund balance	534,906
Committed fund balance	815,998
Unassigned fund balance	6,748,748
Change in net position	2,601,159
TOTAL FUND BALANCE	10,704,232
TOTAL LIABILITIES AND FUND BALANCE	13,244,627

CITY OF WESLACO, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GENERAL FUND COMBINED

JUNE 30, 2017

REVENUES	Actual	Annual Budget	
Ad Valorem Taxes	9,466,869	9,146,294	104%
Sales Tax	6,981,574	8,772,016	80%
Franchise Taxes	1,095,410	1,797,350	61%
Permits & Licenses	501,538	567,475	88%
Intergovernmental Revenue	342,412	317,202	108%
Charges for Services	1,151,513	2,213,500	52%
Fines and Forfeitures	645,033	685,640	94%
Investment Income	60,108	30,700	196%
Rentals and Royalties	74,276	84,200	88%
Other Revenue	140,688	199,858	70%
TOTAL REVENUES	20,459,421	23,814,235	86%
EXPENDITURES			
General Government	2,543,100	3,511,297	72%
Judicial and Legal	676,851	771,223	88%
Public Safety	9,523,676	13,026,909	73%
Public Works	784,775	1,088,144	72%
Streets and Highways	897,889	1,357,890	66%
Planning, Inspections & Engineering	754,699	1,079,554	70%
Culture and Recreation	914,116	1,414,316	65%
Nondepartmental	480,516	692,336	69%
Capital Outlay	564,710	913,407	62%
Debt Service	121,818	139,102	88%
TOTAL EXPENDITURES	17,262,150	23,994,178	72%
EXCESS OF REVENUES OVER EXPENDITURES	3,197,271	(179,943)	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	126,521	131,310	96%
Economic Development and Assistance	(722,633)	(1,025,000)	71%
OTHER SOURCES (USES)	(596,112)	(893,690)	
NET CHANGE IN FUND BALANCE	2,601,159	(1,073,633)	
Fund Balance - October 1 (Beginning)	8,103,073		
Fund Balance - June 30 (Ending)	10,704,232		
Number of days in working capital	147		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - WATER & SEWER FUND COMBINED
JUNE 30, 2017

ASSETS

Cash and Equivalents	4,324,696
Restricted Cash	2,427,530
Current Receivables	1,763,659
Inventory	246,367
Other Assets	305,567
Deferred Resource Outflow	1,029,736
Assets, net of Depr	86,232,824
TOTAL ASSETS	96,330,379

LIABILITIES

Accounts Payable	1,114,381
Accrued Salaries & Wages	66,275
Due to Other Funds	-
Other Liabilities, including current bonds	4,720,325
Deferred Resource Inflow	27,841
Long Term Liabilities - Bonds	59,328,335
TOTAL LIABILITIES	65,257,157

FUND EQUITY

Net Investment in Capital Assets	31,263,063
Capital Fee Reserve	626,514
Restricted - Debt Service	1,066,290
Restricted - Construction	-
Unrestricted fund equity	(1,407,676)
Change in net position	(474,969)
TOTAL FUND EQUITY	31,073,222
TOTAL LIABILITIES AND FUND EQUITY	96,330,379

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
WATER AND WASTEWATER FUNDS
JUNE 30, 2017

REVENUES	Actual	Annual Budget	
Intergovernmental Revenue	-	-	
Charges for Services	8,480,501	11,821,000	
Interest	1,295	-	
Other Revenue	235,070	236,500	
TOTAL REVENUES	8,716,865	12,057,500	72%
EXPENDITURES			
Emergency Management	-	-	
Treatment	2,273,077	3,037,221	75%
Distribution & Collection	1,286,086	1,840,472	70%
Utility Billing	218,972	300,275	73%
Water Meter Division	121,367	192,455	63%
Capital Outlay	1,748,287	1,423,800	123%
Bad Debt	-	-	
Debt Service	1,574,874	5,138,356	31%
TOTAL EXPENDITURES	7,222,664	11,932,579	61%
EXCESS OF REVENUES OVER EXPENDITURES	1,494,202	124,921	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(1,969,171)	(1,565,561)	126%
OTHER SOURCES (USES)	(1,969,171)	(1,565,561)	
NET CHANGE IN FUND EQUITY	(474,969)	(1,440,640)	33%
Fund Balance - October 1 (Beginning)	5,695,136		
Fund Balance - June 30 (Ending)	5,220,167		
Number of days in working capital	75		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - SOLID WASTE FUND
JUNE 30, 2017

ASSETS

Cash and Equivalents	272,573
Current Receivables	593,400
Noncurrent Receivable	2,000,000
Deferred Resource Outflow	9,820
Assets, net of Depr	519,280
TOTAL ASSETS	3,395,072

LIABILITIES

Accounts Payable	30,804
Accrued Salaries & Wages	19,183
Due to Other Funds	-
Noncurrent Liabilities	536,078
Deferred Resource Inflow	252
TOTAL LIABILITIES	586,317

FUND EQUITY

Contributed Capital	-
Reserved fund equity	-
Unreserved fund equity*	2,788,853
Change in net position	19,903
TOTAL FUND EQUITY	2,808,755
TOTAL LIABILITIES AND FUND EQUITY	3,395,072

*Fund equity includes \$2M loan advanced to Water/Sewer Fund from Solid Waste Fund to complete WTP Project

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
SOLID WASTE FUND
JUNE 30, 2017

REVENUES	Actual	Annual Budget	
Intergovernmental Revenue	-	-	
Charges for Services	3,684,297	4,982,000	
Other Revenue	55,599	85,500	
TOTAL REVENUES	3,739,896	5,067,500	74%
EXPENDITURES			
Emergency Management	-	-	
Collection	2,120,337	3,052,504	69%
Transfer Station/Recycling	39,458	54,612	72%
Landfill	47,166	46,030	102%
Brush Collection	418,721	630,000	66%
Capital Outlay	-	-	
Bad Debt	-	-	
Debt Service	-	-	
TOTAL EXPENDITURES	2,625,681	3,783,146	69%
EXCESS OF REVENUES OVER EXPENDITURES	1,114,215	1,284,354	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(1,094,313)	(1,125,750)	97%
OTHER SOURCES (USES)	(1,094,313)	(1,125,750)	
NET CHANGE IN FUND EQUITY	19,903	158,604	
Fund Balance - October 1 (Beginning)	2,788,853		
Fund Balance - June 30 (Ending)	2,808,755		
Number of days in working capital	86		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - AIRPORT FUND
JUNE 30, 2017

ASSETS

Cash and Equivalents	(14,470)
Due from Other Government	-
Current Receivables	25,370
Inventory	31,354
Restricted Assets	233,996
Deferred Resource Outflow	60,930
Assets, net of Depr	9,764,277
TOTAL ASSETS	10,101,457

LIABILITIES

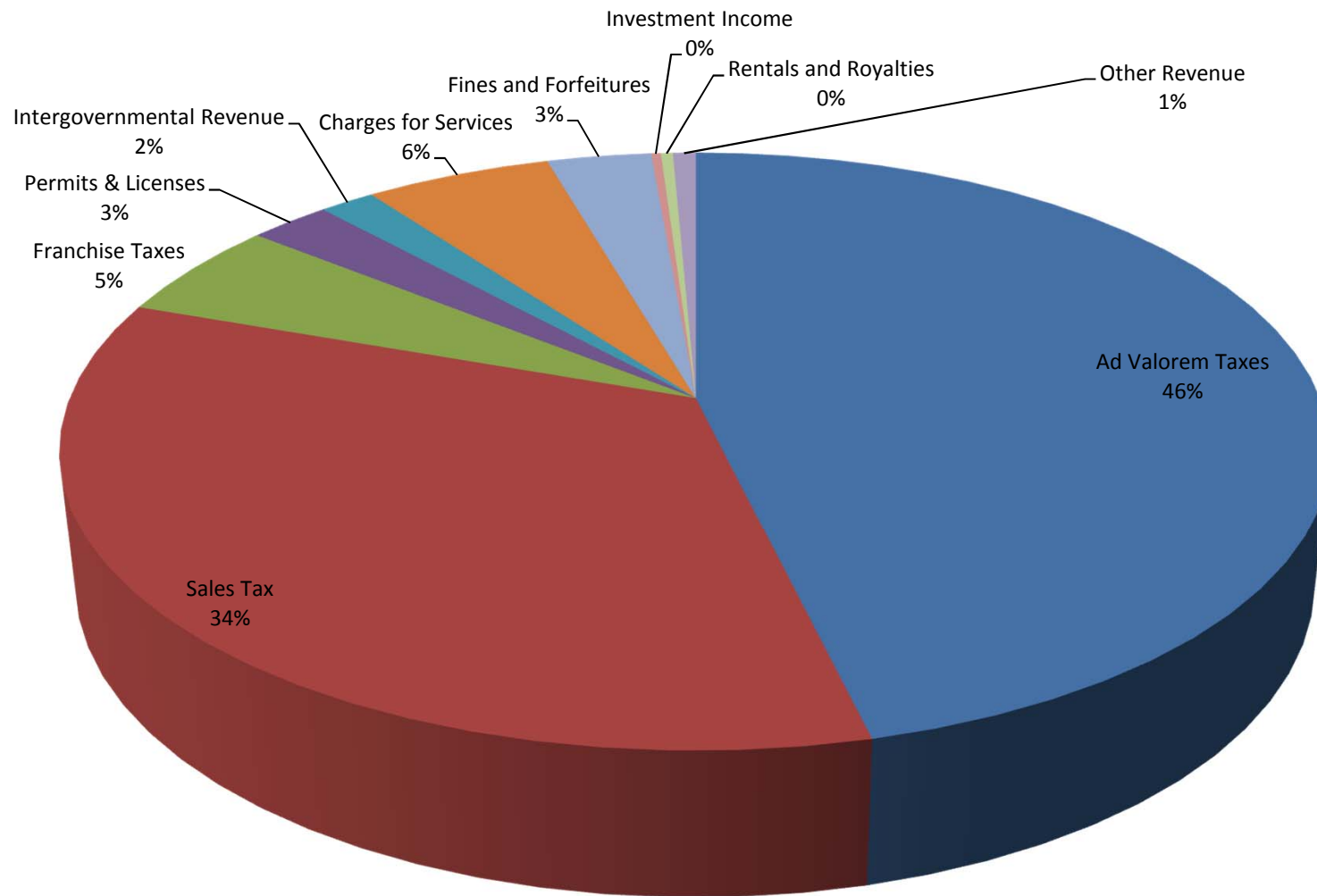
Accounts Payable	6,965
Accrued Salaries & Wages	163,971
Due to Other Funds	282,251
Due to Other Governments	10,300
Other Liabilities	2,634
Deferred Resource Inflow	2,458
TOTAL LIABILITIES	468,579

FUND EQUITY

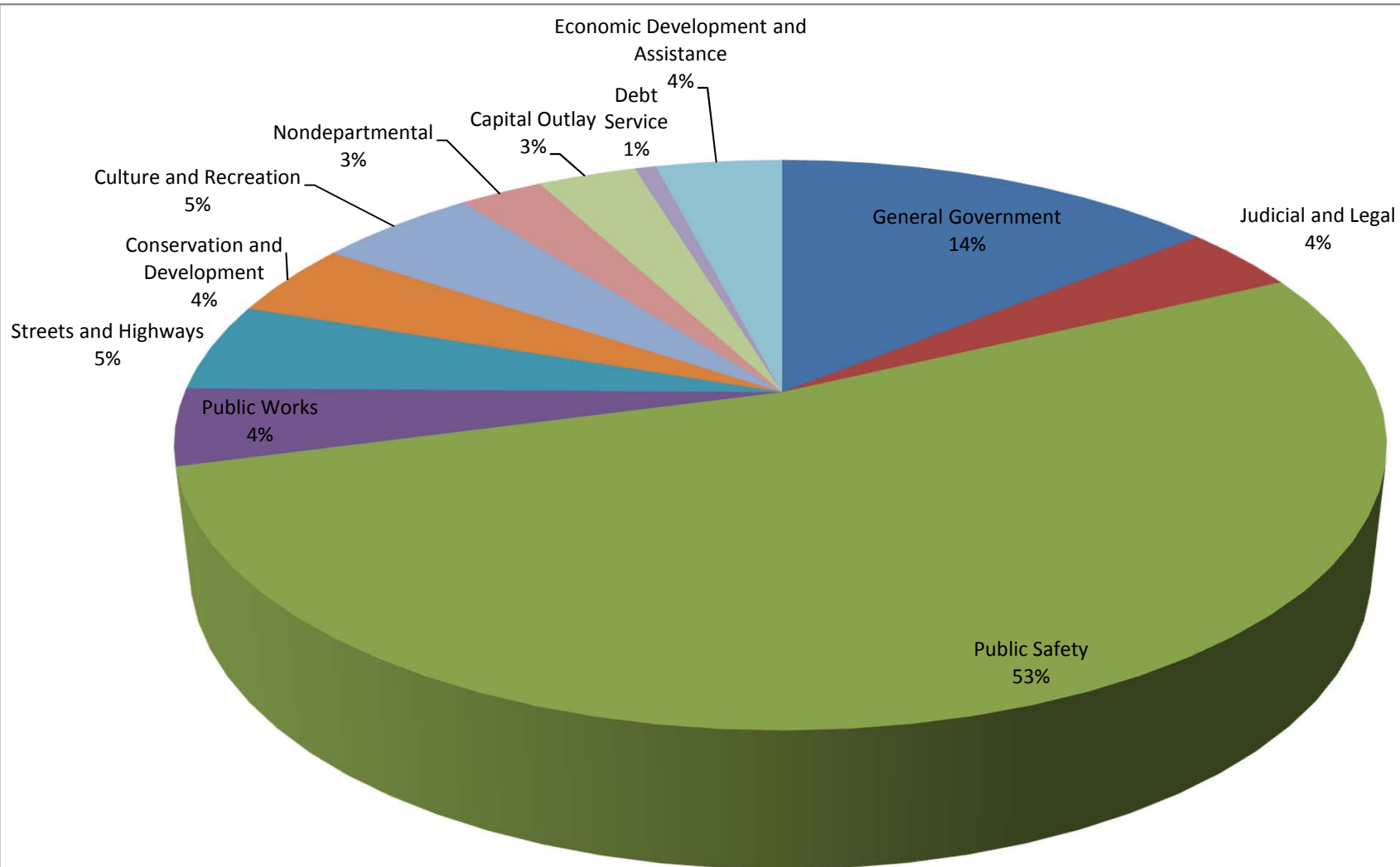
Net Investment in Capital Assets	9,764,277
Reserved fund equity	233,966
Unreserved fund equity	(403,320)
Change in net position	37,955
TOTAL FUND EQUITY	9,632,878
TOTAL LIABILITIES AND FUND EQUITY	10,101,457

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
AIRPORT FUND
JUNE 30, 2017

REVENUES	Actual	Annual Budget	
Intergovernmental Revenue	42,632	70,000	
Charges for Services	177,802	202,826	
Other Revenue	1,283	-	
TOTAL REVENUES	221,717	272,826	81%
EXPENDITURES			
Airport Operations	337,015	438,206	77%
Capital Outlay	96,747	121,399	80%
Debt Service	-	-	
TOTAL EXPENDITURES	433,762	559,605	78%
EXCESS OF REVENUES OVER EXPENDITURES	(212,045)	(286,779)	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	250,000	255,000	98%
OTHER SOURCES (USES)	250,000	255,000	
NET CHANGE IN FUND EQUITY	37,955	(31,779)	
Fund Balance - October 1 (Beginning)	9,594,923		
Fund Balance - June 30 (Ending)	9,632,878		
Number of days in working capital	-486		

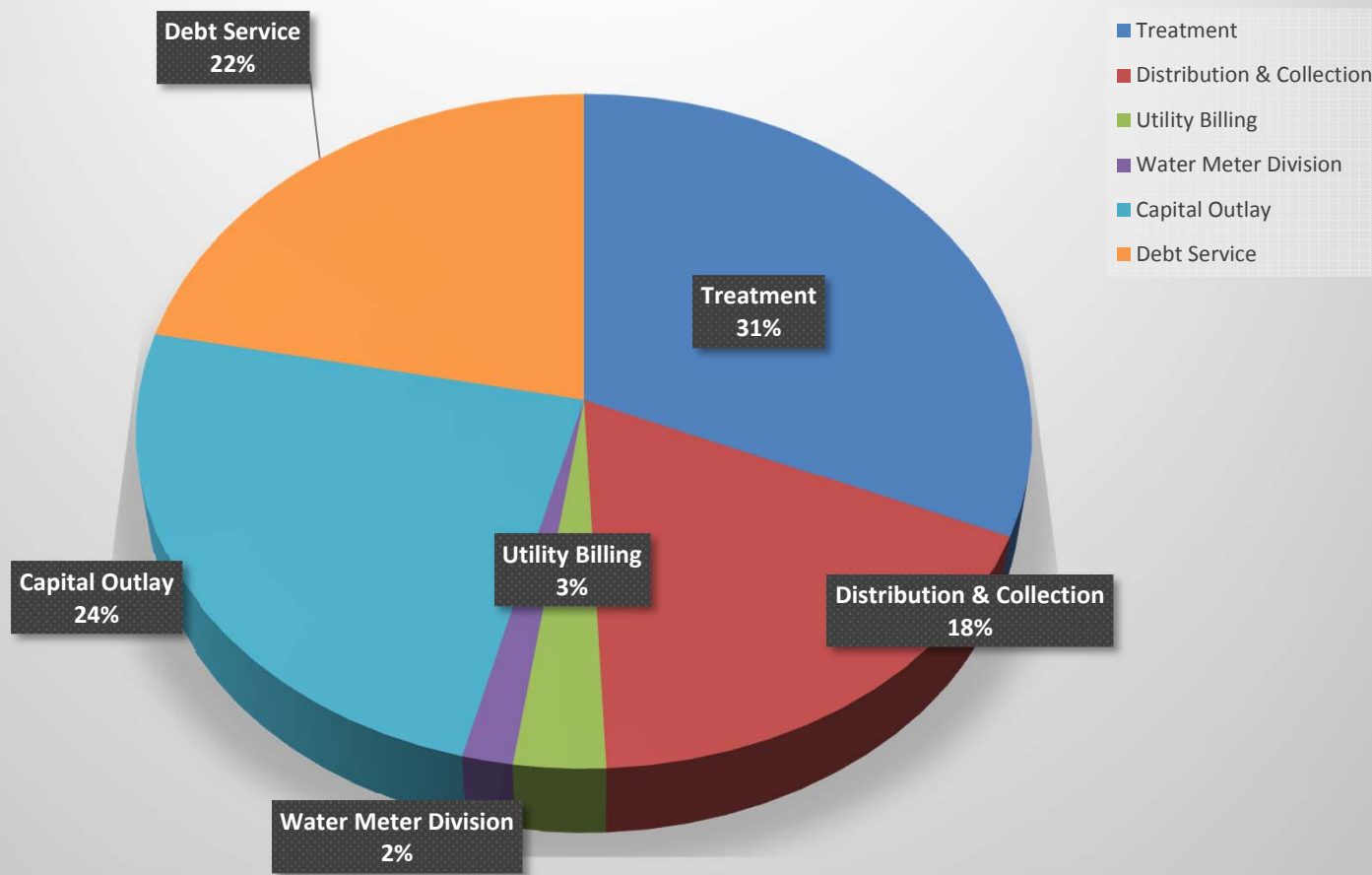


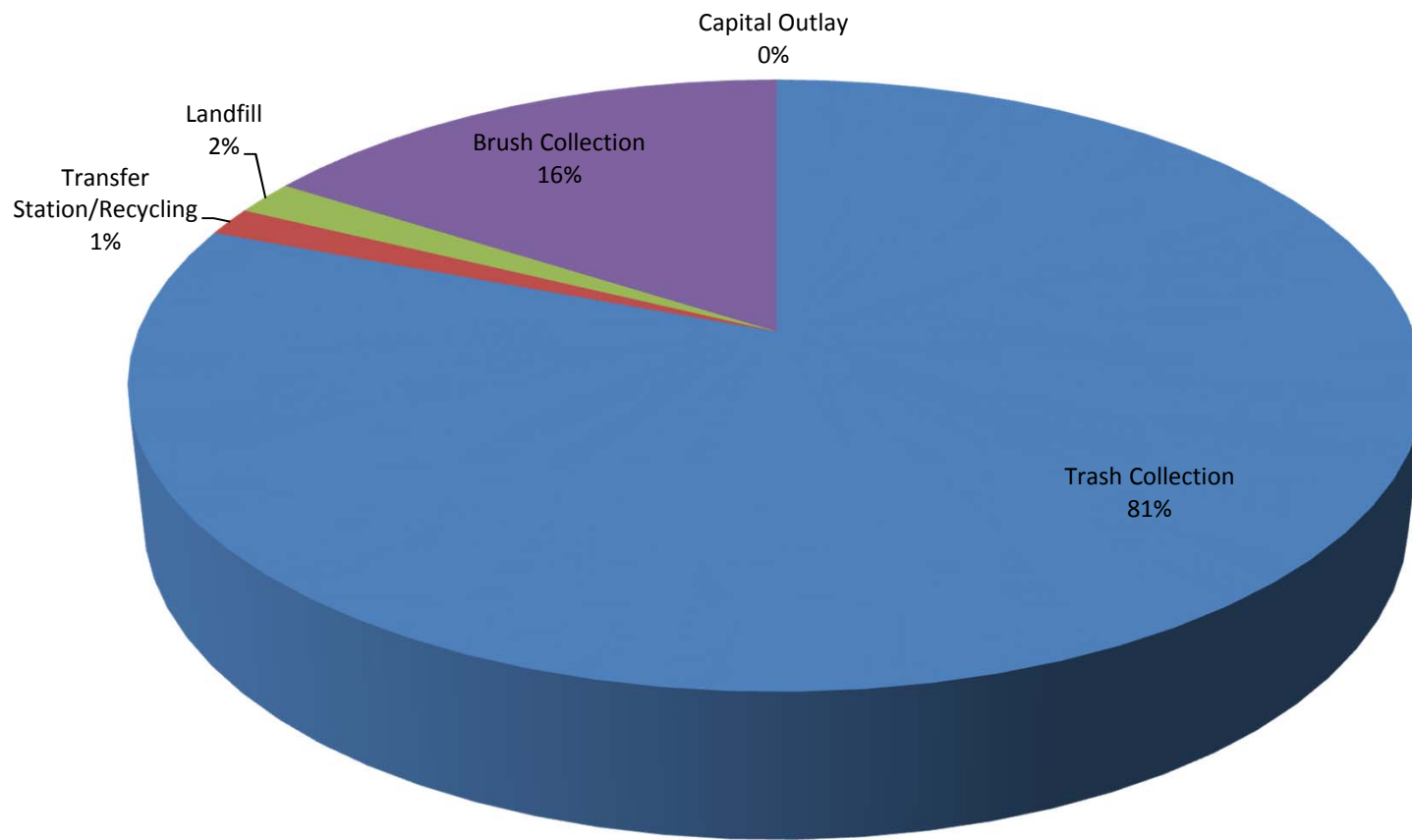
General Fund Revenues Oct 2016 - Jun 2017



General Fund Expenditures Oct 2016 - Jun 2017

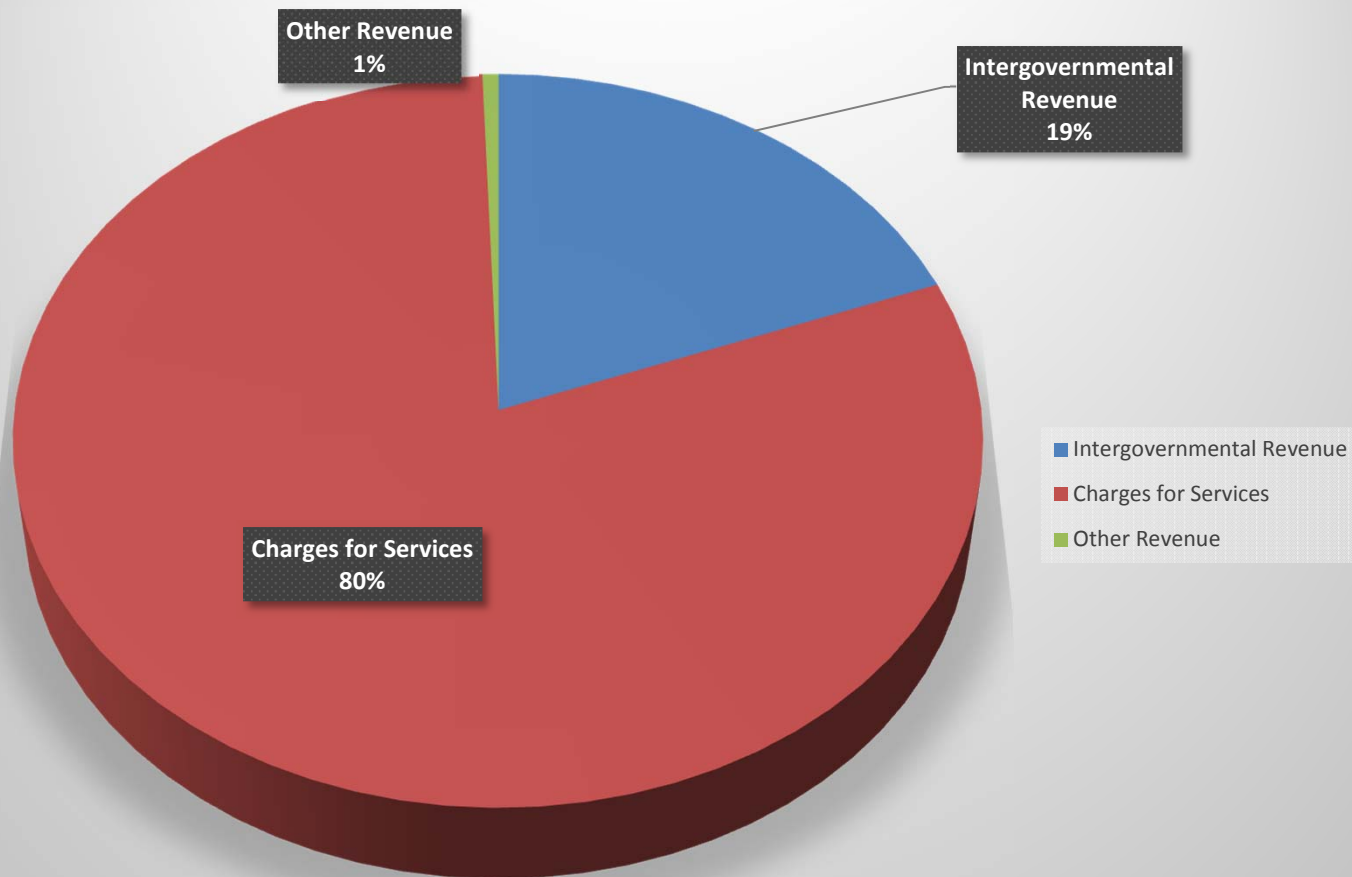
Water/Sewer Expenses Oct 2016 - Jun 2017



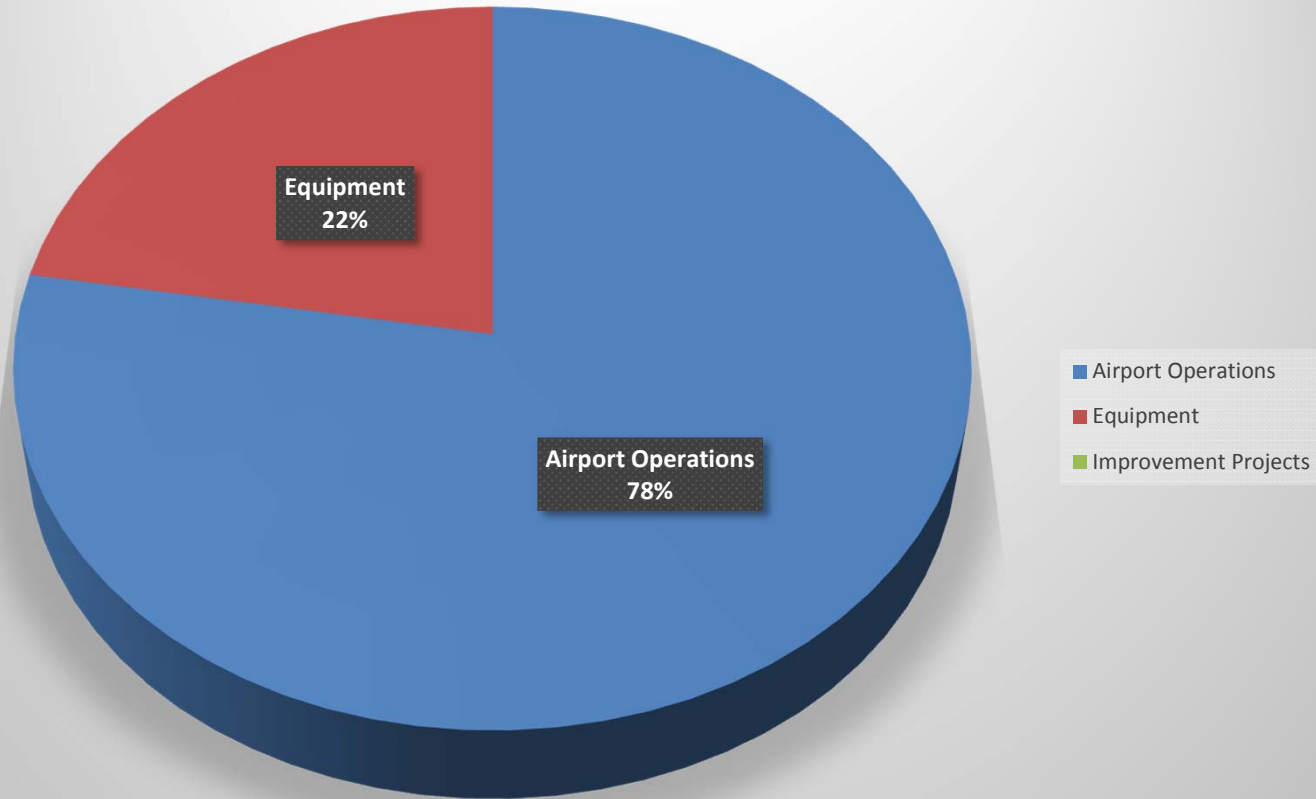


Solid Waste Expenses Oct 2016 - Jun 2017

Airport Revenue Oct 2016 - Jun 2017



Airport Expenses Oct 2016 - Jun 2017





May 2017 TOURISM MARKETING REPORT FOR THE CITY OF WESLACO

MAY ADVERTISING

- City Promotions:
 - ✓ Assisting Mid-Valley Airport with promoting the June 9 Ribbon-cutting & June 10 Fly-In event . Recruiting commercial vendors, recruiting food vendors, producing 250 visitor packages, promoting local attendance - \$500, digital advertising targeting TX pilots – 10,000 impressions / \$460, Facebook advertising, and social media push
- General Advertising:
 - ✓ Renewed *Think Weslaco* App - \$8,125
- Texas Domestic:
 - ✓ Ongoing billboard advertising on I-2 / Expressway 83 (both directions)

VISITOR CENTER

- Compared to previous month: Use of the conference and meeting facilities remains strong. Total BVEC traffic was 44% higher than the previous month.
- Compared to same month previous year: Primary elections in May 2016 brought a larger number of visitors to the BVEC. Not counting voters during those elections, just comparing visitors, along with conference and meeting facilities usage, BVEC traffic was 95% higher than May 2016.

VISITATION –April 2017

Visitors	In State/Out of State	Visitor Center Events & Meetings	Attendance
May	32/6	15 events/meetings	858