



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 18, 2020**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting on Tuesday, August 18, 2020 at 5:30 pm pursuant to Section 551.045 of the Texas Open Meetings Act.

This meeting will be closed to in person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. The meeting will be recorded and uploaded to the City website following the conclusion of the meeting.

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 922 5760 3785

Members of the public who wish to participate in Public Comment on an agenda item must send their name, address and phone number via email to nacantu@weslacotx.gov by 12:00 pm on August 18, 2020. A staff member will contact you with instructions via phone call to address your public comment.

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

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

III. CONSENT AGENDA

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

A. Approval of the following:

- 1) Minutes of the Special Meeting on July 31, 2020;
- 2) Minutes of the Regular Meeting on August 4, 2020 (Staffed by City Secretary Department.) Attachment

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

- 1) Approve Ordinance 2020-21 to call the General Election on November 03, 2020 for the City of Weslaco, City Commissioner Single Member District 2, and City Commissioner Single Member District 3 pursuant to Texas Election Code Chapter 271 and authorize the Mayor to execute any related documents. (First reading held August 4, 2020; staffed by City Secretary Department.) Attachment
- 2) Approve Ordinance 2020-22 to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990' FT 795 15 AC GR 14.77 AC NET, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. (First reading held August 4, 2020; staffed by Planning and Code Enforcement Department.) Attachment
- 3) Approve Ordinance 2020-23 to rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. (First reading held August 4, 2020; staffed by Planning and Code Enforcement Department.) Attachment

C. Authorization to renew the America Reads and Community Service Agreements with UTRGV to allow for employment of work-study students and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment

D. Authorization to receive OPSG (Stonegarden) Grant Award in an amount not to exceed \$230,000.00 with NO MATCH REQUIRED and NO REOCCURRING COST to pay overtime to officers, dispatchers and M&A working Operation Stonegarden and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment

- E. Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Clifford Robert Gardner, Jr. for Hanger W13 and approval of a Weslaco Mid Valley Ground Lease Agreement with Tenant Scott Fuller for Hangar W13 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment
- F. Approval on renewal of a Facilities Usage Agreement with South Texas College for use of Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas, from August 24, 2020 – August 13, 2021 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment

IV. NEW BUSINESS

- A. Discussion and consideration to accept the calculation of the No-New-Revenue (Effective) and Voter Approval (Rollback) tax rates for 2020 tax year by Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- B. Discussion and consideration to approve Resolution 2020-27 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearing, and a date to adopt the 2020-2021 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.) Attachment
- C. Discussion and consideration to accept and file the Quarterly Investment Report for period ending June 30, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- D. Discussion and consideration on Ordinance 2020-24 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such actions and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-24. Possible action. (Staffed by Finance Department.) Attachment
- E. Discussion and consideration on Ordinance 2020-25 for a budget amendment to purchase a 2020 Ford Explorer Police Unit for an amount not to exceed \$42,770.52 to replace a 2018 Ford Explorer Police Unit deemed a total loss by insurance carrier and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-25. Possible action. (Staffed by Police Department.) Attachment
- F. Discussion and consideration to award the Group Health Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

- G. Discussion and consideration to award the Cafeteria 125 Plan Services and Voluntary Supplemental Insurance Products (short/long term disability, vision, dental, cancer, accident, hospital indemnity, critical illness, flexible spending account, basic life and AD&D) for the City of Weslaco employees at no cost to the City to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment
- H. Discussion and consideration to award the Workers' Compensation Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment
- I. Discussion and consideration to award the Commercial Insurance Package to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)
- J. Discussion and consideration for the Final Plat for Moonlight Subdivision - being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10 North along the Westside of F.M. 88 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- K. Discussion and consideration for the Final Plat for Professional & Medical Ph. 2 Subdivision – being 5.474 acres out of Farm Tract 17, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 420' South of U.S Expressway 83 on Professional Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- L. Discussion and consideration for the Final Plat for Verona Subdivision - being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of Mile 8 on FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- M. Discussion and consideration for the Final Plat for Villa Event Center Subdivision - being a 3.11 acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, Texas located on the Northeast corner of Bridge and Dolores Huerta and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- N. Discussion and consideration to ratify Purchase Order No. 20-4309 for a collapsed manhole emergency repair located South of 111 Peña Ave. on August 10, 2020 with Southern Trenchless in the amount of \$58,112.50 and authorize the Mayor to execute

any related documents. Possible action. (Staffed by Public Works Department.) Attachment

- O. Discussion and consideration to approve Interlocal Agreement with City of Donna for the acceptance and disposal of clean brush and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)
- P. Discussion and consideration to award to the best qualified, most advantageous respondent for bid RFB No. 2019-20-22 Pleasantview and 11th St Drainage improvements Project #6 and authorize the Mayor to execute any related documents. (Staffed by Engineering Department.) Attachment
- Q. Discussion and consideration on request for reimbursement from Gilbert Garza for repairs to sanitary sewer line and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment
- R. Discussion and consideration on contract extension with Republic Services for Solid Waste Collection and Disposal Services and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment

V. **REPORTS**

- A. Report by Inframark. Attachment

VI. **EXECUTIVE SESSION**

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Personnel - Discussion regarding goals and objectives for Human Resources Director for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- C. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- D. Legal Consultation: Consultation with City Attorney regarding Republic Services as authorized by section §551.071 of the Texas Government Code.
- E. Legal Consultation - Consultation with City Attorney regarding Saltillo v. City of Weslaco as authorized by section §551.071 of the Texas Government Code.
- F. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of property from the Lions Club located at 307 W. 3rd Street legally described as E28'-W108'-Lots 11, 12 and E32' out of Lots 11-12, Block 23, Weslaco Original Townsite as authorized by section §551.072 of the Texas Government Code.
- G. Real Property – Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at 400 South Illinois as authorized by section §551.072 of the Texas Government Code.
- H. Real Property - Discussion and consultation with City Attorney regarding Police and Fire Public Safety project development for property located at the corner of Witmer Street and S. Bridge Avenue as authorized by §551.072 of the Texas Government Code.
- I. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- J. Real Property – Consultation with City Attorney on the acquisition of real property located North of Industrial Park and North East of Mile 9 and International Blvd. as authorized by §551.072 of the Texas Local Government Code.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VIII. 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 14th day of August 2020 at 4:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

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

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

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3359	
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):			
Norma Cantu		Created/Initiated	
Aida Vega		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Commissioner Muñoz will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission 2019 updated			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3364	
From:			
Subject: Approval of the following: 1) Minutes of the Special Meeting on July 31, 2020; 2) Minutes of the Regular Meeting on August 4, 2020 (Staffed by City Secretary Department.) Attachment			
Background: Record of commission action for Special Meeting on July 31 and Regular Meeting on August 4, 2020.			
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):			
Norma Cantu		Created/Initiated	
Aida Vega		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 20-07-31 minutes, 20-08-04 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES
WESLACO CITY COMMISSION
SPECIAL MEETING
FRIDAY, JULY 31, 2020**

On this 31st day of July 2020 at 12:03 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting via Zoom.

Mayor Suarez called the meeting to order. The following city officials were present, a quorum was established, and the following proceedings were held.
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Mayor	David Suarez
Mayor Pro-Tem	Letty Lopez
Commissioner	Greg Kerr
Commissioner	J.P. Rodriguez
Commissioner	Adrian Farias
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Norma A. Cantu
City Attorney	Juan E. Gonzalez

ABSENT: Commissioner Leo Muñoz

Also present: Andrew Muñoz, ACM/Aviation Director, Antonio Lopez, Fire Chief, and Joe Pedraza, Asst. Planning Director and Code Enforcement.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Tuesday, July 28, 2020.

B. Pledge of Allegiance.

None.

C. Roll Call.

Norma A. Cantu, City Secretary, called the roll, noting the absence of Commissioner Muñoz and a quorum present.

II. PUBLIC COMMENTS

None.

III. NEW BUSINESS

Discussion and consideration on extension and amendments on the Disaster Declaration Hurricane Hanna from August 1, 2020 to August 20, 2020 including any reports related to such and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Antonio Lopez, Fire Chief, stated the City received over 15 inches of rain; continue to assist in dewatering Las Brisas; reviewed pictures of flooded streets and gave a status of the pump sites. Staff recommended approval on the extension from August 1 to 20, 2020.

Commissioner Pedraza thanked Mayor Suarez, Pct. 1 Commissioner David Fuentes and Bert Gonzalez for efforts in dealing with Hurricane Hanna. Commissioner Pedraza also expressed that we've made stride based on the previous storms, but more work needs to be done. We need to move forward in the efforts to alleviate flooding in Las Brisas.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve an extension as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IV. ADJOURNMENT

Commissioner Farias seconded by Commissioner Pedraza moved to adjourn at 12:20 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Norma A. Cantu, CITY SECRETARY

MAYOR PRO-TEM, Letty Lopez

ABSENT

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Jose "J.P." Rodriguez

COMMISSIONER, Josh Pedraza

COMMISSIONER, Adrian Farias



**MINUTES OF A REGULAR MEETING OF
THE WESLACO CITY COMMISSION
AUGUST 4, 2020**

On Tuesday, August 4, 2020, at 5:33 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting via videoconference with the following member's present:

PRESENT:	Mayor	David Suarez
	Commissioner	Greg Kerr
	Commissioner	Josh Pedraza
	Commissioner	Leo Muñoz
	Commissioner	Adrian Farias
	Commissioner	J.P. Rodriguez
ABSENT:	Mayor Pro Tem	Letty Lopez
	City Manager	Mike R. Perez
	City Secretary	Norma A. Cantu
	City Attorney	Juan E. Gonzalez

Also present: Andrew Munoz, Assistant City Manager/Aviation Director, Martin Vela, Information Technology Director; Rebekah De La Fuente, Planning Director; Pete Garcia, Public Works Director, Joe Pedraza, Asst. Planning Code Enforcement Director, Fire Dept, Joel Rivera, Police Chief, Albert Aldana, City Engineer, Pete Garcia. Public Works Director, and Aida Vega, Deputy City Secretary.

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 31, 2020.

B. Invocation.

Commissioner Farias led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll, noting absence of Mayor Pro Tem Lopez and at the time of roll call a quorum present.

II. PUBLIC COMMENTS

Edward Mejia voiced his discontent on not being considered for board appointments and wished the commission would give him favorable consideration on any board; wants to serve the community.

III. PUBLIC HEARING

Commissioner Kerr, seconded by Commissioner Farias, moved to open the public hearing at 5:41 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of 100% Antojitos Mexicanos, Inc. is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste A, also being Lot 1, Weslaco Plaza Subdivision, Hidalgo County, Texas.

No comments received.

B. To solicit input on behalf of Chris Cuellar is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit and Local Cartage Permit at 200 S. Border Ave. Suite C, also being Block 2, Lot 8, 9, 10 & 11, West Highway Subdivision, Weslaco, Hidalgo County, Texas.

No comments received.

C. To solicit input on behalf of Ezequiel Reyna Jr. to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

Rebekah de la Fuente stated for the record a letter was received from Mrs. Hanna McCann voicing concerns of drainage and a buffer fence be installed between the subdivision and the police department.

D. To solicit input on behalf of Melden & Hunt, Inc to rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

No comments received.

Commissioner Muñoz, seconded by Commissioner Rodriguez, moved to close the public hearing at 5:43 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

IV. CONSENT AGENDA

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

- A. Approval of the Minutes of the Regular Meeting on:
 - 1.) July 21, 2020; (Staffed by City Secretary Department.)
- B. Approval on second and final reading of the following:
 - 1) Approve Ordinance 2020-16 amending the Utility Extension Ordinance Codified as Article III Section 5 regarding the approval of a Utility Reimbursement Agreement and authorize the Mayor to execute any related documents, (First reading held July 21, 2020; staffed by Planning and Code Enforcement Department.)
 - 2) Approve Ordinance 2020-20 for dis-annexation request from the property owner of Mira Vista Phase II also being a 3.63-acre tract of land out of Farm Tract 1020, and out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. (First reading held July 21, 2020; staffed by Planning and Code Enforcement Department.)
- C. Authorization to apply to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program Fiscal Year 2020 Local Formula Solicitation to purchase Victim Services Software and other office hardware in an amount not to exceed \$10,633 with NO MATCH REQUIRED with annual reoccurring cost of \$1,700 and authorize the Mayor to execute any related documents (Staffed by Police Department.)
- D. Approval of application to the South Texas Literacy Coalition free book distribution program; accept books upon award and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)
- E. Approval of a Mid Valley Airport Hangar Lease Agreement with Felipe Leal, Hangar E-7, and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)
- F. Approval to solicit Requests for Qualifications for grant application assistance, environmental study and engineering design services for the Texas General Land Office CDBG-MIT Competition and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)
- G. Approval to solicit Requests for Qualifications for grant administration for the Texas General Land Office CDBG Grant Competition and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

Commissioner Muñoz seconded by Commissioner Kerr moved to approve consent agenda A, B, C, D, E, F, & G as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record are the ordinance(s).

ORDINANCE 2020-16

AN ORDINANCE AMENDING ORDINANCE NUMBER 1993-11, THE CITY OF WESLACO UTILITY EXTENSION ORDINANCE; CODIFIED AS APPENDIX B, ARTICLE III, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance Number 1993-11 passed and approved on August 19, 1993 as "Utility Extension Ordinance" and Codified as Appendix B, Article III, of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new Utility Extension ordinance will be adopted and codified as Appendix B, Article III of the Weslaco Code of Ordinances and said Chapter shall read as follows:

APPENDIX B- SUBDIVISION REGULATIONS & POLICIES ARTICLE III- UTILITY EXTENSION

SECTION 4. – EXTENSION OF UTILITIES TO DEVELOPMENTS OR PROPERTIES SHALL BE IN THE MANNER HEREIN PRESCRIBED

(A) (5) Developers may be eligible for reimbursement fee for any off-site utility extension from properties determined to be within the service area of such utilities, provided that:

- a) The developer's request must receive approval for a utility reimbursement agreement from the city commission.
- b) The utility reimbursement agreement must be submitted for consideration by the city commission prior to the submission of a subdivision review application from a property within the service area.
- c) The reimbursement schedule is to be prepared by the city engineer and shall be based on actual construction cost.
- d) Pro rata shares for off-site water and sanitary sewer lines, forcemains and lift stations shall be calculated in accordance with actual construction cost as provided by the developer after the construction and acceptance of the subdivision and approved by the City Engineer.
- e) Properties within the services area shall be responsible for a pro rate share of the utility extension based on the totally linear feet and fixtures constructed adjacent to the property. -Lift stations and forcemains pro rata costs shall be calculated on acreage only.
- f) Reimbursement fees are to be collected by the city from the property in the service area at the time of subdivision approval prior to the recording of the subdivision with Hidalgo County Land Records for properties within the service area.

- g) The city will disburse such reimbursement fees collected to the developer in the same percentage as construction contribution by the developer of subject utilities.
- h) The developer shall be eligible to receive reimbursement fee for a period of ten (10) years from the time of completion of subject utilities.
- i) The city shall notify the developer when a subdivision is approved within the service area, the developer shall have thirty (30) days to notify the city in writing if the subdivision is required to pay reimbursement fees. The city shall not be held responsible for failure to collect reimbursement fees from the property owner if written notice of required reimbursement has not been provided to the City prior to recordation of the subdivision.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 21st day of July 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of August 2020.

ORDINANCE NO. 2020-20

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 the Ordinance No. 2014-02 is hereby amended to delete a tract of land from Section 2 of the following territory being annexed by Ordinance No. 2014-02:

A 3.63 acre tract of land out of Farm Tract 1020, and out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 2, Pages 34-37, map records Hidalgo County, Texas, and according to Warranty Deed recorded under County Clerk's Document Number 1631125 and Corrected Warranty Deed recorded under County Clerk's Document Number 1817664, official records, Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows.

Beginning at a 1/2" iron rod with cap stamped RPLS 4856 found on the south right of way line of Camino Real Viejo road for the northeast corner Of Mira Vista Subdivision (recorded in instrument number 3108623, map records, Hidalgo County, Texas) and the northwest corner this tract, said rod bears south, 519.00 feet and S 89°58'50" E, 1,150.00 feet from the northwest corner of lot 12.

Thence; S 89°58'50" E, along the south right of way line of Camino Real Viejo Road, a distance of 216.70 feet to a 1/2" iron rod found for the northwest corner of Farm Tract 1024.

Thence; S 42°02'57" E (deed record: s 42°04' e), along the west line of Farm Tract 1024, a distance of 40.14 feet to a 1/2" iron rod with cap stamped RPLS 4856 set for an exterior corner of this tract.

Thence; S 17°12'37" W, a distance of 242.80 feet to a 1/2" iron rod with cap stamped RPLS 4856 set for an interior corner of this tract.

Thence; S 00°00'41"E, a distance of 649.36 feet to a point on the south line of FARM TRACT 1020 for the southeast corner of this tract.

Thence; N 60°03'00"W, along the south line of farm tract 1020, a distance of 198.36 feet to a point for the southeast corner of Mira Vista Subdivision and the southwest corner of this tract.

Thence; north, along the east line of Mira Vista Subdivision, a distance of 812.13 feet to the point of beginning and containing 3.63 acres of land more or less.

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 21st day of July 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of August 2020.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2020-26 appointing a member to an expired term on the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Zoning Department.)

Rebekah de la Fuente stated Mr. Randy Summers wished to be considered for reappointment.

Commissioner Farias seconded by Commissioner Kerr moved to approve Resolution 2020-26 re-appointing Randy Summers to the Planning & Zoning Commission as presented. The motion carried unanimously; Mayor was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2020-26

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE PLANNING AND ZONING COMMISSION BOARD.

WHEREAS, the City of Weslaco created and established the Planning and Zoning Commission Board pursuant to Subsection 2-36 of Ordinance No. 291, as codified in the City of Weslaco Code of Ordinances.

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

WHEREAS, the Planning and Zoning Commission Board members shall serve without compensation and unlimited terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individual is appointed to serve an expired term on the Planning and Zoning Commission Board.

<u>NAME</u>	<u>TERM ENDING</u>
Randy Summers	07/07/2023

PASSED AND APPROVED on this 4th day of August 2020.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

VI. NEW BUSINESS

A. Discussion and consideration to approve Ordinance 2020-21 to call the General Election on November 03, 2020 for the City of Weslaco, City Commissioner Single Member District 2, and City Commissioner Single Member District 3 pursuant to Texas Election Code Chapter 271 and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-21. Possible action. (Staffed by City Secretary Department.)

Norma A. Cantu, City Secretary, stated the ordinance calls and orders the general election for November 3, 2020 for City Commissioner Single Member District 2 and District 3; candidacy deadline is August 17, 2020 and advised early voting begins October 13 through October 30, 2020. Staff recommended approval.

Commissioner Muñoz, seconded by Commissioner Rodriguez, moved to approve Ordinance 2020-21 to call the General Election on November 3, 2020 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on amendments and extension of August 7, 2020 to September 7, 2020 Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Antonio Lopez, Fire Chief, recommended approval on amendments and extension of the Disaster Declaration; EOC is actively responding to COVID-19.

In response to Commissioner Kerr and Pedraza, the parks are open to green space; tennis courts are not considered green space that would permit the community to use but would question further if it could be included should another amendment follow; youth sports activity are permitted but the majority of the youth leagues have canceled at their own discretion.

Commissioner Muñoz, seconded by Commissioner Pedraza, moved to approve amendments and extensions to Disaster Declaration (COVID-19) to September 7, 2020 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of 100% Antojitos Mexicanos, Inc. is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's

Permit at 900 N. Border Ave. Suite C, also being a 1.59 acres tract of land being the W210'-S330' Farm Tract 123, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente, Planning and Code Enforcement Director, stated seven property owners were notified with no objection received. The Planning and Zoning Commission and staff recommended approval.

Commissioner Muñoz seconded by Commissioner Rodriguez moved to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 900 N. Border Avenue, Suite C as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration after public hearing on behalf of Chris Cuellar is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit and Local Cartage Permit at 200 S. Border Ave. Suite C, also being Block 2, Lot 8, 9, 10 & 11, West Highway Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

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

Commissioner Muñoz, seconded by Commissioner Rodriguez, moved to approve an On-Premise Wine and Beer Retailer's Permit and Local Cartage Permit at 200 S. Border Avenue, Suite C as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration after public hearing on behalf of Ezequiel Reyna Jr. to approve Ordinance 2020-22 to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2020-22. Possible action. (Staffed by Planning and Code Enforcement Department.)

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

Commissioner Muñoz seconded by Commissioner Rodriguez, moved to approve Ordinance 2020-22 to rezone 3701 S. Westgate as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration after public hearing on behalf of Melden & Hunt, Inc. to approve Ordinance 2020-23 to rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2020-23. Possible action. (Staffed by Planning and Code Enforcement Department.)

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

Commissioner Pedraza seconded by Commissioner Kerr, moved to approve Ordinance 2020-23 to rezone 321 S. Airport as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration for Final Plat for Mira Vista Phase II Subdivision– being a 13.49 acres out of Farm Tract 1020 and out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1150ft. East of F.M. 1015 Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed thirty-five (35) lot subdivision; some area located outside city limits; serviced with water and sewer by the City. The developer requested a variance to allow a 10' rear setback and off-site drainage detention. The developer will have to enter into a development agreement with the City for the inspection and issuance of required permits for the construction of the water and sanitary sewer line. The Planning and Zoning Commission recommended approval with variance; staff recommended approval with compliance of the ordinance on the variance.

Commissioner Kerr seconded by Commissioner Rodriguez moved to approve Final Plat for Mira Vista Phase II – being 13.49 acres out of Farm Tract 1020 and out of Lot 11 and 12, Blk 113, West and Adams Tract Subdivision with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to purchase a 2020 Ford Transit F250 configured as a three-compartment jail transport van with emergency lighting and necessary equipment in an amount not to exceed \$62,085.98 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Chief of Police, stated the purchase would replace a seven-year-old transport van that has exceed mileage requirements and has become costly for repairs. The 2020 Ford Transit F250 is a three-compartment jail transport van, with emergency lighting and has equipment. Staff recommended approval.

In response to Commissioner Farias, the van could be used for COVID-19 individuals; purchase could be presented for reimbursement from the CARES Act and should eligibility not be met funds will be used from the General Fund.

Commissioner Pedraza seconded by Commissioner Rodriguez, moved to approve purchase of a 2020 Ford Transit F250 configured as a three-compartment jail transport van with emergency lighting and necessary equipment in an amount not to exceed \$62,085.98 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve and award the Depository Services Contract with the most advantageous respondent from RFP 2019-20-23 for three year contract beginning October 1, 2020 and ending September 30, 2023 with an option to renew the contract for two (2)

years and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman, Finance Director, stated five proposals received; evaluated by staff and consultant retained to assist; overviewed the combined analysis stating BBVA will have cost savings, fund availability will be more and a small increase to the income interest. Staff recommended to award to BBVA as the most advantageous proposal and authorize staff to negotiate an agreement. If no agreement reached then staff will negotiate with the next respondent, Plains Capital Bank.

In response to Mayor Suarez, staff will evaluate the existing depository contract fees, charges and incentives in correlation to the submitted BBVA proposal.

Commissioner Rodriguez, seconded by Commissioner Pedraza, moved to award the Depository Services Contract to BBVA as the most advantageous respondent from RFP 2019-20-23 for three-year contract beginning October 1, 2020 and ending September 30, 2023 with option to renew contract for two years as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to approve Fiscal Year 2020 Interlocal Agreement with County of Hidalgo under the Urban County Program setting the amount for the city at \$301,060 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman recommended approval stating the city allotment for FY 2020 CDBG funds is \$301,060 that has allotted funds for general program administration \$3,000, water/sewer improvements \$293,060 and senior services \$5,000.

Commissioner Rodriguez; seconded by Commissioner Muñoz, moved to approve Fiscal Year 2020 Interlocal Agreement with County of Hidalgo under the Urban County Program setting the amount for the city at \$301,060 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration on amendment to the Cooperation agreement between the City of Weslaco and Hidalgo County Urban County Program for fiscal years 2021-2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman stated the amendment includes language omitted from Section I of the Cooperation agreement approved on April 21, 2020; request for amendment is from the US Department of Housing and Urban Development. The amendment has been done by Hidalgo County to state the following "and it may not participate in a ESG consortium except through the County, regardless of whether the County receives an ESG formula allocation" and entitlement cities must approve the amendment to the original agreement. Staff recommended approval.

Commissioner Pedraza; seconded by Commissioner Rodriguez, moved to approve amendment to the Cooperation agreement between City of Weslaco and Hidalgo County Urban County Program

for fiscal years 2021-2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration to award Southern Trenchless Solutions (Buyboard No. 555-18) to conduct emergency repairs to three collapsed manholes as a result of Hurricane Hanna, in an amount not to exceed \$183,838.50 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Farias abstained from vote and discussion.

Pete Garcia, Public Works Director, stated there were three manholes that had collapsed located West Sugarcane Drive, Walmart parking lot and alley behind Domino's Pizza as a result of Hurricane Hanna. Staff recommended approval to award Southern Trenchless Solutions for emergency repairs.

In response to Commissioner Muñoz and Pedraza; Pete Garcia stated the manholes were concrete and metal; these manholes no preventative maintenance had been done since staff was not aware of them; city is doing annual maintenance with budgeted funds; staff is computerizing the manholes as they become known. The City Manager stated two other manholes will be repaired located at 1102 S. Guerra and Frontage and Bridge Street.

Commissioner Rodriguez; seconded by Commissioner Muñoz, moved to award Southern Trenchless Solutions (Buyboard No. 555-18) to conduct emergency repairs to three collapsed manholes as a result of Hurricane Hanna in an amount not to exceed \$183,838.50 as presented. The motion carried; Commissioner Farias abstaining; Mayor Suarez was present and voting.

VII. EXECUTIVE SESSION

At 6:39 p.m. Commissioner Muñoz, seconded by Commissioner Pedraza, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:05 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation: Consultation with City Attorney regarding Republic Services as authorized by section §551.071 of the Texas Government Code.

Commissioner Kerr seconded by Commissioner Rodriguez moved to authorize the City Attorney and City Manager to negotiate with Republic Services as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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

Commissioner Farias, seconded by Commissioner Kerr, moved to approve incentive programs to Project Flour as discussed in executive session with the Weslaco Economic Development Director to include a 4-year employment retention. The motion carried unanimously; Mayor Suarez was present and voting.

IX. ADJOURNMENT

Commissioner Pedraza, seconded by Commissioner Rodriguez moved to adjourn the meeting of August 4, 2020 at 7:07 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Norma A. Cantu, CITY SECRETARY

ABSENT

MAYOR PRO-TEM, Letty Lopez

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Adrian Farias

COMMISSIONER, Greg Kerr

COMMISSIONER, Josh Pedraza

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Norma A. Cantu, City Secretary *Norma A. Cantu*

RE: 2020 Election Ordinance

DATE: July 29, 2020

Chapter 3 of the Texas Election Code prescribes that an Order must be issued by the governing body no later than the 78th day before election date.

This Ordinance both calls and orders the general election to be held November 3, 2020. The Districts up for the City Commission are City Commissioner Single Member District 2 and City Commissioner Single Member District 3.

The Candidate filing period is July 18, 2020 to August 17, 2020 with the Declaration of Write-in Candidacy deadline being August 21, 2020. Due to Covid-19 precautions, I am asking that the candidates call me before bringing in their application so they can be allowed into the building to file their application for a place on the ballot. An appropriate notice is posted on the door of City Hall as well as on the City's website. The completed application may also be mailed or faxed. We are waiting on a response from the Secretary of State as to whether an application may also be accepted by email transmission.

The Drawing for Place on the ballot and electioneering spot will be held at City Hall on August 24, 2020 at 8:30 AM. However, due to Covid-19 pandemic, there might be some changes to the drawing.

A contract for election administration services by Hidalgo County is forthcoming on a future agenda.

Thank you,

Norma A. Cantu

ORDINANCE NO. 2020-21

AN ORDINANCE OF THE CITY OF WESLACO, TEXAS, CALLING AND ORDERING AN ELECTION TO BE HELD ON NOVEMBER 3, 2020 TO ELECT SINGLE MEMBER COMMISSIONER DISTRICT 2 AND SINGLE MEMBER COMMISSIONER DISTRICT 3, PURSUANT TO TEXAS ELECTION CODE AND WESLACO CITY CHARTER, MAKING PROVISIONS FOR CONDUCTING THE ELECTION, RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTIONS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the term of office for Single Member Commissioner District 2 and Single Member Commissioner District 3 of the City of Weslaco, Texas, will expire on the first Tuesday in November, 2020, that being the general election date of November 3, 2020, and on said date a general election will be held in said City; and

WHEREAS, the City Commission has additionally, by Ordinance No. 2020-13, called for a Special Election for Charter Amendments to be held on the General election date of November 3, 2020;

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

1. The City Commission of the City of Weslaco hereby calls and orders that an election be held on the General Election date, that being November 3, 2020 to elect Single Member Commissioner District 2 and Single Member Commissioner District 3, and any other propositions as may be required by the laws of the State of Texas or authorized by the City Commission of the City of Weslaco to be voted on shall be placed on the Election Ballot.

2. That said Election shall be held at the following polling places within the City of Weslaco.

Early Voting Polling Place: Business Visitor and Event Center, 275 South Kansas Avenue, Conference Room A, Weslaco, Texas.

Election Day Polling Place: Business Visitor and Event Center, 275 South Kansas Avenue, Conference Room A, Weslaco, Texas.

Election Day Polling Place: Stephen F. Austin School, USDA Building, 514 W. Fourth Street, Weslaco, Texas.

3. All requests by candidates to have their names placed on the ballot for the above mentioned election shall be in writing and sworn to by an officer authorized to administer the oath, signed by the candidate and filed with the City Secretary. The Application for a Place on the Ballot shall be filed not earlier than 8:00 a.m., July 18, 2020 and no later than 5:00 p.m., August 17, 2020. The application includes a statement by the candidate swearing to defend the Constitution and laws of the United States and Texas, as required by Section 141.031 of the Texas Election Code.
4. The polls at the designated polling places shall on Election Day be open from 7:00 o'clock a.m. to 7:00 o'clock p.m.
5. Direct Recording Electronic Voting Machines shall be used to conduct early voting for persons voting early by personal appearance and those voting on election day. Paper ballots shall be provided for voters voting early by mail.
6. Early voting by personal appearance shall begin on Tuesday, October 13, 2020 and continue through Friday, October 30, 2020 preceding the date of said election.

7. The manner of holding said election shall be governed, as nearly as may be, by the Texas Election Code, as amended during the 86th Legislature.
8. The required Notice of Election shall be given, and such notice shall be posted on the City of Weslaco's website. Said posting shall be made at least twenty (20) days before said election. Notice of this election shall also be published at least one (1) time in a newspaper of general circulation in Hidalgo County, Texas, and said publication shall not be made earlier than the thirtieth (30th) day nor later than the tenth (10th) day before election day.
9. The City Commission of the City of Weslaco does hereby order to call a run-off election as per the City of Weslaco Charter and Texas Election Code if a candidate for Single Member Commissioner District 2 or a candidate for Single Member Commissioner District 3 fails to receive a majority of the votes cast for such offices after the results of the regular election have been declared. If such Special Run-Off Election is required, only the names of the two (2) candidates receiving the highest number of votes cast for said office at the general regular election shall be printed on the ballot and submitted to the qualified voters for election, and the candidate receiving the majority of the votes at such Special Run-Off Election for office for which he or she was a candidate shall be declared duly elected. The same polling places may be used in the Special Run-off Election as those used in the regular election.
10. If all candidates for elective offices for Single Member Commissioner District 2 and Single-Member Commissioner District 3 of the City of Weslaco are unopposed, the City of Weslaco may cancel the General Election and will continue with the Special Election for the Propositions scheduled for November 3, 2020.
11. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

It is further **ORDERED** that this Ordinance shall serve as the Order calling said election and that the contents of this Ordinance is confirmed by the City Commission of the City of Weslaco, Texas. That the Mayor and City Secretary of the City of Weslaco, Texas are hereby authorized to sign this resolution indicating the Commissions' approval of the contents thereof.

That this Ordinance shall take effect immediately from and after its date of final passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission on this the 4th day of August, 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission on this the 18th day of August, 2020.

CITY OF WESLACO

BY : _____
David Suarez, MAYOR

ATTEST:

APPROVED AS TO FORM:

BY: _____
Norma A. Cantu, CITY SECRETARY

BY: _____
Juan E. Gonzalez, CITY ATTORNEY

ORDENANZA NO. 2020 -21

UNA ORDENANZA DE LA CIUDAD DE WESLACO, TEXAS, LLAMANDO Y ORDENANDO UNA ELECCIÓN PARA EL 3 DE NOVIEMBRE DE 2020 PARA ELEGIR UN COMISIONADO DE LA CIUDAD DISTRITO 2 Y UN COMISIONADO DE LA CIUDAD DISTRITO 3, DE CONFORMIDAD CON EL CÓDIGO DE ELECCIÓN DE TEXAS Y ESTATUTO DE LA CIUDAD DE WESLACO, HACIENDO DISPOSICIONES PARA REALIZAR LA ELECCIÓN, RESOLVIENDO OTROS ASUNTOS INCIDENTES Y RELACIONADOS CON DICHAS ELECCIONES, PROPORCIONANDO SEPARABILIDAD Y PROPORCIONANDO UNA FECHA EFECTIVA.

POR CUANTO, el termino de oficina del Comisionado de la Ciudad Distrito 2 y el Comisionado de la Ciudad Distrito 3 de la Ciudad de Weslaco, Texas, vencerán el primer martes de noviembre de 2020, que es la fecha de eleccion general, el 3 de noviembre de 2020, y en dicha fecha la elección general se llevará a cabo en dicha Ciudad; y

POR CUANTO, la Comisión de la Ciudad, además, por Ordenanza No. 2020-13, solicitó una Elección Especial para las Enmiendas de la Estatuto que se celebrará en la fecha de elección general del 3 de noviembre de 2020;

AHORA, POR LO TANTO, SEA ORDENADO POR LA COMISIÓN DE LA CIUDAD DE WESLACO, TEXAS QUE:

1. La Comisión de la Ciudad de Weslaco por la presente llama y ordena tener elección en la fecha de Elección General, que es el 3 de noviembre de 2020 para elegir un Comisionado de la Ciudad Distrito 2 y un Comisionado de la Ciudad Distrito 3 y cualquier otra propuesta que pueda ser requerida para ser votado se colocará en la boleta electoral según lo exijan las leyes del Estado de Texas o lo autorice la Comisión de la Ciudad de Weslaco.

2. Que dicha Elección se llevará a cabo en los siguientes lugares de votación dentro de la ciudad de Weslaco:

Lugar de votación anticipada: Centro de eventos y visitantes de negocios, 275 South Kansas Avenue, Sala de conferencias A, Weslaco, Texas.

Lugar de votación del día de las elecciones: Centro de negocios, visitantes y eventos, 275 South Kansas Avenue, Sala de conferencias A, Weslaco, Texas.

Lugar de votación del día de las elecciones: Stephen F. Austin School, edificio del USDA, 514 W. Fourth Street, Weslaco, Texas.

3. Todas las solicitudes de los candidatos para que se coloquen sus nombres en la boleta electoral para la elección mencionada anteriormente deberán ser por escrito y juradas por un oficial autorizado para administrar el juramento, firmado por el candidato y presentado ante la Secretaria de la Ciudad. La Solicitud para un lugar en la boleta electoral deberá presentarse antes de las 8:00 a.m. el 18 de julio de 2020 y no más tarde de las 5:00 p.m. el 17 de agosto de 2020. La solicitud incluye una declaración del candidato que jura defender la Constitución y las leyes de los Estados Unidos y Texas, según lo exige la Sección 141.031 del Código Electoral de Texas.

4. Los lugares de votación designados estarán abiertas el día de las elecciones de 7:00 a.m. a 7:00 p.m.

5. Las máquinas de votación electrónica de grabación directa se utilizarán para llevar a cabo la votación adelantada en persona y los que votan el día de las elecciones. Se entregarán boletas de papel a los votantes que voten adelantada por correo.

6. La votación adelantada en persona comenzará el martes 13 de octubre de 2020 y continuará hasta el viernes 30 de octubre de 2020 antes de la fecha de dicha elección.

7. La manera de tener dicha elección será gobernada, tan cerca como sea posible, por el Código Electoral de Texas, enmendado durante la 86a. Legislatura.
8. Se dará la Notificación de Elección requerida, y dicha notificación se publicará en el sitio web de la Ciudad de Weslaco. Dicha publicación se realizará al menos veinte (20) días antes de dicha elección. El aviso de esta elección también se publicará al menos una (1) vez en un periódico de circulación general en el Condado de Hidalgo, Texas, y dicha publicación no se hará anterior del trigésimo (30) día ni más tarde que el décimo (10) día anterior del día de elección.
9. La Comisión de la Ciudad de la Ciudad de Weslaco ordena por la presente tener una elección de desempate según el Estatuto de la Ciudad de Weslaco y el Código Electoral de Texas si un candidato para Comisionado de la Ciudad Distrito 2 o un candidato para Comisionado de la Ciudad Distrito 3 no recibe la mayoría de los votos emitidos para tal oficina de la comisión de la ciudad después de que se hayan declarado los resultados de las elecciones regulares. Si se requiere dicha elección especial de desempate, solo los nombres de los dos (2) candidatos que reciben el mayor número de votos emitidos para tal oficina de la comisión de la ciudad en la elección regular se imprimirán en la boleta y se enviarán a los votantes calificados para la elección, y el candidato que reciba la mayoría de los votos en dicha elección especial de desempate para tal oficina de la comisión de la ciudad en el que él o ella fue candidato(a) será declarado debidamente elegido. Se pueden usar los mismos lugares de votación en la Elección Especial de Desempate como los que se usaron en la elección regular.
10. Si todos los candidatos para las oficinas de la ciudad electivos para el Distrito 2 de la Comisión de la Ciudad y el Distrito 3 de la Comisión de la Ciudad de Weslaco no tienen oposición, la Ciudad de Weslaco puede cancelar la Elección General y continuará con la Elección Especial para las Propuestas programada para el 3 de noviembre. 2020.
11. **CLÁUSULA DE SEPARABILIDAD.** La intención de la Comisión de la Ciudad es que cada oración, párrafo, subdivisión, cláusula, frase o sección de esta Ordenanza se considere separable y, en caso de que dicha oración, párrafo, subdivisión, cláusula, frase o sección se declare inválida o inconstitucional por cualquier razón, dicha declaración de invalidez o inconstitucionalidad no se interpretará que afecte la validez de las secciones de la Ordenanza que quedan.

Se **ORDENA** además que esta Ordenanza servirá como la Orden llamando dicha elección y que el contenido de esta ordenanza es confirmada por la Comisión de la Ciudad de la Ciudad de Weslaco, Texas. Que el alcalde y la secretaria de la ciudad de Weslaco, Texas, estan autorizados a firmar esta ordenanza indicando la aprobación de los contenidos por parte de la Comisión.

Que esta Ordenanza tendrá efecto inmediatamente a partir de su fecha de aprobación final.

PASADO Y APROBADO en primera lectura en una junta regular de la Comisión de la Ciudad el 4 de agosto de 2020.

PASADO Y APROBADO en segunda lectura en una junta regular de la Comisión de la Ciudad el 18 de agosto de 2020.

CIUDAD DE WESLACO

POR: _____
David Suarez, ALCALDE

ATESTADO:

APROBADO EN FORMA:

POR: _____
Norma A. Cantu, SECRETARIA DE LA CIUDAD

POR: _____
Juan E. Gonzalez, ABOGADO DE LA CIUDAD



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3492	
From: Rebekah De La Fuente			
Subject: Approve Ordinance 2020-22 to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. (First reading held August 4, 2020; staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Forty-one (41) property owners within 200 feet of the applicant's property were notified by letter on July 10, 2020.			
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 appeared in The Monitor on July 3, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request at their special meeting of July 20, 2020			
Aida Vega Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends denial based on the 2040 land use map.			
Attachments, if any: 3701 S WESTGATE-ATTACHMENTS, 3701 S Westgate- aerial, O2020-22 rezoning 3701 S Westgate- Ordinance (1)			
Responsibilities upon Approval:			

Staff will advise applicant



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 20, 2020	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Ezequiel Reyna Jr.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 3, 2020. Forty-one (41) property owners within 200 feet of the applicant's property were notified by letter on July 10, 2020.	
Staff recommendation for Commission's Action: Staff recommends denial based on the 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. 20-00039

PROPOSED PROJECT

Legal Description of Property to be rezoned:

West Tract S330 E440
S495-N990FT 795 KSTAR CR 14.77 AC NET

Lot 3701 Block _____

Subdivision Name S. Westgate Dr. TX

Street Address _____

Existing Zoning R1 Single Existing Land Use _____

Proposed Zoning R2 multi Proposed Land Use _____

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Ezequiel Reyna Jr. Phone (956) 968-2829

Address 702 W. Expressway 83 Fax: (956) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: sonia.reynaprop@gmail.com

OWNER

Name Ezequiel Reyna Jr. Phone (956) 968-2829

Address 702 W. Expressway 83 Fax: (956) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: sonia.reynaprop@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 10/11/2020

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02642756 6/12/2020 10:22 AM
OPER: vm TERM: 041
REF#: 2326
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
EZEQUIEL REYNA JR
WESTGATE DR
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 10, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Monday, July 20, 2020, at 10am for the Planning and Zoning Commission and on or before July 21, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 878 6097 5351.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on July 17, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ezequiel Reyna Jr. is requesting to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N90'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

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

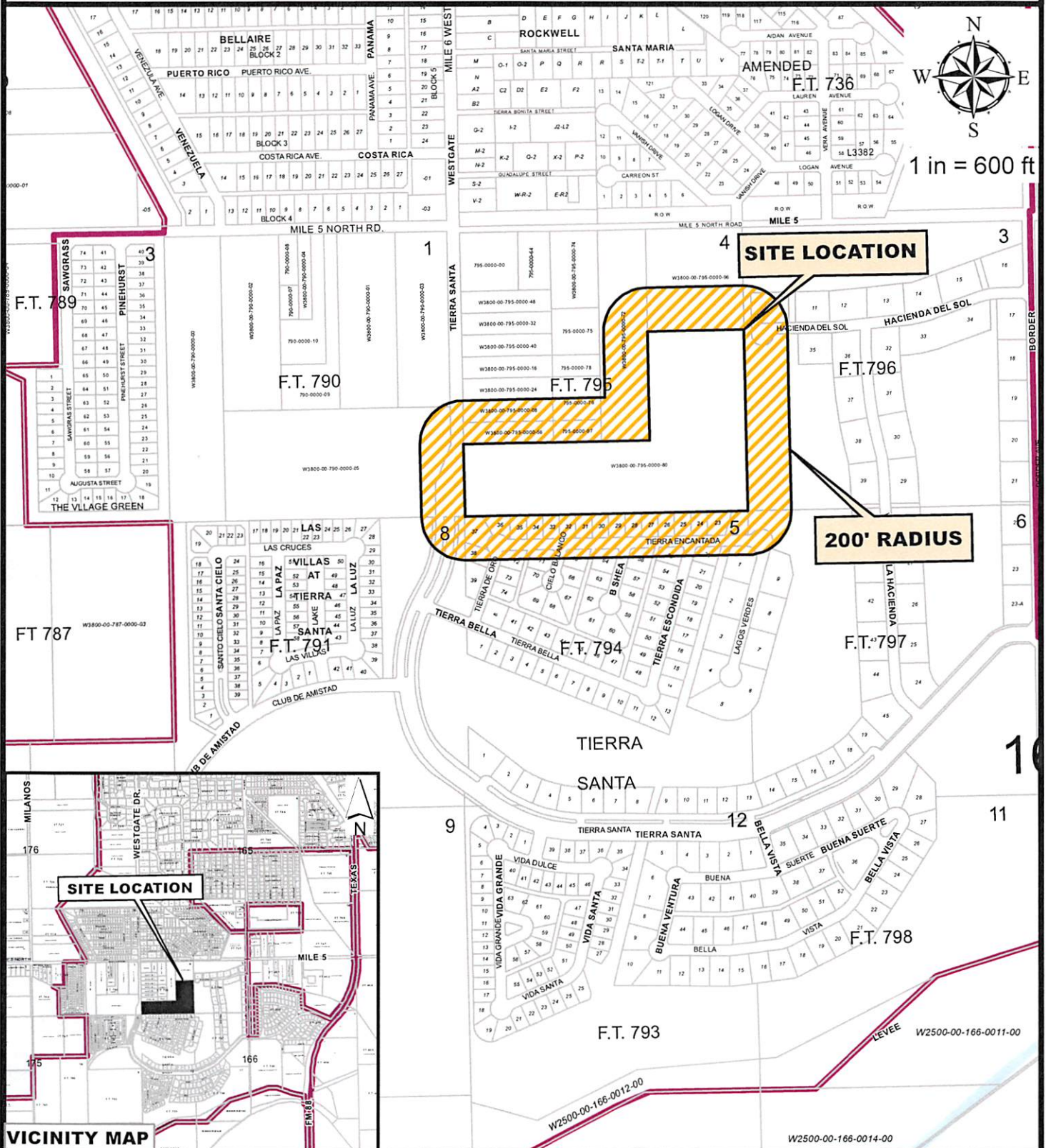
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ezequiel Reyán Jr.

**3701 South Westgate Dr.
WEST TRACT S330' & E440'-S495'-N990'
FT 795 15 AC GR 14.77 AC NET
Block 66, F.T. 795**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant Lot
Proposed zoning: R-2
Proposed land use: Multifamily



JUL 8, 2020

PIATER ERIC W 1310 TIERRA ENCANTADA WESLACO TX 78596-5869	T5438-01-003-0023-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 23 BLK 3 1310 TIERRA ENCANTADA	L: 30856 B: 203796
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0024-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 24 BLK 3 1314 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0025-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 25 BLK 3 1318 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0026-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 26 BLK 3 1402 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0027-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 27 BLK 3 1406 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0028-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 28 BLK 3 1410 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0029-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 29 BLK 3 1414 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0030-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 30 BLK 3 1502 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0031-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 31 BLK 3 1506 TIERRA ENCANTADA	L: 16748 B: 0
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	T5438-01-003-0032-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 32 BLK 3 1510 TIERRA ENCANTADA	L: 16748 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0033-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 33 BLK 3 1514 TIERRA ENCANTADA	L: 16748 B: 0
GONZALEZ SANTIAGO JR & LOIS 1307 S CLOSNER EDINBURG TX 78539-5665	T5438-01-003-0034-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 34 BLK 3 1518 TIERRA ENCANTADA	L: 16748 B: 0

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DK III CONSTRUCTION INC 704 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0035-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 35 BLK 3 1522 TIERRA ENCANTADA	L: 16748 B: 163085
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0036-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 36 BLK 3 1602 TIERRA ENCANTADA	L: 19411 B: 0
HANDY MODESTO & PRISCILLA K 3802 TIERRA DE ORO WESLACO TX 78596-8551	T5438-01-003-0037-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 37 BLK 3 3802 TIERRA DE ORO	L: 37206 B: 231924
REYNA EZEQUIEL JR 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0038-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 38 BLK 3 3806 TIERRA DE ORO	L: 17665 B: 0
SOLIS PEDRO OSCAR JR & MARTHA A 3810 TIERRA DE ORO WESLACO TX 78596-8551	T5438-01-003-0039-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 39 BLK 3 3810 TIERRA DE ORO	L: 31552 B: 213376
CASTILLO, ISMAEL PO BOX 861 PROGRESO TX 78579-0861	T5438-01-003-0065-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 65 BLK 3 3836 CIELO BLANCO	L: 27718 B: 0
PERALES JULIO 808 E 27TH ST WESLACO TX 78596-8105	T5438-01-003-0071-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 71 BLK 3 3802 CIELO BLANCO	L: 28246 B: 0
MILAN WHERTER CRUZ & MARIA N 501 N BRIDGE ST PMB 402 HIDALGO TX 78557-2530	T5438-01-003-0072-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 72 BLK 3 3805 TIERRA DE ORO	L: 25978 B: 0
PHARR LEASING GROUP LLC 1543 DUSTY CANYON HENDERSON NV 89052-3161	T5438-01-005-0001-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 1 BLK 5 3802 LAGOS VERDES	L: 59366 B: 0
DAY LAWRENCE 1543 DUSTY CANYON ST HENDERSON NV 89052-3161	T5438-01-005-0009-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 9 BLK 5 3834 LAGOS VERDES	L: 70079 B: 0
NEW YORK LIFE INSURANCE & 1661 WORTHINGTON RD SUITE 100 WEST PALM BEACH FL 33409-6493	T5438-01-005-0010-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 10 BLK 5 1210 HACIENDA DEL SOL	L: 71230 B: 502518
MCCANN DAVID R & HANNAH B 3809 TIERRA ESCONDIDA WESLACO TX 78596-3789	T5438-02-003-0022-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 22 BLK 3 3809 TIERRA ESCONDIDO	L: 25471 B: 190219

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WESLACO ISD PO BOX 2916 MCALLEN TX 78502-2916	T5438-02-003-0055-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 55 BLK 3 3810 TIERRA ESCONDIDO	L: 23742 B: 0
NEGRETE MIGUEL A 1601 W BUSINESS 83 STE B WESLACO TX 78596-5503	T5438-02-003-0056-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 56 BLK 3 3830 B SHEA	L: 31923 B: 0
JONES JEFFERY A & DIANA 3800 B SHEA WESLACO TX 78596-9519	T5438-02-003-0064-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 64 BLK 3 3800 B SHEA	L: 32381 B: 198848
GARCIA JULIO & MARYSOL 3402 S WESTGATE DR WESLACO TX 78596-4480	W3800-00-790-0000-03 WEST TRACT E266'-N818.03' FT 790 5.01AC GR 4.52AC NET 3402 S WESTGATE DR	L: 60907 B: 99754
COTTONFIELDS, LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-790-0000-05 WEST TRACT E1065'-S501.97' FT 79 0 12.27 AC GR 11.92 AC NET 3700 S WESTGATE DR	L: 0 B: 0
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-791-0000-00 WEST TRACT 15.67AC BNG 2 IRR TRS FT 791 GOLF COURSE	L: 124106 B: 569416
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-794-0000-00 WEST TRACT 11.89AC-FT 794 GOLF C OURSE 0 TIERRA SANTA BLVD	L: 56501 B: 33000
GARZA, JOSE 4920 SHERMAN ST HOUSTON TX 77011-3138	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 7 95 1AC GR 0.93AC NET 0 MILE 5 NORTH	L: 27555 B: 0
LOPEZ MELECIO 1005 MARITZA ST WESLACO TX 78596-2078	W3800-00-795-0000-24 WEST TRACT W440'-S99'-N792' FT 7 95 1AC GR 0.93AC NET 3609 S WESTGATE DR	L: 27555 B: 0
GARZA AMERICO & ARISTEO 3621 S WESTGATE DR WESLACO TX 78596-9479	W3800-00-795-0000-56 WEST TRACT W440'-S99'-N990' FT 7 95 1AC GR 0.93AC NET 3621	L: 27555 B: 8388
VASQUEZ ARTURO & FRANCES RR 2 BOX 523A WESLACO TX 78596	W3800-00-795-0000-72 WEST TRACT W220'-E660'-N990' FT 795 5.0AC GR 4.85AC NET 0	L: 0 B: 108
SANCHEZ OLGA RR 7 BOX 152F WESLACO TX 78596	W3800-00-795-0000-75 WEST TRACT E220'-W660'-S210.50'- N594' FT 795 1.06AC 0	L: 10070 B: 19793

JUL 8, 2020

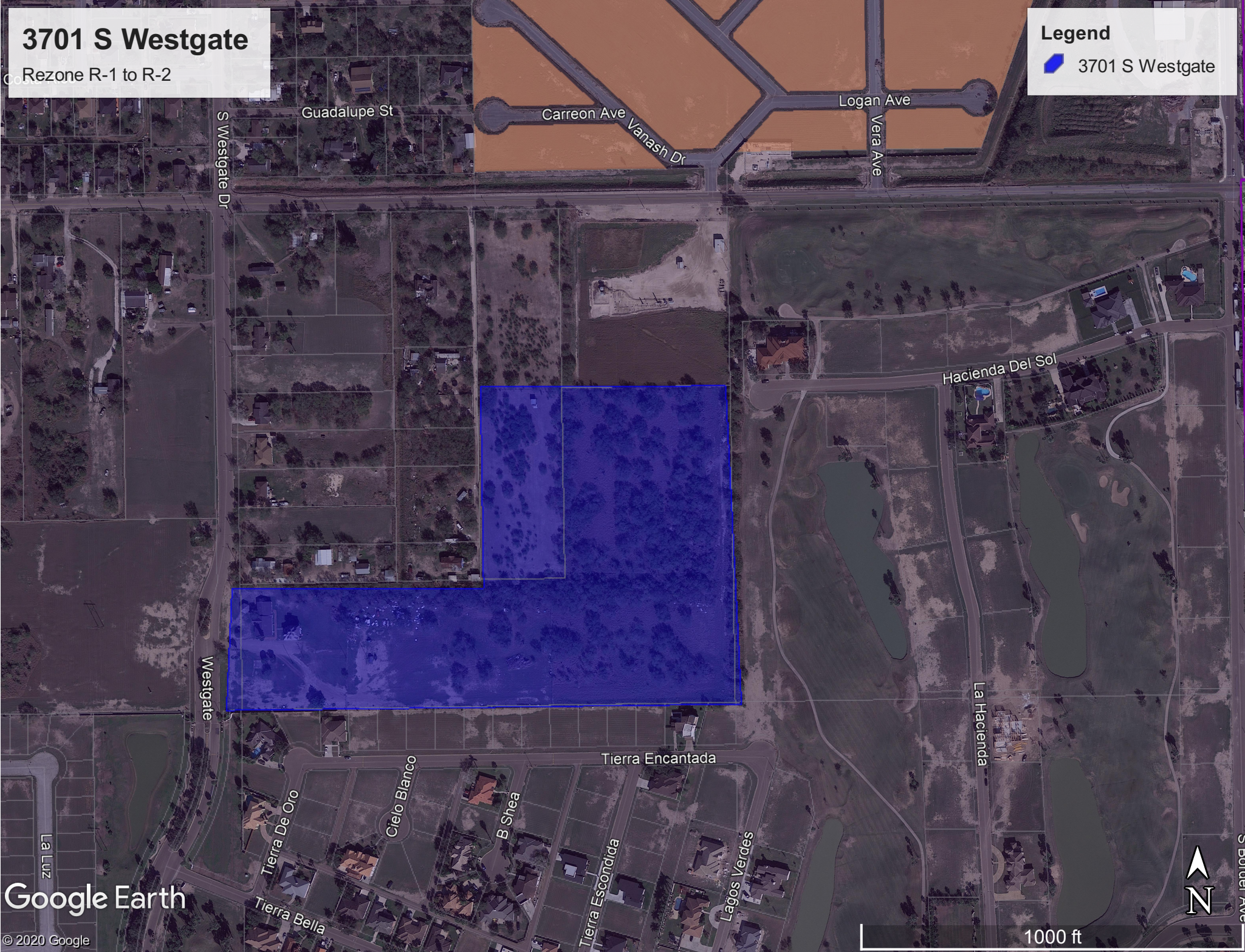
COTTONFIELDS, LTD	W3800-00-795-0000-80	L: 23750
702 W EXPRESSWAY 83 STE 100	WEST TRACT S330' & E440'-S495'-N	B: 72106
WESLACO TX 78596-4379	990' FT 795 15 AC GR 14.77 AC NE	
	0 S WESTGATE DR	
MW PETROLEUM CORP	W3800-00-795-0000-96	L: 104420
2000 POST OAK BLVD STE 100	WEST TRACT E440'-N495' FT 795 5.	B: 3300
HOUSTON TX 77056-4497	0AC GR 4.70AC NET	
	1301 W MI 5 N RD	
RODRIGUEZ ADRIAN & LIDIA	W3800-00-795-0000-97	L: 20145
1421 W MILE 5 N	WEST TRACT E200'-W660'-S96'-N990	B: 12711
WESLACO TX 78596-4697	' FT 795 0.44AC NET	
	1421 W 34TH ST	
REYNA, EZEQUIEL JR & LIVIA	W3800-00-796-0000-00	L: 151487
702 W EXPRESSWAY 83 STE 100	WEST TRACT 22.87AC GOLF COURSE F	B: 33000
WESLACO TX 78596-4379	T 796 22.87AC GR 22.78AC NET	
	0 MILE 5 NORTH RD	
REYNA, EZEQUIEL JR & LIVIA	W3800-00-797-0000-05	L: 78624
702 W EXPRESSWAY 83 STE 100	WEST TRACT 18.20AC-FT 797 GOLF C	B: 35000
WESLACO TX 78596-4379	OURSE	
	0 BORDER AVE	

3701 S Westgate

Rezone R-1 to R-2

Legend

 3701 S Westgate



ORDINANCE NO. 2020-22

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3701 S. WESTGATE. ALSO BEING WEST TRACT S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT.BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to R-2 Duplex and apartment district.being 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 4th day of August 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 18th day of August 2020.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



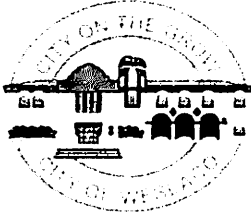
Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3493
From: Rebekah De La Fuente		
Subject: Approve Ordinance 2020-23 to rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. (First reading held August 4, 2020; staffed by Planning and Code Enforcement Department.)		
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Eighty-two (82) property owners within 200 feet of the applicant's property were notified by letter on July 10, 2020.		
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 appeared in The Monitor on July 3, 2020.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request at their special meeting of July 20, 2020		
Aida Vega Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends denial based on 2040 Land use map.		
Attachments, if any: 321 S Airport- attachments, 321 S Airport- aerial, O2020-23 321 S Airport- Ordinance		
Responsibilities upon Approval: Staff will advise applicant		



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 20, 2020	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc	
Subject/Agenda Item: Discussion and consideration to approve rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 3, 2020. Eighty-two (82) property owners within 200 feet of the applicant's property were notified by letter on July 10, 2020.	
Staff recommendation for Commission's Action: Staff recommends denial based on 2040 Land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. 20-00007

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tracts 21 & 22 Block 135

Subdivision Name AIRPORT HEIGHTS SUBDIVISION

Street Address South Airport Drive

Existing Zoning R-1 One Family Dwelling Existing Land Use Open Space/Agriculture

Proposed Zoning R-2 Duplex & Apartments Proposed Land Use 4-Plex Units

- ☒ \$305.00 non-refundable filing fee.
☒ Detailed dimensioned site plan/map must be submitted with this request.
☒ Survey and metes and bounds if the legal description is a portion of a lot.
☒ City and school tax receipts attached.
☒ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Fred Kurth with Melden and Hunt, Inc. Phone 956.381.0981

Address 115 W. McIntyre Street Fax: 956.381.1839

City Edinburg State Texas Zip Code 78541 E-Mail: fkurth@meldenandhunt.com

OWNER

Name Lynn Jones Farms, Inc. Phone 956.571-0484 Blake J. Box

Address 1600 Bellewood Lane Fax: _____

City Canyon Lake State Texas Zip Code 78133 E-Mail: blakejbox@aztecre.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 Lynn Jones Farms, Inc. Date 6/5/2020
Owner

Signature [Signature] Date 6/5/2020
Applicant

Signature [Signature] Date 6-9-20
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 Date _____
Approved _____ Disapproved _____ Tabled _____

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

Ordinance No. _____

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 10, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Monday, July 20, 2020, at 10am for the Planning and Zoning Commission and on or before July 21, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 878 6097 5351.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on July 17, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Melden & Hunt, Inc. is requesting to rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

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

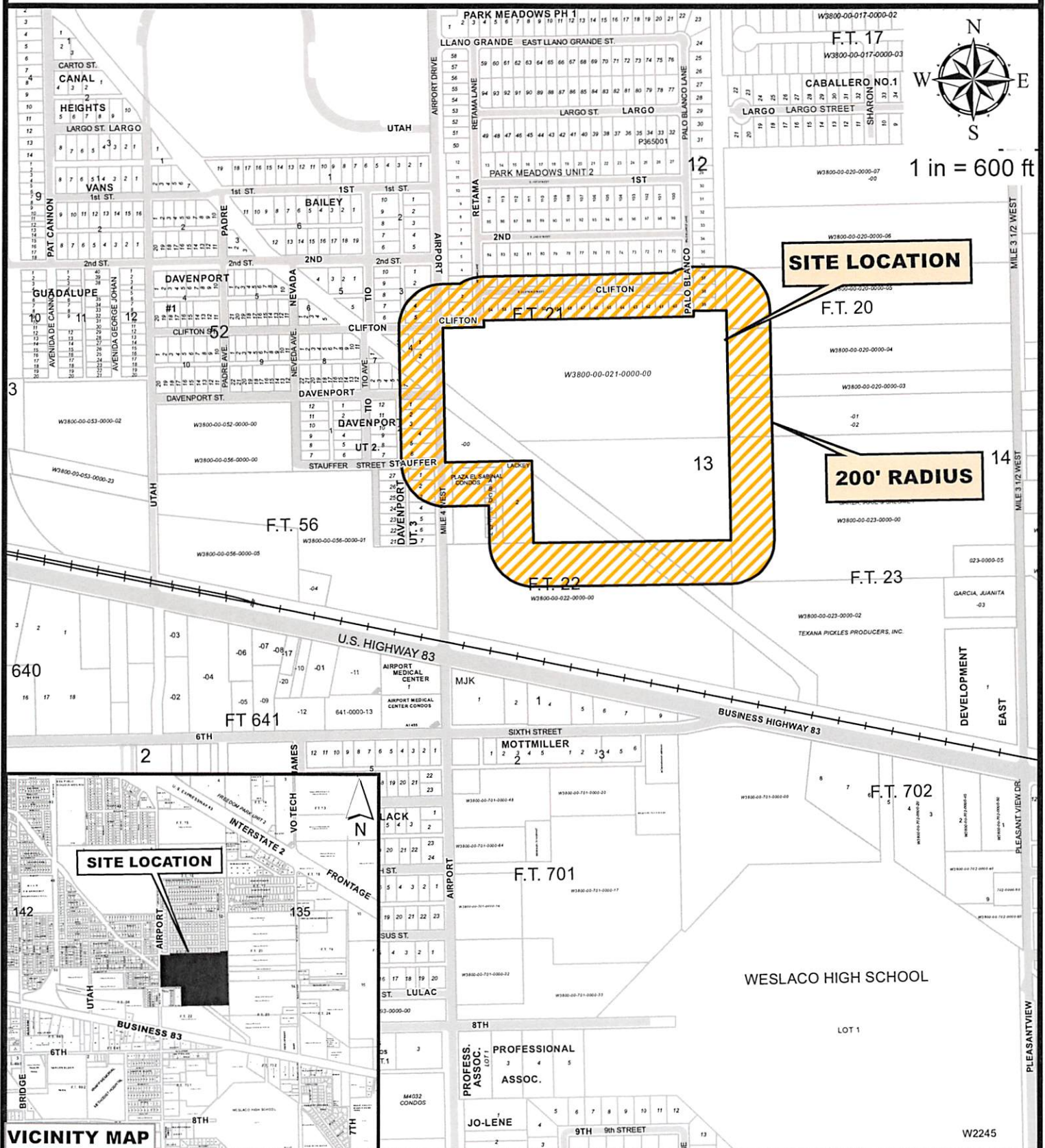
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



Lynn Jones Farms, Inc.

**Airport Heights Subdivision
WEST TRACT S24.20AC FT 21 EXC 0.68AC
CANAL R/O/W A/K/A OUT LOT 12
BLK 135 24.20GR 24.03AC NET
FARM TRACTS 21 & 22**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Cultivated Land
Proposed zoning: R-2
Proposed land use: 4-Plex Family Dwelling-Private



JUL 8, 2020

CANTU JESUSA G 204 S AIRPORT DR WESLACO TX 78596-6522	B0150-00-003-0001-00 BAILEY BLK 3 LOT 1 & N48' OF 2 200 S AIRPORT DR	L: 36000 B: 34794
CANTU MARIANELA 204 S AIRPORT DR WESLACO TX 78596-6522	B0150-00-003-0002-00 BAILEY BLK 3 S 4' OF 2 ALL OF 3 204 S AIRPORT DR	L: 20160 B: 39227
CASTILLO JOSE LUIS 2405 LIBERTY ST MERCEDDES TX 78570-7549	B0150-00-003-0004-00 BAILEY BLK 3 LOT 4 206 S AIRPORT DR	L: 18720 B: 15660
MARTINEZ JOSE DEMECIA & DIANA 208 S AIRPORT DR WESLACO TX 78596-6522	B0150-00-003-0005-00 BAILEY BLK 3 LOT 5 208 S AIRPORT DR	L: 18720 B: 17890
RODRIGUEZ, RAUL & IRENE 1511 DAVENPORT ST WESLACO TX 78596-6541	B0150-00-003-0006-00 BAILEY BLK 3 LOT 6 209 TIO ST	L: 18720 B: 22114
ALEJANDRO, OFELIA 1516 E 1ST ST WESLACO TX 78596-6508	B0150-00-003-0007-00 BAILEY BLK 3 LOT 7 207 TIO ST	L: 18720 B: 10631
RODRIGUEZ, ERNESTINA S 300 S AIRPORT DR WESLACO TX 78596-6524	B0150-00-004-0001-00 BAILEY BLK 4 LOT 1 300 S AIRPORT DR	L: 18060 B: 13310
MANGUAL ANGEL & GABRIELA 302 S AIRPORT DR WESLACO TX 78596-6524	B0150-00-004-0002-00 BAILEY BLK 4 LOT 2 302 S AIRPORT DR	L: 12371 B: 12729
CABALLERO, JESUS & JULIA R 1515 E 2ND ST WESLACO TX 78596-6515	D1000-01-007-0001-00 C DAVENPORT BLK 7 LOT 1 221 N TIO AVE	L: 6385 B: 9945
GONZALEZ JOSE 111 W PAISANO LN WESLACO TX 78599-4103	D1000-01-007-0002-00 C DAVENPORT BLK 7 ALL LOT 2 & W1 /2 LOT 3 1601 DAVENPORT ST	L: 18090 B: 65669
RAMOS ARTURO JR 808 DOVER DR WESLACO TX 78599-3069	D1000-01-007-0003-00 C DAVENPORT BLK 7 E1/2 LOT 3, AL L LOT 4 & W1/2 LOT 5 1609 DAVENPORT ST	L: 21114 B: 96874
RAMOS FAMILY LIVING TRUST 6400 N FM 88 WESLACO TX 78599-3240	D1000-01-007-0005-00 C DAVENPORT BLK 7 E1/2 LOT 5 & A LL LOTS 6 & 7 1611 DAVENPORT ST	L: 22389 B: 75461

City of Weslaco Code Enforcement Dept.

JUL 8, 2020

MARIN, DELIA LEYVA PO BOX 855 WESLACO TX 78599-0855	D1000-02-002-0001-00 C DAVENPORT NO. 2 BLK 2 LOT 1 400 DAVENPORT ST	L: 28640 B: 26914
SANCHEZ, ANGELITA 402 S AIRPORT DR WESLACO TX 78596-6526	D1000-02-002-0002-00 C DAVENPORT NO. 2 BLK 2 LOTS 2 & 3 402 S AIRPORT DR	L: 42960 B: 11518
LOPEZ CANDELARIO HERNANDEZ 406 S AIRPORT DR WESLACO TX 78596-6526	D1000-02-002-0004-00 C DAVENPORT NO. 2 BLK 2 LOTS 4 & N1/2 LOT 5 406 S AIRPORT DR	L: 32218 B: 81501
GONZALEZ MAURICIO & DALIA 1514 WAYNE DR EDINBURG TX 78542-5560	D1000-02-002-0005-00 C DAVENPORT NO. 2 BLK 2 S1/2 LOT 5 & ALL LOT 6 410 S AIRPORT DR	L: 32218 B: 47727
CORONADO, JOEL & LUZ 500 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0001-00 C DAVENPORT NO. 3 BLK 1 LOT 1 500 S AIRPORT DR	L: 18425 B: 8663
CANTU ELVA R 504 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0002-00 C DAVENPORT NO. 3 BLK 1 LOTS 2 & 3 502 S AIRPORT DR	L: 34500 B: 28986
CANTU GERARDO 504 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0003-00 DAVENPORT #3 BLK 1 LT 3 504 S AIRPORT DR	L: 16500 B: 33624
DOMINGUEZ ROSITA 506 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0004-00 C DAVENPORT NO. 3 BLK 1 LOT 4 506 S AIRPORT DR	L: 18425 B: 22861
GUZMAN, ERLINDA RODRIGUEZ 508 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0005-00 C DAVENPORT NO. 3 BLK 1 LOT 5 508 S AIRPORT DR	L: 18425 B: 31852
CERDA JESUS 1119 HONEY TREE ST WESLACO TX 78596-7247	D1000-03-001-0006-00 C DAVENPORT NO. 3 BLK 1 LOT 6 510 S AIRPORT DR	L: 18425 B: 5608
DIAZ, CARLOS 512 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0007-00 C DAVENPORT NO. 3 BLK 1 LOT 7 512 S AIRPORT DR	L: 18000 B: 20661
FISCAL, RICARDO & VIRGINIA 403 S TIO AVE WESLACO TX 78596-6566	D1000-03-001-0026-00 C DAVENPORT NO. 3 BLK 1 LOT 26 403 TIO ST	L: 18000 B: 16025

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GONZALEZ PABLO 1515 EUCALYPTUS ST WESLACO TX 78599-2697	D1000-03-001-0027-00 C DAVENPORT NO. 3 BLK 1 LOT 27 401 TIO ST	L: 18000 B: 18803
CROUGH GEROLDO V 214 S RETAMA LN WESLACO TX 78596-5387	P3650-02-000-0001-00 PARK MEADOWS UT 2 LOT 1 214 RETAMA LN	L: 24985 B: 121418
MARTINEZ ROMEO 403 TAYLOR ST SAN JUAN TX 78589-2048	P3650-02-000-0002-00 PARK MEADOWS UT 2 LOT 2 210 RETAMA LN	L: 23430 B: 90814
PUGA PABLO ADAN & NOELIA R 206 S RETAMA LN WESLACO TX 78596-5387	P3650-02-000-0003-00 PARK MEADOWS UT 2 LOT 3 206 RETAMA LN	L: 23430 B: 99646
NAVARRO HERIBERTO C & MARITZA 203 S PALO BLANCO LN WESLACO TX 78596-5570	P3650-02-000-0036-00 PARK MEADOWS UT 2 LOT 36 0	L: 21300 B: 131257
ZAPATA MARCIAL R PO BOX 1412 WESLACO TX 78599-1412	P3650-02-000-0037-00 PARK MEADOWS UT 2 LOT 37 207 S PALO BLANCO LN	L: 21300 B: 119436
RANGEL PEDRO MANUEL 211 POLANCO AVE WESLACO TX 78599	P3650-02-000-0038-00 PARK MEADOWS UT 2 LOT 38 0	L: 21300 B: 116302
OZUNA NORMA 215 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0039-00 PARK MEADOWS UT 2 LOT 39 0	L: 21300 B: 102946
SALDANA JUAN A JR 2006 CLIFFTON ST WESLACO TX 78596	P3650-02-000-0040-00 PARK MEADOWS UT 2 LOT 40 0 CLIFTON ST	L: 23075 B: 129548
FOX CYNTHIA R & DANIEL E 2002 CLIFTON ST WESLACO TX 78596-5197	P3650-02-000-0041-00 PARK MEADOWS UT 2 LOT 41 2002	L: 21300 B: 120056
CONTRERAS RICARDO 1922 CLIFTON ST WESLACO TX 78596-5193	P3650-02-000-0042-00 PARK MEADOWS UT 2 LOT 42 1922	L: 21300 B: 128388
TREVINO YURIANA & ROCKY I 1918 CLIFTON ST WESLACO TX 78596-5193	P3650-02-000-0043-00 PARK MEADOWS UT 2 LOT 43 1918	L: 21300 B: 119915

JUL 8, 2020

MORALES MARTHA D 1914 CLIFTON ST WESLACO TX 78596-5193	P3650-02-000-0044-00 PARK MEADOWS UT 2 LOT 44 1914	L: 21300 B: 115797
ESPARZA LOUIS RAY JR 1908 CLIFTON WESLACO TX 78596-5193	P3650-02-000-0045-00 PARK MEADOWS UT 2 LOT 45 1908	L: 21300 B: 121010
DIAZ MELISSA 1904 CLIFTON ST WESLACO TX 78596-5193	P3650-02-000-0046-00 PARK MEADOWS UT 2 LOT 46 1904	L: 21300 B: 123019
PEREZ ESTEBAN & ELVIA L PEREZ 1824 CLIFTON ST WESLACO TX 78596-5187	P3650-02-000-0047-00 PARK MEADOWS UT 2 LOT 47 1800 LARGO ST	L: 21300 B: 128451
ESTAVE IRVING C & INGRID C 1820 CLIFTON ST WESLACO TX 78596-5187	P3650-02-000-0048-00 PARK MEADOWS UT 2 LOT 48 1820 CLIFTON ST	L: 21300 B: 103908
MALDONADO JAVIER JR & LIZETTE 1816 CLIFTON ST WESLACO TX 78596-5187	P3650-02-000-0049-00 PARK MEADOWS UT 2 LOT 49 1816	L: 21300 B: 119946
GARCIA EDUARDO 1810 CLIFTON ST WESLACO TX 78596-5187	P3650-02-000-0050-00 PARK MEADOWS UT 2 LOT 50 1810	L: 21300 B: 120505
GARCIA FERNANDO 1806 CLIFTON ST WESLACO TX 78596-5187	P3650-02-000-0051-00 PARK MEADOWS UT 2 LOT 51 0	L: 21300 B: 125700
LOERA - GARZA FELIX 1802 CLIFTON ST WESLACO TX 78596-5187	P3650-02-000-0052-00 PARK MEADOWS UT 2 LOT 52 1802 E CLIFTON	L: 21300 B: 91905
GUERRA JAIME 110 N UTAH AVE WESLACO TX 78596-5458	P3650-02-000-0053-00 PARK MEADOWS UT 2 LOT 53 1720 CLIFTON ST	L: 21300 B: 121202
SALA ANTONIA LEA 1716 CLIFTON ST WESLACO TX 78596-5088	P3650-02-000-0054-00 PARK MEADOWS UT 2 LOT 54 1716	L: 23075 B: 120373
LOZANO RAUL A 1717 CLIFTON ST WESLACO TX 78596-5180	P3650-02-000-0055-00 PARK MEADOWS UT 2 LOT 55 1717 CLIFTON ST	L: 23075 B: 96284

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RAMIREZ JAIME & GRISELDA 1721 CLIFTON ST WESLACO TX 78596-5180	P3650-02-000-0056-00 PARK MEADOWS UT 2 LOT 56 1721	L: 21300 B: 103307
HESS JASON 1210 S MILE 2 W MERCEDES TX 78570-7410	P3650-02-000-0057-00 PARK MEADOWS UT 2 LOT 57 0 E CLIFTON	L: 21300 B: 76275
ROJO GUSTAVO L & ADRIANA 2126 PARADISE RIDGE DR ROUND ROCK TX 78665-7908	P3650-02-000-0058-00 PARK MEADOWS UT 2 LOT 58 1809 E CLIFTON	L: 21300 B: 106141
GALNAREZ JULIA & TOMAS 1811 CLIFTON ST WESLACO TX 78596-5169	P3650-02-000-0059-00 PARK MEADOWS UT 2 LOT 59 1811 CLIFTON ST	L: 21300 B: 91616
ALVARADO NALLELI L & MIGUEL A 1817 CLIFTON ST WESLACO TX 78596-5169	P3650-02-000-0060-00 PARK MEADOWS UT 2 LOT 60 1817	L: 21300 B: 113369
GUZMAN ELISEO & OLGA 1821 CLIFTON ST WESLACO TX 78596-5169	P3650-02-000-0061-00 PARK MEADOWS UT 2 LOT 61 1821 CLIFTON ST	L: 21300 B: 110733
SANCHEZ ALMA & ROCKY MONTES 1825 CLIFTON ST WESLACO TX 78596-5169	P3650-02-000-0062-00 PARK MEADOWS UT 2 LOT 62 1825 CLIFTON ST	L: 21300 B: 106710
CORKER ALBERT D 1905 CLIFTON ST WESLACO TX 78596-5044	P3650-02-000-0063-00 PARK MEADOWS UT 2 LOT 63 1905 CLIFTON ST	L: 21300 B: 118349
ESPARZA KRANTHZ M & ALMA G PO BOX 8050 WESLACO TX 78599-8050	P3650-02-000-0064-00 PARK MEADOWS UT 2 LOT 64 1909 E CLIFTON	L: 21300 B: 125688
BANDA HUMBERTO & IVETT 1915 CLIFTON ST WESLACO TX 78596-5044	P3650-02-000-0065-00 PARK MEADOWS UT 2 LOT 65 1915 CLIFTON ST	L: 21300 B: 109822
GONZALEZ FRANCISCA Y 1919 CLIFTON ST WESLACO TX 78596-5044	P3650-02-000-0066-00 PARK MEADOWS UT 2 LOT 66 1919 E CLIFTON	L: 21300 B: 123512
HERNANDEZ ADONAI B 1923 CLIFTON ST WESLACO TX 78596-5044	P3650-02-000-0067-00 PARK MEADOWS UT 2 LOT 67 1923 CLIFTON ST	L: 21300 B: 96665

JUL 8, 2020

FLORES RAMONA 2003 CLIFTON ST WESLACO TX 78596-5089	P3650-02-000-0068-00 PARK MEADOWS UT 2 LOT 68 2003	L: 21300 B: 123019
RAMOS ROSA MARIA 1705 S TALBOT ST INDIANAPOLIS IN 46225-1703	P3650-02-000-0069-00 PARK MEADOWS UT 2 LOT 69 2007 E CLIFTON	L: 23075 B: 68597
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000A-00 PLAZA EL SABINAL CONDOMINIUMS UN IT A 415	L: 122881 B: 167740
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000B-00 PLAZA EL SABINAL CONDOMINIUMS UN IT B 415	L: 95284 B: 119990
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000C-00 PLAZA EL SABINAL CONDOMINIUMS UN IT C 415	L: 92098 B: 108216
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000D-00 PLAZA EL SABINAL CONDOMINIUMS UN IT D 415	L: 58039 B: 75530
JAIME MEDRANO PROPERTIES LLC 2804 SANTA OLIVIA MISSION TX 78572-7615	P7455-00-000-000E-00 PLAZA EL SABINAL CONDOMINIUMS UN IT E 415	L: 233138 B: 287761
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000F-00 PLAZA EL SABINAL CONDOMINIUMS UN IT F 415	L: 77643 B: 107357
RGV VISION CARE PPLC 603 W 18TH ST WESLACO TX 78596-7808	P7455-00-000-000G-00 PLAZA EL SABINAL CONDOMINIUMS UN IT G 415	L: 99894 B: 104955
RGV VISION CARE PPLC 603 W 18TH ST WESLACO TX 78596-7808	P7455-00-000-000H-00 PLAZA EL SABINAL CONDOMINIUMS UN IT H 415	L: 99894 B: 117378
LYNN JONES FARM 1907 MILLER AVE MISSION TX 78572-2957	W2500-00-135-0012-00 WEST & ADAMS 0.68 CANAL R/O/W LO T 12; 2.13 AC CANAL R/O/W LOT B; 0	L: 0 B: 0
GARZA JOSE & SALOME 302 S PLEASANTVIEW DR WESLACO TX 78596-9119	W3800-00-020-0000-01 WEST TRACT 4.45AC-S5.45AC FT 20 302 S PLEASANTVIEW DR	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

JUL 8, 2020

GARZA JOSE & SALOME 302 S PLEASANTVIEW DR WESLACO TX 78596-9119	W3800-00-020-0000-02 WEST TRACT 1.0AC-S5.45AC FT 20 0	L: 35000 B: 27488
GARZA SALOME 302 S PLEASANTVIEW DR WESLACO TX 78596-9119	W3800-00-020-0000-03 WEST TRACT N3.03AC-S8.49AC FT 20 302 PLEASANT VIEW DR	L: 0 B: 0
PLEASANTVIEW HOLDING LLC 27838 BIXBY RD LA FERIA TX 78559-4514	W3800-00-020-0000-04 WEST TRACT N215'-S494.80' FT 20 6.52 AC GR 6.38 216 S PLEASANTVIEW DR	L: 31150 B: 3699
BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599-3758	W3800-00-020-0000-05 WEST TRACT-S275'-N825 FT 20 8.33 AC GR 8.15AC NET 0 S PLEASANTVIEW DR	L: 42000 B: 60137
GARCIA, TOMAS 103 LAUREL DR WESLACO TX 78596	W3800-00-020-0000-06 WEST TRACT-S275'-N550' FT 20 8.3 3AC GR 8.15AC NET 0 S PLEASANTVIEW DR	L: 0 B: 0
LYNN JONES FARMS 1907 MILLER AVE MISSION TX 78572-2957	W3800-00-021-0000-00 WEST TRACT S24.20AC FT 21 EXC 0. 68AC CANAL R/O/W A/K/A OUT LOT 1 301 S AIRPORT DR	L: 0 B: 0
LYNN JONES FARMS INC 1907 MILLER AVE MISSION TX 78572-2957	W3800-00-022-0000-00 WEST TRACT 20.91AC EXC 3.57AC FT 22 17.34AC GR 17.01AC NET 501 S AIRPORT DR	L: 0 B: 0
GARZA JOSE & SALOME P GARZA 302 S PLEASANTVIEW DR WESLACO TX 78596-9119	W3800-00-023-0000-00 WEST TRACT E302.5'-N516' & W1017 .50'-N660' FT 23 19AC GR 18.34AC 302 S PLEASANTVIEW DR	L: 0 B: 0
ONION HOUSE LLC PO BOX 170 WESLACO TX 78599-0170	W3800-00-023-0000-02 WEST TRACT SW11.25AC BEING AN IR R TR FT 23 11.25AC GR 11.23AC NE 502 PLEASANT VIEW DR	L: 471660 B: 1097332
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	L2170-00-000-0002-00 LACKEY LOT 2 415 S AIRPORT DR	L: 208552 B: 268158

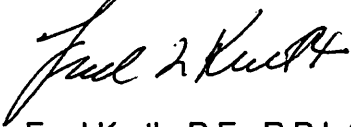
MEMORANDUM

Date: June 9, 2020
To: Heriberto Martinez, Subdivision Coordinator
Pharr Planning
CC:
From: Fred Kurth, P.E., R.P.L.S.
Melden and Hunt, Inc.
Subject: AIRPORT HEIGHTS SUBDIVISION
Pharr, Texas

This Memorandum will serve as notice that the proposed AIRPORT HEIGHTS SUBDIVISION has been submitted to the City of Weslaco for preliminary subdivision plat review. It is a proposed 72 lot 4-plex residential development. The property is currently zoned R-1 One Family Dwelling and the proposed use is R-2 Duplex & Apartments residential community. We are requesting a *Change of Zone* for this 27.080-acre tract of land, which is currently owned by Lynn Jones Farms, Inc.

If you have any questions, please feel free to contact me.

Thanks,



Fred Kurth, P.E., R.P.L.S.
President
Melden and Hunt, Inc.

SS:ss

2019 TAX STATEMENT



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

Certified Owner:
LYNN JONES FARMS
1600 BELLEWOOD LN
CANYON LAKE, TX 78133-3028

Legal Description:
WEST TRACT S24.20AC FT 21 EXC 0.68AC
CANAL R/O/W A/K/A OUT LOT 12 BLK 135
24.20GR 24.03AC NET

Account No: W3800-00-021-0000-00
As of Date: 06/03/2020

Appr. Dist. No.: 324125

Legal Acres: 24.0300
Parcel Address: S AIRPORT DR
Print Date: 06/03/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$841,050	\$0	\$841,050	\$841,050	\$0	\$0	\$841,050	\$0
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
HIDALGO COUNTY	\$841,050	OSP	\$830,813.00	\$10,237	0.5750000	\$58.86	
DRAINAGE DIST #1	\$841,050	OSP	\$830,813.00	\$10,237	0.1051000	\$10.76	
CITY OF WESLACO	\$841,050	OSP	\$830,813.00	\$10,237	0.6967000	\$71.32	
Amount saved by additional sales tax revenue \$2.50							
WESLACO ISD	\$841,050	OSP	\$830,813.00	\$10,237	1.0687000	\$109.40	
SOUTH TEXAS ISD	\$841,050	OSP	\$830,813.00	\$10,237	0.0492000	\$5.04	
SOUTH TEXAS COLLEGE	\$841,050	OSP	\$830,813.00	\$10,237	0.1733000	\$17.74	

Total Tax: \$273.12
Total Tax Paid to date: \$273.12
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

06/30/2020 15%	07/31/2020 18 + up to 15%	08/31/2020 19 + up to 15%	09/30/2020 20 + up to 15%	11/02/2020 21 + up to 15%	11/30/2020 22 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/31/2020 23 + up to 15%	02/01/2021 24 + up to 15%	03/01/2021 25 + up to 15%	03/31/2021 26 + up to 15%	04/30/2021 27 + up to 15%	05/31/2021 28 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

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

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

4.1.69

Print Date: 06/03/2020

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

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



W3800-00-021-0000-00

LYNN JONES FARMS
1600 BELLEWOOD LN
CANYON LAKE, TX 78133-3028

AMOUNT PAID:

\$

00003241250000000000

2019 TAX STATEMENT



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

Certified Owner:
LYNN JONES FARMS
1600 BELLEWOOD LN
CANYON LAKE, TX 78133-3028

Legal Description:
WEST TRACT 20.91AC EXC 3.57AC FT 22
17.34AC GR 17.01AC NET

Account No: W3800-00-022-0000-00
As of Date: 06/03/2020

Appr. Dist. No.: 324128

Legal Acres: 17.0100
Parcel Address: S AIRPORT DR
Print Date: 06/03/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homestead Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$595,350	\$0	\$595,350	\$595,350	\$0	\$0	\$521,850	\$73,500
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$595,350	OSP	\$515,498.00	\$79,852	0.5750000	\$459.15
DRAINAGE DIST #1		\$595,350	OSP	\$515,498.00	\$79,852	0.1051000	\$83.92
CITY OF WESLACO		\$595,350	OSP	\$515,498.00	\$79,852	0.6967000	\$556.33
Amount saved by additional sales tax revenue \$19.48							
WESLACO ISD		\$595,350	OSP	\$515,498.00	\$79,852	1.0687000	\$853.38
SOUTH TEXAS ISD		\$595,350	OSP	\$515,498.00	\$79,852	0.0492000	\$39.29
SOUTH TEXAS COLLEGE		\$595,350	OSP	\$515,498.00	\$79,852	0.1733000	\$138.38

Total Tax: \$2,130.45
Total Tax Paid to date: \$2,130.45
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

06/30/2020 15%	07/31/2020 18 + up to 15%	08/31/2020 19 + up to 15%	09/30/2020 20 + up to 15%	11/02/2020 21 + up to 15%	11/30/2020 22 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/31/2020 23 + up to 15%	02/01/2021 24 + up to 15%	03/01/2021 25 + up to 15%	03/31/2021 26 + up to 15%	04/30/2021 27 + up to 15%	05/31/2021 28 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

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

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

4.1.69

Print Date: 06/03/2020

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

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



W3800-00-022-0000-00

LYNN JONES FARMS
1600 BELLEWOOD LN
CANYON LAKE, TX 78133-3028

AMOUNT PAID:

\$ _____

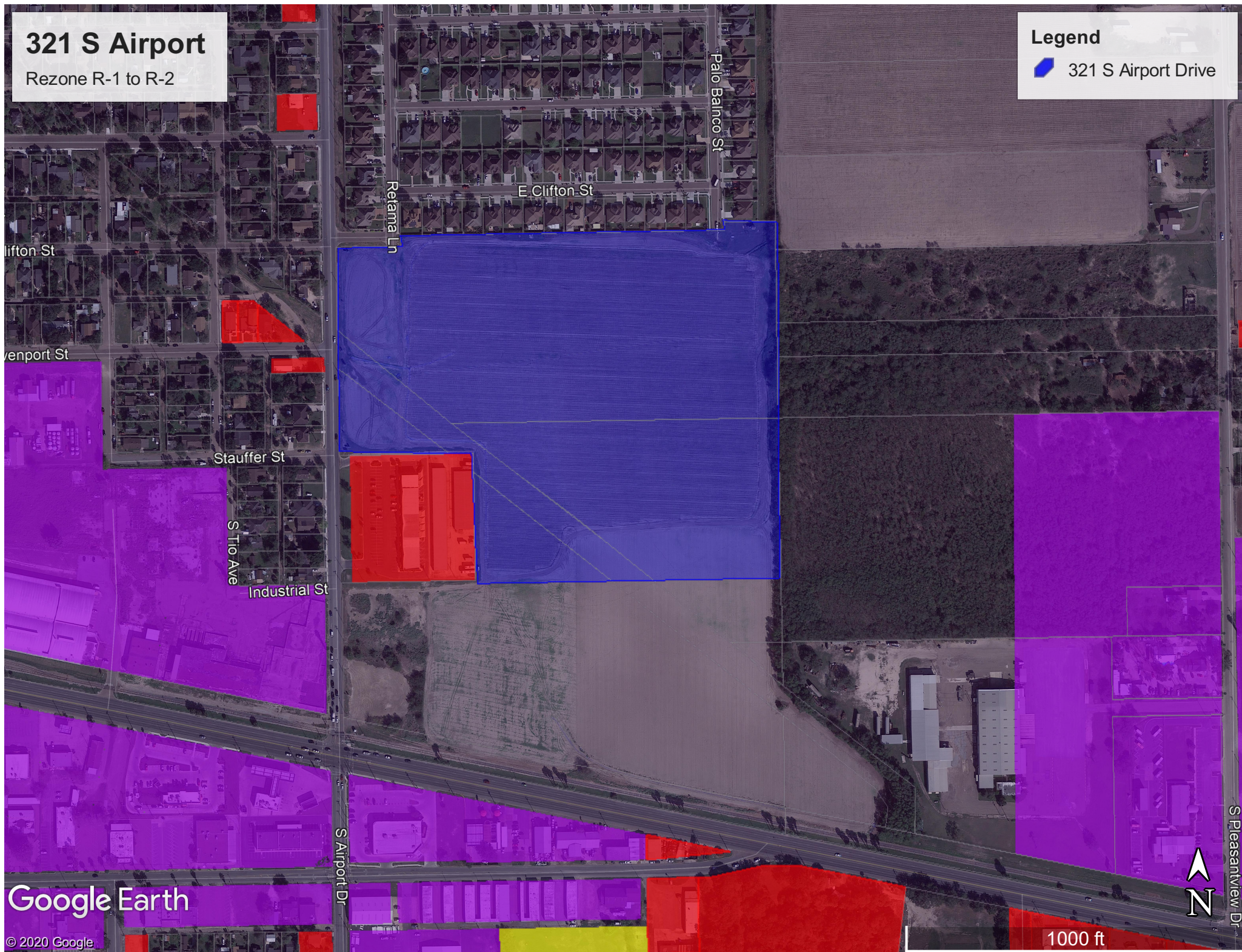
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321 S Airport

Rezone R-1 to R-2

Legend

 321 S Airport Drive



Google Earth

© 2020 Google

1000 ft

ORDINANCE NO. 2020-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 321 S AIRPORT, ALSO BEING 27.080 ACRE TRACT OF LAND OF FARM TRACT 21 & 22, BLOCK 135, WEST AND ADAMS TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to R-2 Duplex and apartment district. being 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, 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 4th day of August 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 18th day of August 2020.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2018-1815	
From: Arnold Becho			
Subject: Authorization to renew the America Reads and Community Service Agreements with UTRGV to allow for employment of work-study students and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)			
Background: Each of these agreements allows the library to participate in the Federal Work Study program in partnership with UTRGV. The agreements proposed allow the library to obtain student help at a discount or even no cost. The America Reads agreement allows for employment of students at no cost, the Community Service agreements allow for employment at an estimated discount of 75%. It is recommended that all both options be approved. The City has renewed these agreements and budgeted funds for this annually since the 1990's.			
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: 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 has not had the opportunity to evaluate this request.			
Arnold Becho		Created/Initiated	
Arnold Becho		Approved	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Memo-Request to authorize America Reads and Work-Study agreements, 2021 ComSvc. America Reads_ Wesalco Library			
Responsibilities upon Approval:			

The library respectfully request that the City Secretary's Office have 2 copies of each agreement signed. The City Secretary should keep one original of each agreement for their records and provide the other originals to Yolanda Alaniz within the Library Department. Yolanda will hand deliver these originals to UTRGV. Yolanda will then work alongside UTRGV to implement the agreement and hire work-study employees.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

July 29, 2020

To: David Suarez, Mayor; Letty Lopez, Mayor Pro-Tem; Leo Muñoz, Commissioner; Greg Kerr, Commissioner; Jose "J.P." Rodriguez, Commissioner; Josh Pedraza, Commissioner; Adrian Farias, Commissioner; Mike Perez, City Manager

CC: Martin J. Mata, Vidal Roman

Fr: Arnoldo Becho, Library Director

Re: Request to authorize the America Reads agreement and Federal Work-Study Community Service agreements

Each of these agreements allows the library to participate in the Federal Work Study program in partnership with UTRGV. Through the Federal Work Study program community agencies can hire university students to assist within their institutions. The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students.

The America Reads agreement allows for employment of students at no cost, the Community Service agreements allow for employment at an estimated discount of 75%. It is recommended that both options be approved because often there are not sufficient individuals within the free program to meet need. The City has renewed these agreements and budgeted funds for this annually since the 1990's. The program has proven incredibly useful to the library and helps provide local university students with employment options at the same time.

The proposed budget for next year has allotted \$5,000 for this program. That will be sufficient for program implementation. The library strongly supports approval.

This program is an excellent public service we are happy to have the opportunity to provide to our local students. 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

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the "Institution", with Mayor Joe V Sanchez Memorial Library hereinafter known as the "Agency" (a Federal, State, or local public agency or non-profit organization within the meaning of that term as define in section 675 of the regulations governing the Federal Work- Study Program), for the purpose of providing work to students eligible to participate in the Federal Work-Study Program.¹ This Agreement shall become effective on the date this Agreement is signed by both parties and shall continue until its termination at the request of either party upon 30 days' written notice to the other party.

Schedules to be attached to this Agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this Agreement: 1) the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized. 2) These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non-state share of student compensation that the Agency will pay to the Institution. The Institution will inform the Agency of the maximum number of hours per week a student may work based on their eligible employment period.²

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this Agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendments of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked will supervise the students. The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this Agreement. Time summary cards will be submitted by email from one of the Agency's listed officials to the Work-Study Coordinator's Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. The Agency shall also control strictly the work schedules of students employed so that no students become entitled to overtime compensation. Failure to adhere to these requirements can lead to termination of this Agreement.

Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

The parties agree that students performing work on the project under this Agreement will receive compensation of at least the required minimum set by the Federal Fair Labor Standards Act (currently \$7.25 per hour), to be paid by the Institution; however, the Institution mandates and the Agency agrees that Students will be paid at \$8.00 per hour minimum. The Institution will make all payments due as employer's contribution under Federal Social Security laws. The Agency will pay to the Institution an amount calculated to be 25% of the student's gross monthly earnings, but the Agency will be responsible for 100% of gross monthly earnings for time cards not submitted timely, 100% of any overtime compensation payments made, and will be responsible for earnings beyond the students award allocation. The Agency further agrees to promptly remit payment to the Institution's Comptroller's Office upon receiving an invoice from the Institution for Agency's portion of the earnings due.

The Institution is considered the employer for purposes of this Agreement. The Agency has the right to control and direct the services of the students, not only as to the result to be accomplished, but also as to the means by which the result is to be accomplished. The institution is limited to determining whether the students meet the eligibility requirements for employment under the Federal Work Study Program, to assigning students to work for the organization, and to determining that the students do perform their work. Institution will ensure that each student participating under this Agreement will have a criminal background check completed before employment. If the Agency requires a supplemental background check, one may be conducted at the expense of the Agency. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals specifically designated on any schedule attached to this Agreement.

Institution Representative :

Agency Representative:

Name: _____

Name: _____

Title: Executive V.P for Finance and Administration

Title: _____

Date: _____

Date: _____

¹Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this Agreement must either be related to the student's educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

²No student may perform work on any project under the Federal Work-Study Program exceeding 19 hours per week while school is in session, and 25 hours per week while school is not in session.

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the “Institution”, and the America Reads Program with Mayor Joe V. Sanchez Memorial Library, hereinafter known as the “Agency”, a Federal, State, or local public agency or private non-profit organization within the meaning of that term as defined in section 675 of the regulations governing the Federal Work-Study Program, for the purpose of providing work to students eligible to participate in the Federal Work-Study Program. This agreement shall become effective at the date the Institution approves this agreement and shall continue until its termination at the request of either party upon 30 days written notice to the other party.

Schedules to be attached to this agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this agreement,¹ the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized.² These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non-state share of student compensation that the Agency will pay to the Institution. The institution will inform the Agency of the maximum number of hours per week a student may work.

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendment of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that the students will be supervised by a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked.

The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this agreement. Time summary cards will be submitted by email of one on the listed individuals to the Work-Study Coordinator’s Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. Agency is to keep all original timecards until institution personnel picks them up at the end of every semester. Failure to adhere to these requirements can lead to termination of this agreement.

The Agency agrees that students placed with them to meet the Community Service expenditure requirement through the America Reads/America Counts Program. In which employees will directly perform duties in agency programs designed to improve the quality of life of all members of the community, primarily low-income individuals and/or provide support services to individuals with disabilities. Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

Federal minimum wage is established at 7.25 per hour. However, students performing work on the project under this agreement will be paid at a rate of \$10.00 per hour as mandated by the Institution. All payments due as employer’s contribution under Federal Social Security laws will be made by the Institution. The Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds.

The Institution shall be deemed the employer of students participating with the Agency and may provide Workman’s Compensation in case of injuries the student receives on the job under this agreement. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals they specifically designate.

Institution Representative:

Agency Representative:

Name: _____

Name: _____

Title: Executive V.P for Finance and Administration

Title: _____

Date: _____

Date: _____

¹Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this agreement must either be related to the student’s educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

²No student may perform work on any project under the Federal Work-Study Program exceeding 19 hours per week while school is in session, and 25 hours per week while school is not in session.

Off-Campus Work-study Recruitment Form

Financial Aid Office SSBL 1.178
1201 W. University Dr.
Edinburg, Tx 78539-2999
Ph: (956)665- 2934 (956)665-8914
Fax: (956)665- 2392

Main Contact

Name: _____ Title: _____

Program: _____

Phone: _____ Fax: _____

Email: _____

Billing Contact

Name: _____ Title: _____

Phone: _____ Fax: _____

Email: _____

Job Posting Information

(Please check the boxes that best applies to your needs)

Preferred Student Schedule: ☐ M-W-F ☐ T-Th ☐ No Preference

☐ 8-12 ☐ 1-5 ☐ No Preference

Preferred Student Classification: ☐ FR ☐ SO ☐ JR ☐ SR ☐ GR

Program: ☐ America Reads ☐ America Counts ☐ Community Service

Desired Start Date: _____ Desired End Date: _____

Positions Available: _____ Pay Rate: \$ _____ per hour

Job Description

(Please provide a brief description of the program and job duties)

Off-Campus Work-study Recruitment Form

Job Description Cont'd

Qualifications & Additional Information

Preferred Qualifications:

Required Financial Aid information: Applicants must be awarded Work-study and be CURRENTLY enrolled a minimum of 6hrs for the semester they want to work. Applicants must complete Work-study Student Contract, prior to the start of a new assignment. Applicants must be meeting all program requirements to be considered for this position.

Authorized Time card approvers

Name: _____	Name: _____	Name: _____
Title: _____	Title: _____	Title: _____
Phone #: _____	Phone #: _____	Phone #: _____
E-mail: _____	E-mail: _____	E-mail: _____
Signature: _____	Signature: _____	Signature: _____
Name: _____	Name: _____	Name: _____
Title: _____	Title: _____	Title: _____
Phone #: _____	Phone #: _____	Phone #: _____
E-mail: _____	E-mail: _____	E-mail: _____
Signature: _____	Signature: _____	Signature: _____

Director/Department Head Signature



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3517
From:		
Subject: Authorization to receive OPSG (Stonegarden) Grant Award in an amount not to exceed \$230,000.00 with NO MATCH REQUIRED and NO REOCCURRING COST to pay overtime to officers, dispatchers and M&A working Operation Stonegarden and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: Staff working to meet grant goals and objectives for OPSG.		
Funding Source (budget code, if applicable): OPSG		
Amount: \$230,000.00	Term of Impact: 07/01/2020 to 02/28/2020	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Robert Lopez	Created/Initiated	
Robert Lopez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Resolutions 2020-14 OPSG		
Responsibilities upon Approval:		

RESOLUTION NO. 2020-14

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the HIDALGO-OPERATION STONEGARDEN be operated for the fiscal year 2020 through 2021; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Homeland Security Grant Program grant application; and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

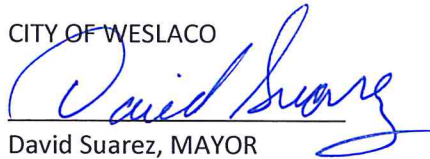
NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the HIDALGO-OPERATION STONEGARDEN to the Office of the Governor.

Grant Number: 3173405

Passed and Approved this 18th, day of February 2020.

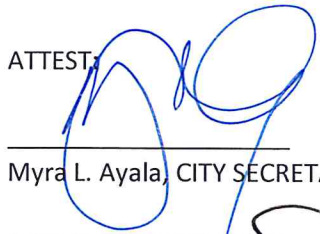
Signed by:

CITY OF WESLACO

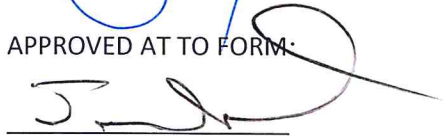


David Suarez, MAYOR

ATTEST:


Myra L. Ayala, CITY SECRETARY

APPROVED AT TO FORM:


Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3532
From:		
Subject: Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Clifford Robert Gardner, Jr. for Hanger W13 and approval of a Weslaco Mid Valley Ground Lease Agreement with Tenant Scott Fuller for Hangar W13 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)		
Background: Tenant Clifford Robert Gardner, Jr. has sold hangar W13 to Tenant Scott Fuller. The proposed ground lease agreement is for five (5) years with a one five year (5) option, with a capped three (3%) percent CPI review every three years. The hangar is located on the west side of the airport.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The advisory board does not approve lease agreements but did approve the lease agreement template.		
Joanna Fernandez Andrew Muñoz Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: W13 Scott Fuller		
Responsibilities upon Approval: Forward a signed copy to Mr. Fuller and a termination letter to Mr. Gardner.		

Lease Agreement

STATE OF TEXAS)
CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**
HIDALGO COUNTY)

This lease is entered into this 22 day of July, 2020, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Scott Fuller, hereinafter referred to as "Lessee" who covenant and agree as follows:

WHEREAS, Lessor owns and operates the Airport and all grounds within the area designated as the Weslaco Mid Valley Airport for aeronautical and non-aeronautical purposes to include landings, takeoffs, storage of aircraft and sales of fuel; and

WHEREAS, Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

WHEREAS, Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land/hangar/building/office as stated herein;

NOW THEREFORE, in consideration of the terms, premises, and mutual covenants contained herein and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Lessor and Lessee covenant and agree as follows:

Section 1. Lease Premises

- A) Lessor does hereby lease to Lessee approximately **1,290 sq. ft.** (W13) of land more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises.
- B) Premises shall be designated as W13, measuring 43' feet x 30' feet as described in Exhibit A.

Section 2. Term

- A) This lease shall be for the term of **5 years**. Thereafter, this lease may be renewed for a subsequent **5-year** extension upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease. Lessee, upon giving written notice to Lessor, may request additional renewal options prior to the expiration of this lease.


Lessee Initials

B) **Surrender and Holding Over.** Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and the Lessor shall have the option to require Lessee to remove any Improvement (or a portion thereof) and restore the Premises and surrounding areas to the condition existing immediately prior to the construction of such Improvement. Thereafter, the Lessor shall have the right to enter and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the Term or extension shall not be construed to be the granting or exercise of any extension.

Section 3. Consideration

A) In consideration for the lease of the Land/Hangar/Building/Office referenced herein Lessee hereby agrees to pay monthly the sum of \$26.88 for an annual sum of \$322.50. The first month's payment is to be made on the 1st day of June. Thereafter, all future payments shall be made on or before the first working day of the year due for the term of this contract plus any extensions thereto.

Lessee agrees that the lease payment listed herein shall be subject to review and adjustment by Lessor at three (3) year intervals throughout the term of the lease and prior to any extensions granted. Any adjustment to the lease payment shall be based on the U.S. Department of Commerce's Consumer Price Index (CPI). The adjusted lease fee shall be calculated on the third (3rd) year anniversary of this lease and recalculated at subsequent three (3) year intervals. Such increase in the lease payment shall begin immediately upon request from Lessor and continue at that rate until the next three-year anniversary. Upon review, if the CPI shall have decreased as compared to the previous review date, the lease fee for the subject Land/Hangar/Building/Office shall not be decreased, but shall remain at the same level as was charged during the preceding three (3) year period.

B) All lease payments shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.

C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.

D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any

personal property located in or on the Land/Hangar/Building/Office and is required herein to provide business liability insurance in an amount of \$1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.

- E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.
- F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

- A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B) Lessee agrees that the leased Land/Hangar/Building/Office may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.
- C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.
- D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and

with written approval from the local fire marshal if such storage is allowed under local fire codes.

- E) Lessee agrees that he will at all times keep the premises of the Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.
- F) Lessee agrees that the usage of the Land/Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.
- G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.
- H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.
- I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.
- J) Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.
- K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.

- L) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance

Section 5. Sublease, Assignment, or Sale

- A) The Lessee shall not sublease, assign, sell, or transfer this lease agreement or any right hereunder to any person, corporation, or association. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this lease agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

Section 6. Termination

- A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate. In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.
- B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Land/Hangar/Building/Office would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.
- D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any



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personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.

- E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition; (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

Section 7. Hold Harmless

- A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

Section 8. Maintenance of Landing Area

- A) Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

Section 9. Non-Discrimination

- A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event



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facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

- B) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities or any activity conducted with or benefiting from Federal assistance, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended, and other applicable Laws and Regulations, and shall obtain such compliance from any sub-leases or other parties holding lower tier agreements (to the extent the same are permitted by this Agreement).

Section 10. Exclusions

- A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to

Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

- A) No act or event, whether foreseen or unforeseen, shall operate to excuse Lessee from the prompt payment of rent or any other amounts required to be paid under this Agreement. If Lessor (or Lessee in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Agreement by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Agreement, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may include, but is not limited to, acts of nature, war, riots, strikes, accidents, fire, and changes in law.

Section 12. Rights and Remedies

- A) Except as expressly set forth in this Agreement, the rights and remedies set forth in this Agreement are not intended to be exhaustive and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently exist.

Section 13. Notice Requirements

- A) **This Agreement has specific and strict notice requirements. All payments by Lessee are to be made to Lessor through the Aviation Director at Weslaco Mid-Valley Airport, 1909 Joe Stephens, Weslaco, TX 78596.**

All notices between the Lessor and Lessee shall be sent to the following addresses for Lessor in paragraph B and for Lessee in paragraph C. All notices shall be sent regular mail and certified mail return receipt requested. No other form of payment or notice will be accepted. Notice by email is not accepted.

B) Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596



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C) Notice to Lessee to be sent to:

Lessee Name: Scott Fuller
Address: 1316 Charlene St.
Edinburg, TX 78539



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D) Either Lessor or Lessee may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this Section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

Section 14. Miscellaneous

A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts there from. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION,



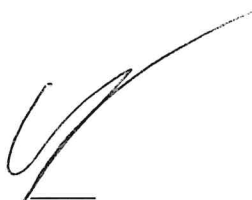
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PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.

- B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.
- D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.
- E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense except to the extent required by the Texas Public Information Act.
- F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.
- G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.
- H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation

against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.

- I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.
- J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.
- K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.
- L) Time is of the essence of this Agreement.



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EXECUTED this _____ day of _____, 2020.

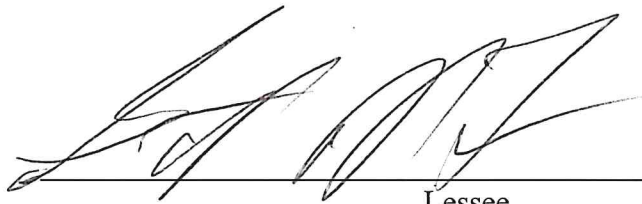
City of Weslaco, Hidalgo County, Texas

Mayor

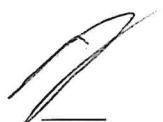
Approved as to Form:

City Attorney

Attest: _____
City Secretary

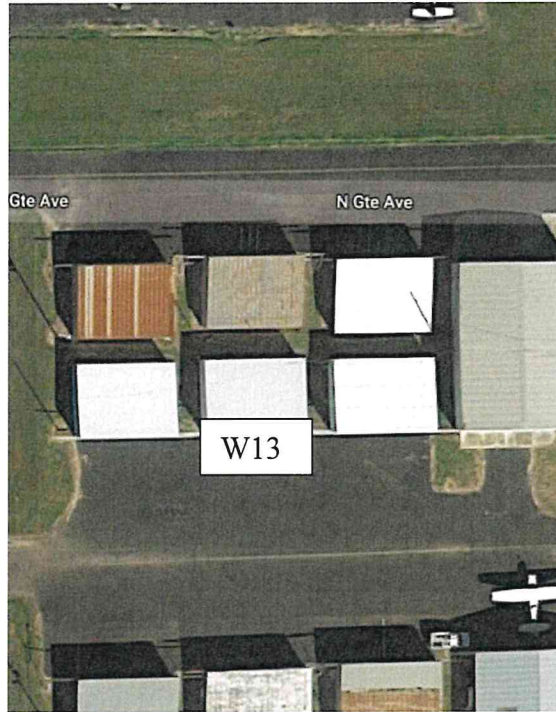


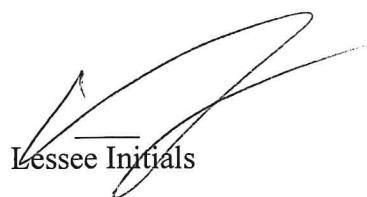
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“EXHIBIT A”

HANGAR W13
43' x 30'

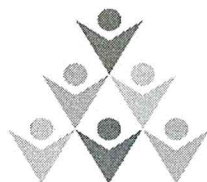



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Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2018-1871
From:		
Subject: Approval on renewal of a Facilities Usage Agreement with South Texas College for use of Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas, from August 24, 2020 – August 13, 2021 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: South Texas College has leased Park facilities at Harlon Block Park for classes as part of the scope of programs offered each semester. STC agrees to pay a \$400 use fee per class per semester.		
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):		
Omar Rodriguez	Created/Initiated	
Omar Rodriguez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Approve as per agreement.		
Attachments, if any: STC Facility Agreement		
Responsibilities upon Approval:		



SOUTH TEXAS
COLLEGE

Dr. Rebecca De Los Santos
Division of Social and Behavioral Sciences
Kinesiology Department & Health and Wellness
Office: (956) 872-3839 ♦ Fax (956) 872-3850

3201 W. Pecan Blvd
McAllen, Texas 78501

MEMORANDUM

DATE: August 3, 2020
TO: Kinesiology Facility Lessor
FROM: Dr. Rebecca De Los Santos, Department Chair *RDLS*
SUBJECT: Facility Agreement and 2020 Fall Semester Course Offering

REMINDER:

Fall 2020 Semester - Begins: Monday, August 24, 2020 **Ends:** Thursday, December 10, 2020
The KINE courses below will be offered at your facility. Please initial this form and return original.

City of Weslaco Parks and Recreation - Harlon Block Park

KINE1123.W01	Softball I	MW	10:00 am - 11:15 am	HARP	BBALL FLD
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Thank you,

Dr. Rebecca De Los Santos
Kinesiology Program Chair

STATEMENT OF EQUAL OPPORTUNITY

No person shall be excluded from participation in, denied the benefits of, or be subject to discrimination under any program or activity sponsored or conducted by South Texas College on the basis of race, color, national origin, religion, sex, age, veteran status or disability.

FACILITIES USAGE AGREEMENT

The **CITY OF WESLACO, PARKS AND RECREATION DEPARTMENT**, (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas from August 24, 2020 – August 13, 2021, at hours agreed upon by both parties and subject to the following conditions:

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

Executed on this _____ day of _____, 2020.

SIGNATURE
DR. SHIRLEY REED
PRESIDENT

SIGNATURE
DAVID SUAREZ
MAYOR

SOUTH TEXAS COLLEGE
LESSEE

CITY OF WESLACO, Mayor
LESSOR



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3498
From:		
Subject: Discussion and consideration to accept the calculation of the No-New-Revenue (Effective) and Voter Approval (Rollback) tax rates for 2020 tax year by Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)		
Background: The County of Hidalgo provides services on behalf of the city in compiling the necessary forms for tax rate calculations.		
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):		
Norma Cantu Vidal Roman Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 2020 Tax Rate Calculation Memo, 2020-07-30 CWL Benchmark w proposed rate, 2020-07-30 CWL No New Tax Worksheet		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: August 18, 2020

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: 2020 Tax Rates Calculations

The County of Hidalgo has completed the Certified tax roll numbers in order to obtain the 2020 Tax rate calculation and Benchmark rates for the city for the upcoming 2020-2021 Fiscal Year.

Upon the passage of Senate Bill 2- Texas Property Tax Reform and Transparency Act of 2019, there were changes in the terminology and calculation rates.

Terminology Changes:

1. Effective Tax Rate = No-New-Revenue Tax Rate (NNR)
2. Rollback Rate = Voter Approval Rate (VAR), and

introduce a new term "Unused increment Rate" which simply stated is the difference between the actual tax rates and the voter approval rates for the previous 3 year.

Calculation Rates and Other Changes:

1. The new law decreased the NNR from 8% to 3.5% plus the current debt rate,
2. two hearings to adopt the tax rate has been repealed to only one, and
3. posting it on the City's website aside from its publication in newspaper.

In accordance to the Benchmark 2020 Tax Rates, the NNR stands at \$0.6838 per \$100, the VAR at \$0.7037 per \$100 with difference attributed to the Unused Tax Increment rate.

Staff recommend acceptance of this documents.

2020 Governing Body Summary #1A*

Benchmark 2020 Tax Rates

City of Weslaco

Date: 07/30/2020 04:11PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No New Revenue Tax Rate	0.6838	12,621,921	0
One Percent Tax Increase***	0.6906	12,747,439	125,518
One Cent Tax Increase***	0.6938	12,806,506	184,585
Notice & Hearing Limit*****	0.7131	13,162,755	540,834
Voter Approval Tax Rate	0.7037	12,989,245	367,324
Last Year's Tax Rate	0.6967	12,860,035	238,114
Proposed Tax Rate	0.6967	12,860,035	238,114

*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 No New Revenue Tax Rate Worksheet and this years frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no new revenue tax rate.

Taxing Units Other Than School Districts or Water Districts

2020 Tax Rate Calculation Worksheet

Date: 07/30/2020 02:40 PM

2020 City of Weslaco

Taxing Unit Name

Phone (area code and number)

, ,

Taxing Unit Address, City, State, ZIP Code

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 no-new-revenue (NNR) tax rate and voter-approval 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. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller For 50-859 *Tax Rate Calculation Worksheet for School Districts*.

Water districts as defined under Water Code Section 49.001(1) should use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet. All other taxing units should use Comptroller Form 50-856 Tax Rate Calculation, Taxing Units Other Than School Districts.

The Comptroller's office provides this worksheet 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.

STEP 1: No-New-Revenue Tax Rate

The NNR 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 year.

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

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operation taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity	Amount/Rate
1.	2019 total taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). 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 17).	\$1,875,619,965
2.	2019 tax ceilings. Counties, cities and junior college districts. Enter 2019 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 2019 or a prior year for homeowners age 65 or older or disabled, use this step	\$143,037,542
3.	Preliminary 2019 adjusted taxable value. Subtract Line 2 from Line 1.	\$1,732,582,423
4.	2019 total adopted tax rate	\$.696700
5.	2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value:	
	A. Original 2019 ARB values:	\$33,294,168
	B. 2019 values resulting from final court decisions:	\$30,036,605
	C. 2019 value loss. Subtract B from A.[3]	\$3,257,563
6.	2019 taxable value subject to appear under Chapter 42, as of July 25.	
	A. 2019 ARB certified value	

Line	No-New-Revenue Rate Activity	Amount/Rate
		0
	B. 2019 disputed value:	0
	C. 2019 undisputed value Subtract B from A	0
7.	2019 Chapter 42-related adjusted values. Add Line 5 and 6	3,257,563
8.	2019 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 7	\$1,735,839,986
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory.[4]	\$0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. 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 due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$2,718,522
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	\$3,317,609
	C. Value loss. Add A and B.⁶	\$6,036,131
11.	2019 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 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. Use 2019 market value:	\$0
	B. 2020 productivity or special appraised value:	\$0
	C. Value loss. Subtract B from A.	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$6,036,131
13.	Adjusted 2019 taxable value. Subtract Line 12 from Line 8	\$1,729,803,855
14.	Adjusted 2019 taxes. Multiply Line 4 by Line 13 and divide by \$100	\$12,051,543
15.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. 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 2019. This line applies only to tax years preceding tax year 2019. [8]	\$59,659
16.	Taxes in tax increment financing (TIF) for tax year 2019 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 2020 captured appraised value in Line 18D, enter 0.[9]	\$0
17.	Adjusted 2019 levy with refunds and TIF adjustment. Add Lines 14, and 15, subtract Line 16.	\$12,111,202
18.	Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]	
	A.Certified values	\$1,966,662,660
	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	\$0
	D. Tax increment financing Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.[12]	\$0

Line	No-New-Revenue Rate Activity	Amount/Rate
	E. Total 2020 value Add A and B, then subtract C and D	\$1,966,662,660
19.	Total value of properties under protest or not included on certified appraisal roll. [13]	
	A. 2020 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 under protest [14]	\$40,775,155
	B. 2020 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 of property not on the certified roll.[15]	\$0
	C. Total value under protest or not certified. Add A and B.	\$40,775,155
20.	2020 tax ceilings. Counties, cities and junior colleges enter 2020 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 2019 or a prior year for homeowners age 65 or older or disabled, use this step.	\$161,588,040
21.	2020 total taxable value. Add Lines 18E and 19C. Subtract Line 20C.	\$1,845,849,775
22.	Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed. [18]	\$789,490
23.	Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. 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, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020. [19]	\$74,148,292
24.	Total adjustments to the 2020 taxable value. Add Lines 22 and 23.	\$74,937,782
25.	Adjusted 2020 taxable value. Subtract Line 24 from Line 21.	\$1,770,911,993
26.	2020 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	\$.683800 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate	

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

[7]Tex. Tax Code Section

[8]Tex. Tax Code Section

[9]Tex. Tax Code Section

[10]Tex. Tax Code Section

[11]Tex. Tax Code Section

[12]Tex. Tax Code Section

[13]Tex. Tax Code Section

[14]Tex. Tax Code Section

[15]Tex. Tax Code Section

[16]Tex. Tax Code Section

[17]Tex. Tax Code Section

[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

STEP 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. Maintenance and Operations (M&O) Tax Rate: 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 the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

2. Debt Rate: The debt 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 voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity	Amount/Rate
28.	2019 M&O tax rate. Enter the 2019 M&O tax rate.	\$.510900
29.	2019 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the No-New-Revenue Tax Rate Worksheet.	1,735,839,986
30.	Total 2019 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	8,868,406
31.	Adjusted 2019 levy for calculating NNR M&O rate. Add Line 31E to Line 30.	8,914,517
	A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	0
	B. M&O taxes refunded for years preceding tax year 2019. 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 2019. This line applies only to tax years preceding tax year 2019	46,111
	C. 2019 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 2020 captured appraised value in Line 18D, enter 0	0
	D. 2019 transferred 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 E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0
	E. 2019 M&O levy adjustments. Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	46,111
32.	Adjusted 2020 taxable value. Enter the amount in Line 25 of the No-New-Revenue Tax Rate Worksheet.	1,770,911,993
33.	2020 NNR M&O rate (unadjusted) Divide Line 31 by Line 32 and multiply by \$100.	0.5034
34.	Rate adjustment for state criminal justice mandate. Enter the rate calculated in C. If not applicable, enter 0.	0.0000
	A. 2020 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0
	B. 2019 state criminal justice mandate Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0

Line	Voter Approval Tax Rate Activity	Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.0000
35.	Rate adjustment for indigent health care expenditures Enter the rate calculated in C. If not applicable, enter 0	0.0000
	A. 2020 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0
	B. 2019 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.0000
36.	Rate adjustment for county indigent defense compensation Enter the lessor of C and D. If not applicable, enter 0	0.0000
	A. 2020 indigent defense compensation expenditures Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0
	B. 2019 indigent defense compensation expenditures Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.0000
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100	0.0000
37.	Rate adjustment for county hospital expenditures. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	0
	A. 2020 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0
	B. 2019 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.0000
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100	0.0000
38.	Adjusted 2020 NNR M&O rate. Add Lines 33, 34, 35, 36, and 37	0.5034
39.	2020 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 -or- Other Taxing Unit If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. -or- Taxing unit affected by disaster declaration If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]	0.5210
40.	Total 2020 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.	

Line	Voter Approval Tax Rate Activity	Amount/Rate
	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	3,373,653
	B. Subtract unencumbered fund amount used to reduce total debt.	0
	C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)	0
	D. Subtract amount paid from other resource	0
	E. Adjusted debt Subtract B, C and D from A	3,373,653
41.	Certified 2019 excess debt collections Enter the amount certified by the collector.	0
42.	Adjusted 2020 debt Subtract Line 41 from Line 40E	3,373,653
43.	2020 anticipated collection rate. . If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%	100.00
	A. Enter the 2020 anticipated collection rate certified by the collector	100.00
	B. Enter the 2019 actual collection rate	95.79
	C. Enter the 2018 actual collection rate	96.51
	D. Enter the 2017 actual collection rate	96.79
44.	2020 debt adjusted for collections. Divide Line 42 by Line 43.	3,373,653
45.	2020 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	1,845,849,775
46.	2020 debt rate Divide Line 44 by Line 45 and multiply by \$100.	0.1827
47.	2020 voter-approval tax rate	0.7037
48.	COUNTIES ONLY	
STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for 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 NNR and voter-approval 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 NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	Taxable sales. For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	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. Taxing units that adopted the sales tax in November 2019 or in May 2020. Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95[3] -or- Taxing units that adopted the sales tax before November 2019. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	0
51.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> ..	1,845,849,775
52.	Sales tax adjustment rate. Divide Line 50 by Line 51 and multiply by \$100.	0.0000
53.	2020 NNR tax rate, unadjusted for sales tax.[35] Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.683800
54.	2020 NNR tax rate, adjusted for sales tax. Subtract Line 52 from Line 55.	\$.683800
55.	2020 voter-approval tax rate, unadjusted for sales tax.[36] Enter the rate from	0.7037

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
	Line 47 or Line 48 as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>	
56.	2020 voter-approval tax rate, adjusted for sales tax. Subtract Line 52 from Line 55.	0.7037

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 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.

Line	Activity	Amount/Rate
57.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). [6] Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its tax assessor collector with a copy of the letter.[7]	\$0
58.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	\$1,845,849,775
59.	Additional rate for pollution control. Divide Line 57 by Line 58 and multiply by \$100.	0.0000
60.	2020 voter-approval tax rate, adjusted for pollution control. Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	0.7037

[37]Tex. Tax Code Section

[38]Tex. Tax Code Section

STEP 5: Voter-Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.[39] In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero. Consult with legal counsel to ensure appropriate calculation of the unused increment rate.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.0000
62.	2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.0000
63.	2017 unused increment rate. Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.0000
64.	2020 unused increment rate. Add Lines 61, 62 and 63.	0.0000
65.	2020 voter-approval tax rate, adjusted for unused increment rate. Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	0.0000

STEP 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no=new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
66.	Adjusted 2020 NNR M&O tax rate. Enter the rate from Line 38 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.5034
67.	2020 total taxable value Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	1,845,849,775
68.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 67 and multiply by \$100.	0.0270
69.	2020 debt rate Enter the rate from Line 46 of the <i>Voter- Approval Tax Rate Worksheet</i>	0.1827
70.	De minimis rate Add Lines 66, 68 and 69.	0.7131

STEP 7: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate 0.6838

Voter-Approval Tax Rate 0.7037

De minimis rate 0.7131

STEP 8: Taxing Unit Representative Name and Signature

print here

Printed Name of Taxing Unit Representative

sign here

Taxing Unit Representative

Date



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3499	
From:			
Subject: Discussion and consideration to approve Resolution 2020-27 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearing, and a date to adopt the 2020-2021 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)			
Background: In order to adopt the proposed budget, the Commission must consider a proposed tax rate that will support the budget. Last year the rate adopted amounted to \$0.6967 per \$100 valuation. This amount does not exceed the voter approval rate. Please see attached memorandum. NOTE: The vote should be a record vote and the date of the public hearing must be read out aloud for the record.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Publication of the Public Hearing will be August 26, 2020 in the Advance News Journal.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Norma Cantu Vidal Roman Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2020 Proposed Tax Rate Memo, R2020-27 2020-21 proposing tax rate			

Responsibilities upon Approval:

Post on City's Website.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: August 18, 2020

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: 2020 Setting Proposed Tax Rate

Finance staff has officially filed a balanced Proposed Budget for Fiscal Year 2020-2021 with the City Secretary's office and posted in the City's website as required by Local Government Code Sec. 102.005 on July 31, 2020.

This budget was attained under the direction of the City Manager after holding budget meetings with the respective departments. Revenue projections were taken into consideration when projecting the necessary uses.

This being set the publication will be on August 26, 2020 in the Advance News Journal. The proposed hearing will be held September 1, 2020.

In order to support the proposed budget, it is recommended that the City maintain the current rate of \$0.6967 per \$100 valuation.

Senate Bill 2 now requires one public hearing notice instead of two. The publication for the public hearing will be on August 26, 2020 in the Advance New Journal. I proposed holding a hearing and adopting the tax rate on September 1, 2020. I respectfully request that this announcement on the public hearing date be made part of the record. Note that a **ROLL CALL VOTE** is required.

Should you have any question or concerns, I am available to address them.

RESOLUTION NO. 2020-27_

**RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A
DATE ON WHICH THE COMMISSION WILL ADOPT
THE 2020-2021 AD VALOREM TAX RATE AND SETTING
DATES FOR PUBLIC HEARING(S), 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 2020-2021 is .6967 cents per \$100 taxable value; and
- 2) If the calculation of the No-New-Revenue and Voter Approval tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at a public hearing as follows: Public Hearing - September 1, 2020; and
- 3) The City Commission will adopt the Fiscal Year 2020-2021 ad valorem tax rate at 5:30 p.m. on September 1, 2020, 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 18th day of August 2020

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3496	
From:			
Subject: Discussion and consideration to accept and file the Quarterly Investment Report for period ending June 30, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: Quarterly Investment reports need to be submitted to the governing body not less than quarterly as per Local Government Code Public Funds Investment Sec. 2256.023(a).			
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):			
Norma Cantu		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Accept and file.			
Staff Recommendation: Staff recommends acceptance and filing.			
Attachments, if any: Quarterly Investment Memo-, Quarterly Investment Report 6.30.20			
Responsibilities upon Approval: File report.			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: August 18, 2020

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: Quarterly Investment Report – June 20, 2020

I respectfully submit the Quarterly Investment for the period ending June 30, 2020.

Total Deposits dropped slightly from the previous quarter yet, we are doing well considering the pandemic the city has been facing in the third quarter.

Interest income also increased since we added an additional Certificate of Deposit to the portfolio.

Staff recommend acceptance of this documents.

City of Weslaco, Texas
Investment Report as of
June 30, 2020

Deposits:

Cash on Deposit
 BBVA Compass
 Tex Pool
 Tex Pool Prime
 Certificates of Deposit
 Navy Army CU 3/28/2019
 LNB - 2.21/20

Total

3rd Quarter	2nd Quarter	1st Quarter
06/30/20	03/31/20	12/31/19
\$ 22,069,147	\$ 22,477,059	\$ 23,957,207
3,363,895	3,361,345	3,349,714
3,318,940	3,313,109	3,299,682
250,200	248,184	246,122
240,000	240,000	-
\$ 29,242,181	\$ 29,639,696	\$ 30,852,725

Rates:

Cash - Interest Earning
 BBVA Compass
 Tex Pool
 Tex Pool Prime
 Certificate of Deposits
 Navy Army CU 3/28/19
 BBVA Compass 3/26/18

3rd Quarter	2nd Quarter	1st Quarter
06/30/20	03/31/20	12/31/19
0.80%	0.80%	0.80%
1.73%	1.10%	1.63%
2.02%	1.40%	1.83%
3.34%	3.35%	3.35%
1.51%	1.51%	0.00%

Total Interest Earned for Period

Total Interest
 Average Return
 Benchmark - 4 week T-Bill Rate
 Weighted Average Maturity (Days)

\$ 61,095.82	\$ 59,174.65	\$ 59,914.20
1.07%	0.92%	1.02%
0.16%	0.04%	1.48%
3.01	4.46	2.60

Total Interest Earned Year to Date

\$ 180,184.67

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).

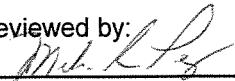
Prepared by:



 Vidal Roman
 Finance Director

8-11-20
 Date

Reviewed by:



 Mike R. Perez
 City Manager

8-11-2020
 Date



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3534	
From:			
Subject: Discussion and consideration on Ordinance 2020-24 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such actions and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-24. Possible action.(Staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Norma Cantu Vidal Roman Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: TMRS Update Service Credit Memo, TMRS Letter, Weslaco Plan Change Study, O2020-24 TMRS updated credit services			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: August 18, 2020

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: TMRS Update Service Credit

TMRS annually requires the City's to adopt an Ordinance whereas it will adopt the Updated Service Credit (USC), a CPI increase for our Annuitants. We are in receipt of an e-mail dated August 5th denoting the percentages. They remain the same as the previous year.

The percentage for the USC and annuitants will remain the same at 50% and 30% respectively. The City's contribution rate did decrease by .14% though. Our funded ratio increased by .5%.

Staff recommend approval of the Ordinance and acceptance of this documents.



August 5, 2020

Via E-Mail

Mr. Mike Perez
City Manager
City of Weslaco
255 South Kansas Ave.
Weslaco, TX 78596-6158

Dear Mr. Perez:

We are pleased to enclose an ordinance for your city to adopt:

***50% Updated Service Credit, including Transfers
&
30% CPI Increase to Annuitants
Ad Hoc (one time only basis)***

With the adoption of these additional benefits, your city's contribution rate beginning January 1, 2021 will be **8.56%**

We would appreciate receiving a copy of this ordinance as soon as possible after its adoption.

If you have any questions or need additional assistance, please contact me at 1-800-924-8677.

Sincerely,

A handwritten signature in blue ink that reads "Eric W. Davis".

Eric W. Davis
Deputy Executive Director



Plan Change Study

01354 Weslaco

GRID 2021

For Informational Purposes Only
Effective Date - January 1, 2021
Report Date - August 5, 2020

Proposed Plans

Plan Provisions

	<u>Current</u>	<u>1</u>
Deposit Rate	7.00%	7.00%
Matching Ratio	2 to 1	2 to 1
Updated Service Credit	0%	50%
Transfer USC **	No	Yes
Annuity Increase	0%	30%
20 Year/Any Age Ret.	Yes	Yes
Vesting	5 years	5 years

Contribution Rates

	<u>2021</u>	<u>2021</u>
Normal Cost Rate	5.04%	5.04%
Prior Service Rate	<u>3.06%</u>	<u>3.26%</u>
Retirement Rate	8.10%	8.30%
Supplemental Death Rate	<u>0.26%</u> (A & R)	<u>0.26%</u> (A & R)
Total Rate	8.36%	8.56%
Unfunded Actuarial Liability	\$3,933,764	\$4,120,083
Amortization Period	20 years	20 years
Funded Ratio	91.2%	90.9%
Phase-In Total Rate	N/A	N/A

**This is the addition to the Initial Prior Service Rate for USC for transfers. There were 27 eligible transfer employees on the valuation date.



TMRS-USC T CPI

TEXAS MUNICIPAL RETIREMENT SYSTEM

ORDINANCE 2020-24

AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO PRESENTLY ARE MEMBERS OF THE CITY OF WESLACO; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.

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

Section 1. Authorization of Updated Service Credits.

(a) On the terms and conditions set out in Sections 853.401 through 853.403 of Subtitle G of Title 8, Government Code, as amended (hereinafter referred to as the "TMRS ACT"), each member of the Texas Municipal Retirement System (hereinafter referred to as the "System") who has current service credit or prior service credit in the System in force and effect on the 1st day of January of the calendar year preceding such allowance, by reason of service in the employment of the City, and on such date has at least 36 months of credited service with the System, shall be and is hereby allowed "Updated Service Credit" (as that term is defined in subsection (d) of Section 853.402 of said title) in an amount that is **50%** of the "base Updated Service Credit" of the member (calculated as provided in subsection (c) of Section 853.402 of said title). The Updated Service Credit hereby allowed shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(b) On the terms and conditions set out in Section 853.601 of said title, any member of the System who is eligible for Updated Service Credits on the basis of service with this City, and who has unforfeited credit for prior service and/or current service with another participating municipality or municipalities by reason of previous service, and was a contributing member on 1st day of January of the calendar year preceding such allowance, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in said 853.601.

(c) In accordance with the provisions of subsection (d) of Section 853.401 of said title, the deposits required to be made to the System by employees of the several participating departments on account of current service shall be calculated from and after the date aforesaid on the full amount of such person's earnings as an employee of the City.

Section 2. Increase in Retirement Annuities.

(a) On terms and conditions set out in Section 854.203 of Subtitle G of Title 8, Government Code, as amended, the City hereby elects to allow and to provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of this City under current service annuities and prior service annuities arising from service by such employees to this City.

An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

Page 2.

(b) The amount of annuity increase under this Section is computed as the sum of the prior and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **30%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this ordinance.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation hereunder does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed hereby.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of this City and of its account in the Benefit Accumulation Fund of the System.

Effective Date Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increases in retirement annuities granted hereby shall be and become effective on the **1st day of January, 2021**.

Passed and approved this the 18TH day of August 2020.

Passed and approved on second and final reading this the ____ day of _____ 2020.

ATTEST:

APPROVED:

City Secretary or Clerk

Mayor

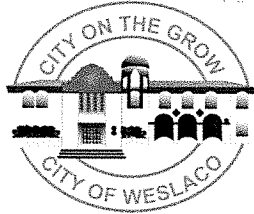


Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3531	
From: Joel Rivera			
Subject: Discussion and consideration on Ordinance 2020-25 for a budget amendment to purchase a 2020 Ford Explorer Police Unit for an amount not to exceed \$42,770.52 to replace a 2018 Ford Explorer Police Unit deemed a total loss by insurance carrier and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-25. Possible action. (Staffed by Police Department.)			
Background: Police unit #667 VIN ending in 2108 is one of 9 vehicles purchased through Lease #003. The 2018 Ford Explorer unit was involved in an accident on 3/19/2020 and deemed a total loss by our insurance provider. The provider provided a check for \$40,700 minus the \$1,000 deductible; a total of \$39,700.00.			
Funding Source (budget code, if applicable):			
Amount: \$42,770.52	Term of Impact: 1	Identified in Current Budget: No	
Additional Action Prompted: Budget Amendment Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Robert Lopez	Created/Initiated		
Robert Lopez	Approved		
Vidal Roman	New		
Mike Perez			
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Budget Amendment total loss unit 667, Check for Unit 667 Totaled Unit, Exhibit to O2020-25, O2020-25 budget amendment PD vehicle			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

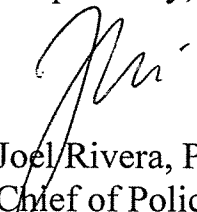
Mike R. Perez, City Manager

August 13, 2020

City Manager Perez,

WPD has placed on the 08/18/2020 city agenda (ordinance #2020-25) the purchase of a 2020 Ford Explorer Police Unit for an amount not to exceed \$42,770.52. This purchase will replace a 2018 Ford Explorer Police Unit deemed a total loss (case #20-7403) by insurance carrier. The insurance paid out a total of \$39,700.00 (40,000.00 less a \$1,000.00 deductible), and the remaining amount of \$3,070.52 I am respectfully requesting come from general fund.

Respectfully,


Joel Rivera, Ph.D
Chief of Police



WORKERS' COMPENSATION • PROPERTY • LIABILITY

May 18, 2020

Andrew Munoz
City of Weslaco
255 S Kansas Ave
Weslaco, TX 78596-6158

RE: TMLIRP Fund Member: City of Weslaco
Date of Loss: March 19, 2020
TMLIRP Claim No: AU0000000119108
VIN #: 1FM5K8AR1JGB92108

Dear Andrew Munoz:

Enclosed is TMLIRP's check in the amount of \$39,700.00 (\$40,700.00 less \$1,000.00 deductible), as the agreed figure for the above-referenced claim. Please complete and return the enclosed Proof of Loss form, along with the title to this vehicle. Please have an authorized employee sign the front and back of the title and include a business card.

Should you have any questions or concerns, please feel free to contact me at 512-491-2463.

Sincerely,

Helen Brown
Claim Specialist
Texas Municipal League Intergovernmental Risk Pool

Encls: TMLIRP Check, Return Envelope, Proof of Loss

TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

P.O. Box 149194 • Austin, Texas 78714-9194 • www.tmlirp.org

SWORN STATEMENT

PROOF OF LOSS

(Automobile)

Policy No. 9874

Cif. No.

Policy Coverage at Time of Loss Automobile Physical Damage

Company Claim No. AU0000000119108

Date Issued October 01, 2019

Agent Texas Municipal League Intergovernmental Risk Pool

Date Expires October 01, 2020

Agency At Austin, Texas

To the Texas Municipal League Intergovernmental Risk Pool

Of Austin, Texas

By your policy of insurance described above,

you insured City of Weslaco

(HEREINAFTER CALLED THE MEMBER) AGAINST LOSS OF OR DAMAGE TO THE AUTOMOBILE DESCRIBED AS FOLLOWS:

DESCRIPTION OF AUTOMOBILE	TRADE NAME	TYPE OF BODY (IF TRUCK STATE TONNAGE)	MODEL	MODEL (YEAR)	VEHICLE IDENTIFICATION NUMBER
	Ford	Truck-Sport Utility	Explorer	2018	1FM5K8AR1JGB92108

TIME AND ORIGIN A loss caused by Collision with motor vehicle occurred on the 19th day of 3/2020, about the hour of .M., the full

particulars of which are as follows: (State where and how it occurred)

Member's vehicle collided with OV

TITLE AND INTEREST The insured was the sole owner of the automobile at the time of the loss or damage and no other person had any interest therein, by bailment lease, condition sale, mortgage or other encumbrance or otherwise, except

OTHER INSURANCE At the time of this loss, there was no other insurance on said automobile covering the same perils except:

USE At the time of this loss, the said automobile was being used for (PLEASURE, BUSINESS OR COMMERCIAL PURPOSE)

and was not being used to carry passengers for compensation or rental or leased of for any illegal purpose except:

of the property described, the actual loss and damage sustained, and the amount claimed under this Policy are as follows:

CASH VALUE	WHOLE LOSS	AMOUNT DEDUCTIBLE	AMOUNT CLAIMED UNDER THIS POLICY
	\$40,700.00	\$1,000.00	\$39,700.00

SUBROGATION To the extent of the payment made or advanced under this policy, the insured hereby assigns, transfers and sets over to the insurance company all rights, claims or interests that he has against any person, firm or corporation liable for the loss or damage to the property for which payment is made or advanced. He also hereby authorizes the insurance company to sue any such third party in his name.

The insured hereby warrants that no release has been given or will be given or settlement or compromise made or agreed upon with any third party who may be liable in damages to the insured with respect to the claim being made herein.

The said loss or damage did not originate by any act, design or procurement on my / our part nor on the part of anyone having interest in the property insured, or in the said policy of Insurance; nor in consequence of any fraud or evil practice done or suffered by me / us and that no property saved has in any manner been concealed.

It is expressly understood and agreed that the furnishing of this blank or the preparation of proof by a representative of the above insurance company is not a waiver of any of its rights.

State of X

County of

INSURED.

Subscribed and sworn to before me this day of

PAYMENT AUTHORIZATION

NOTARY PUBLIC.

is hereby requested, authorized and empowered to pay, at its option, as follows:

To	The sum of \$
To	The sum of \$
To	The sum of \$

Amount Claimed Under Policy \$

Witness: Insured By TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

P.O. Box 149194 • Austin, Texas 78714-9194 • www.tmlirp.org

TITLE

Witness: Insured

Address: By TITLE

THIS CHECK IS NOT AUTHENTIC UNLESS IT CONTAINS A BLUE TO GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WATERMARK.



Texas Municipal League
Intergovernmental Risk Pool
Joint Self Insurance Fund
1821 Rutherford Lane
Austin, TX 78754
(512) 491-2300

Frost Bank
Parkdale
88-2322/149
59

Pay THIRTY NINE Thousand SEVEN Hundred Dollars and ZERO Cents

To City of Weslaco
255 S Kansas Ave
Weslaco, TX 78596-6158

John P. Williams

David L. Thompson

Void After 90 Days

SIGNATURE HAS A COLORED BACKGROUND * BORDER CONTAINS MICROPRINTING

Date	Number
05/18/20	09026471
AU00000000119108	

Amount
*****39,700.00

⑈09026471⑈ ⑆114923222⑆ 29 9990348⑈

CLAIM NUMBER INVOICE NUMBER	PAYMENT FOR	FOR THE PERIOD	AMOUNT	ADJUSTER LINE CATEGORY
AU00000000119108	Weslaco		40,700.00	HBrown Vehicle
AU00000000119108	Weslaco		-1,000.00	HBrown Deductible

101-4000473810

City of Weslaco

09026471

39,700.00 05/18/20

L355127



CITY OF WESLACO BUDGET AMENDMENT FISCAL YEAR 2020

FUND: GENERAL FUND
DEPARTMENT: POLICE 5202
DATE: August 13, 2020

BUDGET AMENDMENT # _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>INCREASE DB</u>	<u>DECREASE CR</u>	<u>REVISED BUDGET</u>
101 - 4000	473810	INSURANCE CLAIM PYMT	\$ 40,000	\$ -	\$ 39,700	\$ 79,700
101 - 5202	554240	VEHICLES	\$ 72,640	\$ 42,771	\$ -	\$ 115,411
						\$ -
101	3005	5500	FUND BALANCE (DNP)	\$ 6,723,227	\$ 3,071	\$ 6,720,156
						\$ -
						\$ -
			\$ 6,835,867	\$ 42,771	\$ 42,771	\$ 6,915,267

(Round up all amounts to the nearest dollar)

Justification:

SEE ATTACHEMENT

City of Weslaco

Department Head Approval

Date

Finance Director

Date

City Manager

Date

ORDINANCE 2020-25

AN ORDINANCE AMENDING ORDINANCE NUMBER 2019-39, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, FINDING NEED TO AMEND THE 2019-2020 MUNICIPAL BUDGET; TO WIT IN THE GENERAL FUND \$3,071 (NET); PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2019-2020 budget; and

WHEREAS, unusual and unforeseen conditions have arisen during the fiscal year which have, or will require, the expenditure of additional funds constituting an emergency expenditure; and

WHEREAS, Section 102.009 of the Texas Local Government Code authorizes the City to amend its budget in such a manner as to provide for emergency expenditures as an amendment to the original budget in a case of grave public necessity to meet an unusual and unforeseen condition; and

WHEREAS, the City Commission finds the amendments in the line items identified in the attached Exhibit are reasonable, necessary, and for municipal purposes.

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

SECTION 1. FINDINGS. The City Commission finds the statements made in the preamble above are true.

SECTION 2. BUDGET LINE ITEMS. The City Commission approves the budget amendments in the attached Exhibit as such change is necessary to meet an unusual and unforeseen condition as the result of an emergency.

SECTION 3. BUDGET TOTAL. The City Commission further finds the amended budget line items identified in such Exhibit will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

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

SECTION 5. AUTHORIZATION. The City Manager is authorized to undertake action to execute such transfers in accordance with state law, and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached budget amendment, with the City Secretary.

SECTION 6. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of August 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of ____ 2020.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3535
From:		
Subject: Discussion and consideration to award the Group Health Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)		
Background: At the present time, staff and our consultant are still negotiating rates with Blue Cross Blue Shield. Blue Cross Blue Shield was the only vendor who submitted a package for review. Current proposed rate by Blue Cross Blue Shield has a 34.4% increase. Negotiations are still on-going. Negotiations will be on-going until no later than Monday afternoon. Final packets will be presented at the City Commission meeting.		
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):		
Laura Luera	Created/Initiated	
Andrew Muñoz	Approved	
Mike Perez	Final Approval	
City Manager Comments: Recommendation will be presented at meeting depending on evaluation and negotiations with respondent.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3536	
From:			
Subject: Discussion and consideration to award the Cafeteria 125 Plan Services and Voluntary Supplemental Insurance Products (short/long term disability, vision, dental, cancer, accident, hospital indemnity, critical illness, flexible spending account, basic life and AD&D) for the City of Weslaco employees at no cost to the City to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: The City of Weslaco Administration opted to solicit a request for proposals for Voluntary Products: Dental, Vision, Accident, Cancer Supplement, Critical Illness, Hospital Indemnity, Life Insurance, Disability, and Flexible Spending Account (FSA). Proposals were solicited utilizing local and national print and electronic media to obtain the most competitive offers. Proposals were due on July 21, 2020. A total of 15 proposals with multiple options were received and evaluated. Vision: 8 proposals were submitted and evaluated. Dental: 5 proposals were submitted and evaluated. Group Accident: 5 proposals were submitted and evaluated. Critical Illness: 8 proposals were submitted and evaluated. Term Life and AD&D: 5 proposals were submitted and evaluated. Flexible Spending Plan: 2 proposals were submitted and evaluated. Please refer to the attached email for a detailed memo from our consultant.			
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):			
Laura Luera		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval for the following: COVERAGE RECOMMENDATION			

Vision	AVESIS
Dental	BLUE CROSS/BLUE SHIELD
Cancer	COLONIAL LIFE
Critical Illness	TRUSTMARK
Hospital Indemnity	TRUSTMARK - New Product
Term Life & AD&D	THE STANDARD
STD/LTD	THE STANDARD
Accident	MUTUAL OF OMAHA
Flexible Spending Account	AMERIFLEX

Attachments, if any:

City of Weslaco RFP# 2019-20-19 Voluntary Products Memo, City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Accident), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Cancer), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Critical Illness), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Dental), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (FSA), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Group Term Life), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Hospital Indemnity), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (STD - LTD), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Vision), City of Weslaco RFP# 2019-20-19 Voluntary Products Memo, City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Accident), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Cancer), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Critical Illness), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Dental), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (FSA), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Group Term Life), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Hospital Indemnity), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (STD - LTD), City of Weslaco Tabulations for RFP # 2019-20-19 Voluntary Products (Vision)

Responsibilities upon Approval:

Notify the awarded agencies and schedule them for September Employee enrollments.

Memorandum

To: Mike Perez, City Manager

From: Roger Garza, LUTCF, LHIC
Senior Consultant

Date: August 13, 2020

Re: RFP # 2019-20-19 Voluntary Products

The City of Weslaco Administration opted to solicit a request for proposals for Voluntary Products: Dental, Vision, Accident, Cancer Supplement, Critical Illness, Hospital Indemnity, Life Insurance, Disability, and Flexible Spending Account (FSA). Proposals were solicited utilizing local and national print and electronic media to obtain the most competitive offers. Proposals were due on July 21, 2020. A total of 15 proposals with multiple options were received and evaluated. Below are the participating firms submitting and a brief description of the outline of benefits for each line of coverage that we evaluated.

Vision

Eight (8) proposals were submitted and evaluated for Vision coverage. Benefit coverage includes payments for initial medical evaluations, fitting allowances, frames and contact lenses. All are comparable; therefore, pricing should be the deciding factor.

EYETOPIA

UNUM

MUTUAL OF OMAHA

BRIGHT BENEFITS

DAVIS VISION

AVESIS

SUPERIOR VISION

NATIONAL BENEFIT SERVICES

Dental:

Five (5) proposals were submitted and evaluated for Dental coverage. The services offered included current level of benefits with competitive networks.

BLUE CROSS/BLUE SHIELD

UNUM

NATIONAL BENEFIT SERVICES

BRIGHT BENEFITS

MUTUAL OF OMAHA

Group Accident

Eight (8) proposals were submitted and evaluated for Accident insurance coverage. Benefit coverage includes payments for initial care, hospitalization, transportation, lodging, common accidental injuries, dismemberment, and death. All are comparable; therefore, pricing should be the deciding factor.

ALLSTATE

COLONIAL LIFE

TRUSTMARK

THE STANDARD

MUTUAL OF OMAHA

NATIONAL BENEFIT SERVICES

TRANSAMERICA

UNUM

Cancer Supplement

Four (4) proposals including the current incumbent carrier submitted offers with multiple options. Benefits are comprised of providing payments for screening, diagnosis, hospitalization, transportation, lodging, extended care, treatments, and transplants for employees and their families (if elected) for Cancer illness only. No proposals received provided duplication of the current benefit coverage; therefore, enhanced coverage and pricing should be the deciding factor.

COLONIAL LIFE

ALLSTATE

NATIONAL BENEFIT SERVICES

TRANSAMERICA

Short/Long Term Disability:

Five (5) proposals were submitted and evaluated. Disability coverage is defined as income protection. Benefits are comprised of payments up to 66 2/3% of employee salary, survivor lump sum, return to work incentives, workplace modifications, education, dependent care, and accidental death. Rates are based upon which option and elimination period are elected. A Long term disability offer was not submitted, however the incumbent Madison Life offered to renew their current enforced program with no rate increase for Long Term Disability.

UMUM

COLONIAL LIFE

THE STANDARD

MUTUAL OF OMAHA

NATIONAL BENEFIT SERVICES

Critical Illness

Eight (8) proposals were submitted and evaluated. Premiums are age banded. Benefit coverage includes payments for specific conditions such as heart attack, stroke, coma, major organ failure, end stage kidney failure, and paralyzes. All have comparable benefits; therefore, pricing should be the deciding factor.

COLONIAL LIFE

MUTUAL OF OMAHA

TRANSAMERICA

TRUSTMARK

THE STANDARD

ALLSTATE

METLIFE

UNUM

Term Life Insurance and AD&D:

Five (5) proposals were submitted and evaluated for Term Life and AD&D coverage. Premiums are age-banded in rates per \$1,000 of coverage. Benefits are in face amounts of insurance with maximums amounts up to \$500,000 for eligible Employees. All are comparable; therefore, pricing should be the deciding factor.

MUTUAL OF OMAHA

COLONIAL LIFE

NATIONAL BENEFIT SERVICES

THE STANDARD

UNUM

Flexible Spending Plan:

Two (2) proposals were submitted and evaluated. Some of the carrier fee schedules were contingent upon the award of other voluntary products.

AMERIFLEX

NATIONAL BENEFIT SERVICES

Hospital Indemnity

Seven (7) proposals were submitted and evaluated. Premiums are age banded. Benefit coverage includes payments for hospitalization, surgery, outpatient, and ambulance. All are comparable; therefore, pricing should be the deciding factor.

TRUSTMARK

UNUM

TRANSAMERICA

COLONIAL LIFE

ALLSTATE

NATIONAL BENEFIT SERVICES

THE STANDARD

<u>COVERAGE</u>	<u>CURRENT</u>	<u>RECOMMENDATION</u>
Vision	EYETOPIA	AVESIS
Dental	BLUE CROSS/BLUE SHIELD	BLUE CROSS/BLUE SHIELD
Cancer	COLONIAL LIFE	COLONIAL LIFE
Critical Illness	COMBINED	TRUSTMARK
Hospital Indemnity	NEW PRODUCT	TRUSTMARK
Term Life & AD&D	THE STANDARD	THE STANDARD
STD/LTD	THE STANDARD	THE STANDARD
Accident	CIGNA	MUTUAL OF OMAHA
Flexible Spending Account	AMERIFLEX	AMERIFLEX

Recommendation: After tabulating and evaluating the submitted proposals, we presented our evaluation of the products to the City of Weslaco's staff with a reconcile list of the vendors who provided the most competitive proposals. The proposals presented to the staff, closely met, or exceeded RFP expectations and the coverage levels and premium. On August 13, 2020, our recommendations were presented to the City's staff for approval and review. After discussions regarding benefits and pricing, Administration agreed with the firms that closely met the City's expectations.

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Current			
	Cigna		
	Phoenix, AZ		
	Plan 1	Plan 2	Plan 3
Employee	\$7.58	\$14.28	\$21.14
Employee & Spouse	\$12.90	\$24.35	\$36.08
Employee & Children	\$13.12	\$24.78	\$36.71
Employee & Family	\$17.70	\$33.44	\$49.55
Accident Emergency Treatment	\$100	\$200	\$300
Accident Follow-Up Treatment	\$50	\$75	\$125
Accidental Death			
Employee/Spouse	\$25,000	\$50,000	\$75,000
Child	\$25,000	\$50,000	\$75,000
Accidental Death (common carrier)			
Employee and Spouse	\$50,000	\$75,000	\$100,000
Child	\$50,000	\$75,000	\$100,000
Ambulance-Air	\$1,200	\$1,600	\$2,000
Ambulance-Ground	\$300	\$400	\$500
Appliances	\$50	\$150	\$175
Blood/Plasma/Platelets	\$100	\$200	\$300
Burns (2nd to 3rd degree)	\$100-\$7,500	\$300-\$10,000	\$500-\$10,000
Burns-Graft	50% of burn benefit	50% of burn benefit	50% of burn benefit
Catastrophic Accident			
Employee and Spouse	\$20,000	\$30,000	\$40,000
Child	\$20,000	\$30,000	\$40,000
Coma	\$5,000	\$10,000	\$15,000
Concussion	\$100	\$150	\$200
Dislocation (open/closed) reduction	\$50-\$4,000	\$100-\$6,000	\$150-\$6,000
Emergency Dental Work (extraction/crown)	\$50	\$75	\$100
Eye Injury	\$100-\$200	\$200-\$400	\$300-\$600
Fractures	\$50-\$4,000	\$200-\$8,000	\$300-\$10,000
Hospital Admission	\$500	\$1,000	\$1,500
Hospital Confinement (365 days)	\$100	\$200	\$300
Hospital ICU-Admission	\$500	\$1,000	\$1,500
Hospital ICU-Confinement (15 days)	\$200	\$400	\$600
Knee Cartilage-Torn	\$400	\$500	\$750
Laceration (based on size)	\$50-\$400	\$100-\$600	\$150-\$800
Lodging (30 days)	\$100	\$150	\$200
Medical Imaging Study	\$50	\$150	\$200
Prosthetic Device/Artificial Limb	\$400	\$1,000	\$1,500
Rehabilitation Unit Confinement (30) days	Not Specified	Not Specified	Not Specified
Ruptured Disc	\$500	\$750	\$1,000
Surgery-Cranial, Open Abdominal, Thoracic	\$100	\$1,250	\$1,500
Surgery-Exploratory or Arthroscopic	\$500	\$750	\$1,000
Tendon/Ligament/Rotator Cuff	\$500	\$750	\$1,000
Therapy	\$25	\$50	\$75
Transportation (30 days)	\$400	\$400	\$400
X-Ray	\$10	\$50	\$50

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee
Employee & Spouse
Employee & Children
Employee & Family

Accident Emergency Treatment
Accident Follow-Up Treatment

Accidental Death

Employee/Spouse
Child
Accidental Death (common carrier)

Employee and Spouse
Child
Ambulance-Air
Ambulance-Ground
Appliances
Blood/Plasma/Platelets
Burns (2nd to 3rd degree)
Burns-Graft

Catastrophic Accident

Employee and Spouse
Child
Coma
Concussion
Dislocation (open/closed) reduction
Emergency Dental Work (extraction/crown)
Eye Injury
Fractures
Hospital Admission
Hospital Confinement (365 days)
Hospital ICU-Admission
Hospital ICU-Confinement (15 days)
Knee Cartilage-Torn
Laceration (based on size)
Lodging (30 days)
Medical Imaging Study
Prosthetic Device/Artificial Limb
Rehabilitation Unit Confinement (30) days
Ruptured Disc
Surgery-Cranial, Open Abdominal, Thoracic
Surgery-Exploratory or Arthroscopic
Tendon/Ligament/Rotator Cuff
Therapy
Transportation (30 days)
X-Ray

Option 1

Allstate
Jacksonville, FL
Tamez Financial Group, Jeff Everitt & Associates

Option 1

\$5.77
\$9.97
\$16.43
\$19.79

\$100
\$50

\$20,000
\$20,000

\$50,000
\$50,000

\$300
\$100
\$125
\$300

\$100-\$500
50% of burn benefit

\$20,000
\$20,000

\$10,000
\$300

\$4,000
\$100

\$100
\$4,000

\$1,000
\$200

\$1,000
\$400

\$150-\$500
\$50

\$100
\$50

\$500-\$1,000
\$100

\$500
\$1,000

Not Specified
\$150-\$500

\$30
\$250
\$100

Option 2

\$9.62
\$16.66
\$27.00
\$33.26

\$200
\$100

\$40,000
\$40,000

\$75,000
\$75,000

\$600
\$200
\$250
\$600

\$200-\$1,000
50% of burn benefit

\$40,000
\$40,000

\$20,000
\$600

\$6,000
\$200

\$200
\$6,000

\$1,000
\$200

\$1,000
\$400

\$300-\$1,000
\$100

\$200
\$100

\$1,000-\$2,000
\$200

\$1,000
\$2,000

Not Specified
\$300-\$1,000

\$60
\$500
\$200

Option 3

\$13.60
\$23.51
\$37.84
\$46.67

\$300
\$150

\$60,000
\$60,000

\$100,000
\$100,000

\$750
\$250
\$375
\$900

\$300-\$1,500
50% of burn benefit

\$60,000
\$60,000

\$30,000
\$900

\$8,000
\$300

\$300
\$8,000

\$1,500
\$300

\$1,500
\$600

\$450-\$1,500
\$150

\$300
\$150

\$1,500-\$3,000
\$300

\$1,500
\$3,000

Not Specified
\$450-\$1,500

\$90
\$750
\$250

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 2

Colonial Life

Columbia, SC

Salazar Ins. Group

3 year rate

Basic

\$12.27

Preferred

\$17.53

\$19.90

\$28.64

\$20.62

\$31.16

\$28.25

\$42.27

\$100

\$150

\$50 per vist (3) max

\$50 per vist (4) max

\$25,000

\$50,000

\$5,000

\$10,000

\$100,000

\$200,000

\$20,000

\$40,000

\$1,000

\$1,500

\$200

\$300

\$75

\$100

\$300

\$400

\$750-\$12,000

\$1,000-\$15,000

50% of benefit

50% of benefit

\$50,000

\$50,000

\$25,000

\$25,000

\$7,500

\$10,000

\$275

\$375

\$140-\$4,000

\$200-\$6,000

\$50/\$150

\$100/\$300

\$200

\$300

\$200-\$4,500

\$200-\$7,500

\$750

\$1,000

\$175

\$250

\$1,500

\$1,750

\$300

\$400

\$500

\$750

\$50-\$600

\$50-\$600

\$150

\$200

\$150

\$200

\$750-\$1,500

\$1,250-\$2,500

\$100

\$150

\$600

\$900

\$1,000

\$1,500

\$150

\$225

\$600-\$1,200

\$900-\$1,800

\$35

\$45

\$400

\$600

\$50

\$60

Option 3

Trustmark

Lake Forest, IL

Salazar Ins

3 year rate

Plan 4

\$10.90

\$15.96

\$22.41

\$27.47

\$200

\$100

\$25,000/\$10,000

\$5,000

\$50,000/\$20,000

\$10,000

\$1,000

\$200

\$150

\$150

\$750 to \$10,000

25% of benefit

\$100,000/\$50,000

\$50,000

Not Specified

\$100

up to \$4,000

\$50-\$150

\$200

up to \$7,500

\$1,500

\$200

\$1,500

\$400

\$500

up to \$800

\$100

Not Specified

\$500-\$1,000

Not Specified

\$600

\$1,250

\$125

up to \$1,200

\$50 per visit (6) max

\$375

Not Specified

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee
Employee & Spouse
Employee & Children
Employee & Family

Accident Emergency Treatment
Accident Follow-Up Treatment

Accidental Death

Employee/Spouse
Child

Accidental Death (common carrier)

Employee and Spouse
Child

Ambulance-Air
Ambulance-Ground
Appliances
Blood/Plasma/Platelets
Burns (2nd to 3rd degree)
Burns-Graft

Catastrophic Accident

Employee and Spouse
Child
Coma
Concussion
Dislocation (open/closed) reduction
Emergency Dental Work (extraction/crown)
Eye Injury
Fractures
Hospital Admission
Hospital Confinement (365 days)
Hospital ICU-Admission
Hospital ICU-Confinement (15 days)
Knee Cartilage-Torn
Laceration (based on size)
Lodging (30 days)
Medical Imaging Study
Prosthetic Device/Artificial Limb
Rehabilitation Unit Confinement (30) days
Ruptured Disc
Surgery-Cranial, Open Abdominal, Thoracic
Surgery-Exploratory or Arthroscopic
Tendon/Ligament/Rotator Cuff
Therapy
Transportation (30 days)
X-Ray

Option 4

The Standard

Portland OR
Jeff Everitt & Associates
2 year rate

<u>Select</u>	<u>Enhanced</u>	<u>Premeir</u>
\$4.85	\$7.39	\$10.84
\$8.03	\$12.07	\$17.54
\$9.43	\$14.44	\$21.49
\$14.81	\$22.63	\$33.56
\$100	\$150	\$200
\$50 per vist (2) max	\$50 per vist (2) max	\$70 per vist (3) max
No Benefit	No Benefit	No Benefit
No Benefit	No Benefit	No Benefit
No Benefit	No Benefit	No Benefit
No Benefit	No Benefit	No Benefit
\$600	\$800	\$1,500
\$200	\$300	\$600
\$50	\$100	\$200
\$150	\$300	\$600
\$100-\$7,500	\$200-\$10,000	\$500-\$12,500
25% of benefit	25% of benefit	25% of benefit
No Benefit	No Benefit	No Benefit
No Benefit	No Benefit	No Benefit
\$5,000	\$7,500	\$15,000
\$100	\$150	\$200
\$100-\$3,000	\$150-\$5,000	\$200-\$7,000
\$50/\$150	\$100/\$200	\$150/\$350
\$150	\$200	\$300
\$75-\$5,500	\$100-\$8,000	\$200-\$10,500
\$500	\$1,000	\$1,500
\$100	\$200	\$400
\$500	\$750	\$1,000
\$200	\$200	\$200
\$150	\$200	\$250
\$50-\$400	\$75-\$500	\$100-\$800
\$150	\$175	\$200
\$100	\$200	\$300
\$500	\$1,000	\$2,000
\$50	\$100	\$150
\$400	\$750	\$1,000
\$500	\$750	\$1,000
\$150	\$200	\$400
\$400	\$750	\$1,000
\$50 per vist (2) max	\$50 per vist (3) max	\$50 per vist (4) max
\$100	\$150	\$200
\$25	\$50	\$60

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee
Employee & Spouse
Employee & Children
Employee & Family

Accident Emergency Treatment
Accident Follow-Up Treatment

Accidental Death

Employee/Spouse
Child

Accidental Death (common carrier)

Employee and Spouse
Child

Ambulance-Air
Ambulance-Ground
Appliances
Blood/Plasma/Platelets
Burns (2nd to 3rd degree)
Burns-Graft

Catastrophic Accident

Employee and Spouse
Child
Coma
Concussion
Dislocation (open/closed) reduction
Emergency Dental Work (extraction/crown)
Eye Injury
Fractures
Hospital Admission
Hospital Confinement (365 days)
Hospital ICU-Admission
Hospital ICU-Confinement (15 days)
Knee Cartilage-Torn
Laceration (based on size)
Lodging (30 days)
Medical Imaging Study
Prosthetic Device/Artificial Limb
Rehabilitation Unit Confinement (30) days
Ruptured Disc
Surgery-Cranial, Open Abdominal, Thoracic
Surgery-Exploratory or Arthroscopic
Tendon/Ligament/Rotator Cuff
Therapy
Transportation (30 days)
X-Ray

RECOMMENDED

Option 5

Mutual of Omaha

Houston, TX

Salazar Ins. Group, Jeff Everitt, Texas Ins. Center, Tamez Financial

3 year rate

Class 1

\$7.58
\$9.86
\$10.84
\$13.01

Class 2

\$10.88
\$14.15
\$15.56
\$18.68

Class 3

\$16.46
\$21.39
\$23.53
\$28.24

\$150	\$200	\$300
\$50 per vist (6) max	\$75 per vist (6) max	\$100 per vist (6) max
\$25,000/\$10,000	\$50,000/\$25,000	\$70,000/\$35,000
\$5,000	\$10,000	\$10,000
\$50,000/\$20,000	\$100,000/\$50,000	\$140,000/\$70,000
\$10,000	\$20,000	\$20,000
\$1,000	\$1,500	\$2,000
\$200	\$300	\$400
\$50	\$100	\$200
\$150	\$300	\$450
\$125-\$10,000	\$250-\$15,000	\$400-\$20,000
50% of benefit	50% of benefit	50% of benefit
\$25,000/\$10,000	\$50,000/\$25,000	\$70,000/\$35,000
\$5,000	\$10,000	\$10,000
50%	25%	25%
\$100	\$150	\$200
\$150-\$6,000	\$225-\$9,000	\$300-\$10,000
\$75/\$200	\$100/\$300	\$125/\$400
\$100	\$300	\$400
\$100-\$5,000	\$200-\$6,000	\$300-\$8,000
\$750	\$1,000	\$1,500
\$100	\$200	\$300
\$750	\$1,000	\$1,500
\$300	\$400	\$600
\$250	\$500	\$750
\$25-\$600	\$50-\$800	\$50-\$1,000
\$100	\$100	\$100
\$100	\$200	\$300
\$500	\$750	\$1,000
\$50	\$100	\$150
\$300	\$600	\$900
\$1,000	\$1,500	\$2,000
\$100	\$150	\$200
\$250	\$500	\$750
\$25 per vist (6) max	\$25 per vist (6) max	\$50 per vist (6) max
\$150	\$150	\$150
\$25	\$50	\$75

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 6

Transamerica

Cedar Rapids, IA

Texas Insurance Center

3 year rate

Option 1

Option 2

Option 3

\$8.42

\$14.99

\$19.94

\$10.63

\$19.81

\$27.24

\$12.92

\$23.00

\$30.56

\$15.50

\$28.64

\$38.88

\$100

\$200

\$300

\$25 per vist (3) max

\$25 per vist (3) max

\$75 per vist (3) max

\$10,000

\$25,000

\$25,000

\$5,000

\$12,500

\$12,500

\$30,000

\$75,000

\$75,000

\$15,000

\$37,500

\$37,500

\$450

\$900

\$1,500

\$90

\$180

\$300

\$40

\$120

\$200

\$80

\$240

\$400

\$120-\$2,400

\$360-\$7,200

\$600-\$12,000

50% of benefit

50% of benefit

50% of benefit

\$10,000

\$25,000

\$25,000

\$5,000

\$12,500

\$12,500

\$3,000

\$9,000

\$15,000

\$40

\$120

\$200

\$120-\$3,200

\$240-\$6,400

\$360-\$9,600

\$16/\$60

\$48/\$180

\$80/\$300

\$80

\$240

\$400

\$280-\$4,000

\$560-\$8,000

\$840-\$12,000

\$450

\$900

\$1,500

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

\$200

\$600

\$1,000

\$8-\$120

\$24-\$360

\$40-\$600

\$30

\$90

\$150

\$160

\$320

\$480

\$150-\$300

\$450-\$900

\$750-\$1,500

Not Specified

Not Specified

Not Specified

\$200

\$600

\$1,000

\$300

\$900

\$1,500

\$40

\$120

\$200

\$200

\$600

\$1,000

\$25

\$50

\$75

\$120

\$360

\$600

Included

Included

Included

City of Weslaco

Summary of Comparative Cost RFP # 2019-2019 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 7		
UNUM		
Houston, TX		
Salazar Ins, Yvonne Ortegon, Texas Ins, Jeff Everitt		
3 year rate		
Option 1	Option 2	
\$9.24	\$10.69	
\$16.74	\$19.37	
\$24.40	\$29.13	
\$31.90	\$37.81	
\$100	\$200	
\$50	\$100	
\$50,000/\$25,000	\$50,000/\$25,000	
\$12,500	\$12,500	
\$50,000/\$25,000	\$50,000/\$25,000	
\$12,500	\$12,500	
\$1,200	\$1,600	
\$300	\$400	
\$50	\$50	
\$400	\$400	
\$500-\$10,000	\$500-\$10,000	
50% of benefit	50% of benefit	
\$50,000	\$50,000	
\$25,000	\$25,000	
\$10,000	\$10,000	
\$200	\$200	
\$150-\$3,375	\$150-\$3,375	
\$115/\$350	\$115/\$350	
\$300	\$300	
\$450-\$3,375	\$450-\$3,375	
\$500	\$1,000	
\$100	\$200	
\$1,000	\$1,000	
\$200	\$400	
\$150-\$750	\$150-\$750	
\$50-\$600	\$50-\$600	
\$150	\$150	
\$200	\$200	
\$750-\$1,500	\$750-\$1,500	
\$100	\$100	
\$1,000	\$1,000	
\$1,500	\$1,500	
\$125	\$125	
Not Specified	Not Specified	
\$25 per visit (15) max	\$50 per visit (15) max	
\$100	\$100	
\$50	\$50	

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Cancer)
Review Date: August 2, 2020

<u>General</u>	Recommended		Option 2		Option 3		Option 4	
	Current/Option 1		Option 1	Option 2	Option 1	Option 2	Basic (41-50)	Enhanced (41-50)
Insurance Company	Colonial Life		Transamerica		Allstate		American Fidelity	
Claim Payment Office	Columbia, SC		Cedar Rapids, IA		Jacksonville, FL		Maitland, FL	
Agent(s) Specified	Salazar Ins. Group		Texas Insurance Center		Tamez Financial Group, Jeff Everitt & Associates		National Benefit Services	
Rate Guarantee	3 year rate		3 year rate		2 year rate if 20% participate, if not 1 year		3 year rate	
Benefits	Level 2	Level 3	Option 1	Option 2	Option 1	Option 2	Basic (41-50)	Enhanced (41-50)
Employee Only	\$10.70	\$17.30	\$12.80	\$28.96	\$13.10	\$21.99	\$16.70	\$23.60
Employee & Spouse					\$20.40	\$34.24		
Employee & Children			\$14.60	\$32.89	\$18.39	\$31.38	\$24.80	\$35.20
Employee & Family	\$17.85	\$28.75	\$23.04	\$51.81	\$25.66	\$43.61	\$32.20	\$45.70
First Occurrence	\$1,000 - \$5,000	\$1,000 - \$5,000	\$1,000	\$5,000	\$2,000	\$5,000	Not Specified	Not Specified
Hospitalization Related Benefits								
Confinement Insured-Spouse/Dep	\$100	\$200	\$100	\$200	\$100	\$200	\$100	\$200
Extended Benefits	\$200	\$400	\$200	\$400	\$100	\$200	\$200	\$400
Hospital Intensive Care Unit	\$200	\$400	\$100	\$200	\$100	\$200	\$100	\$200
Government Charity Hospital	\$100	\$200	\$100	\$200	\$100	\$100	\$100	\$200
Inpatient Drugs/Medicine	\$100	\$150	\$15	\$30	\$100	\$100	\$100	\$200
Physician's Attendance	\$50	\$50	\$20	\$40	\$50	\$50	\$30	\$40
Ambulance Ground	\$100	\$100	\$100	\$200	\$100	\$100	\$200	\$200
Private Duty Nursing Services	\$100	\$200	\$100	\$200	\$100	\$200	\$50	\$75
Transportation & Lodging								
Family Lodging	\$50 daily (70) days	\$50 daily (70) days	\$50 daily (50) days	\$100 daily (50) days	\$50 daily, \$2,000 max	\$50 daily, \$2,000 max	\$40 daily, (90) days	\$60 daily, (90) days
Transportation	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.50 per mile	\$0.50 per mile
Outpatient Lodging	\$50 daily (70) days	\$50 daily (70) days	\$50 daily (50) days	\$100 daily (50) days	\$50 daily, \$2,000 max	\$50 daily, \$2,000 max	\$40 daily, (90) days	\$60 daily, (90) days
Extended Care Benefits								
Hospice Care	\$300	\$300	\$100	\$200	\$100	\$200	\$50	\$75
Home Health Care Services	\$300	\$300	\$50	\$100	\$100	\$200	\$50	\$75
Dread Disease								
Treatment Benefits								
Radiation/Radio-Active Isotopes	\$150 (\$5,000 max)	\$225 (\$7,500 max)	\$5,000 max	\$10,000 max	\$5,000 max	\$7,500 max	\$10,000 max	\$15,000 max
Chemotherapy/Immunotherapy	\$150 (\$5,000 max)	\$225 (\$7,500 max)	\$5,000 max	\$10,000 max	\$5,000 max	\$7,500 max	\$10,000 max	\$15,000 max
Antinausea Medication	\$50 (\$200 max)	\$50 (\$200 max)	\$1,000	\$2,000	\$200	\$200	Not Specified	Not Specified
Blood/Plasma/Platelets	\$150 (\$5,000 max)	\$225 (\$7,500 max)	\$5,000 max	\$10,000 max	\$5,000 max	\$7,500 max	\$5,000 max	\$7,500 max
Bone Marrow Transplant	\$10,000	\$10,000	\$5,000 max	\$10,000 max	\$2,500	\$5,000	\$1,500 max	\$3,000 max
New or Experimental Treatment	\$300 (\$10,000 max)	\$300 (\$10,000 max)	\$5,000 max	\$10,000 max	\$5,000	\$5,000	Not Specified	Not Specified
Inpatient Surgery	\$250 (\$750 max)	\$500 (\$1,500 max)	\$1,000 max	\$2,000 max	\$1,500 max	\$3,000 max	\$2,000 max	\$3,000 max
Outpatient Surgery	\$250 (\$750 max)	\$500 (\$1,500 max)	\$1,500 max	\$3,000 max	\$1,500 max	\$3,000 max	\$2,000 max	\$3,000 max
Second Surgical Opinion	\$300 per day	\$300 per day	\$100	\$200	\$200	\$400	\$300	\$300
Reconstructive Surgery-Unit Value	\$30 (\$1,500 max)	\$60 (\$3,000 max)	\$120-\$250	\$240-\$500	\$1,500 max	\$3,000 max	\$2,000 max	\$3,000 max
Anesthesia	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit
Ambulatory Surgical Center	\$250 (\$750 max)	\$500 (\$1,500 max)	\$150	\$300	\$250	\$500	\$200	\$400
Physical-Speech Therapy	Not Covered	Not Covered	\$25	\$50	\$50	\$50	\$25 per vist (4) max	\$25 per vist (4) max
Prosthesis	\$2000 lifetime	\$2000 lifetime	\$500	\$1,000	\$2000 lifetime	\$2000 lifetime	\$1,000 (3) lifetime	\$1,500 (3) lifetime
Hair Prosthesis	\$200 lifetime	\$200 lifetime	\$50	\$100	\$25	\$25	\$100	\$150
Waiver of Premium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 1

Colonial Life
Columbia SC
Salazar Ins
3 year rate
Yes

	Employee		Employee & Spouse		Employee & Children		Employee & Family	
Issue - Age	TAB	NT	TAB	NT	TAB	NT	TAB	NT
16-29	\$0.42	\$0.21	\$0.63	\$0.31	\$0.45	\$0.24	\$0.65	\$0.33
30-39	\$0.73	\$0.36	\$1.08	\$0.54	\$0.75	\$0.39	\$1.10	\$0.56
40-49	\$1.42	\$0.71	\$2.13	\$1.06	\$1.44	\$0.73	\$2.15	\$1.08
50-59	\$2.53	\$1.26	\$3.93	\$1.97	\$2.55	\$1.28	\$3.95	\$1.99
60-74	\$4.10	\$2.05	\$6.37	\$3.18	\$4.13	\$2.08	\$6.38	\$3.20

Values in units per \$1,000

Named Insured guarantee of \$30,000. The spouse and children 50% of benefit

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage
Stroke	100%	ALS/Lou Gehrig's Disease	No Coverage
Coronary By-Pass Surgery	25%	Alzheimer's Disease	No Coverage
Major Organ Transplant	100%	Advanced MS	No Coverage
End Stage Renal Failure	100%	Advanced Parkinson's	No Coverage
Carcinoma in Situ	No Coverage	Coma, Paralysis	100%
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	100%		
Occupational HIV	100%		

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 2

Allstate
Jacksonville, FL
Tamez Financial Group, Jeff Everitt & Associates
3 year rate
Yes

Issue - Age	Employee		Employee & Spouse		Employee & Children		Employee & Family	
	TAB	NT	TAB	NT	TAB	NT	TAB	NT
18-29	\$0.34	\$0.26	\$0.57	\$0.46	\$0.34	\$0.26	\$0.57	\$0.46
30-39	\$0.67	\$0.45	\$1.07	\$0.73	\$0.67	\$0.45	\$1.07	\$0.73
40-49	\$1.36	\$0.83	\$2.10	\$1.31	\$1.36	\$0.83	\$2.10	\$1.31
50-59	\$2.37	\$1.49	\$3.61	\$2.30	\$2.37	\$1.49	\$3.61	\$2.30
60-64	\$3.32	\$2.09	\$5.05	\$3.19	\$3.32	\$2.09	\$5.05	\$3.19
65+	\$5.59	\$3.49	\$8.45	\$5.29	\$5.59	\$3.49	\$8.45	\$5.29

Values in units per \$1,000

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage
Stroke	100%	ALS/Lou Gehrig's Disease	50%
Coronary By-Pass Surgery	25%	Alzheimer's Disease	100%
Major Organ Transplant	100%	Advanced MS	50%
End Stage Renal Failure	100%	Advanced Parkinson's	100%
Carcinoma in Situ	No Coverage	Coma, Paralysis	100%
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	100%		
Occupational HIV	100%		

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 3

Mutual of Omaha

Houston, TX

Salazar Ins. Group, Jeff Everitt & Associates, Texas Ins. Center, Tamez Financial Group

3 year rate

Yes

NT	Rates per \$1,000	
Age Brand	Employee	Spouse
<30	\$0.27	\$0.27
30-39	\$0.47	\$0.47
40-49	\$1.04	\$1.04
50-59	\$2.22	\$2.22
60-69	\$4.72	\$4.72
70-79	\$8.72	\$8.72
80-99	\$11.65	\$11.65

Heart attack	100%	Acute Respiratory Distress Syndrome	25%
Stroke	100%	ALS/Lou Gehrig's Disease	No Coverage
Coronary By-Pass Surgery	25%	Alzheimer's Disease	No Coverage
Major Organ Transplant	100%	Advanced MS	No Coverage
End Stage Renal Failure	100%	Advanced Parkinson's	No Coverage
Carcinoma in Situ	25%	Coma, Paralysis	No Coverage
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	No Coverage		
Occupational HIV	No Coverage		

Guaranteed Issue Amount	
Employee	Spouse/Child
\$10,000	\$10,000/\$3,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 4

The Standard

Portland, OR
Jeff Everitt & Associates
2 year rate
Yes

*Select Plan		
Age Brand	NT	TAB
<30	\$0.31	\$0.34
30-39	\$0.54	\$0.67
40-49	\$1.21	\$1.81
50-59	\$2.47	\$4.45
60-70	\$4.57	\$9.44

Enhanced Plan		
Age Brand	NT	TAB
<30	\$0.41	\$0.43
30-39	\$0.62	\$0.76
40-49	\$1.28	\$1.84
50-59	\$2.54	\$4.54
60-70	\$4.70	\$9.56

Premeir Plan		
Age Brand	NT	TAB
<30	\$0.49	\$0.52
30-39	\$0.71	\$0.84
40-49	\$1.40	\$2.02
50-59	\$2.76	\$4.75
60-70	\$5.11	\$9.98

Guaranteed Issue Amount	
Employee	Spouse/Child
\$20,000	\$10,000/\$4,000

Heart attack	100%
Stroke	100%
Coronary By-Pass Surgery	25%
Major Organ Transplant	100%
End Stage Renal Failure	100%
Carcinoma in Situ	25%
Loss of Sight, Speech, or Hearing	No Coverage
Severe Burns	No Coverage
Permanent paralysis due to an Accident	No Coverage
Occupational HIV	No Coverage

Acute Respiratory Distress Syndrome	No Coverage
ALS/Lou Gehrig's Disease	No Coverage
Alzheimer's Disease	No Coverage
Advanced MS	No Coverage
Advanced Parkinson's	No Coverage
Coma, Paralysis	No Coverage

* Benefits based on select plan. Buy up options more benefits

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Critical Illness) Review Date: August 10, 2020

Recommended

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 5

Trustmark
Lake Forest, IL
Salazar Ins. Group
3 year rate
Yes

Age Brand	Employee		Employee + Spouse		Employee + Children		Employee + Family	
	NT	TB	NT	TB	NT	TB	NT	TB
18-30	\$0.256	\$0.367	\$0.378	\$0.561	\$0.301	\$0.413	\$0.423	\$0.606
31-35	\$0.301	\$0.567	\$0.454	\$0.895	\$0.346	\$0.613	\$0.500	\$0.940
36-40	\$0.335	\$0.691	\$0.511	\$1.103	\$0.381	\$0.737	\$0.557	\$1.149
41-45	\$0.379	\$0.823	\$0.592	\$1.339	\$0.425	\$0.869	\$0.637	\$1.384
46-50	\$0.437	\$0.980	\$0.694	\$1.610	\$0.483	\$1.026	\$0.739	\$1.656
51-55	\$0.502	\$1.150	\$0.807	\$1.911	\$0.548	\$1.196	\$0.852	\$1.956
56-60	\$0.587	\$1.396	\$0.958	\$2.328	\$0.633	\$1.441	\$1.003	\$2.373
61-65	\$0.700	\$1.689	\$1.157	\$2.847	\$0.745	\$1.734	\$1.202	\$2.892
66-70	\$0.842	\$2.096	\$1.394	\$3.500	\$0.888	\$2.142	\$1.439	\$3.545
71-75	\$1.060	\$2.589	\$1.730	\$4.326	\$1.105	\$2.634	\$1.776	\$4.371
76+	\$1.341	\$3.415	\$2.206	\$5.698	\$1.387	\$3.461	\$2.252	\$5.744

Rates per \$1,000

Heart attack	100%
Stroke	100%
Coronary By-Pass Surgery	50%
Major Organ Transplant	100%
End Stage Renal Failure	100%
Carcinoma in Situ	No Coverage
Loss of Sight, Speech, or Hearing	100%
Severe Burns	No Coverage
Permanent paralysis due to an Accident	100%
Occupational HIV	100%

Acute Respiratory Distress Syndrome	No Coverage
ALS/Lou Gehrig's Disease	No Coverage
Alzheimer's Disease	No Coverage
Advanced MS	No Coverage
Advanced Parkinson's	No Coverage
Coma, Paralysis	No Coverage

Guaranteed Issue Amount	
Employee	Spouse/Child
\$20,000	\$10,000/\$5,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 6

UNUM
Houston, TX
Salazar Ins. Group, Yvonne Ortegón, Jeff Everitt & Associates, Texas Ins. Center
3 year rate
Yes

Age Brand	Rates per \$1,000	
	Employee & Children	Spouse
<25	\$0.06	\$0.06
25-29	\$0.08	\$0.08
30-34	\$0.14	\$0.14
35-39	\$0.23	\$0.23
40-44	\$0.37	\$0.37
45-49	\$0.61	\$0.61
50-54	\$0.98	\$0.98
55-59	\$1.31	\$1.31
60-64	\$1.90	\$1.90
65-69	\$2.97	\$2.97
70-74	\$5.04	\$5.04
75-79	\$8.04	\$8.04

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage				
Stroke	100%	ALS/Lou Gehrig's Disease	100%				
Coronary By-Pass Surgery	10%	Alzheimer's Disease	100%				
Major Organ Transplant	100%	Advanced MS	100%				
End Stage Renal Failure	100%	Advanced Parkinson's	100%				
Carcinoma in Situ	No Coverage	Coma, Paralysis	100%				
Loss of Sight, Speech, or Hearing	100%	Guaranteed Issue Amount <table><tr><th>Employee</th><th>Spouse/Child</th></tr><tr><td>\$30,000</td><td>\$15,000</td></tr></table>	Employee	Spouse/Child	\$30,000	\$15,000	
Employee	Spouse/Child						
\$30,000	\$15,000						
Severe Burns	No Coverage						
Permanent paralysis due to an Accident	No Coverage						
Occupational HIV	No Coverage						

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 7

Transamerica
Cedar Rapids, IA
Texas Insurance Center
3 year rate
Yes

Issue - Age	Employee		Employee & Children		Employee & Family	
	TAB	NT	TAB	NT	TAB	NT
18-29	\$1.20	\$0.82	\$1.29	\$0.91	\$1.64	\$1.17
30-39	\$1.26	\$8.60	\$1.35	\$0.95	\$1.72	\$1.29
40-49	\$2.09	\$1.24	\$2.18	\$1.33	\$3.02	\$1.87
50-59	\$3.49	\$1.98	\$3.58	\$2.07	\$5.20	\$2.88
60-64	\$5.99	\$3.66	\$6.08	\$3.75	\$8.83	\$5.30
65+	\$6.74	\$4.61	\$6.83	\$4.70	\$9.95	\$6.04

Rates per \$1,000

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage
Stroke	100%	ALS/Lou Gehrig's Disease	100%
Coronary By-Pass Surgery	25%	Alzheimer's Disease	30%
Major Organ Transplant	100%	Advanced MS	No Coverage
End Stage Renal Failure	100%	Advanced Parkinson's	No Coverage
Carcinoma in Situ	No Coverage	Coma, Paralysis	No Coverage
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	No Coverage		
Occupational HIV	No Coverage		
Guaranteed Issue Amount			
Employee		Spouse/Child	
\$25,000		\$12,500	

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Dental)
Review Date: 8/1/2020

General		Recommended									
Insurance Company		Current		Option 1		Option 2		Option 3		Option 4	
Claim Payment Office		Blue Cross/Blue Shield		Blue Cross/Blue Shield		Bright Benefits		Mutual of Omaha		UNUM	
Agent		Ricahrdson, TX		Ricahrdson, TX		Brentwood, TN		San Antonio, TX		Houston, TX	
				Tamez Financial Group & Jeff Everitt & Associates		Salazar Ins. Group		Salazar Ins., Jeff Everitt, Texas Ins., Tamez Financial		Salazar Ins., Jeff Everitt, Texas Ins., Yvonne Ortegon	
				1 year rate		2 year rate, 5% rate cap for Year 3		1 year rate		1 year rate	
Annual Cost		Rate		Rate		Rate		Rate		Rate	
		Base Plan	Buy - Up	Base Plan	Buy - Up	Base Plan	Buy - Up	Class 1	Class 2	Option 1	Option 2
Employee Only		\$10.48	\$23.45	\$11.43	\$25.56	\$21.88	\$29.51	\$15.20	\$21.37	\$17.96	\$23.40
Employee + Spouse		\$22.97	\$52.66	\$25.06	\$57.40	\$43.02	\$58.29	\$34.91	\$49.09	\$34.88	\$45.74
Employee + Children		\$25.94	\$53.11	\$28.30	\$57.89	\$58.40	\$78.77	\$38.68	\$60.31	\$49.54	\$61.84
Employee + Family		\$40.39	\$83.14	\$44.07	\$90.62	\$79.54	\$107.54	\$59.06	\$89.35	\$72.32	\$91.32
Calendar Year Deductible											
Enrollee		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family		\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Calendar Year Maximum		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Type 1 = Preventative Services		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Type 2 = General Services (Restorative)		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Type 3 = Major Services		80%	50%	80%	50%	No Coverge	50%	No Coverge	50%	No Coverge	50%
Orthodontia		No Coverage	50%	No Coverage	50%	No Coverage	50%	No Coverage	50%	No Coverage	50%
Lifetime Maximum			\$1,000		\$1,000		\$1,000		\$1,000		\$1,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products
Flexible Spending Account
Review Date: August 9, 2020

General

TPA Administrator
Claim Payment Office

Current/Option 1

Ameriflex
Carrollton, TX
3 year rate

Description

	<u>Ameriflex</u>
Annual Renew Fee	No Fee
One-time Account Set up fee	No Fee
Monthly Administration Fee	*\$4.00 PPM

Notes: * Includes 1 Flexible Spending Account Debit Card per Participant

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products
Flexible Spending Account
Review Date: August 9, 2020

General

TPA Administrator
Claim Payment Office

Option 2

American Fidelity
Oklahoma City, OK
1 year rate

Description

Section 125

American Fidelity

*No Charge

* Contingent upon awrding of products

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Term Life)
Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Recommended

Current/Option 1

The Standard

Portland, OR
Jeff Everitt & Associates
3 year rate
Yes

Monthly Premiums

Age	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	Per \$1,000	Per \$1,000	Per \$1,000	Per \$1,000
>25	\$0.060	\$0.060	\$0.170	\$0.030
25-29	\$0.070	\$0.070		
30-34	\$0.090	\$0.090		
35-39	\$0.100	\$0.100		
40-44	\$0.170	\$0.170		
45-49	\$0.230	\$0.230		
50-54	\$0.420	\$0.420		
55-59	\$0.700	\$0.700		
60-64	\$0.900	\$0.900		
65-69	\$1.600	\$1.600		
70-74	\$3.900	\$3.900		
75+	\$3.900	\$3.900		
AD & D	\$0.030	\$0.030		

Rates are uni-tobacco

Benefit Reduction Schedule	
Age	Percentage
65	65%
70	50%
75	35%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$150,000	\$25,000	\$25,000

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Term Life) Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 2

Colonial Life
Columbia, SC
Salazar Insurance Group
3 year rate
Yes

Monthly Premiums

<u>Age</u>	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.061	\$0.061	\$0.280	\$0.030
25-29	\$0.069	\$0.069		
30-34	\$0.095	\$0.095		
35-39	\$0.139	\$0.139		
40-44	\$0.209	\$0.209		
45-49	\$0.325	\$0.325		
50-54	\$0.482	\$0.482		
55-59	\$0.706	\$0.706		
60-64	\$0.972	\$0.972		
65-69	\$1.391	\$1.391		
70-74	\$2.630	\$2.630		
75+	\$8.130	\$8.130		
AD & D	\$0.030	\$0.030		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	
70	65%
75	50%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$125,000	\$50,000	\$10,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Term Life)
Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 3

Mutual of Omaha

Houston, TX
Salazar Ins, Jeff Everitt, Texas Ins. Center, Tamez Financial Group
3 year rate
Yes

Monthly Premiums

Age	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	Per \$1,000	Per \$1,000	Per \$1,000	Per \$1,000
>25	\$0.060	\$0.060	\$0.130	\$0.040
25-29	\$0.070	\$0.070		
30-34	\$0.090	\$0.090		
35-39	\$0.100	\$0.100		
40-44	\$0.170	\$0.170		
45-49	\$0.230	\$0.230		
50-54	\$0.420	\$0.420		
55-59	\$0.700	\$0.700		
60-64	\$0.900	\$0.900		
65-69	\$1.600	\$1.600		
70-74	\$3.900	\$3.900		
75+	\$3.900	\$3.900		
AD & D	\$0.030	\$0.030		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	65%
70	50%
75	35%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$150,000	\$25,000	\$10,000

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Term Life) Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 4

UNUM

Houston, TX

Salazar Ins. Group, GIS Benefits

3 year rate

Yes

Monthly Premiums

<u>Age</u>	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.080	\$0.065	\$0.170	\$0.040
25-29	\$0.080	\$0.080		
30-34	\$0.101	\$0.113		
35-39	\$0.143	\$0.170		
40-44	\$0.221	\$0.258		
45-49	\$0.350	\$0.397		
50-54	\$0.518	\$0.589		
55-59	\$0.757	\$0.855		
60-64	\$0.996	\$1.165		
65-69	\$1.404	\$1.678		
70-74	\$2.656	\$3.172		
75+	\$8.209	\$9.807		
AD & D	\$0.030	\$0.040		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	65%
70	50%
75	35%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$150,000	\$25,000	\$10,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Term Life)
Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 5

American Fidelity
Oklahoma City, OK
National Benefit Services
2 year rate
Yes

Monthly Premiums

<u>Age</u>	<u>Term Life (Adults)</u>		<u>Child(ren)</u>	<u>AD & D</u>
	<u>Employee</u>	<u>Spouse</u>	<u>Term Life</u>	
	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.825	\$0.825	\$0.480	\$0.110
25-29	\$0.825	\$0.825		
30-34				
35-39	\$0.925	\$0.925		
40-44				
45-49	\$1.450	\$1.450		
50-54				
55-59	\$3.025	\$3.025		
60-64				
65-69				
70-74				
75+				
AD & D	\$0.110	\$0.110		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	
70	
75	
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$100,000	\$25,000	

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Recommended

Option 1

Trustmark
New York, NY
Salazar Ins
3 year rate

	<u>Employee</u>		<u>Employee & Spouse</u>		<u>Employee & Children</u>		<u>Employee & Family</u>	
	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>
18-49	\$11.44	\$17.81	\$19.72	\$32.59	\$22.58	\$37.31	\$30.90	\$52.09
50-59	\$17.25	\$27.69	\$31.50	\$52.65	\$28.38	\$47.23	\$42.64	\$72.19
60-64	\$25.61	\$42.16	\$48.45	\$81.99	\$36.75	\$61.66	\$59.63	\$101.53
65-70	\$36.01	\$60.10	\$69.42	\$118.21	\$47.15	\$79.60	\$80.60	\$137.71

Benefits

Hospital Admission
Hospital Confinement (per day)
ICU Confinement (per day)

Plan 1

\$500
\$100 per day (364) day max
\$200 per day (364) day max

Plan 2

\$1,000
\$150 per day (364) day max
\$300 per day (364) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 2

UNUM

Houston, TX

Salazar Insurance Group, Yvonne Ortegón, Jeff Everitt & Associates, Texas Insurance Center

2 year rate

	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
17-49	\$17.85	\$35.86	\$26.89	\$44.90
50-59	\$23.46	\$48.47	\$32.50	\$57.51
60-64	\$32.95	\$68.24	\$41.99	\$77.28
65+	\$49.75	\$103.39	\$58.79	\$112.43

Benefits

Hospital Admission
Hospital Confinement (per day)
ICU Confinement (per day)

Plan 1

\$1,000
\$100 per day (60) day max
\$200 per day (15) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 3

Colonial Life
Columbia, SC
Salazar Ins
3 year rate

	<u>Employee</u>		<u>Employee & Spouse</u>		<u>Employee & Children</u>		<u>Employee & Family</u>	
	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>
17-49	\$22.10	\$26.33	\$41.74	\$49.35	\$38.32	\$44.35	\$57.96	\$67.37
50-59	\$29.50	\$34.99	\$57.58	\$68.47	\$45.72	\$53.01	\$73.80	\$86.49
60-64	\$38.21	\$45.90	\$76.21	\$92.23	\$54.43	\$63.93	\$92.43	\$110.25
65+	\$54.61	\$65.41	\$109.87	\$132.33	\$70.83	\$83.43	\$126.09	\$150.35

Benefits

Hospital Admission
Hospital Confinement (per day)

Plan 1

\$500
\$100 per day (364) day max

Plan 2

\$1,000
\$100 per day (364) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 4

Allstate

Jacksonville, FL

Tamez Financial Group, Jeff Everitt & Associates

2 year rate

<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
\$5.58	\$16.87	\$7.72	\$19.88
\$11.30	\$33.75	\$15.44	\$39.61

Benefits

Hospital Admission
Hospital Confinement (per day)
Hospital ICU (per day)

Option 1

\$500
\$100 max (10) days
\$100 max (10) days

Option 2

\$1,000
\$200 max (10) days
\$200 max (10) days

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 5

The Standard
Portland, OR
Jeff Everitt & Associates
2 year rate

<u>Plan</u>	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
Plan 1	\$10.96	\$23.16	\$21.30	\$35.79
Plan 2	\$14.60	\$30.85	\$28.90	\$48.30
Plan 3	\$22.96	\$48.58	\$45.15	\$75.60

Benefits

Hospital Admission
Hospital Confinement (per day)

Plan 1

\$500
\$150 per day (15) day max

Plan 2

\$500
\$250 per day (15) day max

Plan 3

\$1,000
\$350 per day (15) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 6

Transamerica
Cedar Rapids, IA
Texas Insurance Center
3 year rate

<u>Plan</u>	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
Option 1	\$19.17	\$40.98	\$28.27	\$46.44
Option 2	\$28.63	\$61.77	\$42.44	\$70.06
Option 3	\$40.44	\$87.76	\$60.16	\$99.60

Benefits

Hospital Admission
Hospital Confinement (per day)
Hospital ICU (per day)

Option 1

\$750
\$100 per day (31) day max
\$200 per day (30) day max

Option 2

\$1,500
\$100 per day (31) day max
\$200 per day (30) day max

Option 3

\$2,500
\$100 per day (31) day max
\$200 per day (30) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 7

American Fidelity
Oklahoma City, OK
National Benefit Services
3 year rate

<u>Plan</u>	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
Basic	\$16.12	\$31.26	\$29.56	\$44.70
Enhanced	\$24.14	\$46.58	\$50.84	\$73.28
Enhanced Plus	\$31.12	\$65.32	\$58.34	\$92.54

Benefits

Hospital Admission
Hospital Confinement (per day)
Hospital ICU (per day)

Basic

\$500
\$150 per day (30) day max
\$300 per day (10) day max

Enhanced

\$500
\$150 per day (30) day max
\$300 per day (10) day max

Enhanced Plus

\$500
\$150 per day (30) day max
\$300 per day (10) day max

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

Recommended

Current/Option 1

The Standard

Portland, OR

Jeff Everitt & Associates

3 year rate

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Short Term Disability		*Long Term Disability	
Age Brand	Rate	Age Brand	Rate
0-24	\$0.402	0-24	\$0.188
25-29	\$0.426	25-29	\$0.195
30-34	\$0.443	30-34	\$0.353
35-39	\$0.361	35-39	\$0.630
40-44	\$0.353	40-44	\$0.930
45-49	\$0.435	45-49	\$1.388
50-54	\$0.508	50-54	\$1.988
55-59	\$0.705	55-59	\$2.070
60+	\$0.861	60-64	\$2.153
		65-69	\$2.940
		70+	\$3.660

Benefit Schedule 60%
Waiting Period 7 day/ 7 day
Max Benefit Period 90 days

Benefit Schedule 60%
Waiting Period to age 65
Max Benefit Period 90 days

* Employee Assistance Program included (3) face to face

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 2

UNUM

Houston, TX

Salazar Ins. Group, Yvonne Ortegon, Jeff Everitt & Associates, Texas Ins. Center

2 year rate

Short Term Disability		*Long Term Disability	
Age Brand	Rate	Age Brand	Rate
0-24	\$0.331	0-24	\$0.19
25-29	\$0.530	25-29	\$0.20
30-34	\$0.687	30-34	\$0.35
35-39	\$0.618	35-39	\$0.62
40-44	\$0.607	40-44	\$0.93
45-49	\$0.704	45-49	\$1.35
50-54	\$0.926	50-54	\$1.89
55-59	\$1.142	55-59	\$1.99
60-64	\$1.437	60-64	\$2.00
65+	\$1.743	65-69	\$2.30
		70+	\$2.90

Benefit Schedule 60%
Waiting Period 7 day/ 7 day
Max Benefit Period 12 weeks
Max weekly Benefit \$1,000

Benefit Schedule 60%
Elimination Period 90 days
Max Benefit Period to age 65
Max monthly Benefit \$6,000

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 3

Colonial Life
Columbia, SC
Salazar Ins. Group
3 year rate

3 Month Benefit Period					
	0/7	7/7	7/14	0/14	14/14
17-49	\$0.280	\$0.272	\$0.194	\$0.200	\$0.176
50-64	\$0.332	\$0.313	\$0.221	\$0.234	\$0.212
65-74	\$0.402	\$0.379	\$0.282	\$0.299	\$0.270

6 Month Benefit Period						
	0/7	7/7	7/14	0/14	14/14	0/30 30/30
17-49	\$0.352	\$0.342	\$0.263	\$0.271	\$0.242	\$0.189 \$0.153
50-64	\$0.480	\$0.455	\$0.316	\$0.333	\$0.306	\$0.270 \$0.234
65-74	\$0.624	\$0.591	\$0.421	\$0.444	\$0.408	\$0.345 \$0.299

Benefit Schedule:

Choice of Benefit amount in increments of \$400 to \$7,500

Maximum Benefit Period:

66 2/3 % of Monthly Earnings

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 4

Mutual of Omaha

Houston, TX

Salazar Ins. Group, Tamez Financial Group, Jeff Everitt & Associates, Texas Ins. Center

2 year rate

Short Term Disability		Long Term Disability	
Age Brand	Rate	Age Brand	Rate
0-24	\$0.402	0-24	\$0.184
25-29	\$0.426	25-29	\$0.189
30-34	\$0.443	30-34	\$0.346
35-39	\$0.361	35-39	\$0.617
40-44	\$0.353	40-44	\$0.912
45-49	\$0.435	45-49	\$1.411
50-54	\$0.508	50-54	\$1.951
55-59	\$0.705	55-59	\$2.034
60-64	\$0.861	60-64	\$2.104
65-69	\$0.861	65-69	\$2.888
70+	\$0.861	70+	\$3.607

Benefit Schedule

60%

Waiting Period

7 day/ 7 day

Max Benefit Period

11 weeks

Max weekly Benefit

\$1,000

Benefit Schedule

60%

Elimination Period

90 days

Max Benefit Period

to age 65

Max monthly Benefit

\$6,000

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 5

American Fidelity
Oklahoma City, OK
Texas Insurance Center
2 year rate

	under 40	40-49	50-59	60+
8th day	\$0.342	\$0.356	\$0.452	\$0.512
15th day	\$0.312	\$0.340	\$0.424	\$0.482
31st day	\$0.248	\$0.306	\$0.396	\$0.434
91st day	\$0.168	\$0.216	\$0.320	\$0.376
181st day	\$0.158	\$0.204	\$0.300	\$0.356

Long Term Disability

Injury and Sickness benefits payable up to SSNRA

Benefit Amount may not exceed 60%

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Vision) Review Date: August 2, 2020

	Current		Option 1		Recommended Option 2	
Insurance Company	Eyetopia		Eyetopia		Avesis	
Claim Payment Office	Sattler, TX		Sattler, TX		Phoenix, AR	
Agent			Salazar Ins, Newkirk & Newkirk, Texas Ins, Tamez Financial		Rusty Rice	
			3 year rate		3 year rate	
Monthly Cost	Rate		Rate		Rate	
Employee Only	\$7.00	\$20.00	\$7.00	\$20.00	\$6.50	\$15.68
Employee + Spouse	\$14.00	\$39.00	\$14.00	\$39.00	\$12.50	\$30.59
Employee + Children	\$13.00	\$44.00	\$13.00	\$44.00	\$12.70	\$34.51
Employee + Family	\$22.00	\$52.00	\$22.00	\$52.00	\$20.20	\$40.78
	Standard 120/145	Gold 150/250	Standard 120/145	Gold 180/300H	150-150	200-200
Benefits (co-pay)						
Eyeglass Examination	\$10	\$5	\$10	\$5	\$10	\$10
Standard Lenses:						
Single Vision	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Bifocal	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Trifocal	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Lenticular	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Progressive	\$120 allowance	\$120 allowance	\$120 allowance	\$120 allowance	\$110 allowance	Covered in Full
Premium Progressive	\$120 allowance	\$120 allowance	\$120 allowance	\$120 allowance	\$50 allowance	Covered in Full
Std Polycarbonate	\$35	no co-pay	\$35	no co-pay	Covered in Full	Covered in Full
Tint	\$12	\$12	\$12	\$12	\$17	Covered in Full
Scratch Resistant Coating	\$12	\$12	\$12	\$12	\$17	Covered in Full
Anti-Reflective Coating (Bifocal/Prog)	\$25	no co-pay	\$25	no co-pay	\$45	Covered in Full
Ultraviolet Coating	\$12	no co-pay	\$12	no co-pay	\$15	Covered in Full
Frames:	\$120 allowance	\$150 allowance	\$120 allowance	\$180 allowance	\$150 allowance	\$200 allowance
Elective Contact Lenses	\$145 allowance	\$250 allowance	\$145 allowance	\$300 allowance	\$150 allowance	\$200 allowance
Medically necessary contact lenses	\$400 allowance	\$400 allowance	\$545 allowance	\$700 allowance	Covered in Full	up to \$250
LASIK or PRK	\$350	\$500	\$350	\$500	\$150 allowance	\$150 allowance
Custon LASIK	eye allowance	eye allowance	eye allowance	eye allowance	Provider discount 25%	Provider discount 25%
Custon LASIK with Intralase						

12 month frame

12 month frame

12 month frame

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Vision) Review Date: August 2, 2020

	Option 3		Option 4		Option 5	
Insurance Company	Davis Vision		UNUM		Superior Vision	
Claim Payment Office	San Antonio, TX		Houston, TX		Linthicum, MD	
Agent	Salazar Ins, Yvonne Ortegon, Texas Ins, Tamez Financial		Salazar Ins, Yvonne Ortegon, Texas Ins, Jeff Everitt		Salazar Ins. Group	
	4 year rate		4 year rate		4 year rate	
<u>Monthly Cost</u>	<u>Rate</u>		<u>Rate</u>		<u>Rate</u>	
Employee Only	\$5.98	\$7.01	\$6.16		\$8.09	\$11.62
Employee + Spouse	\$11.97	\$14.02	\$12.30		\$16.17	\$23.25
Employee + Children	\$12.57	\$14.72	\$13.52		\$19.04	\$26.37
Employee + Family	\$17.50	\$20.50	\$21.20		\$29.17	\$40.75
	<u>Premier</u>	<u>Designer</u>	<u>In Network</u>		<u>Low</u>	<u>High</u>
<u>Benefits (co-pay)</u>						
Eyeglass Examination	\$0	\$0	\$10		\$10	\$5
<u>Standard Lenses:</u>						
Single Vision	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Bifocal	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Trifocal	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Lenticular	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Progressive	\$50/\$90/\$140	\$50/\$90/\$140	\$70 allowance		Covered/Lined Trifocal	Covered/Lined Trifocal
Premium Progressive	\$50/\$90/\$140	\$50/\$90/\$140	up to \$170		up to \$110	up to \$110
Std Polycarbonate	\$30	Covered in Full	\$25 co-pay		Covered in Full	Covered in Full
Tint	Covered in Full	Covered in Full	\$15		Covered in Full	Covered in Full
Scratch Resistant Coating	Covered in Full	Covered in Full	\$70 allowance		Covered in Full	Covered in Full
Anti-Reflective Coating (Bifocal/Prog)	\$35/\$48/\$60	\$35/\$48/\$60	\$110 allowance		Covered in Full	Covered in Full
Ultraviolet Coating	\$12	\$12	\$15		Covered in Full	Covered in Full
<u>Frames:</u>	\$150 allowance	\$130 allowance	\$120 allowance		\$120 allowance	\$150 allowance
Elective Contact Lenses	\$150 allowance	\$130 allowance	\$150 allowance		\$150 allowance	\$200 allowance
Medically necessary contact lenses	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
LASIK or PRK						
Custon LASIK	Not Specified	Not Specified	Not Specified		10%-50%	
Custon LASIK with Intralase					Depending on Provider	
	12 month frame		12 month frame		12 month Frame	

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Vision)

Review Date: August 2, 2020

Insurance Company
Claim Payment Office
Agent

Monthly Cost

Employee Only

Employee + Spouse

Employee + Children

Employee + Family

Benefits (co-pay)

Eyeglass Examination

Standard Lenses:

Single Vision

Bifocal

Trifocal

Lenticular

Progressiv

Premium Pr

Std Polycarbonate

Tint

Scratch Resistant Coating

Anti-Reflective Coating (Bifocal/Prog)

Ultraviolet Coating

Frames:

Elective Contact Lenses

Medically necessary contact lenses

LASIK or PRK

Custom LASIK

Custom LASIK with Intralase

Option 6	
Mutual of Omaha	
Houston, TX	
Salazar Ins, Tamez Financial,	
Texas Ins, Jeff Everitt	
3 year rate	
<u>Rate</u>	
\$5.00	\$9.25
\$13.00	\$21.24
\$14.00	\$23.53
\$19.00	\$35.93
<u>Class 1</u>	<u>Class 2</u>
\$10	\$0
\$20 co-pay	no copay
\$20 co-pay	no copay
\$20 co-pay	no copay
\$20 co-pay	no copay
\$65	\$65
up to \$110	up to \$110
\$40	\$40
\$15	no copay
\$15	no copay
\$45	\$45
\$15	no copay
\$120 allowance	\$150 allowance
\$120 allowance	\$500 allowance
Covered in Full	Covered in Full
up to 15% off retail or 5% discount fee	
24 month frame	12 month frame

Memorandum

To: Mike Perez, City Manager

From: Roger Garza, LUTCF, LHIC
Senior Consultant

Date: August 13, 2020

Re: RFP # 2019-20-19 Voluntary Products

The City of Weslaco Administration opted to solicit a request for proposals for Voluntary Products: Dental, Vision, Accident, Cancer Supplement, Critical Illness, Hospital Indemnity, Life Insurance, Disability, and Flexible Spending Account (FSA). Proposals were solicited utilizing local and national print and electronic media to obtain the most competitive offers. Proposals were due on July 21, 2020. A total of 15 proposals with multiple options were received and evaluated. Below are the participating firms submitting and a brief description of the outline of benefits for each line of coverage that we evaluated.

Vision

Eight (8) proposals were submitted and evaluated for Vision coverage. Benefit coverage includes payments for initial medical evaluations, fitting allowances, frames and contact lenses. All are comparable; therefore, pricing should be the deciding factor.

EYETOPIA

UNUM

MUTUAL OF OMAHA

BRIGHT BENEFITS

DAVIS VISION

AVESIS

SUPERIOR VISION

NATIONAL BENEFIT SERVICES

Dental:

Five (5) proposals were submitted and evaluated for Dental coverage. The services offered included current level of benefits with competitive networks.

BLUE CROSS/BLUE SHIELD

UNUM

NATIONAL BENEFIT SERVICES

BRIGHT BENEFITS

MUTUAL OF OMAHA

Group Accident

Eight (8) proposals were submitted and evaluated for Accident insurance coverage. Benefit coverage includes payments for initial care, hospitalization, transportation, lodging, common accidental injuries, dismemberment, and death. All are comparable; therefore, pricing should be the deciding factor.

ALLSTATE

COLONIAL LIFE

TRUSTMARK

THE STANDARD

MUTUAL OF OMAHA

NATIONAL BENEFIT SERVICES

TRANSAMERICA

UNUM

Cancer Supplement

Four (4) proposals including the current incumbent carrier submitted offers with multiple options. Benefits are comprised of providing payments for screening, diagnosis, hospitalization, transportation, lodging, extended care, treatments, and transplants for employees and their families (if elected) for Cancer illness only. No proposals received provided duplication of the current benefit coverage; therefore, enhanced coverage and pricing should be the deciding factor.

COLONIAL LIFE

ALLSTATE

NATIONAL BENEFIT SERVICES

TRANSAMERICA

Short/Long Term Disability:

Five (5) proposals were submitted and evaluated. Disability coverage is defined as income protection. Benefits are comprised of payments up to 66 2/3% of employee salary, survivor lump sum, return to work incentives, workplace modifications, education, dependent care, and accidental death. Rates are based upon which option and elimination period are elected. A Long term disability offer was not submitted, however the incumbent Madison Life offered to renew their current enforced program with no rate increase for Long Term Disability.

UMUM

COLONIAL LIFE

THE STANDARD

MUTUAL OF OMAHA

NATIONAL BENEFIT SERVICES

Critical Illness

Eight (8) proposals were submitted and evaluated. Premiums are age banded. Benefit coverage includes payments for specific conditions such as heart attack, stroke, coma, major organ failure, end stage kidney failure, and paralyses. All have comparable benefits; therefore, pricing should be the deciding factor.

COLONIAL LIFE

MUTUAL OF OMAHA

TRANSAMERICA

TRUSTMARK

THE STANDARD

ALLSTATE

METLIFE

UNUM

Term Life Insurance and AD&D:

Five (5) proposals were submitted and evaluated for Term Life and AD&D coverage. Premiums are age-banded in rates per \$1,000 of coverage. Benefits are in face amounts of insurance with maximums amounts up to \$500,000 for eligible Employees. All are comparable; therefore, pricing should be the deciding factor.

MUTUAL OF OMAHA

COLONIAL LIFE

NATIONAL BENEFIT SERVICES

THE STANDARD

UNUM

Flexible Spending Plan:

Two (2) proposals were submitted and evaluated. Some of the carrier fee schedules were contingent upon the award of other voluntary products.

AMERIFLEX

NATIONAL BENEFIT SERVICES

Hospital Indemnity

Seven (7) proposals were submitted and evaluated. Premiums are age banded. Benefit coverage includes payments for hospitalization, surgery, outpatient, and ambulance. All are comparable; therefore, pricing should be the deciding factor.

TRUSTMARK

UNUM

TRANSAMERICA

COLONIAL LIFE

ALLSTATE

NATIONAL BENEFIT SERVICES

THE STANDARD

<u>COVERAGE</u>	<u>CURRENT</u>	<u>RECOMMENDATION</u>
Vision	EYETOPIA	AVESIS
Dental	BLUE CROSS/BLUE SHIELD	BLUE CROSS/BLUE SHIELD
Cancer	COLONIAL LIFE	COLONIAL LIFE
Critical Illness	COMBINED	TRUSTMARK
Hospital Indemnity	NEW PRODUCT	TRUSTMARK
Term Life & AD&D	THE STANDARD	THE STANDARD
STD/LTD	THE STANDARD	THE STANDARD
Accident	CIGNA	MUTUAL OF OMAHA
Flexible Spending Account	AMERIFLEX	AMERIFLEX

Recommendation: After tabulating and evaluating the submitted proposals, we presented our evaluation of the products to the City of Weslaco's staff with a reconcile list of the vendors who provided the most competitive proposals. The proposals presented to the staff, closely met, or exceeded RFP expectations and the coverage levels and premium. On August 13, 2020, our recommendations were presented to the City's staff for approval and review. After discussions regarding benefits and pricing, Administration agreed with the firms that closely met the City's expectations.

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Current			
	Cigna		
	Phoenix, AZ		
	Plan 1	Plan 2	Plan 3
Employee	\$7.58	\$14.28	\$21.14
Employee & Spouse	\$12.90	\$24.35	\$36.08
Employee & Children	\$13.12	\$24.78	\$36.71
Employee & Family	\$17.70	\$33.44	\$49.55
Accident Emergency Treatment	\$100	\$200	\$300
Accident Follow-Up Treatment	\$50	\$75	\$125
Accidental Death			
Employee/Spouse	\$25,000	\$50,000	\$75,000
Child	\$25,000	\$50,000	\$75,000
Accidental Death (common carrier)			
Employee and Spouse	\$50,000	\$75,000	\$100,000
Child	\$50,000	\$75,000	\$100,000
Ambulance-Air	\$1,200	\$1,600	\$2,000
Ambulance-Ground	\$300	\$400	\$500
Appliances	\$50	\$150	\$175
Blood/Plasma/Platelets	\$100	\$200	\$300
Burns (2nd to 3rd degree)	\$100-\$7,500	\$300-\$10,000	\$500-\$10,000
Burns-Graft	50% of burn benefit	50% of burn benefit	50% of burn benefit
Catastrophic Accident			
Employee and Spouse	\$20,000	\$30,000	\$40,000
Child	\$20,000	\$30,000	\$40,000
Coma	\$5,000	\$10,000	\$15,000
Concussion	\$100	\$150	\$200
Dislocation (open/closed) reduction	\$50-\$4,000	\$100-\$6,000	\$150-\$6,000
Emergency Dental Work (extraction/crown)	\$50	\$75	\$100
Eye Injury	\$100-\$200	\$200-\$400	\$300-\$600
Fractures	\$50-\$4,000	\$200-\$8,000	\$300-\$10,000
Hospital Admission	\$500	\$1,000	\$1,500
Hospital Confinement (365 days)	\$100	\$200	\$300
Hospital ICU-Admission	\$500	\$1,000	\$1,500
Hospital ICU-Confinement (15 days)	\$200	\$400	\$600
Knee Cartilage-Torn	\$400	\$500	\$750
Laceration (based on size)	\$50-\$400	\$100-\$600	\$150-\$800
Lodging (30 days)	\$100	\$150	\$200
Medical Imaging Study	\$50	\$150	\$200
Prosthetic Device/Artificial Limb	\$400	\$1,000	\$1,500
Rehabilitation Unit Confinement (30) days	Not Specified	Not Specified	Not Specified
Ruptured Disc	\$500	\$750	\$1,000
Surgery-Cranial, Open Abdominal, Thoracic	\$100	\$1,250	\$1,500
Surgery-Exploratory or Arthroscopic	\$500	\$750	\$1,000
Tendon/Ligament/Rotator Cuff	\$500	\$750	\$1,000
Therapy	\$25	\$50	\$75
Transportation (30 days)	\$400	\$400	\$400
X-Ray	\$10	\$50	\$50

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Option 1

Allstate
Jacksonville, FL
Tamez Financial Group, Jeff Everitt & Associates

Monthly Premium

	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Employee	\$5.77	\$9.62	\$13.60
Employee & Spouse	\$9.97	\$16.66	\$23.51
Employee & Children	\$16.43	\$27.00	\$37.84
Employee & Family	\$19.79	\$33.26	\$46.67
Accident Emergency Treatment	\$100	\$200	\$300
Accident Follow-Up Treatment	\$50	\$100	\$150
Accidental Death			
Employee/Spouse	\$20,000	\$40,000	\$60,000
Child	\$20,000	\$40,000	\$60,000
Accidental Death (common carrier)			
Employee and Spouse	\$50,000	\$75,000	\$100,000
Child	\$50,000	\$75,000	\$100,000
Ambulance-Air	\$300	\$600	\$750
Ambulance-Ground	\$100	\$200	\$250
Appliances	\$125	\$250	\$375
Blood/Plasma/Platelets	\$300	\$600	\$900
Burns (2nd to 3rd degree)	\$100-\$500	\$200-\$1,000	\$300-\$1,500
Burns-Graft	50% of burn benefit	50% of burn benefit	50% of burn benefit
Catastrophic Accident			
Employee and Spouse	\$20,000	\$40,000	\$60,000
Child	\$20,000	\$40,000	\$60,000
Coma	\$10,000	\$20,000	\$30,000
Concussion	\$300	\$600	\$900
Dislocation (open/closed) reduction	\$4,000	\$6,000	\$8,000
Emergency Dental Work (extraction/crown)	\$100	\$200	\$300
Eye Injury	\$100	\$200	\$300
Fractures	\$4,000	\$6,000	\$8,000
Hospital Admission	\$1,000	\$1,000	\$1,500
Hospital Confinement (365 days)	\$200	\$200	\$300
Hospital ICU-Admission	\$1,000	\$1,000	\$1,500
Hospital ICU-Confinement (15 days)	\$400	\$400	\$600
Knee Cartilage-Torn	\$150-\$500	\$300-\$1,000	\$450-\$1,500
Laceration (based on size)	\$50	\$100	\$150
Lodging (30 days)	\$100	\$200	\$300
Medical Imaging Study	\$50	\$100	\$150
Prosthetic Device/Artificial Limb	\$500-\$1,000	\$1,000-\$2,000	\$1,500-\$3,000
Rehabilitation Unit Confinement (30) days	\$100	\$200	\$300
Ruptured Disc	\$500	\$1,000	\$1,500
Surgery-Cranial, Open Abdominal, Thoracic	\$1,000	\$2,000	\$3,000
Surgery-Exploratory or Arthroscopic	Not Specified	Not Specified	Not Specified
Tendon/Ligament/Rotator Cuff	\$150-\$500	\$300-\$1,000	\$450-\$1,500
Therapy	\$30	\$60	\$90
Transportation (30 days)	\$250	\$500	\$750
X-Ray	\$100	\$200	\$250

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 2

Colonial Life

Columbia, SC

Salazar Ins. Group

3 year rate

Basic

Preferred

\$12.27

\$17.53

\$19.90

\$28.64

\$20.62

\$31.16

\$28.25

\$42.27

\$100

\$150

\$50 per vist (3) max

\$50 per vist (4) max

\$25,000

\$50,000

\$5,000

\$10,000

\$100,000

\$200,000

\$20,000

\$40,000

\$1,000

\$1,500

\$200

\$300

\$75

\$100

\$300

\$400

\$750-\$12,000

\$1,000-\$15,000

50% of benefit

50% of benefit

\$50,000

\$50,000

\$25,000

\$25,000

\$7,500

\$10,000

\$275

\$375

\$140-\$4,000

\$200-\$6,000

\$50/\$150

\$100/\$300

\$200

\$300

\$200-\$4,500

\$200-\$7,500

\$750

\$1,000

\$175

\$250

\$1,500

\$1,750

\$300

\$400

\$500

\$750

\$50-\$600

\$50-\$600

\$150

\$200

\$150

\$200

\$750-\$1,500

\$1,250-\$2,500

\$100

\$150

\$600

\$900

\$1,000

\$1,500

\$150

\$225

\$600-\$1,200

\$900-\$1,800

\$35

\$45

\$400

\$600

\$50

\$60

Option 3

Trustmark

Lake Forest, IL

Salazar Ins

3 year rate

Plan 4

\$10.90

\$15.96

\$22.41

\$27.47

\$200

\$100

\$25,000/\$10,000

\$5,000

\$50,000/\$20,000

\$10,000

\$1,000

\$200

\$150

\$150

\$750 to \$10,000

25% of benefit

\$100,000/\$50,000

\$50,000

Not Specified

\$100

up to \$4,000

\$50-\$150

\$200

up to \$7,500

\$1,500

\$200

\$1,500

\$400

\$500

up to \$800

\$100

Not Specified

\$500-\$1,000

Not Specified

\$600

\$1,250

\$125

up to \$1,200

\$50 per visit (6) max

\$375

Not Specified

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee
Employee & Spouse
Employee & Children
Employee & Family

Accident Emergency Treatment
Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 4

The Standard

Portland OR

Jeff Everitt & Associates

2 year rate

Select

\$4.85

\$8.03

\$9.43

\$14.81

\$100

\$50 per vist (2) max

No Benefit

No Benefit

No Benefit

No Benefit

\$600

\$200

\$50

\$150

\$100-\$7,500

25% of benefit

No Benefit

No Benefit

\$5,000

\$100

\$100-\$3,000

\$50/\$150

\$150

\$75-\$5,500

\$500

\$100

\$500

\$200

\$150

\$50-\$400

\$150

\$100

\$500

\$50

\$400

\$500

\$150

\$400

\$50 per vist (2) max

\$100

\$25

Enhanced

\$7.39

\$12.07

\$14.44

\$22.63

\$150

\$50 per vist (2) max

No Benefit

No Benefit

No Benefit

No Benefit

\$800

\$300

\$100

\$300

\$200-\$10,000

25% of benefit

No Benefit

No Benefit

\$7,500

\$150

\$150-\$5,000

\$100/\$200

\$200

\$100-\$8,000

\$1,000

\$200

\$750

\$200

\$200

\$75-\$500

\$175

\$200

\$1,000

\$100

\$750

\$750

\$200

\$750

\$50 per vist (3) max

\$150

\$50

Premeir

\$10.84

\$17.54

\$21.49

\$33.56

\$200

\$70 per vist (3) max

No Benefit

No Benefit

No Benefit

No Benefit

\$1,500

\$600

\$200

\$600

\$500-\$12,500

25% of benefit

No Benefit

No Benefit

\$15,000

\$200

\$200-\$7,000

\$150/\$350

\$300

\$200-\$10,500

\$1,500

\$400

\$1,000

\$200

\$200

\$100-\$800

\$200

\$300

\$2,000

\$150

\$1,000

\$1,000

\$400

\$1,000

\$50 per vist (4) max

\$200

\$60

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

RECOMMENDED

Option 5

Mutual of Omaha

Houston, TX

Salazar Ins. Group, Jeff Everitt, Texas Ins. Center, Tamez Financial

3 year rate

Class 1

Class 2

Class 3

\$7.58

\$10.88

\$16.46

\$9.86

\$14.15

\$21.39

\$10.84

\$15.56

\$23.53

\$13.01

\$18.68

\$28.24

\$150

\$200

\$300

\$50 per vist (6) max

\$75 per vist (6) max

\$100 per vist (6) max

\$25,000/\$10,000

\$50,000/\$25,000

\$70,000/\$35,000

\$5,000

\$10,000

\$10,000

\$50,000/\$20,000

\$100,000/\$50,000

\$140,000/\$70,000

\$10,000

\$20,000

\$20,000

\$1,000

\$1,500

\$2,000

\$200

\$300

\$400

\$50

\$100

\$200

\$150

\$300

\$450

\$125-\$10,000

\$250-\$15,000

\$400-\$20,000

50% of benefit

50% of benefit

50% of benefit

\$25,000/\$10,000

\$50,000/\$25,000

\$70,000/\$35,000

\$5,000

\$10,000

\$10,000

50%

25%

25%

\$100

\$150

\$200

\$150-\$6,000

\$225-\$9,000

\$300-\$10,000

\$75/\$200

\$100/\$300

\$125/\$400

\$100

\$300

\$400

\$100-\$5,000

\$200-\$6,000

\$300-\$8,000

\$750

\$1,000

\$1,500

\$100

\$200

\$300

\$750

\$1,000

\$1,500

\$300

\$400

\$600

\$250

\$500

\$750

\$25-\$600

\$50-\$800

\$50-\$1,000

\$100

\$100

\$100

\$100

\$200

\$300

\$500

\$750

\$1,000

\$50

\$100

\$150

\$300

\$600

\$900

\$1,000

\$1,500

\$2,000

\$100

\$150

\$200

\$250

\$500

\$750

\$25 per vist (6) max

\$25 per vist (6) max

\$50 per vist (6) max

\$150

\$150

\$150

\$25

\$50

\$75

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Accident)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 6

Transamerica

Cedar Rapids, IA

Texas Insurance Center

3 year rate

Option 1

Option 2

Option 3

\$8.42

\$14.99

\$19.94

\$10.63

\$19.81

\$27.24

\$12.92

\$23.00

\$30.56

\$15.50

\$28.64

\$38.88

\$100

\$200

\$300

\$25 per vist (3) max

\$25 per vist (3) max

\$75 per vist (3) max

\$10,000

\$25,000

\$25,000

\$5,000

\$12,500

\$12,500

\$30,000

\$75,000

\$75,000

\$15,000

\$37,500

\$37,500

\$450

\$900

\$1,500

\$90

\$180

\$300

\$40

\$120

\$200

\$80

\$240

\$400

\$120-\$2,400

\$360-\$7,200

\$600-\$12,000

50% of benefit

50% of benefit

50% of benefit

\$10,000

\$25,000

\$25,000

\$5,000

\$12,500

\$12,500

\$3,000

\$9,000

\$15,000

\$40

\$120

\$200

\$120-\$3,200

\$240-\$6,400

\$360-\$9,600

\$16/\$60

\$48/\$180

\$80/\$300

\$80

\$240

\$400

\$280-\$4,000

\$560-\$8,000

\$840-\$12,000

\$450

\$900

\$1,500

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

Not Specified

\$200

\$600

\$1,000

\$8-\$120

\$24-\$360

\$40-\$600

\$30

\$90

\$150

\$160

\$320

\$480

\$150-\$300

\$450-\$900

\$750-\$1,500

Not Specified

Not Specified

Not Specified

\$200

\$600

\$1,000

\$300

\$900

\$1,500

\$40

\$120

\$200

\$200

\$600

\$1,000

\$25

\$50

\$75

\$120

\$360

\$600

Included

Included

Included

City of Weslaco

Summary of Comparative Cost RFP # 2019-2019 Voluntary Products (Accident) Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified

Monthly Premium

Employee

Employee & Spouse

Employee & Children

Employee & Family

Accident Emergency Treatment

Accident Follow-Up Treatment

Accidental Death

Employee/Spouse

Child

Accidental Death (common carrier)

Employee and Spouse

Child

Ambulance-Air

Ambulance-Ground

Appliances

Blood/Plasma/Platelets

Burns (2nd to 3rd degree)

Burns-Graft

Catastrophic Accident

Employee and Spouse

Child

Coma

Concussion

Dislocation (open/closed) reduction

Emergency Dental Work (extraction/crown)

Eye Injury

Fractures

Hospital Admission

Hospital Confinement (365 days)

Hospital ICU-Admission

Hospital ICU-Confinement (15 days)

Knee Cartilage-Torn

Laceration (based on size)

Lodging (30 days)

Medical Imaging Study

Prosthetic Device/Artificial Limb

Rehabilitation Unit Confinement (30) days

Ruptured Disc

Surgery-Cranial, Open Abdominal, Thoracic

Surgery-Exploratory or Arthroscopic

Tendon/Ligament/Rotator Cuff

Therapy

Transportation (30 days)

X-Ray

Option 7		
UNUM		
Houston, TX		
Salazar Ins, Yvonne Ortegon, Texas Ins, Jeff Everitt		
3 year rate		
Option 1	Option 2	
\$9.24	\$10.69	
\$16.74	\$19.37	
\$24.40	\$29.13	
\$31.90	\$37.81	
\$100	\$200	
\$50	\$100	
\$50,000/\$25,000	\$50,000/\$25,000	
\$12,500	\$12,500	
\$50,000/\$25,000	\$50,000/\$25,000	
\$12,500	\$12,500	
\$1,200	\$1,600	
\$300	\$400	
\$50	\$50	
\$400	\$400	
\$500-\$10,000	\$500-\$10,000	
50% of benefit	50% of benefit	
\$50,000	\$50,000	
\$25,000	\$25,000	
\$10,000	\$10,000	
\$200	\$200	
\$150-\$3,375	\$150-\$3,375	
\$115/\$350	\$115/\$350	
\$300	\$300	
\$450-\$3,375	\$450-\$3,375	
\$500	\$1,000	
\$100	\$200	
\$1,000	\$1,000	
\$200	\$400	
\$150-\$750	\$150-\$750	
\$50-\$600	\$50-\$600	
\$150	\$150	
\$200	\$200	
\$750-\$1,500	\$750-\$1,500	
\$100	\$100	
\$1,000	\$1,000	
\$1,500	\$1,500	
\$125	\$125	
Not Specified	Not Specified	
\$25 per visit (15) max	\$50 per visit (15) max	
\$100	\$100	
\$50	\$50	

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Cancer)
Review Date: August 2, 2020

<u>General</u>	Recommended		Option 2		Option 3		Option 4	
	Current/Option 1		Option 1	Option 2	Option 1	Option 2	Basic (41-50)	Enhanced (41-50)
Insurance Company	Colonial Life		Transamerica		Allstate		American Fidelity	
Claim Payment Office	Columbia, SC		Cedar Rapids, IA		Jacksonville, FL		Maitland, FL	
Agent(s) Specified	Salazar Ins. Group		Texas Insurance Center		Tamez Financial Group, Jeff Everitt & Associates		National Benefit Services	
Rate Guarantee	3 year rate		3 year rate		2 year rate if 20% participate, if not 1 year		3 year rate	
<u>Benefits</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Option 1</u>	<u>Option 2</u>	<u>Option 1</u>	<u>Option 2</u>	<u>Basic (41-50)</u>	<u>Enhanced (41-50)</u>
Employee Only	\$10.70	\$17.30	\$12.80	\$28.96	\$13.10	\$21.99	\$16.70	\$23.60
Employee & Spouse					\$20.40	\$34.24		
Employee & Children			\$14.60	\$32.89	\$18.39	\$31.38	\$24.80	\$35.20
Employee & Family	\$17.85	\$28.75	\$23.04	\$51.81	\$25.66	\$43.61	\$32.20	\$45.70
First Occurrence	\$1,000 -\$5,000	\$1,000 -\$5,000	\$1,000	\$5,000	\$2,000	\$5,000	Not Specified	Not Specified
Hospitalization Related Benefits								
Confinement Insured-Spouse/Dep	\$100	\$200	\$100	\$200	\$100	\$200	\$100	\$200
Extended Benefits	\$200	\$400	\$200	\$400	\$100	\$200	\$200	\$400
Hospital Intensive Care Unit	\$200	\$400	\$100	\$200	\$100	\$200	\$100	\$200
Government Charity Hospital	\$100	\$200	\$100	\$200	\$100	\$100	\$100	\$200
Inpatient Drugs/Medicine	\$100	\$150	\$15	\$30	\$100	\$100	\$100	\$200
Physician's Attendance	\$50	\$50	\$20	\$40	\$50	\$50	\$30	\$40
Ambulance Ground	\$100	\$100	\$100	\$200	\$100	\$100	\$200	\$200
Private Duty Nursing Services	\$100	\$200	\$100	\$200	\$100	\$200	\$50	\$75
Transportation & Lodging								
Family Lodging	\$50 daily (70) days	\$50 daily (70) days	\$50 daily (50) days	\$100 daily (50) days	\$50 daily, \$2,000 max	\$50 daily, \$2,000 max	\$40 daily, (90) days	\$60 daily, (90) days
Transportation	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.40 per mile	\$0.50 per mile	\$0.50 per mile
Outpatient Lodging	\$50 daily (70) days	\$50 daily (70) days	\$50 daily (50) days	\$100 daily (50) days	\$50 daily, \$2,000 max	\$50 daily, \$2,000 max	\$40 daily, (90) days	\$60 daily, (90) days
Extended Care Benefits								
Hospice Care	\$300	\$300	\$100	\$200	\$100	\$200	\$50	\$75
Home Health Care Services	\$300	\$300	\$50	\$100	\$100	\$200	\$50	\$75
Dread Disease								
Treatment Benefits								
Radiation/Radio-Active Isotopes	\$150 (\$5,000 max)	\$225 (\$7,500 max)	\$5,000 max	\$10,000 max	\$5,000 max	\$7,500 max	\$10,000 max	\$15,000 max
Chemotherapy/Immunotherapy	\$150 (\$5,000 max)	\$225 (\$7,500 max)	\$5,000 max	\$10,000 max	\$5,000 max	\$7,500 max	\$10,000 max	\$15,000 max
Antinausea Medication	\$50 (\$200 max)	\$50 (\$200 max)	\$1,000	\$2,000	\$200	\$200	Not Specified	Not Specified
Blood/Plasma/Platelets	\$150 (\$5,000 max)	\$225 (\$7,500 max)	\$5,000 max	\$10,000 max	\$5,000 max	\$7,500 max	\$5,000 max	\$7,500 max
Bone Marrow Transplant	\$10,000	\$10,000	\$5,000 max	\$10,000 max	\$2,500	\$5,000	\$1,500 max	\$3,000 max
New or Experimental Treatment	\$300 (\$10,000 max)	\$300 (\$10,000 max)	\$5,000 max	\$10,000 max	\$5,000	\$5,000	Not Specified	Not Specified
Inpatient Surgery	\$250 (\$750 max)	\$500 (\$1,500 max)	\$1,000 max	\$2,000 max	\$1,500 max	\$3,000 max	\$2,000 max	\$3,000 max
Outpatient Surgery	\$250 (\$750 max)	\$500 (\$1,500 max)	\$1,500 max	\$3,000 max	\$1,500 max	\$3,000 max	\$2,000 max	\$3,000 max
Second Surgical Opinion	\$300 per day	\$300 per day	\$100	\$200	\$200	\$400	\$300	\$300
Reconstructive Surgery-Unit Value	\$30 (\$1,500 max)	\$60 (\$3,000 max)	\$120-\$250	\$240-\$500	\$1,500 max	\$3,000 max	\$2,000 max	\$3,000 max
Anesthesia	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit	25% of benefit
Ambulatory Surgical Center	\$250 (\$750 max)	\$500 (\$1,500 max)	\$150	\$300	\$250	\$500	\$200	\$400
Physical-Speech Therapy	Not Covered	Not Covered	\$25	\$50	\$50	\$50	\$25 per vist (4) max	\$25 per vist (4) max
Prosthesis	\$2000 lifetime	\$2000 lifetime	\$500	\$1,000	\$2000 lifetime	\$2000 lifetime	\$1,000 (3) lifetime	\$1,500 (3) lifetime
Hair Prosthesis	\$200 lifetime	\$200 lifetime	\$50	\$100	\$25	\$25	\$100	\$150
Waiver of Premium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 1

Colonial Life
Columbia SC
Salazar Ins
3 year rate
Yes

	Employee		Employee & Spouse		Employee & Children		Employee & Family	
Issue - Age	TAB	NT	TAB	NT	TAB	NT	TAB	NT
16-29	\$0.42	\$0.21	\$0.63	\$0.31	\$0.45	\$0.24	\$0.65	\$0.33
30-39	\$0.73	\$0.36	\$1.08	\$0.54	\$0.75	\$0.39	\$1.10	\$0.56
40-49	\$1.42	\$0.71	\$2.13	\$1.06	\$1.44	\$0.73	\$2.15	\$1.08
50-59	\$2.53	\$1.26	\$3.93	\$1.97	\$2.55	\$1.28	\$3.95	\$1.99
60-74	\$4.10	\$2.05	\$6.37	\$3.18	\$4.13	\$2.08	\$6.38	\$3.20

Values in units per \$1,000

Named Insured guarantee of \$30,000. The spouse and children 50% of benefit

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage
Stroke	100%	ALS/Lou Gehrig's Disease	No Coverage
Coronary By-Pass Surgery	25%	Alzheimer's Disease	No Coverage
Major Organ Transplant	100%	Advanced MS	No Coverage
End Stage Renal Failure	100%	Advanced Parkinson's	No Coverage
Carcinoma in Situ	No Coverage	Coma, Paralysis	100%
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	100%		
Occupational HIV	100%		

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 2

Allstate
Jacksonville, FL
Tamez Financial Group, Jeff Everitt & Associates
3 year rate
Yes

Issue - Age	Employee		Employee & Spouse		Employee & Children		Employee & Family	
	TAB	NT	TAB	NT	TAB	NT	TAB	NT
18-29	\$0.34	\$0.26	\$0.57	\$0.46	\$0.34	\$0.26	\$0.57	\$0.46
30-39	\$0.67	\$0.45	\$1.07	\$0.73	\$0.67	\$0.45	\$1.07	\$0.73
40-49	\$1.36	\$0.83	\$2.10	\$1.31	\$1.36	\$0.83	\$2.10	\$1.31
50-59	\$2.37	\$1.49	\$3.61	\$2.30	\$2.37	\$1.49	\$3.61	\$2.30
60-64	\$3.32	\$2.09	\$5.05	\$3.19	\$3.32	\$2.09	\$5.05	\$3.19
65+	\$5.59	\$3.49	\$8.45	\$5.29	\$5.59	\$3.49	\$8.45	\$5.29

Values in units per \$1,000

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage
Stroke	100%	ALS/Lou Gehrig's Disease	50%
Coronary By-Pass Surgery	25%	Alzheimer's Disease	100%
Major Organ Transplant	100%	Advanced MS	50%
End Stage Renal Failure	100%	Advanced Parkinson's	100%
Carcinoma in Situ	No Coverage	Coma, Paralysis	100%
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	100%		
Occupational HIV	100%		

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 3

Mutual of Omaha

Houston, TX

Salazar Ins. Group, Jeff Everitt & Associates, Texas Ins. Center, Tamez Financial Group

3 year rate

Yes

NT	Rates per \$1,000	
Age Brand	Employee	Spouse
<30	\$0.27	\$0.27
30-39	\$0.47	\$0.47
40-49	\$1.04	\$1.04
50-59	\$2.22	\$2.22
60-69	\$4.72	\$4.72
70-79	\$8.72	\$8.72
80-99	\$11.65	\$11.65

Heart attack	100%	Acute Respiratory Distress Syndrome	25%
Stroke	100%	ALS/Lou Gehrig's Disease	No Coverage
Coronary By-Pass Surgery	25%	Alzheimer's Disease	No Coverage
Major Organ Transplant	100%	Advanced MS	No Coverage
End Stage Renal Failure	100%	Advanced Parkinson's	No Coverage
Carcinoma in Situ	25%	Coma, Paralysis	No Coverage
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	No Coverage		
Occupational HIV	No Coverage		

Guaranteed Issue Amount	
Employee	Spouse/Child
\$10,000	\$10,000/\$3,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 4

The Standard

Portland, OR
Jeff Everitt & Associates
2 year rate
Yes

*Select Plan		
Age Brand	NT	TAB
<30	\$0.31	\$0.34
30-39	\$0.54	\$0.67
40-49	\$1.21	\$1.81
50-59	\$2.47	\$4.45
60-70	\$4.57	\$9.44

Enhanced Plan		
Age Brand	NT	TAB
<30	\$0.41	\$0.43
30-39	\$0.62	\$0.76
40-49	\$1.28	\$1.84
50-59	\$2.54	\$4.54
60-70	\$4.70	\$9.56

Premeir Plan		
Age Brand	NT	TAB
<30	\$0.49	\$0.52
30-39	\$0.71	\$0.84
40-49	\$1.40	\$2.02
50-59	\$2.76	\$4.75
60-70	\$5.11	\$9.98

Guaranteed Issue Amount	
Employee	Spouse/Child
\$20,000	\$10,000/\$4,000

Heart attack	100%
Stroke	100%
Coronary By-Pass Surgery	25%
Major Organ Transplant	100%
End Stage Renal Failure	100%
Carcinoma in Situ	25%
Loss of Sight, Speech, or Hearing	No Coverage
Severe Burns	No Coverage
Permanent paralysis due to an Accident	No Coverage
Occupational HIV	No Coverage

Acute Respiratory Distress Syndrome	No Coverage
ALS/Lou Gehrig's Disease	No Coverage
Alzheimer's Disease	No Coverage
Advanced MS	No Coverage
Advanced Parkinson's	No Coverage
Coma, Paralysis	No Coverage

* Benefits based on select plan. Buy up options more benefits

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Critical Illness) Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Recommended

Option 5

Trustmark
Lake Forest, IL
Salazar Ins. Group
3 year rate
Yes

Age Brand	Employee		Employee + Spouse		Employee + Children		Employee + Family	
	NT	TB	NT	TB	NT	TB	NT	TB
18-30	\$0.256	\$0.367	\$0.378	\$0.561	\$0.301	\$0.413	\$0.423	\$0.606
31-35	\$0.301	\$0.567	\$0.454	\$0.895	\$0.346	\$0.613	\$0.500	\$0.940
36-40	\$0.335	\$0.691	\$0.511	\$1.103	\$0.381	\$0.737	\$0.557	\$1.149
41-45	\$0.379	\$0.823	\$0.592	\$1.339	\$0.425	\$0.869	\$0.637	\$1.384
46-50	\$0.437	\$0.980	\$0.694	\$1.610	\$0.483	\$1.026	\$0.739	\$1.656
51-55	\$0.502	\$1.150	\$0.807	\$1.911	\$0.548	\$1.196	\$0.852	\$1.956
56-60	\$0.587	\$1.396	\$0.958	\$2.328	\$0.633	\$1.441	\$1.003	\$2.373
61-65	\$0.700	\$1.689	\$1.157	\$2.847	\$0.745	\$1.734	\$1.202	\$2.892
66-70	\$0.842	\$2.096	\$1.394	\$3.500	\$0.888	\$2.142	\$1.439	\$3.545
71-75	\$1.060	\$2.589	\$1.730	\$4.326	\$1.105	\$2.634	\$1.776	\$4.371
76+	\$1.341	\$3.415	\$2.206	\$5.698	\$1.387	\$3.461	\$2.252	\$5.744

Rates per \$1,000

Heart attack	100%
Stroke	100%
Coronary By-Pass Surgery	50%
Major Organ Transplant	100%
End Stage Renal Failure	100%
Carcinoma in Situ	No Coverage
Loss of Sight, Speech, or Hearing	100%
Severe Burns	No Coverage
Permanent paralysis due to an Accident	100%
Occupational HIV	100%

Acute Respiratory Distress Syndrome	No Coverage
ALS/Lou Gehrig's Disease	No Coverage
Alzheimer's Disease	No Coverage
Advanced MS	No Coverage
Advanced Parkinson's	No Coverage
Coma, Paralysis	No Coverage

Guaranteed Issue Amount	
Employee	Spouse/Child
\$20,000	\$10,000/\$5,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 6

UNUM
Houston, TX
Salazar Ins. Group, Yvonne Ortegón, Jeff Everitt & Associates, Texas Ins. Center
3 year rate
Yes

Age Brand	Rates per \$1,000	
	Employee & Children	Spouse
<25	\$0.06	\$0.06
25-29	\$0.08	\$0.08
30-34	\$0.14	\$0.14
35-39	\$0.23	\$0.23
40-44	\$0.37	\$0.37
45-49	\$0.61	\$0.61
50-54	\$0.98	\$0.98
55-59	\$1.31	\$1.31
60-64	\$1.90	\$1.90
65-69	\$2.97	\$2.97
70-74	\$5.04	\$5.04
75-79	\$8.04	\$8.04

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage				
Stroke	100%	ALS/Lou Gehrig's Disease	100%				
Coronary By-Pass Surgery	10%	Alzheimer's Disease	100%				
Major Organ Transplant	100%	Advanced MS	100%				
End Stage Renal Failure	100%	Advanced Parkinson's	100%				
Carcinoma in Situ	No Coverage	Coma, Paralysis	100%				
Loss of Sight, Speech, or Hearing	100%	Guaranteed Issue Amount <table><tr><th>Employee</th><th>Spouse/Child</th></tr><tr><td>\$30,000</td><td>\$15,000</td></tr></table>	Employee	Spouse/Child	\$30,000	\$15,000	
Employee	Spouse/Child						
\$30,000	\$15,000						
Severe Burns	No Coverage						
Permanent paralysis due to an Accident	No Coverage						
Occupational HIV	No Coverage						

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Critical Illness)
Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee
Portable

Option 7

Transamerica
Cedar Rapids, IA
Texas Insurance Center
3 year rate
Yes

Issue - Age	Employee		Employee & Children		Employee & Family	
	TAB	NT	TAB	NT	TAB	NT
18-29	\$1.20	\$0.82	\$1.29	\$0.91	\$1.64	\$1.17
30-39	\$1.26	\$8.60	\$1.35	\$0.95	\$1.72	\$1.29
40-49	\$2.09	\$1.24	\$2.18	\$1.33	\$3.02	\$1.87
50-59	\$3.49	\$1.98	\$3.58	\$2.07	\$5.20	\$2.88
60-64	\$5.99	\$3.66	\$6.08	\$3.75	\$8.83	\$5.30
65+	\$6.74	\$4.61	\$6.83	\$4.70	\$9.95	\$6.04

Rates per \$1,000

Heart attack	100%	Acute Respiratory Distress Syndrome	No Coverage
Stroke	100%	ALS/Lou Gehrig's Disease	100%
Coronary By-Pass Surgery	25%	Alzheimer's Disease	30%
Major Organ Transplant	100%	Advanced MS	No Coverage
End Stage Renal Failure	100%	Advanced Parkinson's	No Coverage
Carcinoma in Situ	No Coverage	Coma, Paralysis	No Coverage
Loss of Sight, Speech, or Hearing	100%		
Severe Burns	No Coverage		
Permanent paralysis due to an Accident	No Coverage		
Occupational HIV	No Coverage		
Guaranteed Issue Amount			
Employee		Spouse/Child	
\$25,000		\$12,500	

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Dental)
Review Date: 8/1/2020

General		Recommended									
Insurance Company Claim Payment Office Agent		Current		Option 1		Option 2		Option 3		Option 4	
Blue Cross/Blue Shield Ricahrdson, TX		Blue Cross/Blue Shield Ricahrdson, TX Tamez Financial Group & Jeff Everitt & Associates		Bright Benefits Brentwood, TN Salazar Ins. Group		Mutual of Omaha San Antonio, TX Salazar Ins., Jeff Everitt, Texas Ins., Tamez Financial		UNUM Houston, TX Salazar Ins., Jeff Everitt, Texas Ins., Yvonne Ortegon			
		1 year rate		2 year rate, 5% rate cap for Year 3		1 year rate		1 year rate			
Annual Cost		Rate		Rate		Rate		Rate		Rate	
		Base Plan	Buy - Up	Base Plan	Buy - Up	Base Plan	Buy - Up	Class 1	Class 2	Option 1	Option 2
Employee Only		\$10.48	\$23.45	\$11.43	\$25.56	\$21.88	\$29.51	\$15.20	\$21.37	\$17.96	\$23.40
Employee + Spouse		\$22.97	\$52.66	\$25.06	\$57.40	\$43.02	\$58.29	\$34.91	\$49.09	\$34.88	\$45.74
Employee + Children		\$25.94	\$53.11	\$28.30	\$57.89	\$58.40	\$78.77	\$38.68	\$60.31	\$49.54	\$61.84
Employee + Family		\$40.39	\$83.14	\$44.07	\$90.62	\$79.54	\$107.54	\$59.06	\$89.35	\$72.32	\$91.32
Calendar Year Deductible											
Enrollee		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family		\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Calendar Year Maximum		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Type 1 = Preventative Services		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Type 2 = General Services (Restorative)		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Type 3 = Major Services		80%	50%	80%	50%	No Coverge	50%	No Coverge	50%	No Coverge	50%
Orthodontia		No Coverage	50%	No Coverage	50%	No Coverage	50%	No Coverage	50%	No Coverage	50%
Lifetime Maximum			\$1,000		\$1,000		\$1,000		\$1,000		\$1,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products
Flexible Spending Account
Review Date: August 9, 2020

General

TPA Administrator
Claim Payment Office

Current/Option 1

Ameriflex
Carrollton, TX
3 year rate

Description

	<u>Ameriflex</u>
Annual Renew Fee	No Fee
One-time Account Set up fee	No Fee
Monthly Administration Fee	*\$4.00 PPM

Notes: * Includes 1 Flexible Spending Account Debit Card per Participant

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products
Flexible Spending Account
Review Date: August 9, 2020

General

TPA Administrator
Claim Payment Office

Option 2

American Fidelity
Oklahoma City, OK
1 year rate

Description

Section 125

American Fidelity

*No Charge

* Contingent upon awrding of products

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Term Life)
Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Recommended

Current/Option 1

The Standard

Portland, OR
Jeff Everitt & Associates
3 year rate
Yes

Monthly Premiums

<u>Age</u>	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.060	\$0.060	\$0.170	\$0.030
25-29	\$0.070	\$0.070		
30-34	\$0.090	\$0.090		
35-39	\$0.100	\$0.100		
40-44	\$0.170	\$0.170		
45-49	\$0.230	\$0.230		
50-54	\$0.420	\$0.420		
55-59	\$0.700	\$0.700		
60-64	\$0.900	\$0.900		
65-69	\$1.600	\$1.600		
70-74	\$3.900	\$3.900		
75+	\$3.900	\$3.900		
AD & D	\$0.030	\$0.030		

Rates are uni-tobacco

Benefit Reduction Schedule	
Age	Percentage
65	65%
70	50%
75	35%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$150,000	\$25,000	\$25,000

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Term Life) Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 2

Colonial Life
Columbia, SC
Salazar Insurance Group
3 year rate
Yes

Monthly Premiums

<u>Age</u>	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.061	\$0.061	\$0.280	\$0.030
25-29	\$0.069	\$0.069		
30-34	\$0.095	\$0.095		
35-39	\$0.139	\$0.139		
40-44	\$0.209	\$0.209		
45-49	\$0.325	\$0.325		
50-54	\$0.482	\$0.482		
55-59	\$0.706	\$0.706		
60-64	\$0.972	\$0.972		
65-69	\$1.391	\$1.391		
70-74	\$2.630	\$2.630		
75+	\$8.130	\$8.130		
AD & D	\$0.030	\$0.030		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	
70	65%
75	50%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$125,000	\$50,000	\$10,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Term Life)
Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 3

Mutual of Omaha

Houston, TX
Salazar Ins, Jeff Everitt, Texas Ins. Center, Tamez Financial Group
3 year rate
Yes

Monthly Premiums

Age	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	Per \$1,000	Per \$1,000	Per \$1,000	Per \$1,000
>25	\$0.060	\$0.060	\$0.130	\$0.040
25-29	\$0.070	\$0.070		
30-34	\$0.090	\$0.090		
35-39	\$0.100	\$0.100		
40-44	\$0.170	\$0.170		
45-49	\$0.230	\$0.230		
50-54	\$0.420	\$0.420		
55-59	\$0.700	\$0.700		
60-64	\$0.900	\$0.900		
65-69	\$1.600	\$1.600		
70-74	\$3.900	\$3.900		
75+	\$3.900	\$3.900		
AD & D	\$0.030	\$0.030		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	65%
70	50%
75	35%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$150,000	\$25,000	\$10,000

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Term Life) Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 4

UNUM

Houston, TX

Salazar Ins. Group, GIS Benefits

3 year rate

Yes

Monthly Premiums

<u>Age</u>	Term Life (Adults)		Child(ren)	AD & D
	Employee	Spouse	Term Life	
	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.080	\$0.065	\$0.170	\$0.040
25-29	\$0.080	\$0.080		
30-34	\$0.101	\$0.113		
35-39	\$0.143	\$0.170		
40-44	\$0.221	\$0.258		
45-49	\$0.350	\$0.397		
50-54	\$0.518	\$0.589		
55-59	\$0.757	\$0.855		
60-64	\$0.996	\$1.165		
65-69	\$1.404	\$1.678		
70-74	\$2.656	\$3.172		
75+	\$8.209	\$9.807		
AD & D	\$0.030	\$0.040		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	65%
70	50%
75	35%
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$150,000	\$25,000	\$10,000

City of Weslaco

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Term Life)
Review Date: August 8, 2020

General

Insurance Company
Claims payment office
Agent(s) Listed
Rate Guarantee
Portable

Option 5

American Fidelity
Oklahoma City, OK
National Benefit Services
2 year rate
Yes

Monthly Premiums

<u>Age</u>	<u>Term Life (Adults)</u>		<u>Child(ren)</u>	<u>AD & D</u>
	<u>Employee</u> <u>Per \$1,000</u>	<u>Spouse</u> <u>Per \$1,000</u>	<u>Term Life</u> <u>Per \$1,000</u>	<u>Per \$1,000</u>
>25	\$0.825	\$0.825	\$0.480	\$0.110
25-29	\$0.825	\$0.825		
30-34				
35-39	\$0.925	\$0.925		
40-44				
45-49	\$1.450	\$1.450		
50-54				
55-59	\$3.025	\$3.025		
60-64				
65-69				
70-74				
75+				
AD & D	\$0.110	\$0.110		

Rates are Uni-Tabacco & Unisex

Benefit Reduction Schedule	
Age	Percentage
65	
70	
75	
80	

Guaranteed Issue Amount		
Employee	Spouse	Child
\$100,000	\$25,000	

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Recommended

Option 1

Trustmark
New York, NY
Salazar Ins
3 year rate

	<u>Employee</u>		<u>Employee & Spouse</u>		<u>Employee & Children</u>		<u>Employee & Family</u>	
	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>
18-49	\$11.44	\$17.81	\$19.72	\$32.59	\$22.58	\$37.31	\$30.90	\$52.09
50-59	\$17.25	\$27.69	\$31.50	\$52.65	\$28.38	\$47.23	\$42.64	\$72.19
60-64	\$25.61	\$42.16	\$48.45	\$81.99	\$36.75	\$61.66	\$59.63	\$101.53
65-70	\$36.01	\$60.10	\$69.42	\$118.21	\$47.15	\$79.60	\$80.60	\$137.71

Benefits

Hospital Admission
Hospital Confinement (per day)
ICU Confinement (per day)

Plan 1

\$500
\$100 per day (364) day max
\$200 per day (364) day max

Plan 2

\$1,000
\$150 per day (364) day max
\$300 per day (364) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 2

UNUM

Houston, TX

Salazar Insurance Group, Yvonne Ortegón, Jeff Everitt & Associates, Texas Insurance Center

2 year rate

	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
17-49	\$17.85	\$35.86	\$26.89	\$44.90
50-59	\$23.46	\$48.47	\$32.50	\$57.51
60-64	\$32.95	\$68.24	\$41.99	\$77.28
65+	\$49.75	\$103.39	\$58.79	\$112.43

Benefits

Hospital Admission
Hospital Confinement (per day)
ICU Confinement (per day)

Plan 1

\$1,000
\$100 per day (60) day max
\$200 per day (15) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 3

Colonial Life
Columbia, SC
Salazar Ins
3 year rate

	<u>Employee</u>		<u>Employee & Spouse</u>		<u>Employee & Children</u>		<u>Employee & Family</u>	
	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 1</u>	<u>Plan 2</u>
17-49	\$22.10	\$26.33	\$41.74	\$49.35	\$38.32	\$44.35	\$57.96	\$67.37
50-59	\$29.50	\$34.99	\$57.58	\$68.47	\$45.72	\$53.01	\$73.80	\$86.49
60-64	\$38.21	\$45.90	\$76.21	\$92.23	\$54.43	\$63.93	\$92.43	\$110.25
65+	\$54.61	\$65.41	\$109.87	\$132.33	\$70.83	\$83.43	\$126.09	\$150.35

Benefits

Hospital Admission
Hospital Confinement (per day)

Plan 1

\$500
\$100 per day (364) day max

Plan 2

\$1,000
\$100 per day (364) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 4

Allstate

Jacksonville, FL

Tamez Financial Group, Jeff Everitt & Associates

2 year rate

<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
\$5.58	\$16.87	\$7.72	\$19.88
\$11.30	\$33.75	\$15.44	\$39.61

Benefits

Hospital Admission
Hospital Confinement (per day)
Hospital ICU (per day)

Option 1

\$500
\$100 max (10) days
\$100 max (10) days

Option 2

\$1,000
\$200 max (10) days
\$200 max (10) days

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 5

The Standard
Portland, OR
Jeff Everitt & Associates
2 year rate

<u>Plan</u>	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
Plan 1	\$10.96	\$23.16	\$21.30	\$35.79
Plan 2	\$14.60	\$30.85	\$28.90	\$48.30
Plan 3	\$22.96	\$48.58	\$45.15	\$75.60

Benefits

Hospital Admission
Hospital Confinement (per day)

Plan 1

\$500
\$150 per day (15) day max

Plan 2

\$500
\$250 per day (15) day max

Plan 3

\$1,000
\$350 per day (15) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 6

Transamerica
Cedar Rapids, IA
Texas Insurance Center
3 year rate

<u>Plan</u>	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
Option 1	\$19.17	\$40.98	\$28.27	\$46.44
Option 2	\$28.63	\$61.77	\$42.44	\$70.06
Option 3	\$40.44	\$87.76	\$60.16	\$99.60

Benefits

Hospital Admission
Hospital Confinement (per day)
Hospital ICU (per day)

Option 1

\$750
\$100 per day (31) day max
\$200 per day (30) day max

Option 2

\$1,500
\$100 per day (31) day max
\$200 per day (30) day max

Option 3

\$2,500
\$100 per day (31) day max
\$200 per day (30) day max

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-19 Voluntary Products (Hospital Indemnity)

Review Date: August 3, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 7

American Fidelity
Oklahoma City, OK
National Benefit Services
3 year rate

<u>Plan</u>	<u>Employee</u>	<u>Employee & Spouse</u>	<u>Employee & Children</u>	<u>Employee & Family</u>
Basic	\$16.12	\$31.26	\$29.56	\$44.70
Enhanced	\$24.14	\$46.58	\$50.84	\$73.28
Enhanced Plus	\$31.12	\$65.32	\$58.34	\$92.54

Benefits

Hospital Admission
Hospital Confinement (per day)
Hospital ICU (per day)

Basic

\$500
\$150 per day (30) day max
\$300 per day (10) day max

Enhanced

\$500
\$150 per day (30) day max
\$300 per day (10) day max

Enhanced Plus

\$500
\$150 per day (30) day max
\$300 per day (10) day max

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

Recommended

Current/Option 1

The Standard

Portland, OR

Jeff Everitt & Associates

3 year rate

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Short Term Disability		*Long Term Disability	
Age Brand	Rate	Age Brand	Rate
0-24	\$0.402	0-24	\$0.188
25-29	\$0.426	25-29	\$0.195
30-34	\$0.443	30-34	\$0.353
35-39	\$0.361	35-39	\$0.630
40-44	\$0.353	40-44	\$0.930
45-49	\$0.435	45-49	\$1.388
50-54	\$0.508	50-54	\$1.988
55-59	\$0.705	55-59	\$2.070
60+	\$0.861	60-64	\$2.153
		65-69	\$2.940
		70+	\$3.660

Benefit Schedule 60%
Waiting Period 7 day/ 7 day
Max Benefit Period 90 days

Benefit Schedule 60%
Waiting Period to age 65
Max Benefit Period 90 days

* Employee Assistance Program included (3) face to face

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 2

UNUM

Houston, TX

Salazar Ins. Group, Yvonne Ortegon, Jeff Everitt & Associates, Texas Ins. Center

2 year rate

Short Term Disability		*Long Term Disability	
Age Brand	Rate	Age Brand	Rate
0-24	\$0.331	0-24	\$0.19
25-29	\$0.530	25-29	\$0.20
30-34	\$0.687	30-34	\$0.35
35-39	\$0.618	35-39	\$0.62
40-44	\$0.607	40-44	\$0.93
45-49	\$0.704	45-49	\$1.35
50-54	\$0.926	50-54	\$1.89
55-59	\$1.142	55-59	\$1.99
60-64	\$1.437	60-64	\$2.00
65+	\$1.743	65-69	\$2.30
		70+	\$2.90

Benefit Schedule 60%
Waiting Period 7 day/ 7 day
Max Benefit Period 12 weeks
Max weekly Benefit \$1,000

Benefit Schedule 60%
Elimination Period 90 days
Max Benefit Period to age 65
Max monthly Benefit \$6,000

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 3

Colonial Life
Columbia, SC
Salazar Ins. Group
3 year rate

3 Month Benefit Period					
	0/7	7/7	7/14	0/14	14/14
17-49	\$0.280	\$0.272	\$0.194	\$0.200	\$0.176
50-64	\$0.332	\$0.313	\$0.221	\$0.234	\$0.212
65-74	\$0.402	\$0.379	\$0.282	\$0.299	\$0.270

	6 Month Benefit Period						
	0/7	7/7	7/14	0/14	14/14	0/30	30/30
17-49	\$0.352	\$0.342	\$0.263	\$0.271	\$0.242	\$0.189	\$0.153
50-64	\$0.480	\$0.455	\$0.316	\$0.333	\$0.306	\$0.270	\$0.234
65-74	\$0.624	\$0.591	\$0.421	\$0.444	\$0.408	\$0.345	\$0.299

Benefit Schedule:

Choice of Benefit amount in increments of \$400 to \$7,500

Maximum Benefit Period:

66 2/3 % of Monthly Earnings

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 4

Mutual of Omaha

Houston, TX

Salazar Ins. Group, Tamez Financial Group, Jeff Everitt & Associates, Texas Ins. Center

2 year rate

Short Term Disability		Long Term Disability	
Age Brand	Rate	Age Brand	Rate
0-24	\$0.402	0-24	\$0.184
25-29	\$0.426	25-29	\$0.189
30-34	\$0.443	30-34	\$0.346
35-39	\$0.361	35-39	\$0.617
40-44	\$0.353	40-44	\$0.912
45-49	\$0.435	45-49	\$1.411
50-54	\$0.508	50-54	\$1.951
55-59	\$0.705	55-59	\$2.034
60-64	\$0.861	60-64	\$2.104
65-69	\$0.861	65-69	\$2.888
70+	\$0.861	70+	\$3.607

Benefit Schedule

60%

Waiting Period

7 day/ 7 day

Max Benefit Period

11 weeks

Max weekly Benefit

\$1,000

Benefit Schedule

60%

Elimination Period

90 days

Max Benefit Period

to age 65

Max monthly Benefit

\$6,000

City of Weslaco

Summary of Comparative Cost

RFP# 2019-20-19 Voluntary Products (Short/Long Term Disability)

Review Date: August 10, 2020

General

Insurance Company
Claim Payment Office
Agent(s) Specified
Rate Guarantee

Option 5

American Fidelity
Oklahoma City, OK
Texas Insurance Center
2 year rate

	under 40	40-49	50-59	60+
8th day	\$0.342	\$0.356	\$0.452	\$0.512
15th day	\$0.312	\$0.340	\$0.424	\$0.482
31st day	\$0.248	\$0.306	\$0.396	\$0.434
91st day	\$0.168	\$0.216	\$0.320	\$0.376
181st day	\$0.158	\$0.204	\$0.300	\$0.356

Long Term Disability

Injury and Sickness benefits payable up to SSNRA

Benefit Amount may not exceed 60%

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Vision) Review Date: August 2, 2020

	Current		Option 1		Recommended Option 2	
Insurance Company	Eyetopia		Eyetopia		Avesis	
Claim Payment Office	Sattler, TX		Sattler, TX		Phoenix, AR	
Agent			Salazar Ins, Newkirk & Newkirk, Texas Ins, Tamez Financial		Rusty Rice	
			3 year rate		3 year rate	
Monthly Cost	Rate		Rate		Rate	
Employee Only	\$7.00	\$20.00	\$7.00	\$20.00	\$6.50	\$15.68
Employee + Spouse	\$14.00	\$39.00	\$14.00	\$39.00	\$12.50	\$30.59
Employee + Children	\$13.00	\$44.00	\$13.00	\$44.00	\$12.70	\$34.51
Employee + Family	\$22.00	\$52.00	\$22.00	\$52.00	\$20.20	\$40.78
	Standard 120/145	Gold 150/250	Standard 120/145	Gold 180/300H	150-150	200-200
Benefits (co-pay)						
Eyeglass Examination	\$10	\$5	\$10	\$5	\$10	\$10
Standard Lenses:						
Single Vision	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Bifocal	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Trifocal	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Lenticular	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay	\$20 co-pay	no co-pay
Progressive	\$120 allowance	\$120 allowance	\$120 allowance	\$120 allowance	\$110 allowance	Covered in Full
Premium Progressive	\$120 allowance	\$120 allowance	\$120 allowance	\$120 allowance	\$50 allowance	Covered in Full
Std Polycarbonate	\$35	no co-pay	\$35	no co-pay	Covered in Full	Covered in Full
Tint	\$12	\$12	\$12	\$12	\$17	Covered in Full
Scratch Resistant Coating	\$12	\$12	\$12	\$12	\$17	Covered in Full
Anti-Reflective Coating (Bifocal/Prog)	\$25	no co-pay	\$25	no co-pay	\$45	Covered in Full
Ultraviolet Coating	\$12	no co-pay	\$12	no co-pay	\$15	Covered in Full
Frames:	\$120 allowance	\$150 allowance	\$120 allowance	\$180 allowance	\$150 allowance	\$200 allowance
Elective Contact Lenses	\$145 allowance	\$250 allowance	\$145 allowance	\$300 allowance	\$150 allowance	\$200 allowance
Medically necessary contact lenses	\$400 allowance	\$400 allowance	\$545 allowance	\$700 allowance	Covered in Full	up to \$250
LASIK or PRK	\$350	\$500	\$350	\$500	\$150 allowance	\$150 allowance
Custon LASIK	eye allowance	eye allowance	eye allowance	eye allowance	Provider discount 25%	Provider discount 25%
Custon LASIK with Intralase						
	12 month frame		12 month frame		12 month frame	

City of Weslaco

Summary of Comparative Cost RFP # 2019-20-19 Voluntary Products (Vision) Review Date: August 2, 2020

	Option 3		Option 4		Option 5	
Insurance Company	Davis Vision		UNUM		Superior Vision	
Claim Payment Office	San Antonio, TX		Houston, TX		Linthicum, MD	
Agent	Salazar Ins, Yvonne Ortegon, Texas Ins, Tamez Financial		Salazar Ins, Yvonne Ortegon, Texas Ins, Jeff Everitt		Salazar Ins. Group	
	4 year rate		4 year rate		4 year rate	
<u>Monthly Cost</u>	<u>Rate</u>		<u>Rate</u>		<u>Rate</u>	
Employee Only	\$5.98	\$7.01	\$6.16		\$8.09	\$11.62
Employee + Spouse	\$11.97	\$14.02	\$12.30		\$16.17	\$23.25
Employee + Children	\$12.57	\$14.72	\$13.52		\$19.04	\$26.37
Employee + Family	\$17.50	\$20.50	\$21.20		\$29.17	\$40.75
	<u>Premier</u>	<u>Designer</u>	<u>In Network</u>		<u>Low</u>	<u>High</u>
<u>Benefits (co-pay)</u>						
Eyeglass Examination	\$0	\$0	\$10		\$10	\$5
<u>Standard Lenses:</u>						
Single Vision	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Bifocal	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Trifocal	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Lenticular	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
Progressive	\$50/\$90/\$140	\$50/\$90/\$140	\$70 allowance		Covered/Lined Trifocal	Covered/Lined Trifocal
Premium Progressive	\$50/\$90/\$140	\$50/\$90/\$140	up to \$170		up to \$110	up to \$110
Std Polycarbonate	\$30	Covered in Full	\$25 co-pay		Covered in Full	Covered in Full
Tint	Covered in Full	Covered in Full	\$15		Covered in Full	Covered in Full
Scratch Resistant Coating	Covered in Full	Covered in Full	\$70 allowance		Covered in Full	Covered in Full
Anti-Reflective Coating (Bifocal/Prog)	\$35/\$48/\$60	\$35/\$48/\$60	\$110 allowance		Covered in Full	Covered in Full
Ultraviolet Coating	\$12	\$12	\$15		Covered in Full	Covered in Full
<u>Frames:</u>	\$150 allowance	\$130 allowance	\$120 allowance		\$120 allowance	\$150 allowance
Elective Contact Lenses	\$150 allowance	\$130 allowance	\$150 allowance		\$150 allowance	\$200 allowance
Medically necessary contact lenses	Covered in Full	Covered in Full	Covered in Full		Covered in Full	Covered in Full
LASIK or PRK						
Custon LASIK	Not Specified	Not Specified	Not Specified		10%-50%	
Custon LASIK with Intralase					Depending on Provider	
	12 month frame		12 month frame		12 month Frame	

Summary of Comparative Cost
RFP # 2019-20-19 Voluntary Products (Vision)
Review Date: August 2, 2020



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3537	
From:			
Subject: Discussion and consideration to award the Workers' Compensation Insurance to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: City of Weslaco currently provides Worker's Compensation benefits to its employees on a fully funded basis. Currently, Texas Municipal League (TML) provides the administrative services for the Worker's Compensation Program. The Administration advertised and solicited proposals for its fully funded workers compensation plan. There was a total of two (2) proposals received.			
Company Texas Municipal League Texas Mutual	Location Austin, TX Austin, TX	Representative Angela Mattress Montalvo Insurance	
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):			
Laura Luera Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Award to United Health			
Staff Recommendation: Recommendation: After reviewing the proposals, the proposal that provides the best value to the City of Weslaco is Texas Mutual as submitted by Montalvo Insurance Agency based on an annual premium of \$179,538. The proposal represents a decrease of approximately \$14,128 from the current cost and \$49,456 from the submittal from TML.			
Attachments, if any: City of Weslaco RFP# 2019-20-21 Workers Comp Memo (Final)			
Responsibilities upon Approval:			

Memorandum

To: Mike Perez, City Manager

From: Roger Garza, LUTCF, LHIC & RMS
Senior Consultant

Date: 8/12/2020

Re: RFP # 2019-20-21 Fully Funded Workers' Compensation

City of Weslaco currently provides Worker's Compensation benefits to its employees on a fully funded basis. Currently, Texas Municipal League (TML) provides the administrative services for the Worker's Compensation Program. The Administration advertised and solicited proposals for its fully funded workers compensation plan. There was a total of two (2) proposals received as per attachment (Exhibit A).

<u>Company</u>	<u>Location</u>	<u>Representative</u>
Texas Municipal League	Austin, TX	Angela Mattress
Texas Mutual	Austin, TX	Montalvo Insurance

Recommendation: After reviewing the proposals, (attachments Exhibit A), the proposal that provides the best value to the City of Weslaco is **Texas Mutual as submitted by Montalvo Insurance Agency based on an annual premium of \$179,538.** The proposal represents a decrease of approximately \$14,128 from the current cost and \$49,456 from the submittal from TML.

City of Weslaco

Summary of Comparative Cost

RFP # 2019-20-21 Fully Funded Workers' Compensation

Review Date: August 10, 2020

	Option 1		Option 2		
Company	Teaxs Municipal League		Texas Mutual		
Office Location	Austin, TX		Austin, TX		
Contact Name	Angela Mattress		Montalvo Insurance Company		
		<u>Premium</u>		<u>Premium</u>	
	Statutory	\$243,122	Statutory	\$179,538	
	Annual Premium	\$243,122	Annual Premium	\$179,538	
Increase +/- to current premium		\$49,456	Increase +/- to current premium		-\$14,128
Increase % +/- to current premium		25.54%	Increase % +/- to current premium		-7.30%
Current Premium		\$193,666			



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3538	
From:			
Subject: Discussion and consideration to award the Commercial Insurance Package to the best qualified, most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: City of Weslaco solicited proposals for Property & Casualty Insurance under RFP # 2019-20-20. The purpose of the solicitation was a result of the expiring rates and to comply with procurement requirements. On June 28, 2020, Bids were advertised utilizing both local and national media with a due date of July 21, 2020. Only one (1) proposal was received under RFP# 2019-20-20 by the incumbent TML. The rationale behind the single submitter may be attributed to the current state of the insurance markets as it relates to the pandemic conditions. In addition, the coverage lines for the high risk services of the police and fire departments are limited for municipalities for the exception of risk pools in general. The current submittal to the renewal is competitive and acceptable in terms of coverage and pricing.			
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):			
Laura Luera Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends the award of the Commercial Package RFP# 2019-20-20 to TML for a total premium of \$413,332 an increase of \$9,964 or 2.47%.			
Attachments, if any: Commercial Package recommendation memo 81420			

Responsibilities upon Approval:

Notify the awarded vendor.

Memorandum

To: Andrew Munoz
Assistant City Manager/Aviation Director

cc:

From: Roger Garza, LUTCF, LHIC
Senior Consultant

Date: 08/13/20

Re: **RFP# 2019-20-20 (Commercial Package)**

City of Weslaco solicited proposals for Property & Casualty Insurance under RFP # 2019-20-20. The purpose of the solicitation was a result of the expiring rates and to comply with procurement requirements. On June 28, 2020, Bids were advertised utilizing both local and national media with a due date of July 21, 2020.

Only one (1) proposal was received under RFP# 2019-20-20 by the incumbent TML. (see Exhibit A). The rationale behind the single submitter may be attributed to the current state of the insurance markets as it relates to the pandemic conditions. In addition, the coverage lines for the high risk services of the police and fire departments are limited for municipalities for the exception of risk pools in general.

Nevertheless, we compared the current submittal to the renewal and find that the offer is competitive and acceptable in terms of coverage and pricing. Therefore, after considering all viable options, we recommend the award of the Commercial Package RFP# 2019-20-20 to TML for a total premium of \$413,332 an increase of \$9,964 or 2.47%.

EXHIBIT A

August 13, 2020

Company
Office Location
Contact Person

Texas Municipal League Intergovernmental Risk Pool
Austin, TX
Angela R. Mattress

<u>Property</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
Real & Personal Property	\$89,866,553	\$10,000	\$203,448
Wind & Hail Occurrence		\$10,000	
Flood & Earthquake	\$5,000,000	\$25,000	

<u>Boiler & Machinery</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
	\$100,000	\$10,000	Included

<u>Mobile Equipment</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
	\$3,657,305	\$25,000	\$15,159

<u>General Liability</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
Each Occurrence/Aggregate	\$1,000,000/\$2,000,000	\$5,000	\$13,999
Cyber Liability	\$1,000,000	No Deductible	

<u>Automobile Liability</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
Liability	\$1,000,000	\$1,000	\$62,568
Medical Payments	\$25,000	\$1,000	Included
<u>Physical Damage</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
Collision	\$1,000,000	\$1,000	\$59,711
Comprehensive	\$1,000,000	\$1,000	Included

<u>Public Official Errors & Omissions</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
	\$1,000,000/\$2,000,000 occurrence/aggregate	\$10,000	\$25,751

<u>Law Enforcement Liability</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
	\$2,000,000/\$4,000,000 occurrence/aggregate	\$50,000	\$26,307

<u>Non-Commercial Aviation</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
Premises	\$1,000,000	N/A	\$4,076
Products Liability	\$1,000,000	N/A	
Hangarkeepers'	\$1,000,000	\$2,500	

<u>Coverages included in Annual Premium</u>	<u>Limit</u>	<u>Deductible</u>	<u>Annual Premium</u>
Public Employee Dishonesty	\$25,000	\$1,000	\$1,142
Forgery & Alteration	\$25,000	\$1,000	\$123
Coverage C - Inside/Outside	\$25,000	\$1,000	\$100
Computer Fraud	\$25,000	\$1,000	\$948

Proposed Contribution	\$413,332
Prior year	\$403,368
Increase +/-	\$9,964
Increase %	2.47%



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3541	
From: Rebekah De La Fuente			
Subject: Discussion and consideration for the Final Plat for Moonlight Subdivision– being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10 North along the Westside of F.M. 88 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant has requested variance for OSSF.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Final plat and the variance request at their regular meeting held August 5, 2020			
Rebekah De La Fuente		Created/Initiated	
Rebekah De La Fuente		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of Final Plat with compliance of the ordinance on the variance.			
Attachments, if any: Moonlight- Attachments, Moonlight Glow- Aerial, Moonlight Glow Subd Plat			
Responsibilities upon Approval: Staff will advise applicant.			



SUBDIVISION PLATTING APPLICATION

RECEIVED

JUN 09 2020

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. _____

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: Moon Light Subd.

Location: 330' NORTH OF MILE 10N. ALONG WESTSIDE F.M. 88

Legal Description: 4.0 AC GROSS o/o F.T. 175, WEST AND ADAMS TRACT SUBD.

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: N/A

Existing Land Use: OPEN/SINGLE FAM. HM. Proposed Land Use: SINGLE FAM. HOME

Number of Lots Proposed: 2 Gross Acreage: 4.0

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: PANA VILLANUEVA Telephone: 956-376-6022

Address: 414 W. MILE 10N. Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: PANA.LOPEL.VILLANUEVA@MSN.COM

ENGINEER INFORMATION

Name: DAN SALINAS Telephone: 682-9081

Address: 2221 MASOIL ME Fax: 686-1489

City: McAllen State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-5285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSL
☒ YES ☐ NO Wastewater Provision: SEPTIC TANK
☒ YES ☐ NO Electric Company: TEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1</u>	☒ YES ☐ NO Irrigation District <u>#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
_____ \$355.00 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

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

- _____ 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:

Paula Villanueva

Owner Signature:

Paula Villanueva

Date:

6/9/20

_____ is the authorized agent

Authorized Agent Signature:

[Signature]

Date:

6/8/20

Authorized Agent Printed Name:

DAVID O. SALINAS

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: _____

General Comments: _____

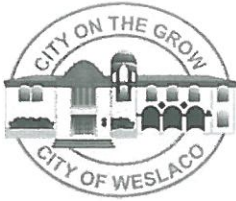
CITY OF WESLACO
956-968-3181

REC#: 02641651 6/09/2020 11:57 AM
OPER: NV TERM: 039
REF#: _____
PAID BY: _____

TRAN: 203.0000 SUBDIVISION INSPECT
MOON LIGHT SUBDIVISION
101-400-1025
SUBDIVISION INSPECT 430.00CR

TENDERED: 430.00 CASH
APPLIED: 430.00-

CHANGE: 0.00



APPLICATION FOR SUBDIVISION 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. _____

GENERAL INFORMATION

Name of Subdivision: MOONLIGHT GLOW SUBD.

Location: 4- 330' NORTH OF MILE 10 N. ROAD ALONG W. SIDE OF F.M. 88

Legal Description: 4.0 AC. 0% F.T. 175', THE WEST AND ADAMS TRACT SUBD., 12-C.T.

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:

SEPTIC TANK USE - CITY SEW. NOT AVAILABLE AT THIS LOCATION

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ 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:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: PAULA VILLANUEVA Telephone: 356-6022
Address: 414 W. MILE 10 ROAD Fax: _____
City: Weslaco State: TX Zip: 78599 E-mail: PAULA.LOPEZ.VILLANUEVA@MSN.COM

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: Paula Villanueva, for

Owner Signature: Paula Villanueva Date: 7/29/20

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/29/20

Authorized Agent Printed Name: Dw.D O. Salinas, P.E.

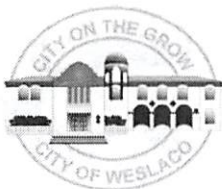
THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



SUBDIVISION REVIEW APPLICATION

RECEIVED

JAN 16 2020

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. _____

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: MOONLIGHT GLOW SUBD.

Location: +/- MILE 10 1/4 N. WEST SIDE F.M. 88

Legal Description: 4.0 AC. 0/0 F.T. 175, WEST : ADAMS TRACT SUBD., N.C.T.

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: N/A

Existing Land Use: OPEN/RES. Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 2 Gross Acreage: 4.0

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: PAULA VILLANUEVA Telephone: 356-6022

Address: 414 W. MILE 10 N. Fax: —

City: WESLACO State: TX Zip: _____ E-mail: PAULALOPEZVILLANUEVA@M.SNL.COM

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MENARD State: TX Zip: 78501 E-mail: dsalinas@salinasengineer.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1</u>	☒ YES ☐ NO Irrigation District <u>IRCID #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
- _____ \$55.00 Subdivision Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing & Proposed street names
- _____ Utility Layout
 - _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
 - _____ Street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Santos Villanueva Investments

Owner Signature: Paul Li Date: 10/9/19

_____ is the authorized agent
Authorized Agent Signature: Paul Li Date: 10/9/19

Authorized Agent Printed Name: PAUCA Villanueva

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02594217 1/16/2020 1:19 PM
OPER: NV TERM: 039
REF#: 7376
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
SALINAS ENGINEERING
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 MONEY ORDER
APPLIED: 55.00-

CHANGE: 0.00

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2998851

Billable Pages: 3

Recorded On: March 26, 2019 03:49 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

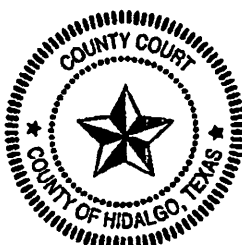
File Information:

Document No: 2998851
Receipt No: 20190326000303
Recorded On: March 26, 2019 03:49 PM
Deputy Clerk: belya trevino
Station: McAllen-CC-K22

Record and Return To:

Valley Land Title

MCALLEN TX 78504



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

CHARGE: VLTC
GF#160872/ZO

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: March 15, 2019

Grantor: ERVIN MARTINEZ, JR., joined herein Pro forma by his wife, DESIREE L. MARTINEZ

Grantor's Mailing Address: 6155 FM 70
Bishop, Texas 79343

Grantee: SANTOS VILLANUEVA INVESTMENTS, L.L.C., a Texas Limited Liability Company

Grantee's Mailing Address: 414 W. Mile 10 N
Weslaco, Texas 78596

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$176,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

A 4.00 gross acre tract of land, more or less, out of the North 5 acres of the South 10 acres of the East 20 acres of FARM TRACT 175, of the WEST AND ADAMS TRACT SUBDIVISION of the Llano Grande Grant, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and bounds as follows:

COMMENCING at a point lying in the centerline to centerline intersection of N. FM 88 and Mile 10 North Rd. for the Southeast corner of Farm Tract 175;

THENCE, North, coincident with the centerline of N. FM 88 and the East line of said Farm Tract 175, a distance of 330.0 feet to the POINT OF BEGINNING for the Southeast corner of this tract;

THENCE, West, parallel with the South line of said Farm Tract 175 and along the North line of the Ramiro Cavazos Subd. (recorded in V. 26, P. 147A, M/R), a distance of 50.0 feet pass a set 1/2" iron rod in the West right of way line of N. FM 88, at a total distance of 660.0 feet to a found 1/2" iron rod at the Northwest corner of the Ramiro Cavazos Subd. for the Southwest corner of this tract;

THENCE, North, parallel with the East line of said Farm Tract 175 and along the East line of the Santos Villanueva Subd. (recorded in Doc. #2038842, M/R), a distance of 330.0 feet to a found 1/2" iron rod at the Northeast corner of the Santos Villanueva Subd. for the Northwest corner of this tract;

THENCE, East, parallel with the South line of said Farm Tract 175 and along the South line of the Daniel G. & Evella Cavazos Tract (recorded in V. 1372, P. 379, D/R), a distance of 610.0 feet pass a found 1/2" iron rod in the West right of way line of N. FM 88, at a total distance of 660.0 feet to a point in the centerline of N. FM 88 and in the East line of said Farm Tract 175 for the Northeast corner of this tract;

THENCE, South, coincident with the centerline of N. FM 88 and the East line of said Farm Tract 175, a distance of 109.0 feet to a point at the Northeast corner of the Imelda Trevino Tract (recorded in Doc. #1894075, O/R) for an Exterior corner of this tract;

THENCE, West, parallel with the South line of said Farm Tract 175 and along the North line of the Imelda Trevino Tract, a distance of 50.0 feet pass a found 1/2" iron rod in the West right of way line of N. FM 88, at a total distance of 396.0 feet to a found 1/2" iron rod at the Northwest corner of the Imelda Trevino Tract for an Interior corner of this tract;

THENCE, South, parallel with the East line of said Farm Tract 175 and along the West line of the Imelda Trevino Tract, a distance of 110.0 feet to a found 1/2" iron rod at the Southwest corner of the Imelda Trevino Tract for an Interior corner of this tract;

THENCE, East, parallel with the South line of said Farm Tract 175 and along the South line of the Imelda Trevino Tract, a distance of 346.0 feet pass a found 1/2" iron rod in the West right of way line of N. FM 88, at a total distance of 396.0 feet to a point in the centerline of N. FM 88 and in the East line of said Farm Tract 175 and at the Southeast corner of the Imelda Trevino Tract for an Exterior corner of this tract;

THENCE, South, coincident with the centerline of N. FM 88 and the East line of said Farm Tract 175, a distance of 111.0 feet to the POINT OF BEGINNING.

Reservations from Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owed by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owed by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways and restrictions as shown on the map of the West and Adams Tract Subdivision, recorded in Volume R.P.L.S. No. 4802, dated February 28, 2019, Job No. 19-55257.
3. Apparent easement for electric transmission as evidenced by overhead power lines and power poles, as shown on survey dated February 28, 2019, by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
4. Apparent easement for gas transmission as evidenced by gas marker, as shown on survey dated February 28, 2019, by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
5. Apparent easement for street sign, as shown on survey dated February 28, 2109, by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
6. Rights or claims, if any, of adjoining property owner in and to that portion of property and insured property lying between the fence and East, South and West property line, as shown on a survey dated February 28, 2019 by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
7. Right of way easement in favor of State of Texas as shown by instrument dated March 11, 1955, recorded in Volume 823, Page 79, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Central Power and Light Company, a Texas corporation as shown by recorded in Volume 2795, Page 748, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 16, 1953, by and between Lillian H. Howard and Ingels Howard, as Lessor, and R.A. Parker, as Lessee, recorded in Volume 148, Page 523, Oil and Gas Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated May 19, 1958, recorded in Volume 214, Page 429, Oil and Gas Records of Hidalgo County, Texas.
11. Any portion of the property described herein within the limits or boundaries of N. FM 88.
12. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county land by reason thereof.
13. Standby fees, taxes and assessments by any taxing authority for prior years due to change in land usage or subsequent taxes and assessments by any taxing authority for the year 2019, and subsequent years, and ownership, the payment of which Grantor assumes.

Grantor and Grantor agree that Grantor has conveyed the Property and Grantor has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantor.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantor the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantor and Grantor's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantor and Grantor's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

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



ERVIN MARTINEZ, JR.



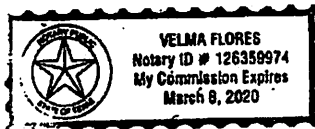
DESIREE L. MARTINEZ, Pro forma

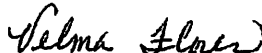
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on March 20, 2019 by ERVIN MARTINEZ, JR.



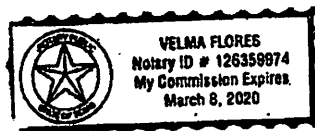

NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on March 20 2019 by DESIREE L. MARTINEZ.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
SANTOS VILLANUEVA INVESTMENTS, L.L.C.
414 W. Mile 10 N
Weslaco, Texas 78596

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF#160872/File No. 10458-19

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, June 2, 2020 1:27 PM
To: David Salinas
Subject: RE: For your review - Moonlight Glow Subd. (Plat & 2nd Sht - PDF's)

Good Afternoon:

The departments have approved your subdivision plat and the development is not cleared to move forward to Subdivision Platting. Please include in your packets the following item: Subdivision Application, \$355.00 application fee, \$75.00 fire review fee, 12 set of plats full size, and latest copy of the drainage report.

Fire marshal:
Approved, as long as the "fill station" is a fire hydrant.

Planning:
Approved

Engineering:
Approved

Thank you,
Rebekah de la Fuente, CFM
Planning Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: David Salinas <dsalinas@salinasengineering.com>
Sent: Wednesday, May 27, 2020 12:29 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Fw: For your review - Moonlight Glow Subd. (Plat & 2nd Sht - PDF's)

As per your request

thank you,

David Omar Salinas, P.E., RPLS, MSEE, CFM

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.

McAllen, Texas, 78501

(956) 682-9081

(956) 686-1489 Fax

(956) 648-8899 Cell

dsalinas@salinasengineering.com

----- Forwarded Message -----

From: Arnol Escalante <aescalante@salinasengineering.com>
To: "dsalinas@salinasengineering.com" <dsalinas@salinasengineering.com>
Cc: "mguerra@salinasengineering.com" <mguerra@salinasengineering.com>
Sent: Thursday, May 7, 2020, 02:29:26 PM CDT
Subject: Fw: For your review - Moonlight Glow Subd. (Plat & 2nd Sht - PDF's)

----- Forwarded Message -----

From: Arnol Escalante <aescalante@salinasengineering.com>
To: David Salinas <dsalinas@salinasengineering.com>
Cc: Monica Guerra <mguerra@salinasengineering.com>
Sent: Thursday, April 30, 2020, 08:53:43 PM CDT
Subject: For your review - Moonlight Glow Subd. (Plat & 2nd Sht - PDF's)

Please Review.

The Plat did not change because the notes regarding the street light and sidewalks were already there from the last time the plans were submitted.

I don't know if the City of Weslaco overlooked them in their last review or if they want the notes written in a different way.

They are not specific as to how they want the notes written.

In the same way, the street light was already shown on the 2nd Sheet (Utility) and is probably why they did not say to show it.

They do make a comment about the monuments not being "marked."

I think they mean the monuments have not been set "on the ground."

The plat already showed monuments with elevations as being set on the block corners.

This needs to be clarified.

The only thing new is the provision of one N.A.W.S.C. fill station near the northeast corner of Lot 2 along F.M. 88.

I have added below the comments sent to us by Rebekah of the City of Weslaco for you to review.

If you approve of the plans, you can forward them the PDF's to the City of Weslaco as they are.

Thanks.

On Thursday, March 5, 2020, 10:59:47 AM CST, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

Please see pending comments below. Once addressed re-submit a pdf copy of re-review and approval by staff.

Planning Comments:

- A plat note must be added for both the street lights and the sidewalk as per City code. It is the responsibility of county of weather or not to enforce the requirement.

Fire Comments:

- Hydrant must be installed as a fill station
- Hydrant must be painted black as per NAWSC requirements.

Engineering Comments:

- . Location Map Scale to be 1" = 1000' Item has been Addressed
- . City Limits on location map needs to be updated. Item has been Addressed
- . All Block Corners shall have a concrete monument with noted elevation. Block Corners are not marked with Concrete Monuments per Sec. 26-33-(a)
- . FEMA Designation is correct, and Drainage is good on our end. Item has been Addressed
- . Meets and Bounds are correct. Item has been Addressed
- . 1" WTR Service "Tough Tubing" with 5/8 Angle Stop Item has been Addressed

Rebekah de la Fuente, CFM
Planning Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, January 24, 2020 8:40 AM
To: Arnol Escalante
Subject: RE: Moonlight Glow

Good Morning,

Please see comments from the departments below. Once all comments have been addressed email back a PDF copy of re-review. After all departments have cleared your submittal we can proceed with the platting process

Fire Comments:

We need a utility sheet showing a fire hydrant complying with the 400 foot travel distance to the properties. Please pay \$75.00 fire plan review fee.

Planning Comments:

1. Indicate location and size of sidewalk on paving sheet
2. Add Plat Note: Streetlight must be located every 300 feet
3. Add Plate Note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.

Engineering Comments:

- Location Map Scale to be 1" = 1000'
- City Limits on location map needs to be updated.
- All Block Corners shall have a concrete monument with noted elevation.
- FEMA Designation is correct, and Drainage is good on our end.
- Meets and Bounds are correct.
- 1" WTR Service "Tough Tubing" with 5/8 Angle Stop

Rebekah de la Fuente, CFM
Planning Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Arnol Escalante <aescalante@salinasengineering.com>
Sent: Monday, January 20, 2020 11:20 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: David Salinas <dsalinas@salinasengineering.com>; Monica Guerra <mguerra@salinasengineering.com>
Subject: Fw: Moonlight Glow

Good morning,

As per your request, please find attached a PDF copy of the plat and of the drainage report.

Thank you.

Have a nice day!

----- Forwarded Message -----

From: Monica Guerra <mguerra@salinasengineering.com>

To: Arnol Escalante <aescalante@salinasengineering.com>

Sent: Monday, January 20, 2020, 9:16:36 AM CST

Subject: Fw: Moonlight Glow

fyi

Monica Guerra

(956)682-9084 Office

(956)686-1489 Fax

mguerra@salinasengineering.com

----- Forwarded Message -----

From: David Salinas <dsalinas@salinasengineering.com>

To: Monica Guerra <mguerra@salinasengineering.com>

Sent: Monday, January 20, 2020, 09:14:03 AM CST

Subject: Fw: Moonlight Glow

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, January 20, 2020, 9:13 AM, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

Please email over a PDF copy of the plat and drainage report so that I can begin to route the subdivision for review.

Thank you

Rebekah de la Fuente, CFM

Planning Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

Onsite Sewage Facility Site Evaluation

Applicant Information

Name: Santo Villanueva
Address: 414 W Mile 10 N. Rd
City: Weslaco State: Zipcode:

Property Location:

Subdivision: Moonlight Glow
Lot: 1 Block:
Street Address: 414 W Mile 10 N Rd
City: Weslaco Zipcode: 78596

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Installer Information:

Name: Sergio Rodriguez
Company: Ro-cha Septic
City: Mission State: TX Zipcode: 78574

Schematic of Lot or Tract

Show:

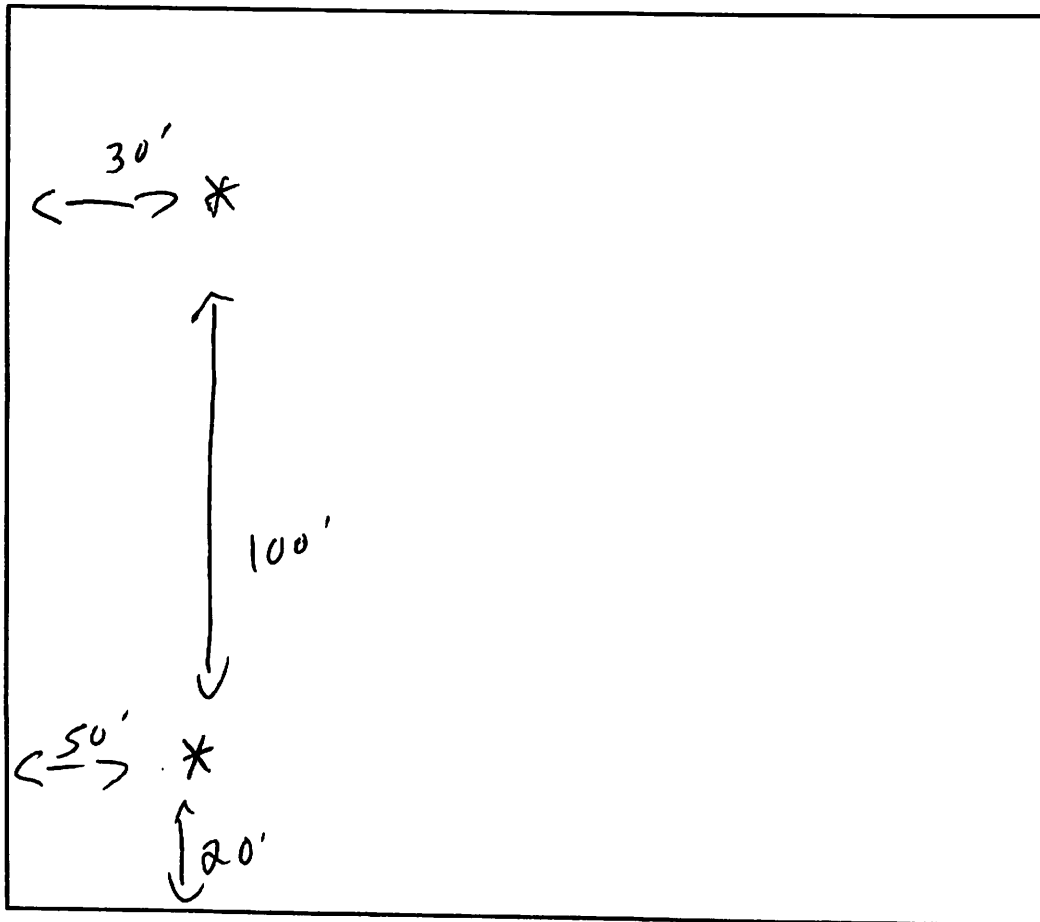
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 ft of property.

Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.

Location of soil boring or dug pits

Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



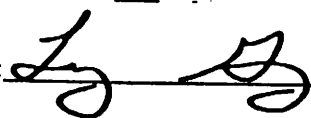
Lot Size: 1 acres

Scale inch = ft

Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes	No
☐	☒
Yes	No
☐	☒
Yes	No
☐	☒
Yes	No
☐	☒

Site Evaluator

Name: Luz Gomez Signature:  License No.: OS 0033117

**On-Site Sewage Facility
Soil Evaluation Report Information**

Date Soil Survey Performed: 1/20/2020 County: Hidalgo

Subdivision: Moonlight Glow Lot: 1 Block:

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.

For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1			N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

Soil Boring 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1			N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


Signature of Site Evaluator

1/20/2020

Date:

Onsite Sewage Facility Site Evaluation

Applicant Information

Name: Santo Villanueva
Address: 414 W Mile 10 N. Rd
City: Weslaco State: TX Zipcode: 78596

Property Location:

Subdivision: Moonlight Glow
Lot: 2 Block:
Street Address: 414 W Mile 10 N Rd
City: Weslaco Zipcode: 78596

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Installer Information:

Name: Sergio Rodriguez
Company: Ro-cha Septic
City: Mission State: TX Zipcode: 78574

Schematic of Lot or Tract

Show:

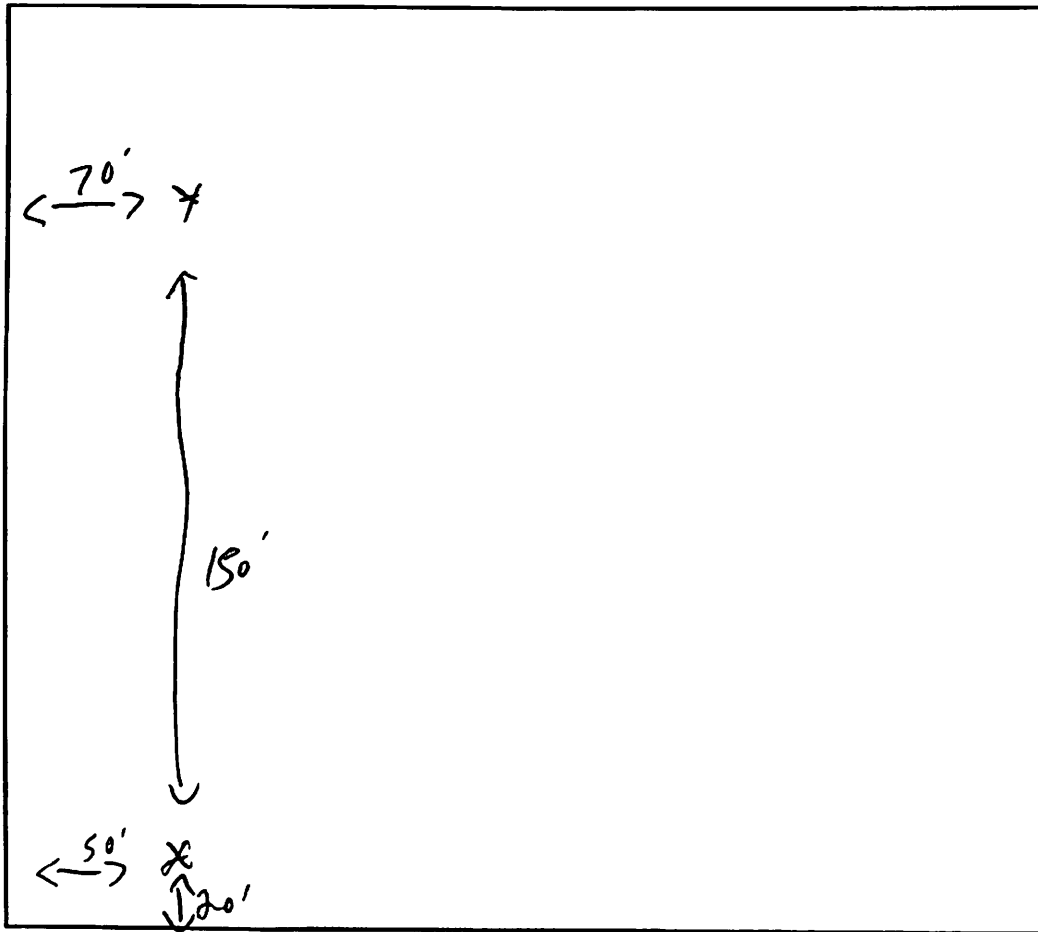
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 ft of property.

Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.

Location of soil boring or dug pits

Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Lot Size: 1 acres

Scale inch = ft

Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes No ✓
Yes No ✓
Yes No ✓
Yes No ✓

Site Evaluator

Name: Luz Gomez Signature: *Luz Gomez* License No.: OS 0033117

**On-Site Sewage Facility
Soil Evaluation Report Information**

Date Soil Survey Performed: 1/20/2020 County: Hidalgo

Subdivision: Moonlight Glow Lot: 2 Block:

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

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Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

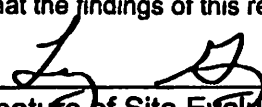
Soil Boring 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

Soil Boring 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

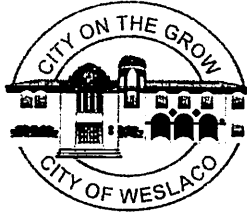

Signature of Site Evaluator

1/20/2020

Date:

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: January 20, 2020

TO: Albert Aldana/ Peter Hermida, Engineer III
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

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

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on **Thursday, January 23, 2020** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **Moonlight Glow Subdivision- 9:30 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.

DRAINAGE REPORT

MOONLIGHT GLOW SUBDIVISION

WESLACO ETJ,
HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

JANUARY 10, 2020

SEA



INDEX

Drainage Report Narrative: Pages 2. - 3.

- A. Hydrograph: Dated 01/10/20 Attached
- B. Plat reduction of Moonlight Glow Subdivision, H.C.T.
- C. Copy of FIRM - CPN 480334 0450 C, June 06, 2000

DRAINAEDEGE REPORT NARRATIVE

Proposed Moonlight Glow Subdivision is a two lot residential plat containing 4.0 Gross Acres of land out of F.T. 175, West and Adams Tract Subdivision, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Map records of Hidalgo County, Texas, and, located along the west side of F.M. 88 approximately $\frac{1}{4}$ Mile North of Mile 10 North Road in the City of Weslaco ETJ. The proposed residential plat is located in Zone "X" as per the FIRM Community Panel No. 480334 0450 C, dated 06/06/2000 (revised to reflect LOMR dated 5/30/02). Zone "X" areas are defined as areas determined to be outside of the 500-year flood plain. The entire frontage is along F.M. 88 - a paved curb & gutter section of roadway complete with underground storm sewer.

It is noted that residential improvements complete with driveways already exist on Lot 1 - no additional improvements are planned for Lot 1. The purpose of this plat is to obtain a building permit for new residential construction on Lot 2.

Soils of this proposed plat consist of a Hidalgo sandy clay loam with moderate permeabilities and slow surface runoff. This Hidalgo soil is in capability subclass IIc non-irrigated and in Class I, irrigated; it is in the Gray Sandy Loam range site as per Sheet 105 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations within this property reveal that overall drainage is westerly away from F.M. 88 and waters flow to the rear (to the back or west of the subject property). Elevations indicate an average slope of 0.20% over an average drainage run of 750.0 feet. The pre-development storm water runoff coefficient (Cex) for this hydrograph and drainage report is 0.20 while the estimated C(fut) is 0.30 that accounts for the existing and future impervious residential home improvements.

Using the Rational Method and a 50-year storm event, the post-development (construction of one single family home on Lot 2) runoff is 5.94 CFS - an increase of 0.98 CFS from the existing condition of 4.66 CFS (See Attached hydrograph).

In accordance with the drainage policies of the City of Weslaco and County of Hidalgo drainage policies, the subdivider shall be require to provide for an onsite total detention of 4,465 Cu. Ft., and, pro-rated per lot - 1,810.0 Cu. Ft. for Lot 1 and 2,655.0 Cu. Ft. for Lot 2.

The subdivider is proposing two no-discharge swales at the rear of these two lots and will be located in the general direction of where the drainage waters flow naturally. The swales shall be non-discharging type with a 12" gravel bottoms – gravel of ¾" to 1" with a silt fabric. Each swale will have a dry volume capacity of 2,700 Cu. Ft. that will capture and hold more than the required dry volume required by each of the two swales. The swales shall be located inside two 20.0 foot drainage swale easements that will be provided on the plat on each of the two lots.

SWALE VOLUME: $((3.0' \times 3') + (6' \times 3')) \times 100' = 2,700 \text{ Cu. Ft. Dry Volume} > 1,800.0 \text{ (Lot 1) and } 2,655 \text{ Cu. Ft. (Lot 2)}$

The outfall for the swale is the gravel bed that permits drainage waters collected to slowly percolate downward into the ground. Upon reaching a saturated condition drainage waters in the swale may flow away from the swale per the natural contours of the land but if this occurs the swale will have already held or provided for the minimum detention of drainage waters. The maintenance of the detention pond shall lie with the property owner.

Date: January 10, 2020

By: David Omar Salinas, P.E.

Attachment: Hydrograph and Other Required Drainage Report Information xc:
n:\subdivisionplats\moonlightglow.sub\drainagereport.011020



MOONLIGHT GLOW SUBDIVISION

9-Jan-20

EXISTING DATA

Total Area 3.700 Net Acres
 Intercept Coefficient - "k" 0.213 Table 3-2 *
 "K_u" 3.28
 Overland Flow Length - "L" 750.00 Ft.
 Overland Slope - "S_p" 0.2000 %
 Velocity - "V" 0.31
 Existing Time of Concentration - "T" 40 min.
 Existing Runoff Coefficient - "C" 0.30
 Intensity of Rainfall - "I" 4.20 in/hr (10 year event)
 Existing - "Q_{10yr}" 4.66 ft³/s

Flood Zone	X
Single Family Use	

PROPOSED IMPROVEMENTS

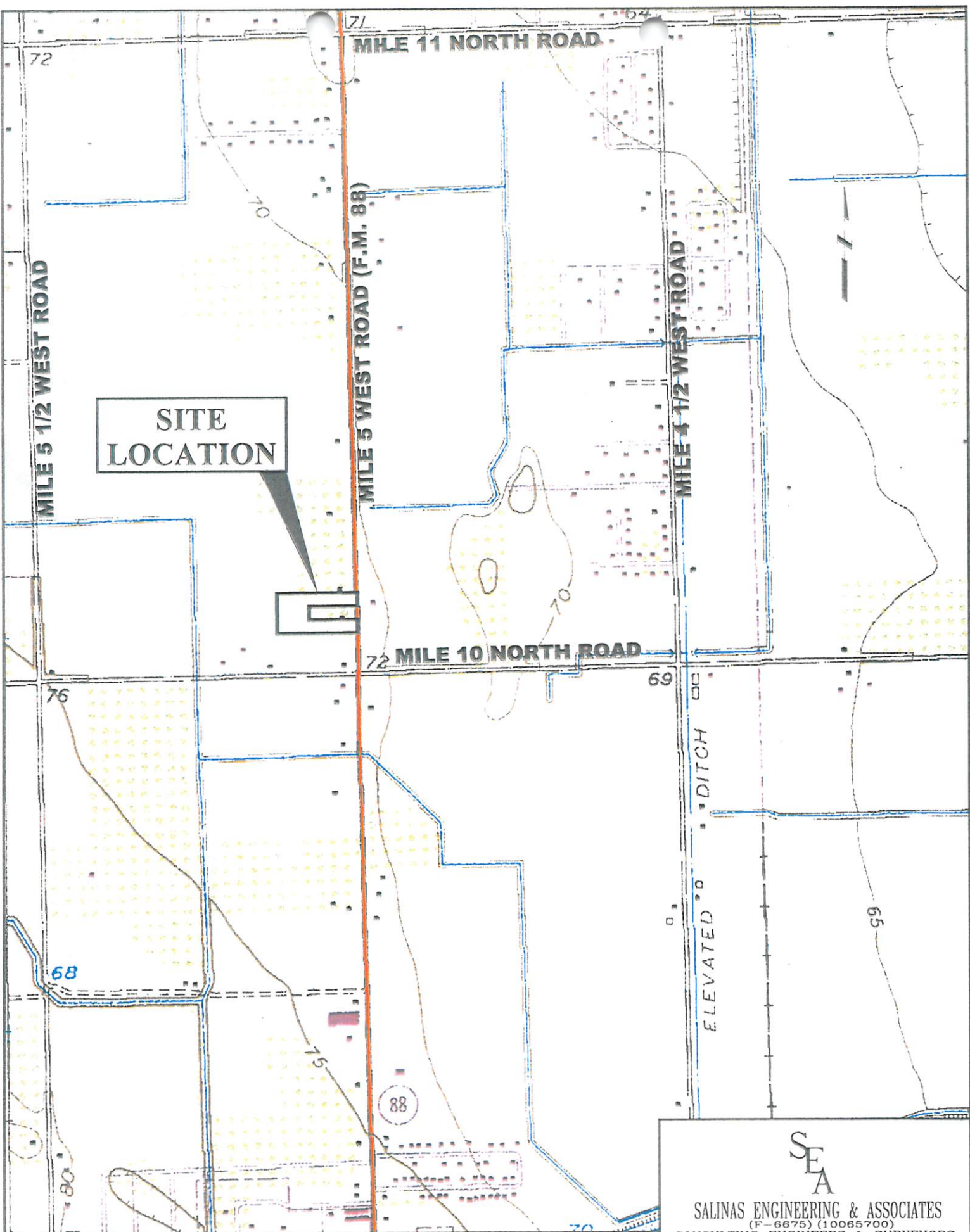
Proposed Runoff Coefficient - "C" 0.30 Table 3-3 *
 Proposed Time of Concentration - "T" 30 min.
 Proposed Intensity - "I" 6.34 in/hr (50 year event)
 Proposed - "Q_{50yr}" 7.04 ft³/s

Time		I _{50yr}	Q _{50yr} in	V in	Q _{10yr} out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
30.00	0.50	6.34	7.04	12672	4.66	8389	4283	0.10
31.00	0.52	6.22	6.91	12850	4.66	8529	4321	0.10
32.00	0.53	6.11	6.78	13023	4.66	8669	4354	0.10
33.00	0.55	6.00	6.66	13191	4.66	8809	4382	0.10
34.00	0.57	5.90	6.55	13354	4.66	8948	4406	0.10
35.00	0.58	5.80	6.43	13513	4.66	9088	4425	0.10
36.00	0.60	5.70	6.33	13668	4.66	9228	4440	0.10
37.00	0.62	5.61	6.23	13820	4.66	9368	4452	0.10
38.00	0.63	5.52	6.13	13967	4.66	9508	4460	0.10
39.00	0.65	5.43	6.03	14111	4.66	9647	4464	0.10
40.00	0.67	5.35	5.94	14252	4.66	9787	4465	0.10
41.00	0.68	5.27	5.85	14390	4.66	9927	4463	0.10
42.00	0.70	5.19	5.76	14525	4.66	10067	4458	0.10
43.00	0.72	5.12	5.68	14657	4.66	10207	4450	0.10
44.00	0.73	5.05	5.60	14786	4.66	10347	4440	0.10
45.00	0.75	4.98	5.52	14913	4.66	10486	4426	0.10
46.00	0.77	4.91	5.45	15037	4.66	10626	4411	0.10
47.00	0.78	4.84	5.38	15158	4.66	10766	4392	0.10
48.00	0.80	4.78	5.30	15278	4.66	10906	4372	0.10
49.00	0.82	4.72	5.24	15395	4.66	11046	4349	0.10
50.00	0.83	4.66	5.17	15510	4.66	11185	4325	0.10
51.00	0.85	4.60	5.11	15623	4.66	11325	4298	0.10
52.00	0.87	4.54	5.04	15734	4.66	11465	4269	0.10

High Point

* "City of McAllen, Texas - Drainage Policy 2006"; Standard Design Guide for Subdivision Improvements & Capital Improvements; October 2006





**SITE
LOCATION**

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-0081 (956) 686-1489 (FAX)
TBP.LS 12100 PARK 35 CHOLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

12 165 000 FEE

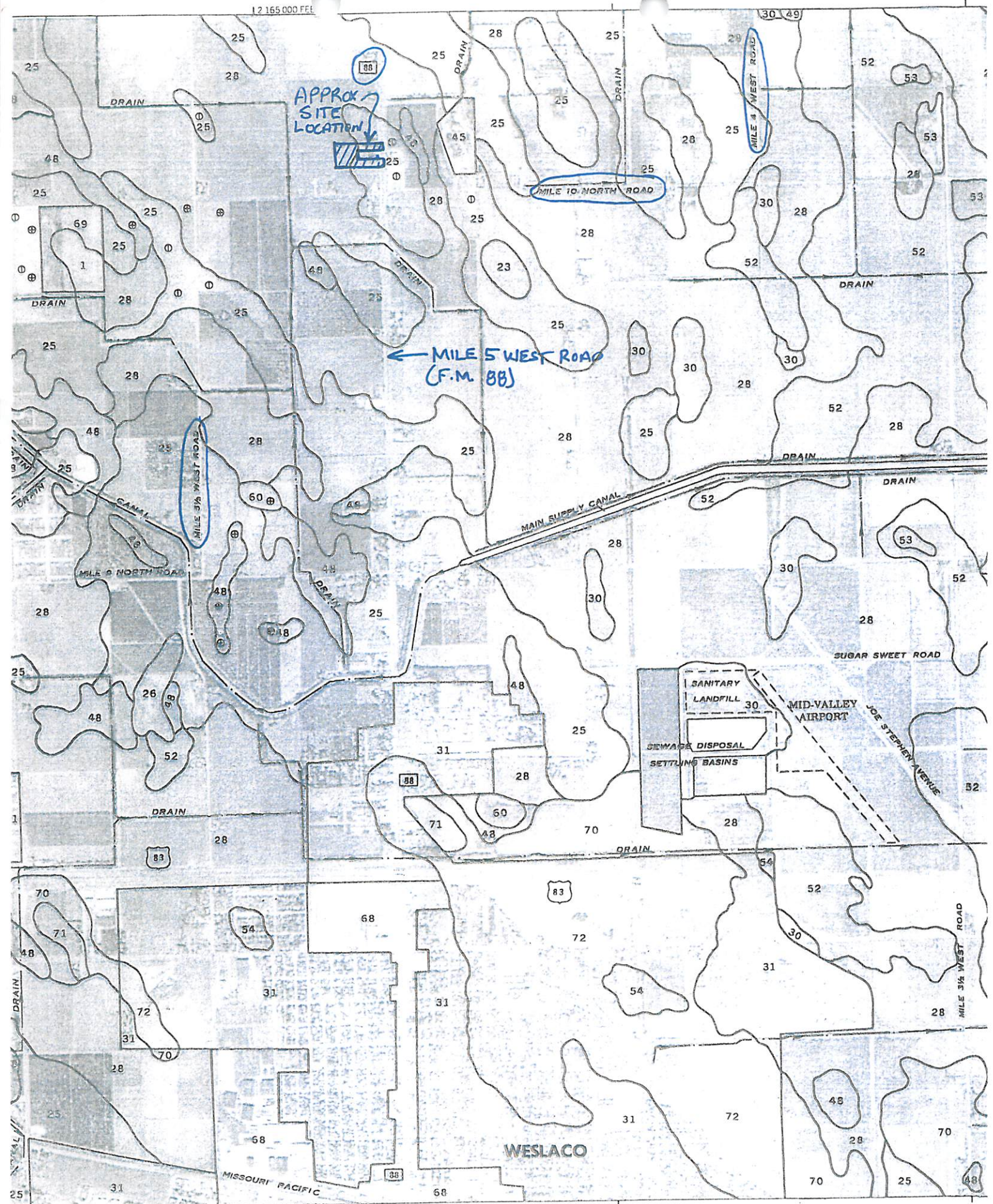


TABLE 15.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
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-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	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-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	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-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	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-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	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-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	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.										

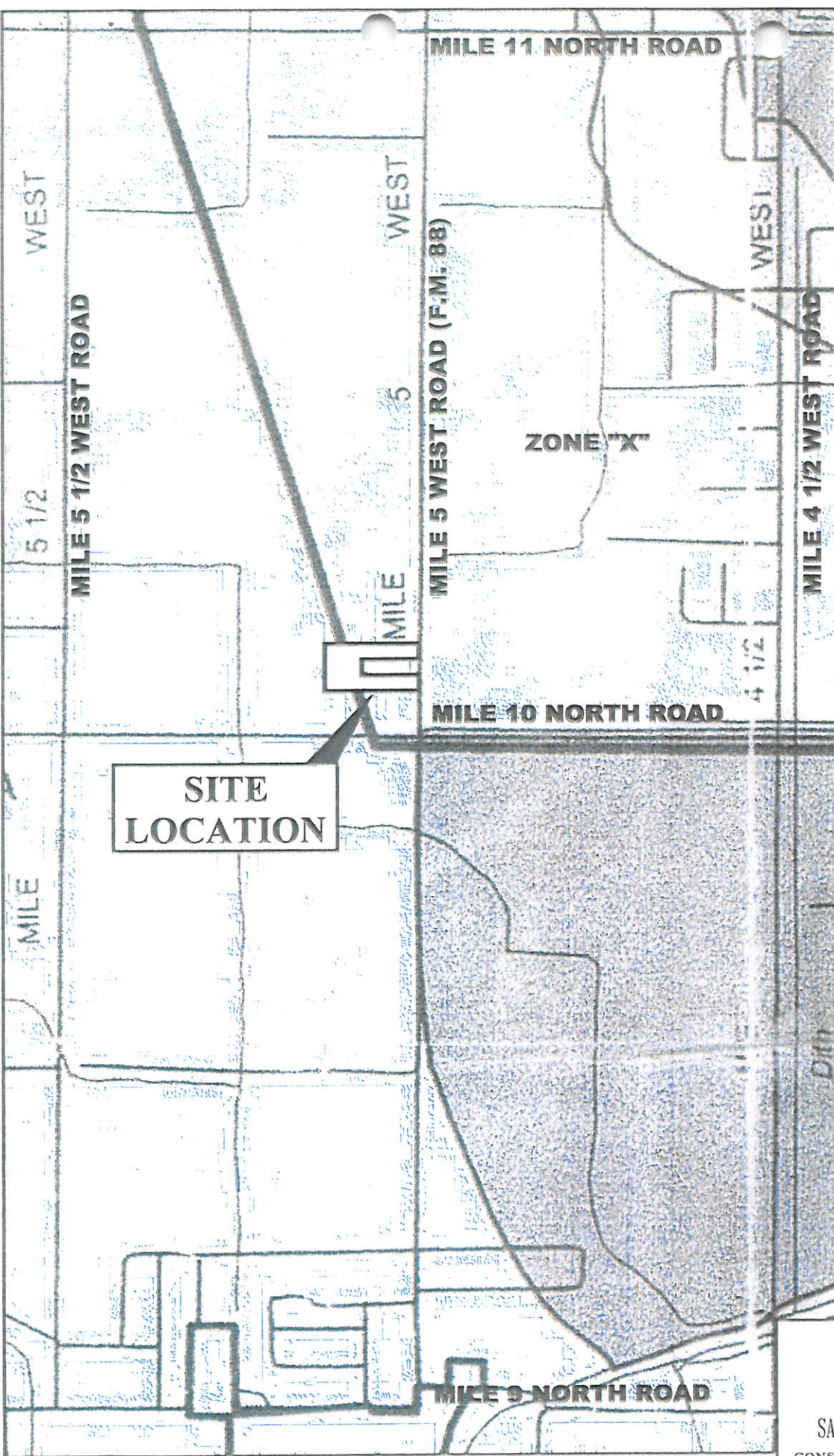
See footnote at end of table.

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	Hardness	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	B	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.



- LEGEND**
- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
- ZONE A** No base flood elevations determined
- ZONE AE** Base flood elevations determined
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding; some flood elevations determined)
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of channel flow flooding, velocities are determined
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined
- FLOODWAY AREAS IN ZONE AE
- OTHER FLOOD AREAS
- ZONE X** Areas of 100-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood
- OTHER AREAS
- ZONE D** Areas in which flood hazards are undetermined

NFP

PANEL 0450 C

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

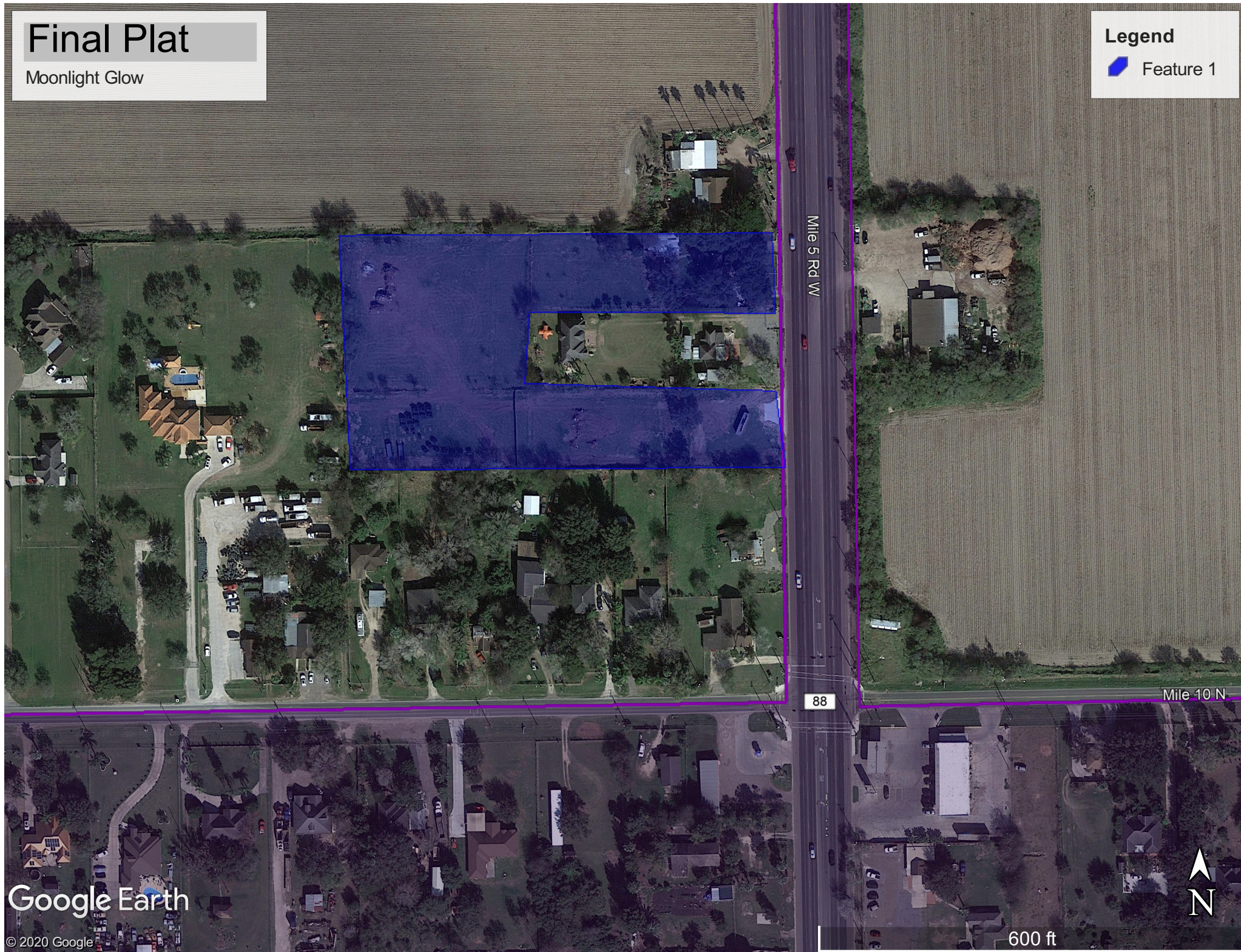
FEDERAL EMERGENCY MANAGEMENT AGENCY

Final Plat

Moonlight Glow

Legend

 Feature 1



Google Earth

© 2020 Google

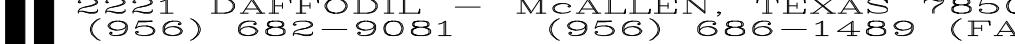


18. ALL LOTS IN MOONLIGHT GLOW SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN MOONLIGHT GLOW SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF MOONLIGHT GLOW SUBDIVISION THEREBY ASSUMES AND ANY SUCCESSOR OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE VIOLATION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER APPROPRIATE FOR DRAINAGE OF THE LOTS COMPRISING MOONLIGHT GLOW SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ANY APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN MOONLIGHT GLOW SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A FEED TO LOT IN MOONLIGHT GLOW SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

19. A FIVE (5.0) FOOT SIDEWALK ALONG MILE WEST ROAD (F.M. 88) IS REQUIRED AT BUILDING PERMIT SCALE AND SHALL BE PROVIDED BY EACH LOT OWNER.

20. STREET LIGHT MUST BE LOCATED EVERY 300 FEET IN ACCORDANCE WITH COUNTY OF HIDALGO REQUIREMENTS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS. AUTHORITY OF DAVID OMER SALINAS, P.E., TX REG. PROFESSIONAL ENGINEER NO. 67000, EXPIRES ON MARCH 05, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION.



TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-526



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3542
From: Rebekah De La Fuente		
Subject: Discussion and consideration for the Final Plat for Professional & Medical Ph. 2 Subdivision— being 5.474 acres out of Farm Tract 17, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 420' South of U.S Expressway 83 on Professional Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The proposed two (2) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 6" sewer line. The property is within a Flood Zone "X".		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Final plat at their regular meeting held August 5, 2020		
Rebekah De La Fuente Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of Final plat.		
Attachments, if any: Professional & Medical Complex- Aerial, Professional & Medical Complex Phase 2 - attachments, Professional and Medical Complex ph2- Plat		
Responsibilities upon Approval: Staff will advise applicant.		

Final Plat

Professional & Medical Complex Phase 2

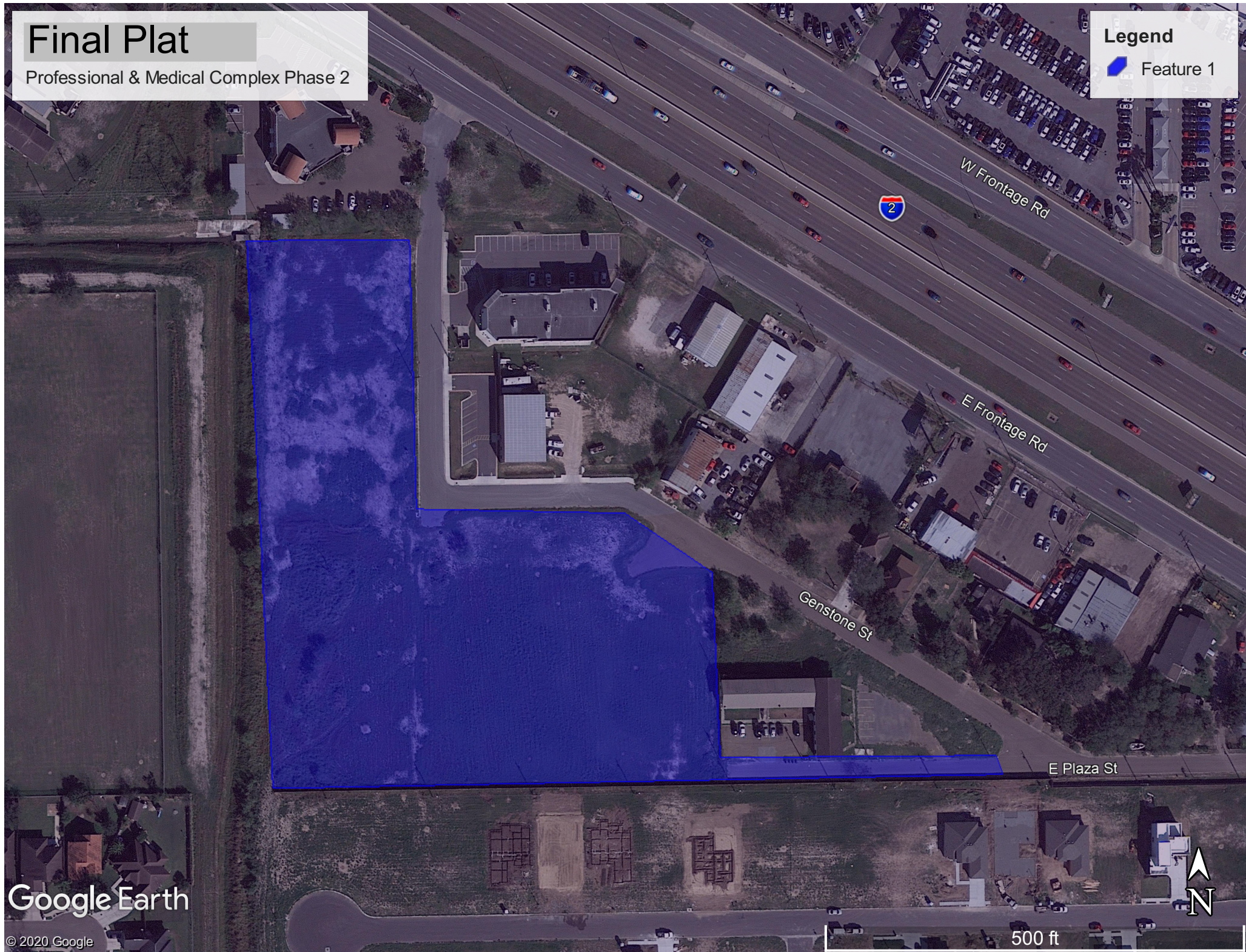
Legend

 Feature 1

Google Earth

© 2020 Google

500 ft





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. _____

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: Professional & Medical Complex Ph 2

Location: Professional Drive & Gemstone

Legal Description: 5.474 ac. F.T. 17, West Tract Subd.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary & Highway district

Existing Land Use: open Proposed Land Use: Commercial

Number of Lots Proposed: 2 Gross Acreage: 5.474

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Fred Perez Telephone: 956 464 8888

Address: P.O. Box 8 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: fred@kingcarriers.com

ENGINEER INFORMATION

Name: Reynaldo Robles Jr Telephone: 956 968 2422

Address: 107 W Huerfano St. Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: reyn@roblesengineering.com

SUBDIVISION PLATTING APPLICATION

10-1-10
 10-1-10

The Planning Commission meets every 1st and 3rd Tuesday of each month at 7:00 pm.
 The Planning Commission meets every 1st and 3rd Tuesday of each month at 7:00 pm.

FILE NO.

This form shall be completed by the property owner or Applicant and submitted to the Planning Commission along with the required number of copies of the respective plat review fee and all other required information listed below in the Subdivision Ordinance. The submission of an application does not constitute acceptance for processing until the staff review and determine the application is complete.

STAFF USE ONLY

☐ Planned Unit Development ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Applicant:

Location:

Legal Description:

Is subdivision inside city limits? ☐ YES ☐ NO

If subdivision is in the ETL indicates ☐ 0.5 mile ☐ 1.0 mile

If you submit letter of Amendment (Congruous or Consistent)

Existing Zoning:

Existing Land Use:

Number of Lots Proposed:

Gross Acreage:

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name:

Address:

City:

ENGINEER INFORMATION

Engineer:

Address:

City:

300 S. HANCOCK AVE. IN WESTPORT, MISSOURI 64156-1000

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

☒ YES ☐ NO Phone Utility At & T

☐ YES ☐ NO Gas Utility

☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District #1

☒ YES ☐ NO Irrigation District #9

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

\$355.00 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 ½ 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

200 S. KANSAS AVE. D. WEBER CO. TEL: 313-235-2525 P. 313-235-2527 E. 313-235-2528 F. 313-235-2529

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Letter of Credit/Performance Bond/escrow
_____ Detailed engineering cost estimates

_____ Park dedication fees in lieu of

_____ 30 Year Water and 30 Year Sewer Service Agreements

_____ Payment of fees sufficient to meet the needs necessitated and attributable to development

_____ Water Rights associated with the property dedicated and assigned to City of Westaco or

_____ Memo from engineering inspector/releasing subdivision

_____ Tax certificates

_____ Checks or Receipts (HOLD FOR RECORD) for County Clerk

_____ Park fees

_____ 326 inspection fee

_____ 75% geotechnical testing fees or negotiated Alternative Testing fee by City, whichever is higher

_____ Reproducible plan to be recorded with all required signatures

_____ Electronic file of final plan and as-builts

SUBMITTALS REQUIRED FOR RECORDING OF URBAN/ COUNTY PLANNING

_____ 273P

_____ Notice of intent

_____ Engineering cost estimates for 75% geotechnical testing fees and 326 inspection fee

_____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____ One set of 8 1/2 x 11 of plan and profile with all corrections done

SUBMITTALS REQUIRED FOR FINAL (City) (transmission)

_____ Traffic Impact Analysis (if required)

_____ Approved Drainage Report

_____ Plans to be sealed by Professional Engineer

_____ Twelve (12) sets of plans (FOILED & STAPLED 24 x 36) & PDF copy with all corrections

_____ SUBMITTALS REQUIRED FOR FINAL (P & N) **Will not apply to Single Use Variance**

_____ Trip Generation Worksheet

_____ Number of the hydrant proposed for installation

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

_____ Water Rights associated with the property

_____ Hydraulic tank system required submit soil infiltration report

_____ Proof of ownership of the property

_____ Street names

_____ Detention areas

_____ Flood directional arrows

_____ Elevations

_____ Existing plans and calculations with engineer's seal

_____ Street names

_____ Adjacent

_____ Proposed Fire Hydrants

_____ Existing & Proposed E Utilities

_____ Utility Layout

_____ Existing & Proposed street names

_____ Adjacent

_____ Flood Zones

_____ Questions

** Any revisions requested would require resubmission of plats and red 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: Fred Perez

Owner Signature: [Signature] Date: 6-16-20

Reynaldo Robles Jr. is the authorized agent

Authorized Agent Signature: [Signature] Date: 6-16-20

Authorized Agent Printed Name: Reynaldo Robles Jr.

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: _____



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. _____

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: Professional & Medical Complex Subdivision Phase 2

Location: Professional Drive & Geomstone Street

Legal Description: Lot 2, Professional & Medical Complex Subd. Ph I & 4.615 ac.
F.T. 17, West 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: vacant Proposed Land Use: Commercial

Number of Lots Proposed: 2 Gross Acreage: 5.474

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Fred Perez, Jr. Telephone: (956) 464 8888

Address: 1200 E. Mi 9 N. Fax: _____

City: Donna State: TX Zip: 78537 E-mail: fred@kingcarriers.com

ENGINEER INFORMATION

Name: Rey Robles, Jr Telephone: 956 968 2422

Address: 107 W Huisache Fax: 956 969 2011

City: Weslaco State: TX Zip: 78599 E-mail: reyr@rroblesengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u># 1</u>	☒ YES ☐ NO Irrigation District <u>HCCID #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 rhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$55.00 Subdivision Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing & Proposed street names
- _____ Utility Layout
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 - _____ Street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Reynaldo Robles Jr. is the authorized agent

Authorized Agent Signature: _____ Date: 4-27-20

Authorized Agent Printed Name: Reynaldo Robles Jr.

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2902785

Billable Pages: 3

Recorded On: April 03, 2018 01:59 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2902785
Receipt No: 20180402000547
Recorded On: April 03, 2018 01:59 PM
Deputy Clerk: Pete Diaz
Station: Mcallen-CC-K22.hccm.com

Record and Return To:

Corporation Service Company
na
na TX 00000



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

RECORDED ABSTRACT
916007

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

AFTER RECORDING RETURN TO:

KING ESTATES WESLACO, LLC
Attn: Margie Perez, Managing Member
Attn: Fred Perez, Managing Member
1200 E. Mile 9 N.
Donna, Texas 78537

GENERAL WARRANTY DEED

Date: March 26, 2018

Grantor: Fred Perez, Jr., Margarita Perez and Perez Trucks and Sales, Inc.

Grantor's Mailing Address: 1200 E. Mile 9 N., Donna, Texas 78537

Grantee: KING ESTATES WESLACO, LLC, a Texas limited liability company

Grantee's Mailing Address: 1200 E. Mile 9 N., Donna, Texas 78537

Consideration: As a capital contribution to Grantee.

Property (including any improvements):

TRACT I: Being 10.00 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 17, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, and said 10.00 acre tract being more particularly described by metes and bounds as follow:

BEGINNING at a point on the West line of said Farm Tract 17 for the Northwest corner of said tract herein described, said point bears South 660.00 feet from the Northwest corner of said Farm Tract 17;

THENCE, East, with a line that is parallel to the North line of said Farm Tract 17; at a distance of 30.00 feet pass a ½-inch iron rod with a plastic cap stamped "R&A" set for reference, at a distance of 1290.00 feet pass a ½-inch iron rod with a plastic cap stamped "R&A" set for reference on the West right-of-way line of Pleasantview Road (Mile 3½ West Road), and continuing for a total distance of 1320.00 feet to a point for the Northeast corner of said tract herein described;

THENCE, South, 330.00 feet, with the East line of said Farm Tract 17, with the West line of Farm Tract 18 and with the centerline of said Pleasantview Road to a point for the Southeast corner of said tract herein described;

THENCE, West, with the North line of Caballero No. 1 Subdivision, as per map recorded in Volume 33, Page 45 of the Hidalgo County Map Records, at a distance of 40.00 feet pass a ½-inch iron rod found for reference, at a distance of 1270.00 feet pass a ½-inch iron rod found for reference and continuing for a total distance of 1320.00 feet to a point for the Southwest corner of said tract herein described;

THENCE, North, 330.00 feet, with the West line of said Farm Tract 17, with the East line of Farm Tract 16 and along a drain ditch to the POINT OF BEGINNING and containing 10.00 acres of land more or less.

TRACT II: Being 4.615 acres of land, more or less, being out of Farm Tract 17, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 4.615 acre tract being more particularly described by

metes and bounds as follows:

BEGINNING at a point on the West line of said Farm Tract 17 for the Northwest corner of said tract herein described, said corner also being the Southwest corner of Professional & Medical Complex Subdivision as per map recorded in Instrument #2108095, Map Records of Hidalgo County, Texas, said point bears South 340.00 feet from the Northwest corner of said Farm Tract 17;

THENCE, East, with the South line of said Professional & Medical Complex Subdivision, at a distance of 75.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "R&A" found for reference and continuing for a total distance of 461.49 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" found for the Northeast corner of said tract herein described;

THENCE, South 57 degrees 40 minutes 18 seconds East, 355.29 feet to a 1/2-inch iron rod with plastic cap stamped "RRA" found for corner;

THENCE, West, with the North line of a tract of land as described in Volume 1831, Page 89 of the Hidalgo County Deed Records, at distance of 70.71 feet pass the Northeast corner of an 11000 square feet tract of land as described in Volume 2265, Page 911 of the Hidalgo County Deed Records and continuing for a total distance of 180.71 feet to a 1/2-inch iron rod with a plastic cap stamped "RRA" found for and inner corner hereof;

THENCE, South 100.00 feet with the West line of said 11000 square feet tract to a 1/2-inch iron rod with a plastic cap stamped "RRA" set for corner;

THENCE, East, at a distance of 110.00 feet pass the Southeast corner of said 11000 square feet tract and continuing with the South line of said tract described in Volume 1831, Page 89 for total distance of 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RRA" found for corner;

THENCE, South 30.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RRA" found for Southeast corner of said tract herein described;

THENCE, West, with a line that is parallel to the North line of said Farm Tract 17, at a distance of 861.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference and continuing for a total distance of 891.00 feet to point for the Southwest corner of said tract herein described;

THENCE, North 320.00 feet, with the West line of said Farm Tract 17, with the East line of Farm Tract 16 and along a drain ditch to THE POINT OF BEGINNING, and containing 4.615 acres of land, more or less.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Fred Perez, Jr.

Margarita Perez

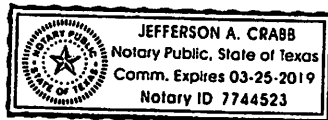
Perez Trucks and Sales, Inc., a Texas corporation

BY: Federico G. Perez, Jr., President

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 27th day of March, 2018, by Fred Perez, Jr.

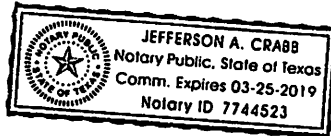


Jefferson A. Crabb
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 27th day of March, 2018, by Margarita Perez.

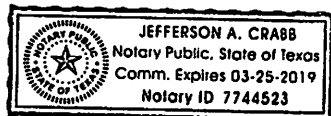


Jefferson A. Crabb
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 27th day of March, 2018, by Federico G. Perez, Jr., President of Perez Trucks and Sales, Inc., a Texas corporation, on behalf of said corporation.



Jefferson A. Crabb
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Law Office of JEFFERSON A. CRABB
3049 W. Alberta Rd.
Edinburg, Texas 78539

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, June 16, 2020 7:34 AM
To: rey robles
Subject: RE: Professional and Medical Complex Phase 2
Attachments: Lot 1 Trip Generation Worksheet.pdf; Lot 2 Trip Generation Worksheet.pdf

Good morning,

Please address the minor comments remaining. Once complete you can proceed with submitting you subdivision platting application, \$355.00 application fee, \$75.00 fire review fee, 12 sets of plats and the most update drainage report.

Planning Comments:

1. Add Plat Note: All drainage easements shall be private within the property lines and maintained by the property owner
2. Update Plat Note 10: Sidewalk should be 5ft
3. How will access be maintained with property owner off of Gemstone: *Per conversation with owner, Mr. Fred Perez, the property owner off of Gemstone owns both lots on the southeast area of the site so the back lot would be able to access the public road through their front lot. So there will no longer be access allowed through the 30ft strip of land that they currently use a driveway?*

Engineering TIA Comments:

1. Please see attached approved Trip Test Generation worksheets with comments

Engineering Comments:

This will be approved and will be contingent upon the Engineer would have to show the correct symbol representing that the block corners are Concrete Monuments instead of Found 1/2" Iron Rods and Elevations will be required upon Final, all other comments have been addressed.

Thank you,

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: rey robles <reyr@rroblesengineering.com>
Sent: Monday, June 1, 2020 3:13 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: Professional and Medical Complex Phase 2

Good afternoon Rebekah,

Attached find the updated plat and the traffic generation worksheet. See blue text below for responses to your questions.

Sincerely,
Rey Robles, Jr.

On Fri, May 8, 2020 at 3:04 PM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Afternoon:

Please see comments below from each department. Please revise the plat sheets and resubmit a PDF copy for re-review. Once you have been cleared by all department you will be able to proceed with the Platting process

Fire Comments:

Approved as submitted

Planning Comments:

1. Verify Flood Zone Area, I believe you may be in a dual zone. [see attached map with site scaled](#)
2. Adjacent properties must be identified on all sides.
3. Submit Trip Test Generation Worksheet
4. Include all appropriate signature lines.- Drainage District, County recording
5. All drainage easements shall be private within the property lines and maintained by the property owner
6. Update Plat Note 10: A _____ ft. sidewalk is required along all streets upon the issuance of a building permit.
On corner lots, the owner shall be responsible for the sidewalk along all streets adjoining the lot
7. Add Plat Note: Landscaping is required per city ordinance.
8. How will access be maintained with property owner off of Gemstone: [Per conversation with owner, Mr. Fred Perez, the property owner off of Gemstone owns both lots on the southeast area of the site so the back lot would be able to access the public road through their front lot.](#)

Informational Only:

Sec. 26-40. - Buffer fencing. In developments within the city limits and the ETJ, a minimum six-foot buffer fence shall be required along any natural and/or manmade hazard such as an open canal, open ditch, caliche pit, and holding pond which, in the opinion of the city, is necessary for the lot's occupants to be protected from. In the ETJ, a plat note requiring such buffering of the affected lot owner at the time of the lot's occupancy shall be provided. Removal or damage to these fences will subject the owner of the lot adjacent to the buffer fence to fines and/or replacement/repair of the fence at the owner's expense or the person causing this damage. Such buffering may also include major thoroughfares but not golf course lakes, and/or similar landscaping.

Public Works:

All utilities are in place no additional comments

Engineering Comments:

Professional Medical Complex:

- Metes and Bound Description ensure that spelling is correct.
- Show distance from POC to POB
- All Block Corners shall have a concrete monument with noted coordinates and elevations

I verified Drainage Calculations and they are ok

Rebekah de la Fuente, CFM

Planning Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: rey robles <reyr@rroblesengineering.com>

Sent: Monday, April 27, 2020 3:33 PM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: Professional and Medical Complex Phase 2

Good afternoon Rebekah,

attached find the Subdivision review application, subdivision plat, property deed and drainage report for the Professional and Medical Complex Subdivision Phase 2. I will have the check for the review fee dropped off in the dropbox. Please let me know if there are any hard copies needed or any other item that will need to be submitted for the review. Thank you!

Sincerely,

Rey Robles, Jr.

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, May 8, 2020 3:05 PM
To: rey robles
Subject: RE: Professional and Medical Complex Phase 2

Good Afternoon:

Please see comments below from each department. Please revise the plat sheets and resubmit a PDF copy for re-review. Once you have been cleared by all department you will be able to proceed with the Platting process

Fire Comments:

Approved as submitted

Planning Comments:

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Sec. 26-40. - Buffer fencing. In developments within the city limits and the ETJ, a minimum six-foot buffer fence shall be required along any natural and/or manmade hazard such as an open canal, open ditch, caliche pit, and holding pond which, in the opinion of the city, is necessary for the lot's occupants to be protected from. In the ETJ, a plat note requiring such buffering of the affected lot owner at the time of the lot's occupancy shall be provided. Removal or damage to these fences will subject the owner of the lot adjacent to the buffer fence to fines and/or replacement/repair of the fence at the owner's expense or the person causing this damage. Such buffering may also include major thoroughfares but not golf course lakes, and/or similar landscaping.

Public Works:

All utilities are in place no additional comments

Engineering Comments:

Professional Medical Complex:

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I verified Drainage Calculations and they are ok

Rebekah de la Fuente, CFM

Planning Director

City of Weslaco
255 S. Kansas Avenue
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Ph: (956) 447-3401
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From: rey robles <reyr@rroblesengineering.com>
Sent: Monday, April 27, 2020 3:33 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Professional and Medical Complex Phase 2

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Sincerely,
Rey Robles, Jr.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: April 29, 2020

TO: Albert Aldana/ Peter Hermida, Engineer III
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

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

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on Thursday, May 7, 2020 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **Professional & Medical Complex Phase II**

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.



ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422

Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

DRAINAGE STATEMENT

FOR

**PROFESSIONAL AND MEDICAL
COMPLEX SUBDIVISION PHASE 2**

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

April 24, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.



Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,
Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets 1 & 2



**ROBLES
ENGINEERING, INC.**

FIRM NO. F-17391

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	DATE 5/5/2020

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599



**DRAINAGE STATEMENT
For
Professional and Medical Complex Subdivision Phase 2
CITY OF WESLACO
HIDALGO COUNTY, TEXAS**

Professional and Medical Complex Subdivision Phase 2 is located on the southwest corner of the intersection of Professional Drive and Gemstone Street in the City of Weslaco, Hidalgo County, Texas and is described as follows: 5.474 acres of land being 4.615 acres out of Farm Tract 17, West Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records and Lot 2, Professional and Medical Complex Subdivision Phase 2, Hidalgo County, Texas, according to the plat thereof recorded in Document No.2010-2108095 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "X" (unshaded), which is described as areas determined to be outside 500-year floodplain, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

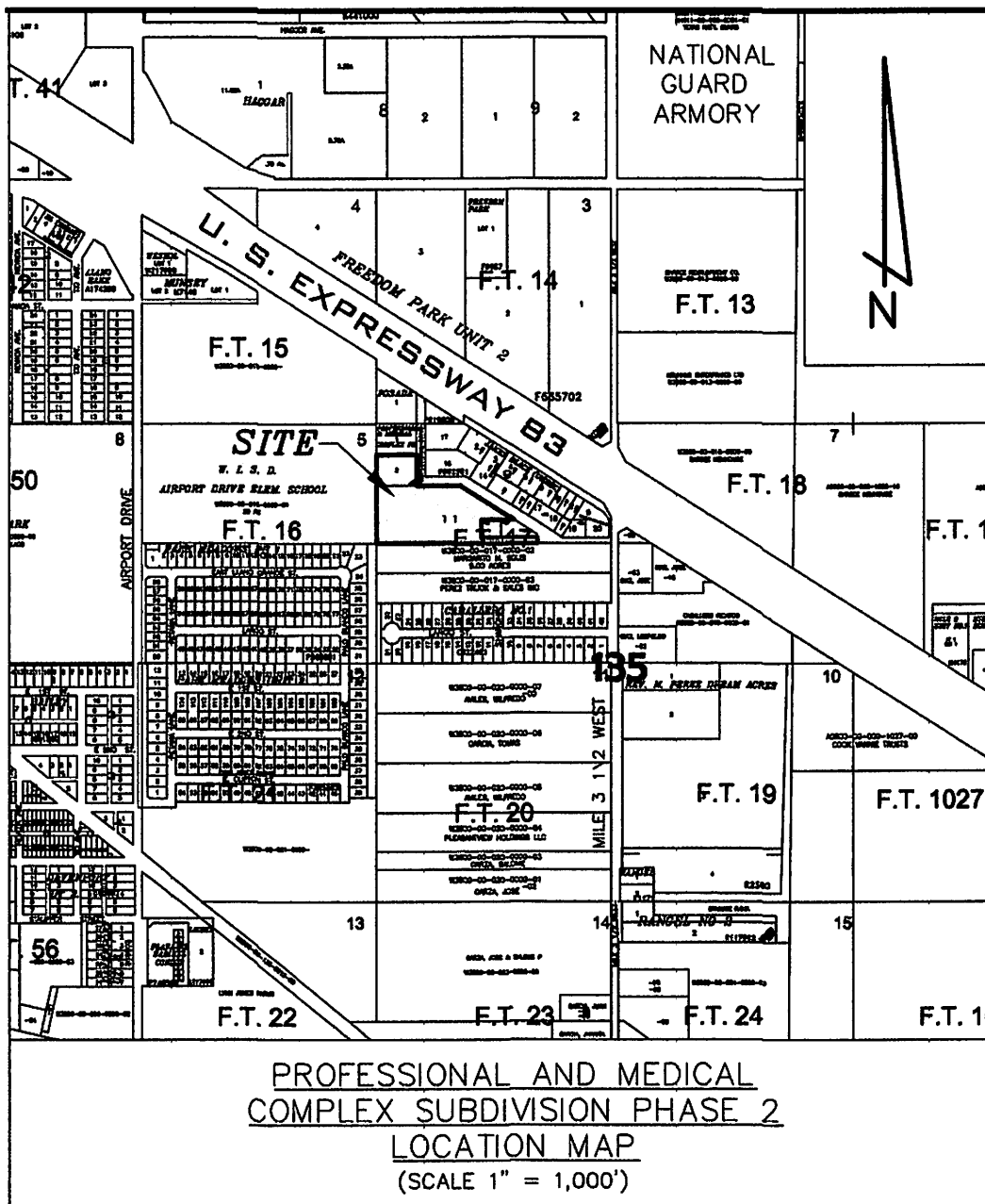
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Willacy fine sandy loam (70). Hidalgo fine sandy loam and Willacy fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

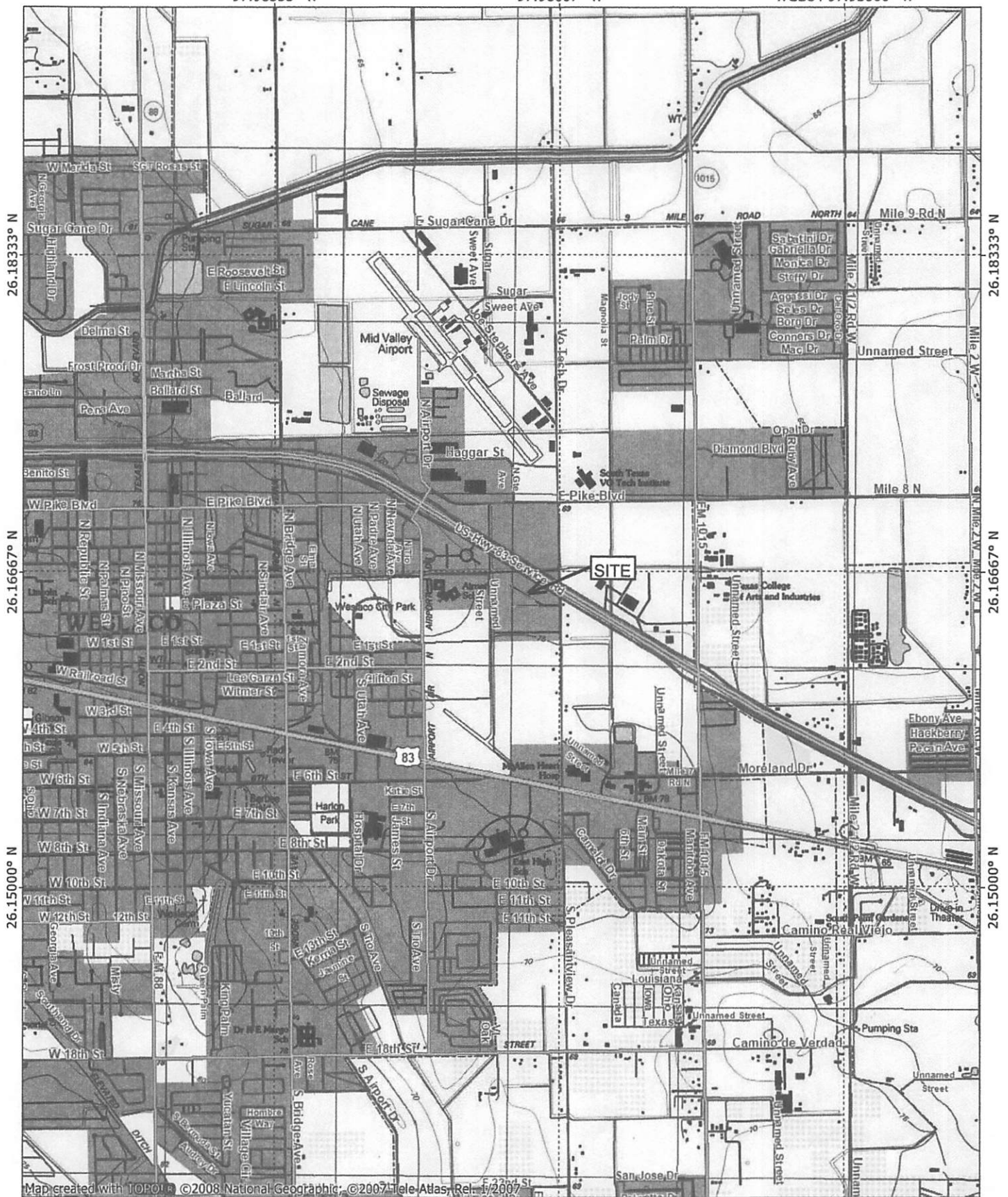
Pre-development Conditions:

The land comprising the Professional and Medical Complex Subdivision Phase 2 is currently commercial zoned open land. Topographic information of the site reveals the subdivision site has a predevelopment grade of approximately 0.27% in a northerly direction with a predevelopment runoff of 4.04 CFS. The runoff from the existing site flows into a drain ditch along the west side of the property owned by the City of Weslaco and towards Professional Drive where it makes its way into the existing storm sewer system and discharges into said drain ditch via a 42" RCP.

Future Conditions:

Expected future use for this subdivision will be for commercial use. The development will consist of two commercial lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 43,903 cubic feet (1.008 acre-ft), and a future Q of 13.66 CFS for an increase Q of 9.62 CFS. This runoff will be detained within designated detention areas and discharge into the existing storm sewer system along Professional Drive where it will make its way into the drain ditch along the west side of the subdivision owned by the City of Weslaco. A drainage plan is to be approved by the City of Weslaco at the time of issuance of a building permit.





Map created with TOPO! ©2008 National Geographic, ©2007 Tele-Atlas, Rel. 1/2007



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Weslaco, TX 78599

Detention Volume

Professional and Medical Complex Subdivision Phase 2

Using Modified Rational Method:

Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 5.474 ac.
Runoff Length = 550 ft
Slope = 0.27 %
Cex = 0.15
 $V = K_s K_p^{0.5} = 0.36 \text{ ft/s}$
 $t_t = L / 60V = 25.25 \text{ min.}$
 $I = b / (t_t + d)^a = 4.92 \text{ in./hr.}$

Where $Q = CIA = 4.04 \text{ cfs}$

10- Yr	b= Intensity-Frequency	116.24
	d= Duration Coefficients for	14.33
	e= Hidalgo County, TX	0.8599

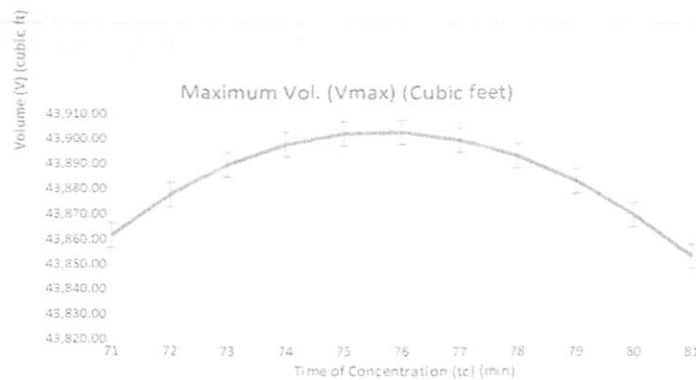
For the future developed subdivision:

	Area %	C	Weighted C
CH R.O.W.	15	0.15	0.02
LOT 1	47	0.83	0.39
LOT 2	38	0.83	0.31
	100		0.72

Cfut = 0.72

50- Yr	b= Intensity-Frequency	170.66
	d= Duration Coefficients for	16.71
	e= Hidalgo County, TX	0.8613

Tc	Qfut	Vfut	Qex	Vex	Vmax
71	14.33	61,059.62	4.04	17,198.23	43,861.39
72	14.19	61,317.96	4.04	17,440.46	43,877.50
73	14.06	61,572.25	4.04	17,682.69	43,889.56
74	13.92	61,822.60	4.04	17,924.92	43,897.69
75	13.79	62,069.14	4.04	18,167.14	43,902.00
76	13.66	62,311.96	4.04	18,409.37	43,902.59
77	13.54	62,551.17	4.04	18,651.60	43,899.57
78	13.42	62,786.87	4.04	18,893.83	43,893.04
79	13.30	63,019.15	4.04	19,136.06	43,883.09
80	13.18	63,248.10	4.04	19,378.29	43,869.81
81	13.06	63,473.80	4.04	19,620.52	43,853.29



Total Required Detention Volume: 43,903 cfs =
1.008 ac-ft



Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

15

min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM FLOOD INSURANCE RATE MAP

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

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



REVISED TO
REFLECT LOMR
DATED 10/1/02

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.

OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified
1983



Identified
1990



Otherwise
Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.



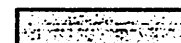
Floodplain Boundary



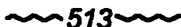
Floodway Boundary



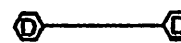
Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



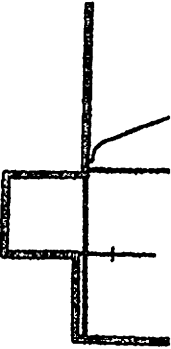
Base Flood Elevation line; Elevation in Feet *



cross Section Line
Base Flood Elevation in Feet Where Uniform
Within Zone *

Elevation Bench Mark (See notes below)

RM 7_x



aslaco
:LUDED)

Site

US

EXPRESSWAY

83

MILE 3 WEST ROAD

ZONE X

MILE

8

WEST

ROAD

MILE 2 1/2

NORTH

ZONE X

2

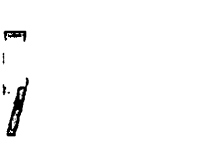
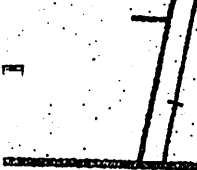
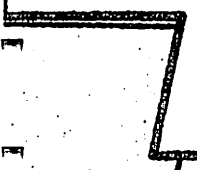
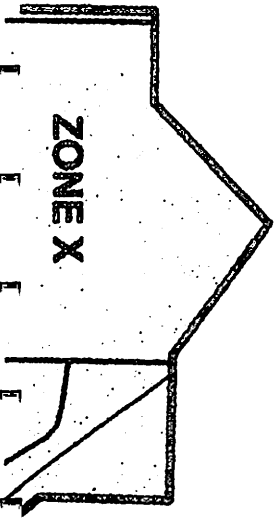
WES

Ditch

MILE 7 NORTH ROAD

MILE

ZONE X



Soil Map—Hidalgo County, Texas



Map Scale: 1:1,520 if printed on A landscape (11" x 8.5") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/24/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features

Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 18, Sep 12, 2019

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.9	69.5%
70	Willacy fine sandy loam, 0 to 1 percent slopes	1.7	30.5%
Totals for Area of Interest		5.6	100.0%

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SC, SC-SM, SM	A-2-4, A-4	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7-10
			14-72	Sandy clay loam, fine sandy loam	CL, CL-ML, SC, SC-SM	A-4, A-6	0-0-0	0-0-0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

Report—Engineering Properties

Representative Value (R), and High (H).
 Operation/Content/Content=17757 (where) Three values are provided to identify the expected low (L),
 found in the National Engineering Handbook, Chapter 7 issued May 2007 (http://nrc.nsl.gov).
 possible textures follow the text. The criteria for determining the hydrologic soil group for individual soil components is
 Absence of an entry indicates that the data were not estimated. The asterisk (*) denotes the representative texture; other

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Per cent sand	Hydrologic group	Depth	USDA texture	Classification		Per cent fines		Percentage passing sieve number--				Liquid limit	Plasticity index
					Unified	AASHTO	>10 microns	2-40 microns	4	10	40	200		
18—Hidalgo sandy clay loam, 0 to 1 percent slopes		SS 2	0-17	Sandy clay loam	CL-SC	A-6	0-0-0	0-0-0	100-100	98-98-1	98-98-1	98-98-1	20-30	0-8
19—Wichita fine sandy loam, 0 to 1 percent slopes		SS B	0-14	Fine sandy loam	SC-SC SC-SS	A-3, A-4	0-0-0	0-0-0	100-100	98-98-1	98-98-1	98-98-1	20-30	0-8
20—Wichita fine sandy loam, 0 to 1 percent slopes		SS 2	0-17	Sandy clay loam	CL-SC	A-6	0-0-0	0-0-0	100-100	98-98-1	98-98-1	98-98-1	20-30	0-8
21—Wichita fine sandy loam, 0 to 1 percent slopes		SS B	0-14	Fine sandy loam	SC-SC SC-SS	A-3, A-4	0-0-0	0-0-0	100-100	98-98-1	98-98-1	98-98-1	20-30	0-8
22—Wichita fine sandy loam, 0 to 1 percent slopes		SS B	0-14	Fine sandy loam	SC-SC SC-SS	A-3, A-4	0-0-0	0-0-0	100-100	98-98-1	98-98-1	98-98-1	20-30	0-8

PROFESSIONAL AND MEDICAL COMPLEX SUBDIVISION PHASE 2

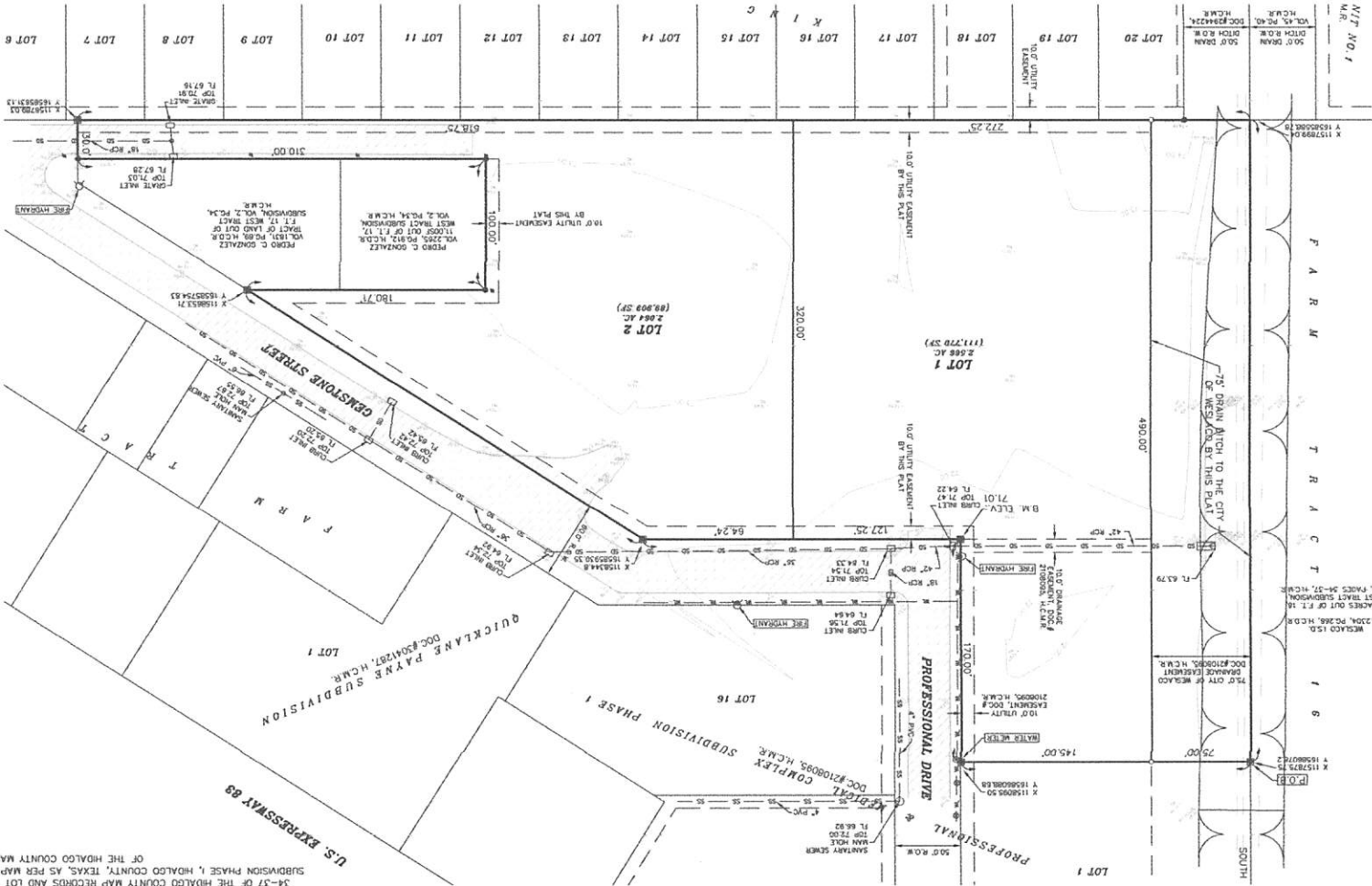
BEING A SUBDIVISION OF 5.474 ACRES OF LAND AND BEING 4.615 ACRES OF LAND OUT OF FARM TRACT 17, WEST TRACT SUBDIVISION, TARRANT COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 OF THE TARRANT COUNTY MAP RECORDS, AND LOT 2, PROFESSIONAL AND MEDICAL COMPLEX SUBDIVISION PHASE 1, TARRANT COUNTY, TEXAS, AS PER MAP RECORDED IN DOCUMENT NO. 2010-2108095

OF THE TARRANT COUNTY MAP RECORDS.

- Asphalt pavement
- Overhead powerline
- Underground cable (approx. location)
- Sanitary sewer line (approx. location)
- Irrigation line (approx. location)
- Power Pole
- Water Valve
- Water Valve
- Irrigation stand pipe
- Fence line
- ETC/NO

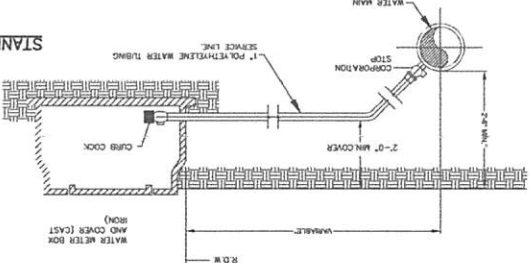
SCALE: 1"=60'

BENCHMARK: TOP OF 1/2" IRON ROD LOCATED ON DRIVE AND GEMSTONE STREET, ELEVATION=71.01.



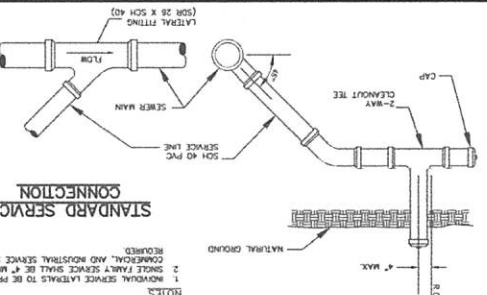
STANDARD WATER SERVICE CONNECTION

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
3. ALL CONNECTIONS TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 1,000 PSI.
4. ALL CONNECTIONS TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 1,000 PSI.
5. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
6. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
7. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
8. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
9. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
10. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
11. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
12. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
13. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
14. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
15. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
16. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
17. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
18. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
19. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.
20. 2" POLYETHYLENE WATER TUBING REQUIRED FOR LINE SERVICES GREATER THAN 1'.



STANDARD SERVICE CONNECTION

1. STANDARD SERVICE CONNECTIONS SHALL BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.





ROBLES
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DRAINAGE STATEMENT

FOR

**PROFESSIONAL AND MEDICAL
COMPLEX SUBDIVISION PHASE 2**

**CITY OF WESLACO
HIDALGO COUNTY, TEXAS**

April 24, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.



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Index

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Existing Soils, Existing Conditions, Future Conditions)

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Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets 1 & 2



DRAINAGE STATEMENT
For
Professional and Medical Complex Subdivision Phase 2
CITY OF WESLACO
HIDALGO COUNTY, TEXAS



Professional and Medical Complex Subdivision Phase 2 is located on the southwest corner of the intersection of Professional Drive and Gemstone Street in the City of Weslaco, Hidalgo County, Texas and is described as follows: 5.474 acres of land being 4.615 acres out of Farm Tract 17, West Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records and Lot 2, Professional and Medical Complex Subdivision Phase 2, Hidalgo County, Texas, according to the plat thereof recorded in Document No.2010-2108095 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "B", which is described as areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480349 0005 B, with an effective date of March 4, 1980.

Existing Soils:

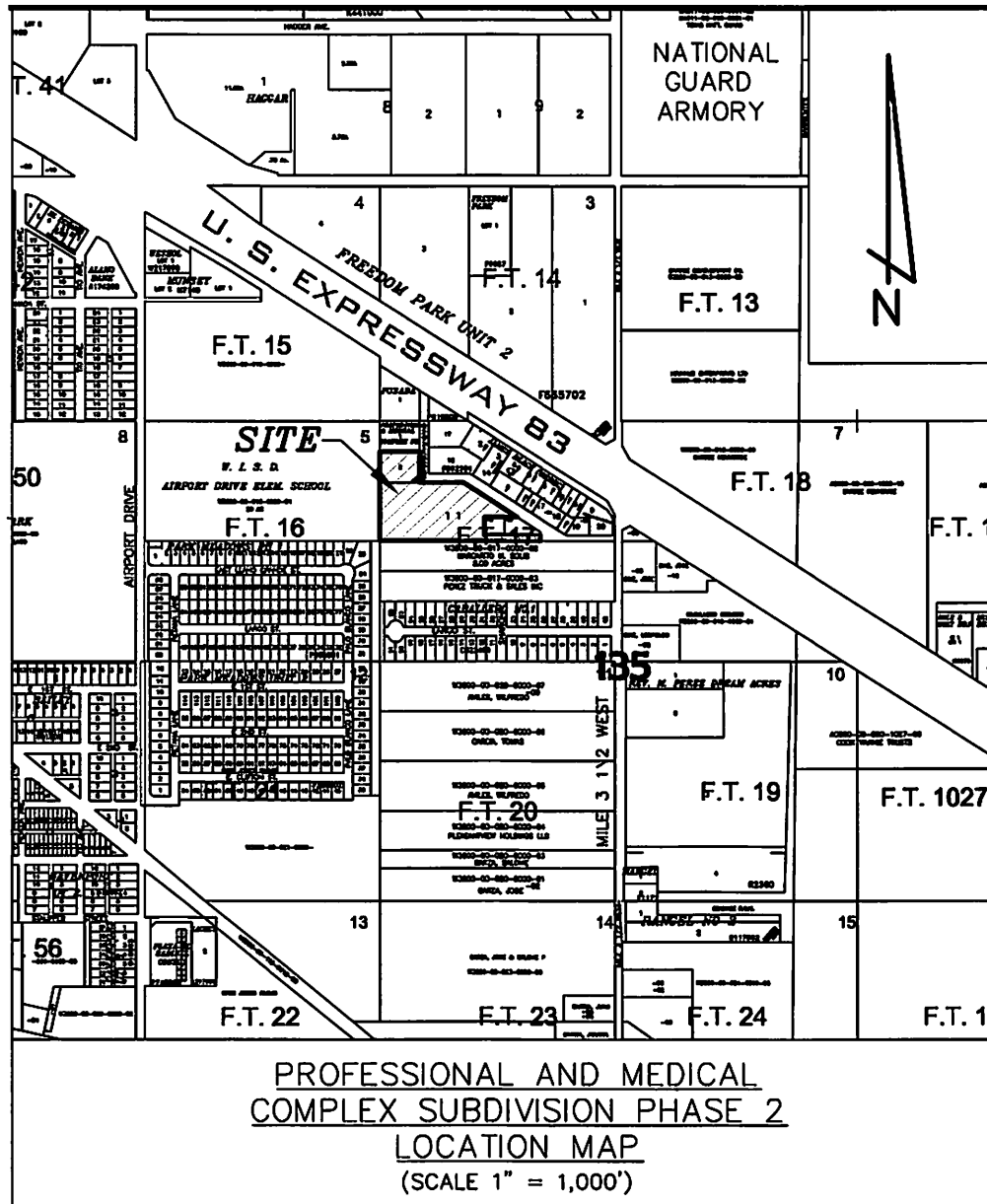
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Willacy fine sandy loam (70). Hidalgo fine sandy loam and Willacy fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

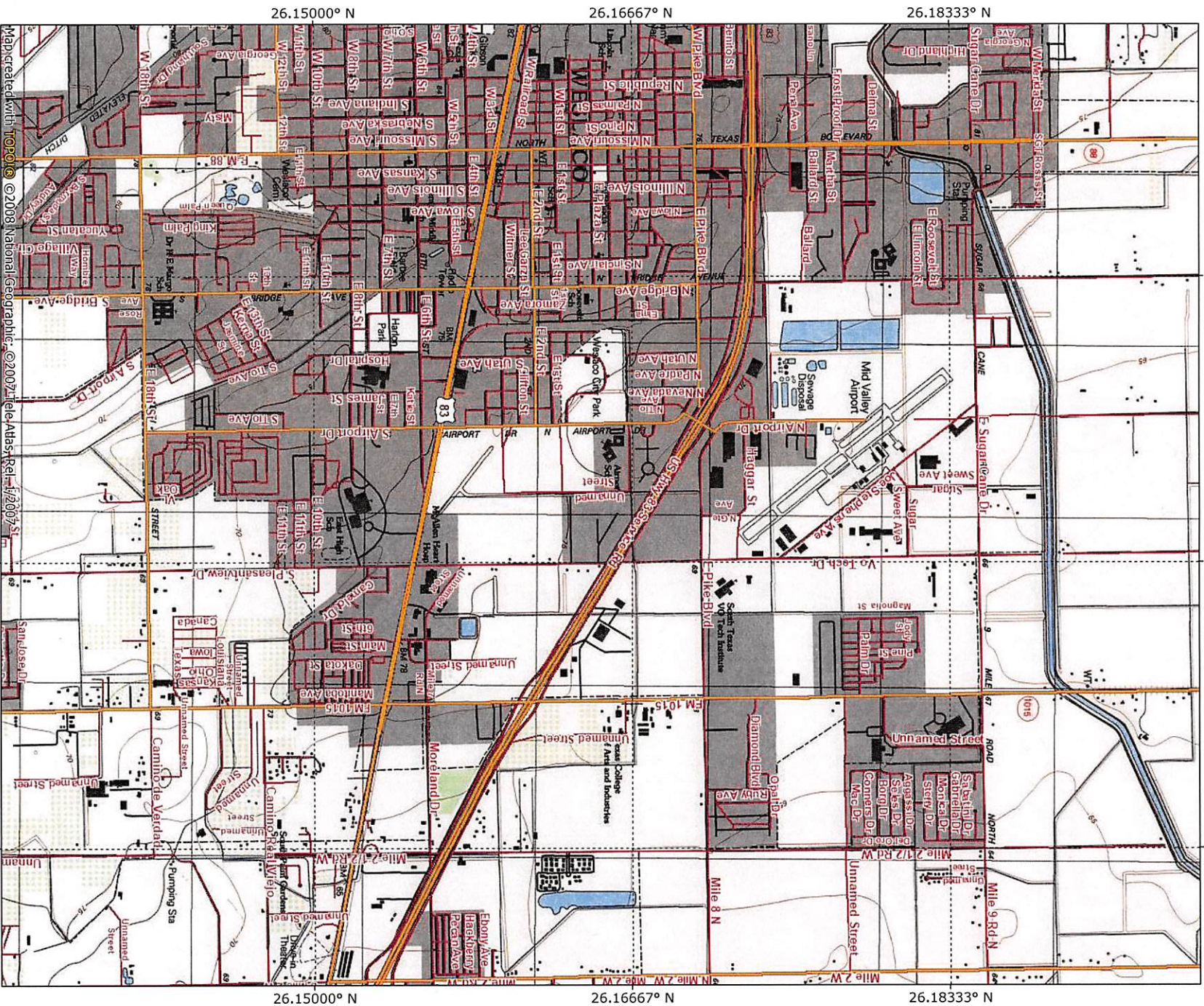
Pre-development Conditions:

The land comprising the Professional and Medical Complex Subdivision Phase 2 is currently commercial zoned open land. Topographic information of the site reveals the subdivision site has a predevelopment grade of approximately 0.27% in a northerly direction with a predevelopment runoff of 4.04 CFS. The runoff from the existing site flows into a drain ditch along the west side of the property owned by the City of Weslaco and towards Professional Drive where it makes its way into the existing storm sewer system and discharges into said drain ditch via a 42" RCP.

Future Conditions:

Expected future use for this subdivision will be for commercial use. The development will consist of two commercial lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 43,903 cubic feet (1.008 acre-ft), and a future Q of 13.66 CFS for an increase Q of 9.62 CFS. This runoff will be detained within designated detention areas and discharge into the existing storm sewer system along Professional Drive where it will make its way into the drain ditch along the west side of the subdivision owned by the City of Weslaco. A drainage plan is to be approved by the City of Weslaco at the time of issuance of a building permit.







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Detention Volume

Professional and Medical Complex Subdivision Phase 2

Using Modified Rational Method:

Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 5.474 ac.
Runoff Length = 550 ft
Slope = 0.27 %
Cex = 0.15
 $V = K_u K_S Q_p^{0.5} = 0.36 \text{ ft/s}$
 $t_c = L / 60V = 25.25 \text{ min.}$
 $I = b / (t_c + d)^a = 4.92 \text{ in./hr.}$

Where $Q = CIA = 4.04 \text{ cfs}$

10- Yr	b= Intensity-Frequency	116.24
	d= Duration Coefficients for	14.33
	e= Hidalgo County, TX	0.8599

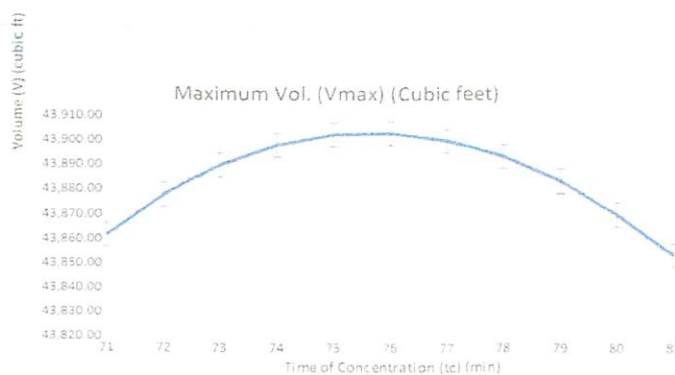
For the future developed subdivision:

DRAIN DITCH R.O.W.	Area %	C	Weighted C
LOT 1	47	0.83	0.39
LOT 2	38	0.83	0.31
	100		0.72

Cfut = 0.72

50- Yr	b= Intensity-Frequency	170.66
	d= Duration Coefficients for	16.71
	e= Hidalgo County, TX	0.8613

Tc	Qfut	Vfut	Qex	Vex	Vmax
71	14.33	61,059.62	4.04	17,198.23	43,861.39
72	14.19	61,317.96	4.04	17,440.46	43,877.50
73	14.06	61,572.25	4.04	17,682.69	43,889.56
74	13.92	61,822.60	4.04	17,924.92	43,897.69
75	13.79	62,069.14	4.04	18,167.14	43,902.00
76	13.66	62,311.96	4.04	18,409.37	43,902.59
77	13.54	62,551.17	4.04	18,651.60	43,899.57
78	13.42	62,786.87	4.04	18,893.83	43,893.04
79	13.30	63,019.15	4.04	19,136.06	43,883.09
80	13.18	63,248.10	4.04	19,378.29	43,869.81
81	13.06	63,473.80	4.04	19,620.52	43,853.29



Total Required Detention Volume: 43,903 cfs =
1.008 ac-ft

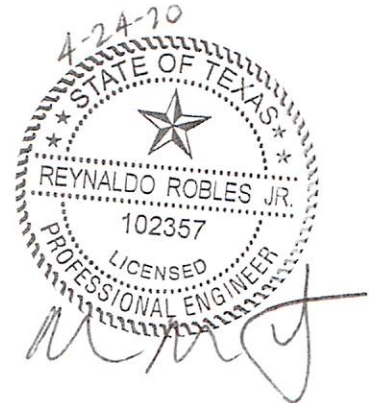


Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

15

min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

where uniform within Zone

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.

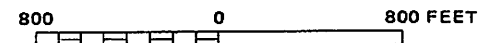
NOTES TO USER

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.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980



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

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



APPROXIMATE SCALE
800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

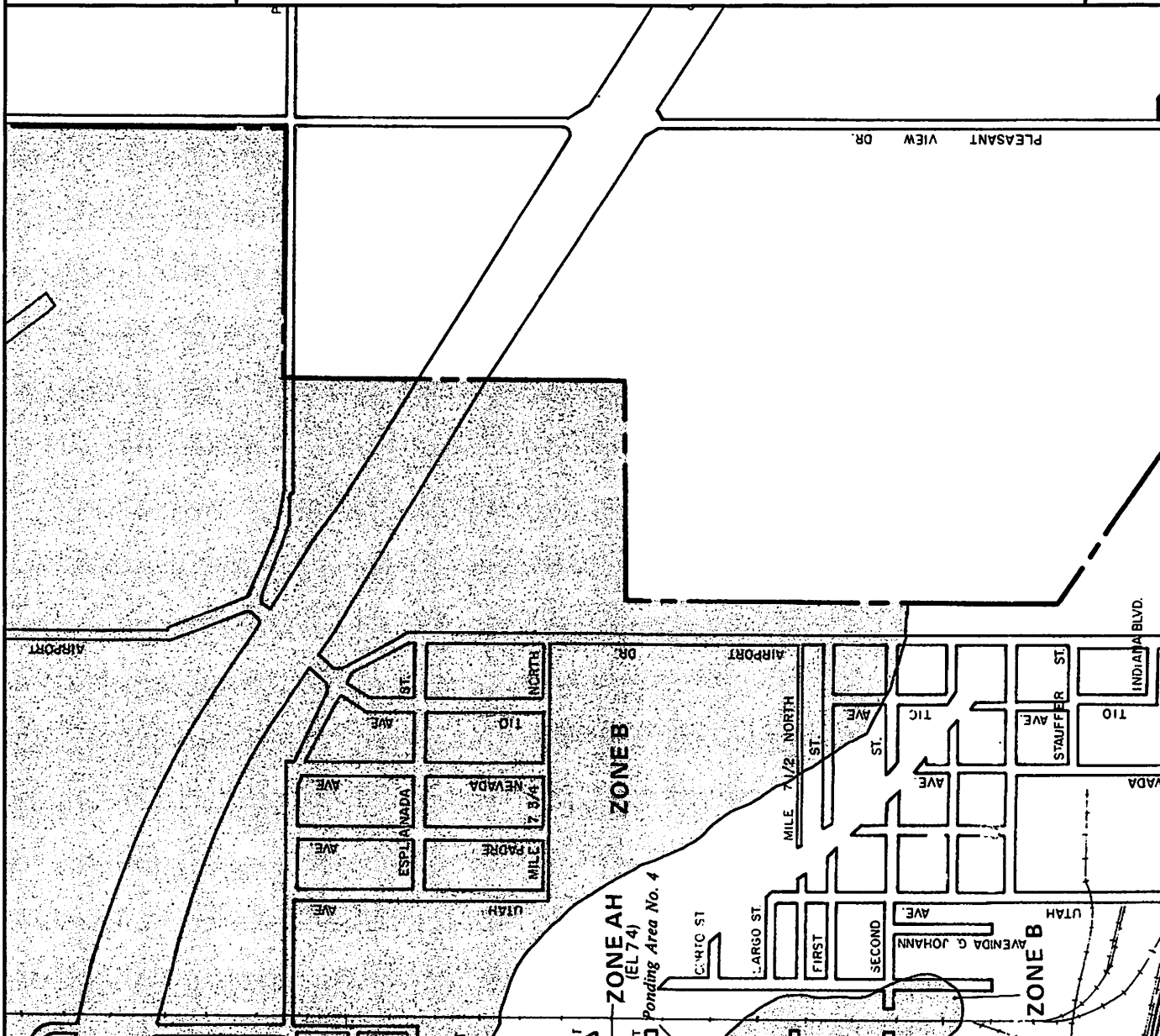
COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980

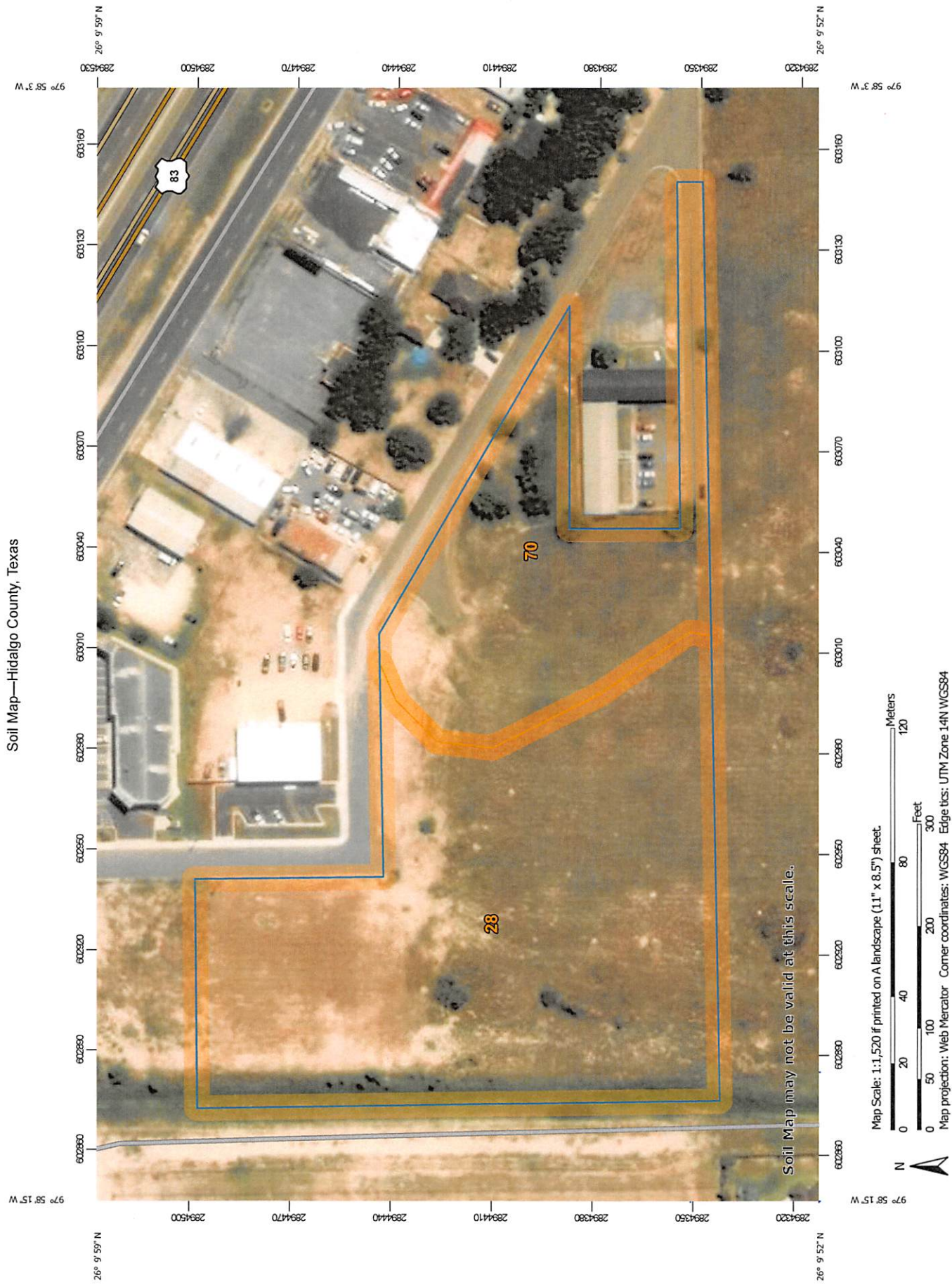


U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
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Soil Map—Hidalgo County, Texas



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 18, Sep 12, 2019

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.9	69.5%
70	Willacy fine sandy loam, 0 to 1 percent slopes	1.7	30.5%
Totals for Area of Interest		5.6	100.0%

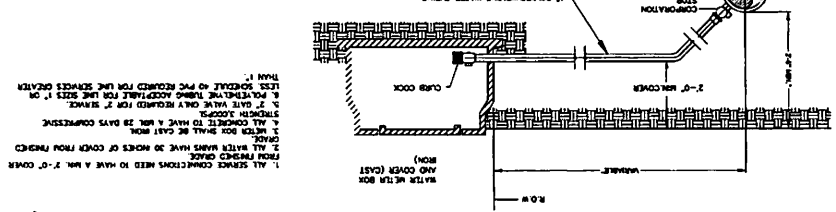
Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

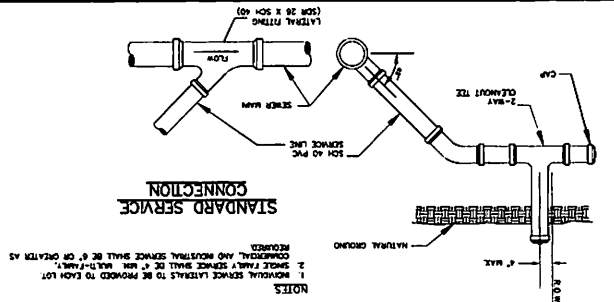
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SC, SC-SM, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL, CL-ML, SC, SC-SM	A-4, A-6	0- 0- 0	0- 0- 0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

DRAWN BY: JR
 DATE: 3-30-20
 JOB NO. 141-20
 REVIEWED BY: JR
 ROBBLES
 ENGINEERING, LLC
 1000 N. 17TH ST.
 FARMER, TEXAS 79008
 PHONE (806) 968-1422
 FAX (806) 968-2011

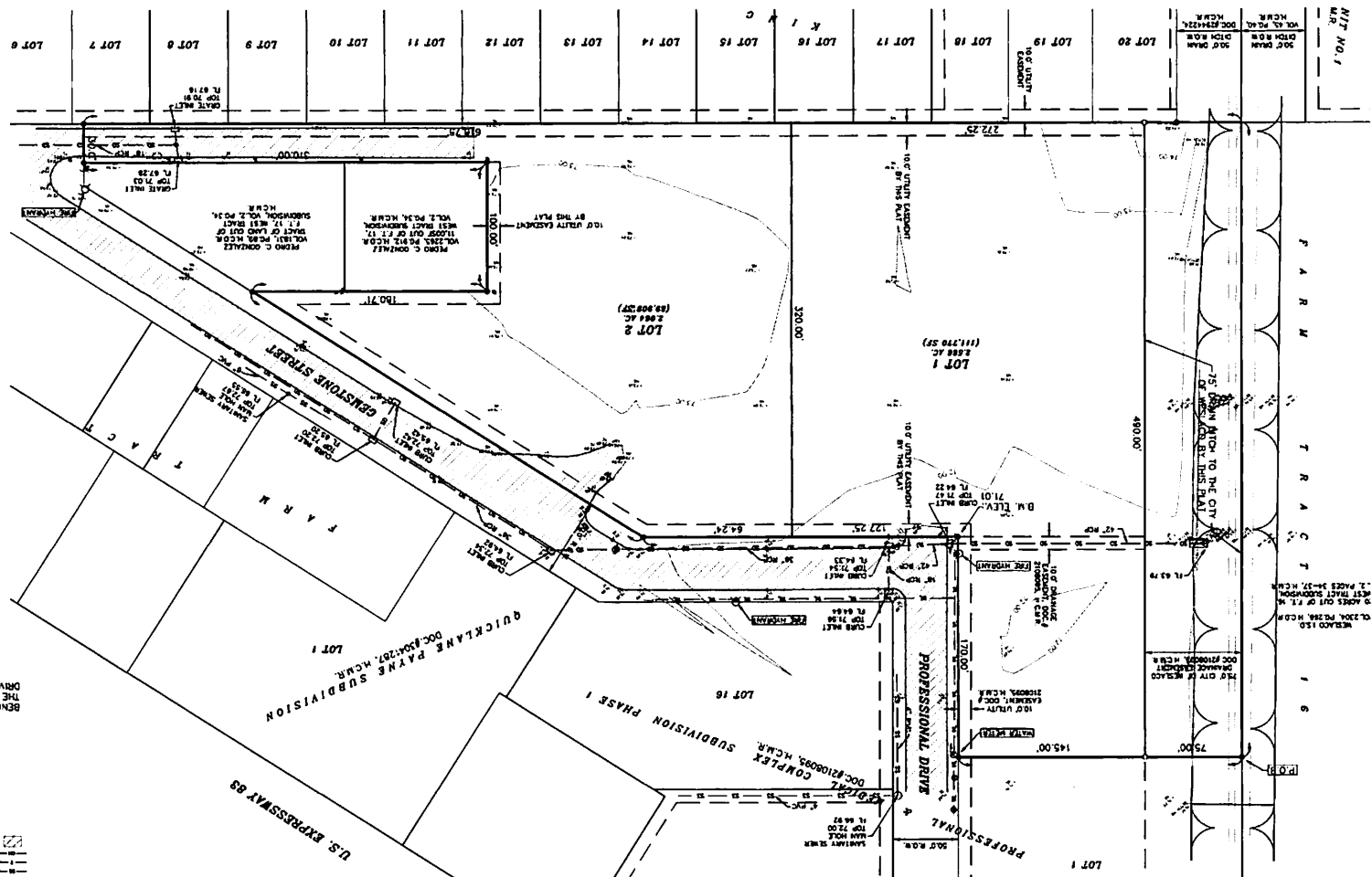
STANDARD WATER SERVICE CONNECTION



STANDARD SERVICE CONNECTION



- NOTES
1. MINIMUM SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 2. SERVICE LATERALS SHALL BE 4" DIA. UNLESS OTHERWISE SPECIFIED.
 3. SERVICE LATERALS SHALL BE 4" DIA. UNLESS OTHERWISE SPECIFIED.

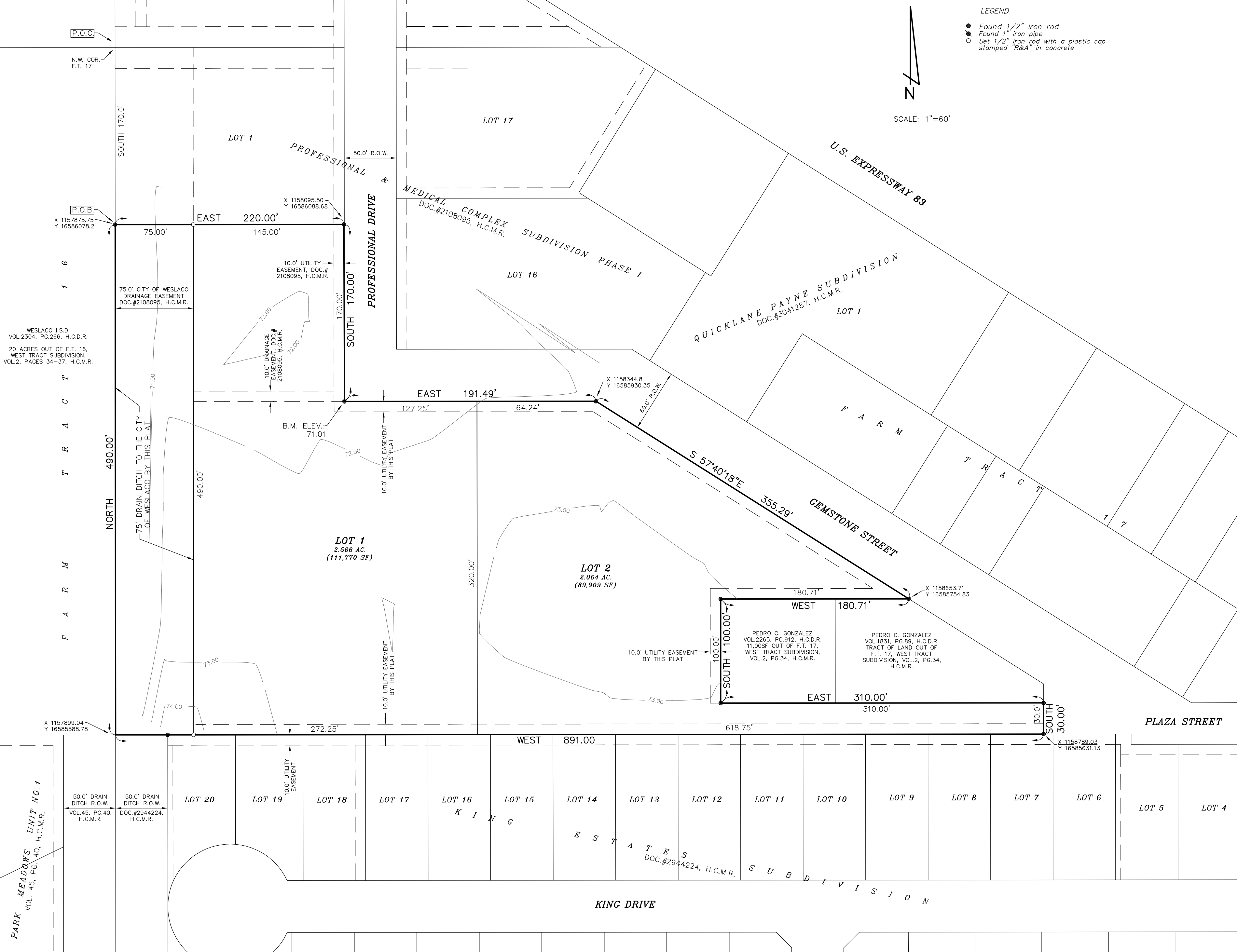


BENCHMARK: TOP OF 1/2" IRON ROD LOCATED ON
 THE SOUTHWEST INTERSECTION OF PROFESSIONAL
 DRIVE AND COWBOY STREET. ELEVATION=71.01

- LEGEND
- Asphalt pavement
 - Overhead powerline
 - Underground cable (approx. location)
 - Utility sewer line (approx. location)
 - Proposed line (approx. location)
 - Power pole
 - Man hole
 - Water valve
 - Force line
 - Proposed stand pipe

SCALE: 1"=60'
 N

BEING A SUBDIVISION OF 4.615 ACRES OF LAND OUT OF FARM TRACT 17, WEST TRACT SUBDIVISION,
 HALL COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 34-37 OF THE HALL COUNTY
 MAP RECORDS AND LOT 2, PROFESSIONAL AND MEDICAL COMPLEX SUBDIVISION PHASE 1, HALL COUNTY,
 TEXAS, AS PER MAP RECORDED IN DOCUMENT NO. 2010-210095 OF THE HALL COUNTY MAP RECORDS.



GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.) OF COMMUNITY-PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002.
- SETBACKS: MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25.0 FEET
REAR: 10.0 FEET
SIDE: 5.0 FEET
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. (MINIMUM FINISHED FLOOR ELEVATION LOT 1: 73.5 AND LOT 2 74.5.)
- BENCHMARK: ELEV. 71.01; 1/2-INCH IRON ROD LOCATED ON THE SOUTHWEST CORN OF PROFESSIONAL DRIVE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 43,902.59 CUBIC FEET (1.008 ACRE-FEET) OF STORM WATER RUNOFF. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- NO STRUCTURES SHALL BE PERMITTED ON, OVER OR WITHIN ANY EASEMENT.
- BUILDING PERMIT SHALL ACQUIRED FROM THE CITY OF WESLACO PRIOR TO CONSTRUCTION WITHIN ANY LOT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT.
- A 4 FT SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- THE DEVELOPER OF EACH LOT SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
CITY OF WESLACO

CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

I, THE UNDERSIGNED MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR DAVID SUAREZ DATE
CITY OF WESLACO

ATTEST:

CITY SECRETARY DATE

CERTIFICATION BY THE IRRIGATION DISTRICT

This plot is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this _____ day of _____, 20____

- No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCID #9.
- It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
- HCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
- HCID #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.

General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

PROFESSIONAL AND MEDICAL COMPLEX SUBDIVISION PHASE 2

BEING A SUBDIVISION OF 5.474 ACRES OF LAND AND BEING 4.615 ACRES OF LAND OUT OF FARM TRACT 17, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS AND LOT 2, PROFESSIONAL AND MEDICAL COMPLEX SUBDIVISION PHASE 1, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN DOCUMENT No.2010-2108095 OF THE HIDALGO COUNTY MAP RECORDS.

METES AND BOUNDS DESCRIPTION

Being 5.474 acres of land situated in Hidalgo County, Texas and being Lot 2 of the Professional and Medical Complex Subdivision Phase 1 as per map recorded in Document No.2010-2108095 of the Hidalgo County Map Records and 4.615 acres out of Farm Tract 17, West Tract Subdivision, as per map recorded in Volume 2, Pages 34-37, of the Hidalgo County Map Records and said 5.474 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said Lot 2, Professional and Medical Subdivision Phase 1 for the northwest corner of said tract herein described; said point bears SOUTH 170.00 feet from the northwest corner of said Farm Tract 17;

THENCE, EAST, 220.00 feet with the north line of said Lot 2 and the south line of Lot 1, Professional and Medical Subdivision Phase 1, to a 1/2-inch iron rod found on the west right-of-way line of Professional Drive for the southeast corner of sad Lot 1, northeast corner of said Lot 2 and for a corner of said tract herein described;

THENCE, SOUTH, 170.00 feet with the west right-of-way line of said Professional Drive and with the east line of said Lot 2 to a 1/2-inch iron rod found for the southeast corner of said Lot 2 and an inside corner of said tract herein described;

THENCE, EAST, 191.49 feet with the south right-of-way line of Gemstone Street to a 1/2-inch iron rod found for an angle point;

THENCE, SOUTH 57°40'18" EAST, 355.29 feet with the southerly right-of-way line of Gemstone Street to a 1/2-inch iron rod found for the most westerly northwest corner of said tract herein described;

THENCE, WEST, 180.71 feet with the north line of a tract of land described in Volume 1831, Page 89 of the Hidalgo County Deed Records, passing at a distance of 70.71 feet the northwest corner of said tract and the northeast corner of an 11,000 square foot tract described in Volume 2265, Page 912 of the Hidalgo County Deed Records and continuing for a total distance of 180.71 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" found for the northwest corner of said 11,000 square foot tract and an inside corner of said tract herein described;

THENCE, SOUTH, 100.00 feet with the west line of said 11,000 square foot tract of land to a 1/2-inch iron rod with a plastic cap stamped "R&A" found for the southwest corner of said 11,000 square foot tract and an inside corner of said tract herein described;

THENCE, EAST, with the south line of said 11,000 square foot tract, passing at a distance of 110.00 feet the southeast corner of said 11,000 square foot tract and the southwest corner of said tract described in Volume 1831, Page 89 and continuing for a total distance of 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" found for the southeast corner of said tract described in Volume 1831, Page 89 and for a corner of said tract herein described;

THENCE, SOUTH, 30.00 feet with the westerly right-of-way of Plaza Street to a 1/2-inch iron rod found on the north line of King Estates Subdivision as per map recorded in Document No.2944224 of the Hidalgo County Map Records for the southeast corner of said tract herein described;

THENCE, WEST, 891.00 feet with the north line of said King Estates Subdivision to a point for the northwest corner of said King Estates Subdivision and the southwest corner of said tract herein described;

THENCE, NORTH, 490.00 feet with the west line of said Farm Tract 17 and the east line of Farm Tract 16 to the POINT OF BEGINNING and containing 5.474 acres of land more or less.

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "PROFESSIONAL AND MEDICAL COMPLEX SUBDIVISION PHASE 2" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

KING ESTATES WESLACO, LLC DATE
1200 E. MILE 9N,
DONNA, TEXAS 78537

BRANDON LEE FIGUEROA DATE
1618 E. 26TH ST.
WESLACO, TEXAS 78596

OMAYRA FIGUEROA DATE
1618 E. 26TH STREET
WESLACO, TEXAS 78596

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FRED PEREZ, JR., AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BRANDON LEE FIGUEROA AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

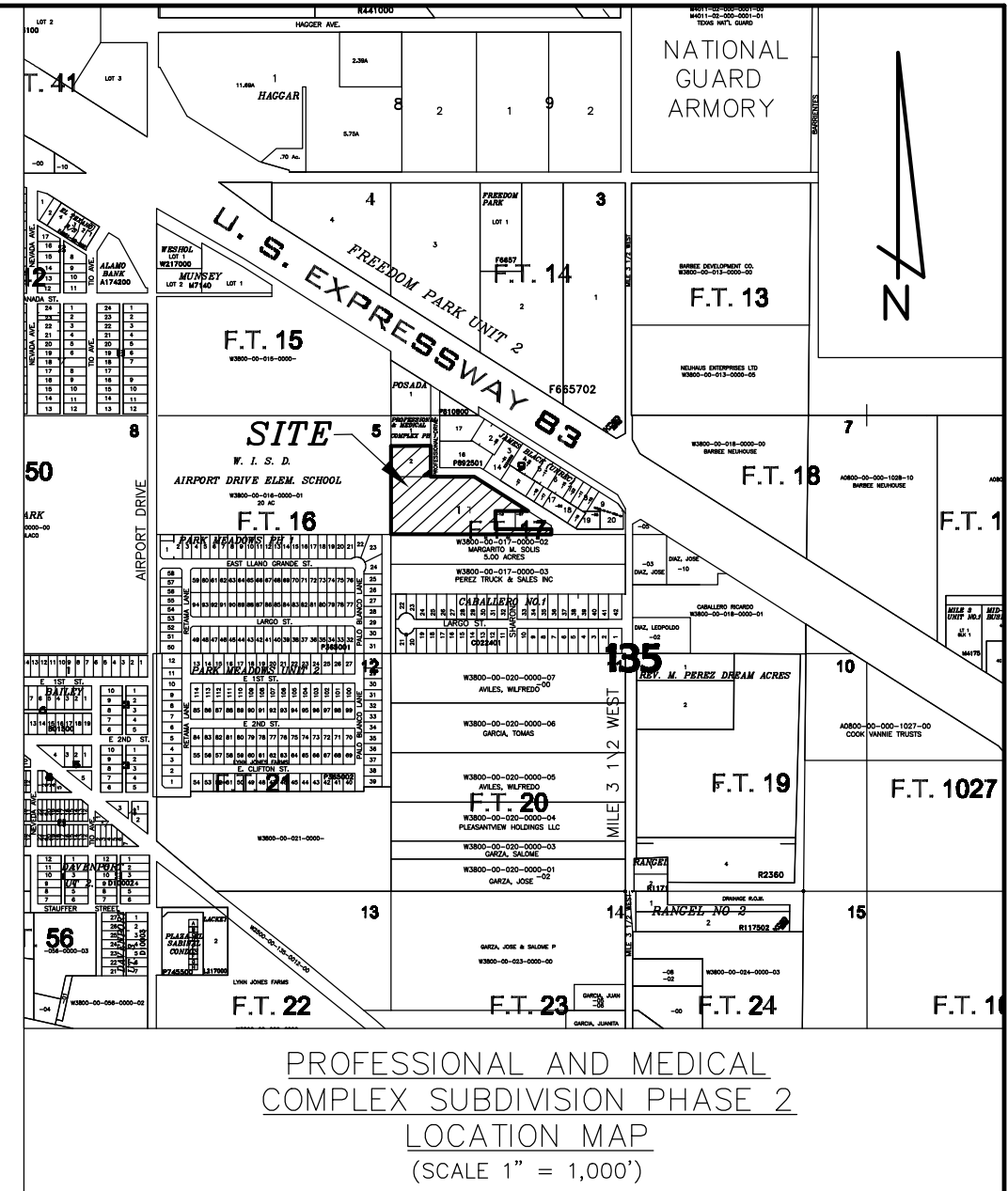
NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Omayra Figueroa AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, FOR THE STATE OF TEXAS



APPROVED BY THE DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY DATE
REYNALDO ROBLES
R.P.L.S. #4032
PO BOX 476
WESLACO, TX, 78599

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY DATE
REYNALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DRAWN BY: JR
DATE: 3-30-20
JOB NO. 141-20
REVIEWED BY: JR



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUSACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 968-2011
FIRM NO. F-1591

ROBLES ENGINEERING, LLC
PHONE (956) 968-2422
FAX (956) 968-2011
FIRM NO. F-1591

PRELIMINARY - FOR REVIEW ONLY



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. _____

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: Verona Subdivision

Location: 1,800 ft. North of Mile 8 and FM 1015

Legal Description: 20 Acres of Land out of Farm Tract 1038 West and Adams Tract Subdivision
Hidalgo County, Texas as recorded in Volume 2, page 34-37

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: R-2

Existing Land Use: Proposed detention areas Proposed Land Use: Four-Plex Subd.

Number of Lots Proposed: 50 Gross Acreage: 20 Acres

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: SHIVA Ventures, LLC Telephone: _____

Address: 4900 N. 10th St. Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: _____

ENGINEER INFORMATION

Name: SWG Engineering LLC Telephone: (956)968-2194

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

City: Weslaco State: Tx Zip: 78504 E-mail: jreyes@siglerwinstongreenwood.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD#1</u>	☒ YES ☐ NO Irrigation District <u>HCCID#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

_____ \$355.00 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

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

- ☒ 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
- ☐ N/A 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 ½ 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 could 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: _____

Owner Signature: _____ Date: _____

SWG Engineering, LLC

is the authorized agent

Authorized Agent Signature: José G. Reyes, P.E. Date: Jul. 8. 2020

Authorized Agent Printed Name: José G. Reyes, P.E.

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 SUBDIVISION 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. _____

GENERAL INFORMATION

Name of Subdivision: Verona Subdivision

Location: 1,800 ft. North of Mile 8 and FM 1015

Legal Description: 20 Acres of Land out of Farm Tract 1038 and Adams Tract Subdivision
Hidalgo County, Texas as recorded in Volume 2, Pages 34-37

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:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Proposing to use HCCID#9 ditch on the west side of Subdivision as a 50 year frequency flood
detention pond.

☐ 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:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: SHIVA Ventures, LLC Telephone: _____
Address: 4900 N. 10th Suite C4 Fax: _____
City: Mcallen State: Tx Zip: 78504 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: _____

Owner Signature: _____ Date: _____

SWG Engineering, LLC is the authorized agent

Authorized Agent Signature: [Signature] P.E. Date: MAY. 1. 2020

Authorized Agent Printed Name: Jose G. Reyes, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02631624 5/07/2020 3:04 PM
OPER: NV TERM: 039
REF#: 4365
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
SWG ENGINEERING
VAR
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. _____

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: Verona Subdivision

Location: 1,800 ft. north of Mile 8 and F.M. 1015

Legal Description: 20 Acre of Land Out of Farm tract 1038 west abd Adams tract subdivision

Hidalgo County, Texas as recorded in Volume 2, page 34-37

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: R-1 Family Dweling District

Existing Land Use: Proposed Detention Areas Proposed Land Use: Multi-Family

Number of Lots Proposed: 53 Gross Acreage: 20 Acres

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: SHIVA Ventures, LLC Telephone: _____

Address: 4900 N. 10th St. Suite C4 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: _____

ENGINEER INFORMATION

Name: Jose G. Reyes, P.E. Telephone: (956)968-2194

Address: 611 Bill Summers Int'l Blvd. Fax: (956)968-8300

City: Weslaco State: TX Zip: 7/8596 E-mail: jreyes@siglerwinstongreenwood.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1</u>	☒ YES ☐ NO Irrigation District <u>#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
- ☒ \$55.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing & Proposed street names
- ☒ Utility Layout
 - _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
 - _____ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- ☒ Proof of ownership of the property
 - _____ If septic tank system required, submit soil evaluation report
 - _____ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ Number of fire hydrants proposed for subdivision
- ☒ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG EDELDESIGN, LLC is the authorized agent

Authorized Agent Signature: Jose G. Reyes, P.E. Date: DEC. 12. 2019

Authorized Agent Printed Name: Jose G. Reyes, P.E.

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

July 9, 2020

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: VERONA SUBDIVISION

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Verona Subdivision, Jose G. Reyes, PE. Our office is in the process of reviewing the proposed drainage report for the above-mentioned development and sees no objections to the engineer's plan to the widening of the existing HCCID#9 ditch west of the property. Although, as part of our subdivision requirement we ask that if development is adjacent to a ditch, Right-of-way dedication be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. It is my understanding that the City of Weslaco and HCCID No. 9 have an interlocal, where HCCID No. 9 systems in the City are maintained by the City of Weslaco, where I believe is the case at this site. With that stated, our office has no objection to the widening of the ditch to account for runoff volume.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

CC: Mr. Raul E. Sesin, PE CFM – Hidalgo County Drainage District General Manager

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3048862

Billable Pages: 3

Recorded On: September 18, 2019 01:28 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3048862
Receipt No: 20190918000247
Recorded On: September 18, 2019 01:28 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

CHARGE: VLTC
GF# 163569 / ZO

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

GENERAL WARRANTY DEED

Date: September 13, 2019

Grantor: M.R.S.J. INVESTMENTS, LLC, a Texas limited liability company

Grantor's Mailing Address: 4020 N. Texas Blvd.
Weslaco, Texas 78596

Grantee: SHIVA VENTURES, LLC, a Texas limited liability company

Grantee's Mailing Address: 4900 N. 10th Street, Ste. C4
McAllen, Texas 78504

Consideration: TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

BEING 20.00 ACRES OF LAND out of Farm Tract 1038, West and Adams Tract Subdivision, Hidalgo County, Texas, recorded in Volume 2 Pages 34-37, Map Records of Hidalgo County, Texas, being out of the tract of land described in Volume 1636, Page 507, Deed Records of Hidalgo County, Texas; said 20.00 Acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Farm Tract 1038; THENCE along the West boundary of Farm Tract 1038, NORTH 00 Deg. 38 Min. 16 Sec. WEST a distance of 103.39 FEET to the Northwest corner of a 3.84 Acre Tract of land described in Document Number 1470687, Official Records of Hidalgo County, Texas, for the Southwest corner and POINT OF BEGINNING of the tract herein described;

1) THENCE continuing along the West boundary of Farm Tract 1038, NORTH 00 Deg. 38 Min. 16 Sec. WEST a distance of 674.85 FEET to the Southwest corner of La Hacienda North P.U.D. Subdivision recorded in Volume 33, Page 78, Map Records of Hidalgo County, Texas, for the Northwest corner of the tract herein described;

2) THENCE leaving the West boundary of Farm Tract 1038, along the South boundary of La Hacienda North P.U.D. Subdivision, NORTH 88 Deg. 47 Min. 14 Sec. EAST, at a distance of 25.00 feet pass an iron rod with plastic cap stamped "MOORE 6370" set, at a distance of 1,570.60 feet pass an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 1015 (having 80 feet of right of way), a total of distance of 1,610.60 FEET to a point on the East boundary of Farm Tract 1038, being on the centerline of F.M. 1015 for the Northeast corner of the tract herein described;

3) THENCE leaving the South boundary of La Hacienda North P.U.D. Subdivision, along the East boundary of Farm Tract 1038 and the centerline of F.M. 1015, SOUTH 01 Deg. 12 Min. 46 Sec. EAST a distance of 260.81 FEET to a point, for a corner of the tract herein described;

4) THENCE leaving the East boundary of Farm Tract 1038 and the centerline of F.M. 1015, SOUTH 88 Deg. 47 Min. 14 Sec. WEST, at a distance of 40.00 feet pass an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 1015, a total distance of 526.09 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;

5) THENCE SOUTH 01 Deg. 12 Min. 46 Sec. EAST a distance of 414.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set on the North boundary of said 3.84 Acre Tract, for the Southeast corner of the tract herein described;

6) THENCE along the North boundary of said 3.84 Acre Tract, SOUTH 88 Deg. 47 Min. 14 Sec. WEST, at a distance of 1,066.28 feet pass an iron rod with plastic cap stamped "MOORE 6370" set, a total distance of 1,091.28 FEET to the POINT OF BEGINNING; Containing 20.00 Acres of land within these metes and bounds.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways and reservations as shown on the map and dedication of West and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Subject to any portion of the subject property described herein lying within canal right of way.
4. Right of way easement in favor of Hidalgo County as shown by instrument dated December 29, 1954, recorded in Volume 815, Page 472, Deed Records of Hidalgo County, Texas.
5. Easement in favor of City of Weslaco as shown by instrument dated November 4, 1981, recorded in Volume 1757, Page 608, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in a Short Form Lease, dated September 10, 2008, filed November 5, 2008 under Document Number 2008-1943907, Official Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated November 14, 1944, recorded in Volume 547, Page 381, Deed Records of Hidalgo County, Texas.
8. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
9. Visible and apparent easements on or across the property herein described.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
12. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

M.R.S.J. INVESTMENTS, LLC,
a Texas limited liability company

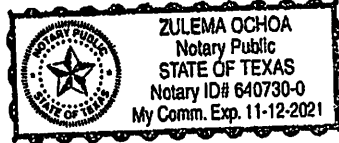
By:

MANUEL RAMIRO SALDIVAR, JR.,
Member

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 13 day of Sept, 2019,
by MANUEL RAMIRO SALDIVAR, JR., as Member of M.R.S.J. INVESTMENTS, LLC, a Texas limited
liability company, on behalf of said limited liability company.



Zulema Ochoa
Notary Public, State of Texas

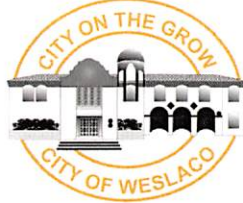
PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB/vm
6013 N. 10th Street
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

SHIVA VENTURES, LLC,
a Texas limited liability company
4900 N. 10th Street, Ste. C4
McAllen, Texas 78504

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

To: Mr. Jose G. Reyes P.E.
SWG Engineering, LLC

Date: April 29th, 2020

Subject: Verona Subdivision

Dear Mr. Reyes,

This is to advise you that as per our review, the drainage calculations for the subject subdivision are approved. However, as per our drainage policy, the subdivision must provide on-site detention of the fifty-year frequency flood. This was previously conveyed to you on our review comments dated January 3, 2020. Please be reminded that you have the option of pursuing a variance for this requirement.

If you have any questions or require further clarification, please, do not hesitate to call me at (956) 969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana P.E.
City Engineer

c: Mrs. Rebekah De La Fuente, Planning Director
Mr. Peter Hermida, E.I.T., Engineering

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

April 10th, 2020

Mr. Joe Reyes, P.E.
SWG Engineering LLC
611 Intl. Blvd
Weslaco, Texas 788596

RE: Verona Subdivision being 20.00 Acres out of FT 1038
West and Adams Tract
Drainage and Detention Requirements

Good morning Mr. Reyes:

I have received your proposed cross sections and calculations dated 3/20/2020 for the Proposed Verona Subdivision to include the 50 year detention volume in the lower portion of the drain ditch as shown on your provided cross sections.

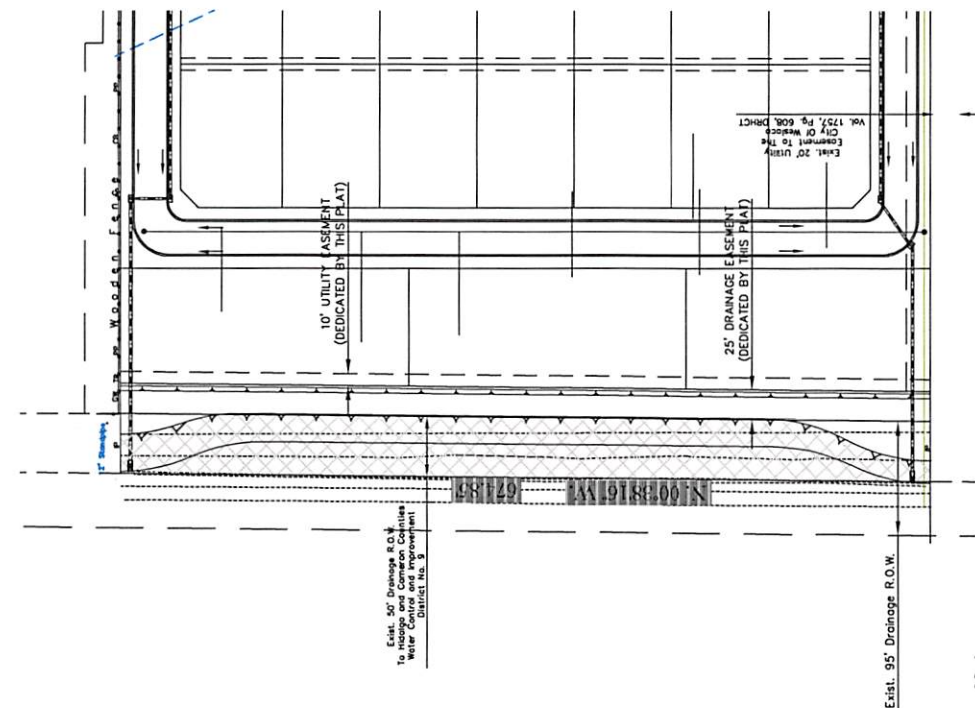
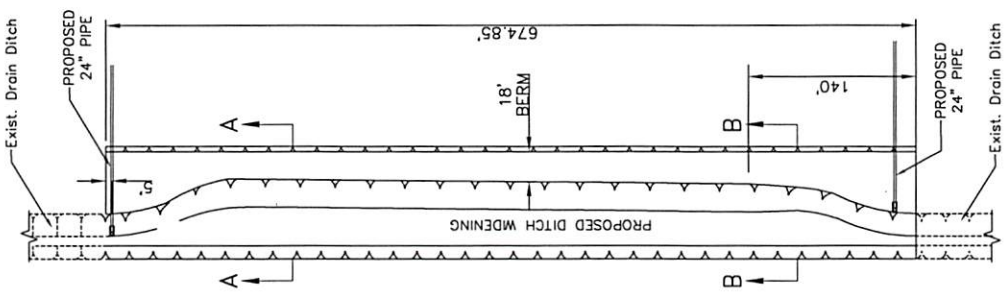
HCCID #9 does not object to storing the mandated 50 year detention within the ditch on the proposed excavated lower level as shown on the cross sections. HCCID #9 and the City of Weslaco have an inter-local in place. As this section of the Ditch is within the City Limits of Weslaco the maintenance of it will be by their personnel. Please verify final design of Detention with Mr. Albert Aldana, P.E., City Engineer with the City of Weslaco. Lastly, please reflect the additional ditch ROW to be dedicated to the City of Weslaco on the plat.

If you have any questions, please feel free to call.

Sincerely,

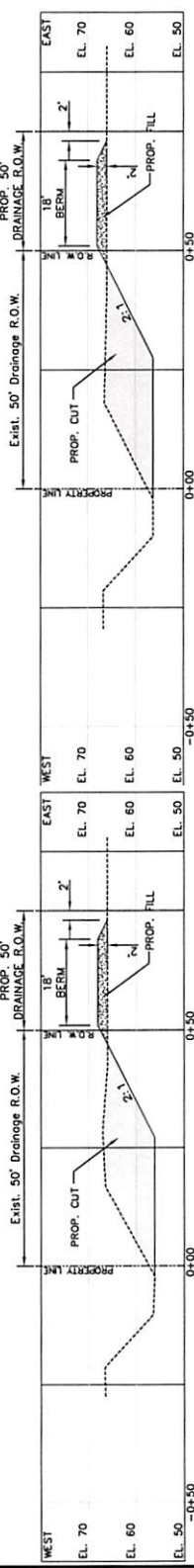

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



SCALE 1"=100'
 BASED ON THE
 BACKGROUND MAP
 AS PER THE
 RECORDS OF THE
 TEXAS
 MAPS AND SURVEYING
 DIVISION
 NAD 83 TEXAS STATE PLANE
 SOUTH ZONE U.S.

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



SWG
 SIGLER, WINSTON, GREENWOOD & ASSOCIATES
 SWG ENGINEERING, LLC
 WESLACO, TEXAS
 TEXAS FIRM REGISTRATION NO. P-698
 SINCE 1945
 COPYRIGHT 2019

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 5/20/20 OCCUP. TYPE CLASS: Subdivision
 FACILITY NAME: Verona Subdivision
 PHYSICAL & MAILING ADDRESS: North International
 PHONE #: _____ OWNER/MANAGER: _____

PLAN REVIEW – CHECK OFF LIST

X		Approved as submitted	X	with notes
X	X	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.		
X	X	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).		
X	X	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
X	X	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically. If gated		
X	X	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)
		Sprinkler system plan review		Aboveground hydro test
				Fire alarm plan review
				Underground hydro test
				Fire alarm trip test
				Suppression system trip test

Jesse Valderas
 FIRE MARSHAL/FIRE INSPECTOR

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Wednesday, May 27, 2020 10:44 AM
To: Jose Reyes, P.E.
Subject: RE: Verona Subdivision

Good Morning,

For the most part you have been approved with comments on the plat. Please just address Public Works and review the approved with comments for the other departments. Once Public Works comments have been addressed, resubmit a PDF copy for their review.

Fire Comments: **Approved with comments**. Applicant must submit \$75.00 fire review fee when submitting subdivision platting application.

X		Approved as submitted	X	with notes		
	X	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.				
	X	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).				
	X	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)				
	X	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically. If gated				
	X	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)	Fire alarm plan review	Fire alarm trip test
		Sprinkler system plan review		Aboveground hydro test	Underground hydro test	Suppression system trip test

Planning Comments:

Approved with comments Please just update street name:

1. Brenda Lane already existing off of South Pleasant view Road, Please propose a different name for Brenda Drive
Informational Only:

1. Section 26-22 Restrictive covenants imposed on the land, if desired by the subdivider, or required by the legislative body of the city, are to be shown on the plat, or on a separate document in the office of the county clerk. If not shown on the recorded plat, such restrictive covenants shall be furnished to the city. The restrictive covenants must comply with all applicable codes and ordinances of the city, though this provision does not preclude stricter standards being imposed by the subdivider.

Engineering:

Subdivision Plat will be approved with comments (Subdivision Plat):

- All Block Corners shall have a concrete monument with noted elevation (Has been Addressed)
- From what I understand, I was informed that the additional 25FT Drainage R.O.W. Dedication shall go to Irrigation District not City as they are the original owners of the first 50FT. (Has Been Addressed)
- Provide Contouring on Plat Layout

(Construction Plans):

General Notes

- Add a note stating the SW3P Must be furnished in place prior to start of construction.

Drainage and Grading Plan

- Proposed Storm Drain outfall to ditch must be 24" not 18"

- Provide additional ADA Ramps crossing Vanessa Drive with pertaining details.
- Provide a concrete lined headwall detail with footings at top and bottom of ditch so as to prevent any future erosion around the outfalls.

Sewer Plan

- Ensure that the Estimated Sheet Quantities match the actual quantities shown on the plan.

SW3P

- Provide a Washout Pit and SW3P Sign location with Details, Sign needs to be visible when entering the project through the temporary construction entrance.

Public Works:

On site plan propose 6" water line must be 8"

Manholes must be composite covers

Tapping sleeves must be Stainless steel w/ SS bolts Existing water line on the south side must stay in place and connected with new water line.

Rebekah de la Fuente, CFM

Planning Director

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov



From: Jose Reyes, P.E. <jreyes@siglerwinstongreenwood.com>

Sent: Tuesday, May 19, 2020 10:41 AM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: Verona Subdivision

Good morning Rebekah

Please find attached the revised Plat, Site Plan and Construction Plans for Verona Subdivision.

Thank you

Jose

José G. Reyes, P.E.

Senior Staff Engineer

SWG Engineering, LLC

611 Bill Summers Intl Blvd

Weslaco, TX 78596

Office: (956) 968-2194

Direct: (956) 532-4531

Cell: (956) 789-4143

Firm Registration No. F-592

swgeng.com

Rebekah M. De La Fuente

From: Alberto J. Aldana
Sent: Friday, May 8, 2020 4:16 PM
To: Rebekah M. De La Fuente
Subject: RE: Verona Subdivision - TIA

Good afternoon.

The following are Engineering review comments for the subject subdivision TIA.

- Provide ADT Counts on FM 1015
- Include driveway spacing analysis
- Include capacity analysis (FM 1015)
- Provide traffic operations analysis/commentary of the FM 1015 corridor considering driveway and existing speed on FM 1015
- Provide any conclusion/recommendation on left turn movements from NB 1015 onto proposed roadway and Los Arcos Cir to the north, driveway spacing, need for speed reduction, capacity analysis, etc.
- Correct typos on page 9 and exhibits C4 & C5.

Sincerely,

Albert J. Aldana, P.E.

City Engineer
O: (956) 969-1533

**City of Weslaco
Engineering
255 S. Kansas Avenue
Weslaco TX, 78596**



"Wonder is the desire for knowledge" -- Thomas Aquinas

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Thursday, May 7, 2020 2:44 PM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: FW: Verona Subdivision - TIA

Good Afternoon:

Please see the attached TIA for the proposed Verona development for your review.

Thank you

Rebekah de la Fuente, CFM
Planning Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Jose Reyes, P.E. <jreyes@siglerwinstongreenwood.com>
Sent: Thursday, May 7, 2020 2:29 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Verona Subdivision - TIA

Good afternoon Rebekah

Please find attached TIA for Verona Subdivision.

Thank you
Jose

José G. Reyes, P.E.
Senior Staff Engineer

SWG Engineering, LLC

611 Bill Summers Intl Blvd
Weslaco, TX 78596
Office: (956) 968-2194
Direct: (956) 532-4531
Cell: (956) 789-4143
Firm Registration No. F-592

swgeng.com



WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 12/18/2019

OCCUPANCY CLASS: Group R

FACILITY NAME: Verona Subdivision

PHYSICAL & MAILING ADDRESS: North International
PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

OWNER/MANAGER: _____

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 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 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, 2015 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, 2015 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, 2015 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, 2015 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 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. PLANS COMPLY		
	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, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 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). PLANS COMPLY		
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 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	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.		
	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	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	Fire alarm plan review
			Underground hydro test	Fire alarm trip test
X	X	Total Fees Due: \$75.00		

Fire Inspector Jesse Valderas

FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

To: Mr. Jose G. Reyes P.E.
SWG Engineering, LLC

Date: April 29th, 2020

Subject: Verona Subdivision

Dear Mr. Reyes,

This is to advise you that as per our review, the drainage calculations for the subject subdivision are approved. However, as per our drainage policy, the subdivision must provide on-site detention of the fifty-year frequency flood. This was previously conveyed to you on our review comments dated January 3, 2020. Please be reminded that you have the option of pursuing a variance for this requirement.

If you have any questions or require further clarification, please, do not hesitate to call me at (956) 969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana P.E.
City Engineer

c: Mrs. Rebekah De La Fuente, Planning Director
Mr. Peter Hermida, E.I.T., Engineering

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, January 3, 2020 11:37 AM
To: Jose Reyes
Cc: 'Nicolas Perez'; Kayla A. Arevalo
Subject: RE: Verona
Attachments: doc01601420200102132257.pdf

Good Morning,

Attached are the comments from each department after the subdivision review. Please update the plat and resubmit a PDF copy for re-review. Once all comments have been addressed and cleared by each department, you will be able to move forward with preliminary approval.

Engineering Comments:

- Will require on-site detention
- All Block Corners shall have a concrete monument with noted elevation
- Utility Layout is not legible, please re-submit
- Show waterline tap on FM 1015

Public Works Comments:

On this one we need civil details the water line needs to be a min of 8" and if water lines are going to be private, they need to be on a master meter. The city won't be responsible for repairs on future leaks in the area if its private

Fire Comments:

See attached

Planning Comments:

1. Metes and bounds description must match plan view as provided- Unable to read metes and bounds on plat along the eastside
2. Indicate location and size of sidewalk
3. Submit a traffic impact analysis/ Trip Test Generation
4. Add Plat Note: Streetlight must be located every 300 feet
5. A 75-foot easement must be dedicated from the centerline of any drainage canal or ditch.
6. Include all appropriate signature lines- Mayor, HCDD, HCCID, County Recording
7. Minimum Building Setback lines shall be as follows:
Front: _20_ ft.
Rear: 15ft
Side: 5ft
Side Corner10ft
Cul-da-sac: 20ft
8. Add Plat Note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.
9. Add Plat Note: A 5 ft. sidewalk is required along all streets upon the issuance of a building permit. On corner lots, the owner shall be responsible for the sidewalk along all streets adjoining the lot
10. Add Plat Note: Landscaping is required per city ordinance.
11. Add Plat Note: Corners lot driveways should be constructed at furthest possible point from intersections and in compliance with access management ordinance.

12. Sec. 26-40. - Buffer fencing. In developments within the city limits and the ETJ, a minimum six-foot buffer fence shall be required along any natural and/or manmade hazard such as an open canal, open ditch, caliche pit, and holding pond which, in the opinion of the city, is necessary for the lot's occupants to be protected from. In the ETJ, a plat note requiring such buffering of the affected lot owner at the time of the lot's occupancy shall be provided. Removal or damage to these fences will subject the owner of the lot adjacent to the buffer fence to fines and/or replacement/repair of the fence at the owner's expense or the person causing this damage. Such buffering may also include major thoroughfares but not golf course lakes, and/or similar landscaping.

For Private Subdivisions:

13. Section 26-22 Restrictive covenants imposed on the land, if desired by the subdivider, or required by the legislative body of the city, are to be shown on the plat, or on a separate document in the office of the county clerk. If not shown on the recorded plat, such restrictive covenants shall be furnished to the city. The restrictive covenants must comply with all applicable codes and ordinances of the city, though this provision does not preclude stricter standards being imposed by the subdivider.

14. PRIVATE SUBDIVISION- Comments

15. The developer's dedicatory language on the plat shall read as follows: "I, the undersigned, owner of the land shown on this plat, and designated as (the name of the subdivision), do hereby grant an easement to the City of Weslaco and those who may now or hereafter hold franchise under said city, the use of the streets, alleys, and easements thereon shown, surface use of the streets and alleys is restricted to the employees or agents of the City of Weslaco, employees of utilities operating under franchise to the City of Weslaco, residents of the subdivision, and their guests."
16. Plat notes shall be required on the plat to be as follows:
17. Plat note: All private streets, inclusive of median islands and any sentry shelters, plus any accompanying storm drainage, street lighting, and/or sidewalks, shall be privately maintained by the homeowner's association. Also, all perimeter walls and fences shall be under the ownership and the exclusive responsibility of the homeowner's association for the purposes of enclosed privacy, security, and repair.
18. Plat note: After the recording of the plat's conditions, covenants, and restrictions (CCRs) to thus assure maintenance of common areas and median islands, etc., a building permit application may be filed with the City of Weslaco for any proposed gated entry mechanisms whereafter it shall be reviewed for approval or disapproval by the city including the fire marshal's office. In no case shall gate(s) be installed where a building permit has not been issued.
19. Plat note: The homeowner's association and/or every lot owner shall hold the City of Weslaco, Texas, harmless and indemnify said city from any and all liability and alleged claims relating to said private streets. The lot owners shall be responsible for the costs to maintain the private streets, accompanying storm drainage, private sidewalks, private street lighting, and any other private improvement in the private street area.
20. Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets.
21. The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.

Rebekah de la Fuente, CFM

Planning Director

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov



From: Jose Reyes <jreyes@siglerwinstongreenwood.com>

Sent: Monday, December 16, 2019 8:49 AM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Cc: 'Nicolas Perez' <nick@siglerwinstongreenwood.com>

Subject: RE: Verona

Good morning Rebekah

As per your request please find attached PDF's for Verona Subdivision.

Thank you

Jose

José G. Reyes, P.E.

Senior Staff Engineer

Sigler, Winston, Greenwood & Associates

SWG Engineering, LLC

611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Ph (956) 968-2194

Fax (956) 968-8300

Firm Registration No. F-592

jreyes@siglerwinstongreenwood.com

From: Rebekah M. De La Fuente [<mailto:rdelafuente@weslacotx.gov>]

Sent: Monday, December 16, 2019 8:44 AM

To: Jose Reyes <jreyes@siglerwinstongreenwood.com>

Subject: Verona

Can you please email me the pdf copies of the plat and the drainage report

Rebekah de la Fuente, CFM

Interim Planning & Code Enforcement Director

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov





Lower Rio Grande Valley Development Council

Mayor David Suarez, Weslaco President
Mayor Jim Darling, McAllen..... 1st Vice-President
Judge Aurelio "Keter" Guerra, Willacy County 2nd Vice President
Mayor Ambrosio "Amos" Hernandez, Pharr Secretary
Mayor Chris Boswell, Harlingen Treasurer
Hon. Norma G. Garcia, Member-at-Large..... Immediate Past President

BOARD MEMBERS

David A. Garza
Commissioner, Cameron County

David Fuentes
Commissioner, Hidalgo County

Pilar Garza
Commissioner, Alamo

Trey Mendez,
Mayor, Brownsville

Gilbert Enriquez
Councilman, Edinburg

Yolanda H. Cruz
Mayor Pro-tem, Los Fresnos

Rick Salinas
Commissioner, Lyford

Henry Hinojosa
Mayor, Mercedes

Norie Gonzalez Garza
Mayor Pro-tem, Mission

Dave Kusch
Mayor, Primera

Edward Gonzales
Commissioner, Raymondville

Benjamin "Ben" Gomez
Mayor, San Benito

Marco "Markie" Villegas
Mayor, San Juan

Veronica Gonzales
UT Rio Grande Valley

Paul Hernandez
South Texas College

Javier De Leon
Texas State Technical College

Troy Allen
Delta Lake Irrigation District

Ronald Mills
Willacy County Navigation District

Celeste Sanchez
Member-at-Large

Commissioner Jesse Zuniga
Member-at-Large

Christina Patiño Houle
Grassroots Organizations

INTERIM-EXECUTIVE DIR
Kenneth N Jones, Jr

June 5, 2020

Jose Reyes
SWG Engineering, LLC
611 S International Blvd
Weslaco, TX 78596

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES**:

MARIA JOSE DR
VANI DR
DANIELA T DR
MARCELA DR
PETRI DR
LORE DR

to be part of **VERONA SUBDIVISION** in the Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed name to be used.

ACKNOWLEDGED ON: June 5, 2020
RESEARCHED BY: Jose Hernandez
TITLE: Program Specialist

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

LETTER OF TRANSMITTAL

DATE	Sunday, June 7, 2020	Job No. 19-104
ATTENTION: Rebekah De La Fuente		
RE:	Verona Subdivision - Subdivision	
	Platting Application	
RECEIVED		
JUN 08 2020		
Planning & Code Enforcement Dept.		

To: Rebekah de la Fuente
Planning & Code Enforcement Director
City of Weslaco
Planning Department

WE ARE SENDING YOU
☐ Shop Drawings
☐ Copy of Letter

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

Copies	Date	No.	Description
1	6/8/2020		\$75.00 Fire Dept. Review Fee Check Number #4401
1	6/8/2020		Subdivision Platting Application
1	6/8/2020		12- Sets of Preliminary Plat (24"x36") (Folded)
1	6/8/2020		1- 11"X17" Reduced Copy of Plat

THESE ARE TRANSMITTED as checked below:

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

REMARKS:

SIGNED UPON RECEIPT: _____

WESLACO FIRE MARSHAL'S OFFICE
 255 S. Kansas
 Weslaco, Texas 78596
 (956) 447-3415 Fax (956) 969-4921

DATE: 12/18/2019

OCCUPANCY CLASS: Group R

FACILITY NAME: Verona Subdivision

SICAL & MAILING ADDRESS: North International

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

OWNER/MANAGER: _____

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 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 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, 2015 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, 2015 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, 2015 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, 2015 Edition, Section 904.
	I		Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 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. PLANS COMPLY
	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, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 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). PLANS COMPLY
X	M		Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)
	N		Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 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		All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.
	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 ½" stroke red letters.
	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
			Fire alarm plan review
			Fire alarm trip test
			Sprinkler system plan review
			Aboveground hydro test
			Underground hydro test
			Suppression system trip test
X	X		Total Fees Due: \$75.00

Fire Inspector Jesse Valderas
 FIRE MARSHAL/FIRE INSPECTOR

WESLACO FIRE MARSHAL'S OFFICE

255 S. Kansas

Weslaco, Texas 78596

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

DATE: 12/18/2019

OCCUPANCY CLASS: Group R

FACILITY NAME: Verona Subdivision

PHYSICAL & MAILING ADDRESS: North International

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

OWNER/MANAGER: _____

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.		
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	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.		
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		Sprinkler system plan review		Aboveground hydro test
				Fire alarm plan review
				Underground hydro test
				Fire alarm trip test
				Suppression system trip test
X	X	Total Fees Due: \$75.00		

Fire Inspector Jesse Valderas

FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



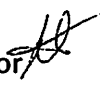
David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: December 16, 2019

TO: Albert Aldana/ Peter Hermida, Engineer III
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

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

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on **Thursday, January 2, 2020** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

- **Mid Valley Pediatrics & Allergy Center Subdivision- 10:00 a.m.**
- **Verona Subdivision – 10:30 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.



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Verona Subdivision
Location: 1,800 ft North of F.M. 1015 and Mile 8
Applicant: Jose G. Reyes, P.E. ☐ Owner ☒ Agent
Address: 611 Bill Summers Int'l Blvd. Phone Number: (956)968-2194

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multi-Family	20	871,200	4 units per lot (52 lots)	119	129	248

Comments: _____
Prepared by: SWG Engineering LLC. Date: _____
Address: 611 Bill Summers Int'l Blvd. Weslaco, TX Phone Number: (956)968-2194

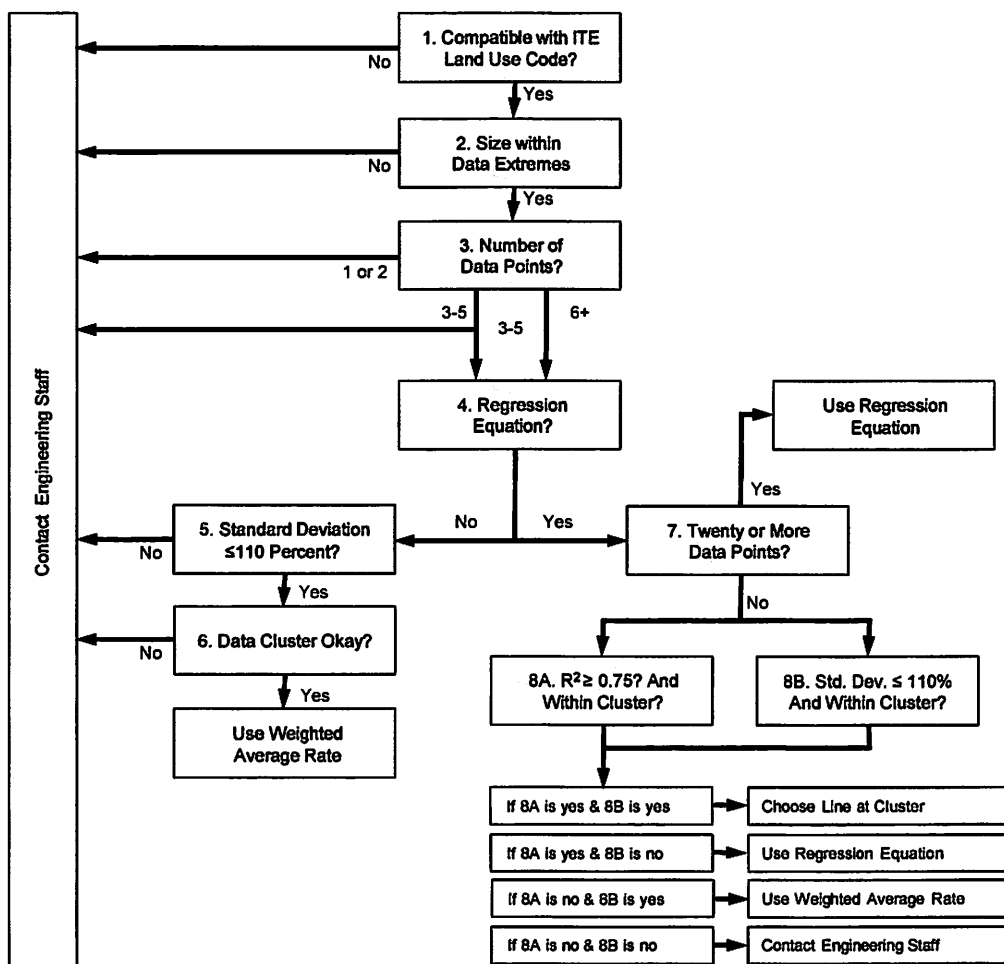
(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

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

LETTER OF TRANSMITTAL

DATE:	Thursday, December 12, 2019	Job No. 19-104
ATTENTION :	Ms. Rebekah M. De La Fuente	
RE:	Verona Subdivision -	
	Subdivision Review	

To: City of Weslaco
Planning Department

WE ARE SENDING YOU

☐ Shop Drawings
☐ Copy of Letter

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

Copies	Date	No.	Description
7	12/12/2019		Folded Prints of Plat (Full Size)(23"x36")
7	12/12/2019		Folded Prints of Site Plan (Full Size)(23"x36")
1	12/12/2019		Reduced Plat (11"x17")
1	12/12/2019		Reduced Site Plan (11"x17")
1	12/12/2019		Drainage Plans and Calculations (Preliminary)
1	12/12/2019		Proof of Ownership (Waranty Deed)
1	12/12/2019		Tax Reciept
1	12/12/2019		Check for \$55.00 (Check No. 4217)
1	12/12/2019		Trip Gerneration Worksheet

THESE ARE TRANSMITTED as checked below:

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

REMARKS:

SIGNED UPON RECEIPT: _____

SIGLER, WINSTON, GREENWOOD & ASSOCIATES

DRAINAGE REPORT FOR Verona Subdivision WESLACO, TEXAS

Prepared By:

SWG Engineering, LLC

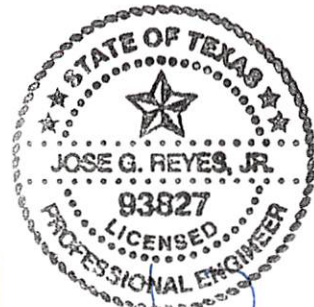
611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

jreyes@siglerwinstongreenwood.com



[Handwritten signature], P.E.
MAY 5, 2020

COVER SHEET	1
INDEX	2
PROJECT LOCATION	3
FLOOD PLAIN	3
SOIL CONDITIONS	3
EXISTING CONDITIONS	4
PROPOSED CONDITIONS	4
"C" VALUES FOR RATIONAL METHOD	5
ATTACHMENTS	6

DRAINAGE STATEMENT

Verona Subdivision

Project Location

This project involves the development of a 20 acre tract of land, with a Property ID of 108393. This site is located approximately 1,815 feet north of the corner of North F.M 1015 (International Boulevard) and Mile 8 in Weslaco, TX. The proposed subdivision is comprised of 50 Lots for a total of 20 acres.

Flood Plain

The subject tract of land resides in flood zone X, shades areas of 500-year flooding; areas of 100-year flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, revised date June 6, 2000. Revised to Reflect LOMR on May 3, 2002.

Soil Conditions

The Soil survey of Hidalgo County indicates that the subject property lies in two soil units.

(28) Hidalgo Sandy Clay Loam, 0 to 1 percent slopes. Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches is pale brown clay loam. The next layer extending 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout. The soil is well drained. Surface runoff is slow, and permeability is moderate. Potential is high for nonirrigated and irrigated pasture grasses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel. The soil is listed in Hydrologic Group B. It is also classified under unified classification as sandy clay loam (SC, CL). (see excerpts from "Soil Survey of Hidalgo County, Texas)

(52) Raymondville Clay Loam, 0 to 1 percent slopes. Typically, the surface layer is dark brown clay loam about 15 inches thick. The next layer, from 15 to 45 inches, is brown clay loam. The next layer 45 to 65 is brown clay. The soil is calcareous throughout. The soil is moderately well drained. Surface flow is moderate, and permeability is low. Potential is high for nonirrigated and irrigated pasture grasses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel. The soil is listed in Hydrologic Group C. It is also classified under unified classification as clay loam (CL). (see excerpts from "Soil Survey of Hidalgo County, Texas)

Existing Conditions

The subject property currently undeveloped. The existing surface runoff is by surface flow. The runoff travels in a westward direction and is ultimately captured by drainage ditch, 17A121, on the west side of the property. The site topography elevations range from 0 to 1 in some areas. In accordance with the drainage policies of City of Weslaco and County of Hidalgo, the rational method, 10-year frequency storm event was utilized to determine the existing storm runoff site. The total contributing 10-year storm water runoff from this site is approximately **12.211 cfs**, as per attached calculations.

Proposed Conditions

The proposed conditions for this subject tract will consist of a 50 Lot Subdivision. Development will consist of proposed quadruplexes on each lot. Storm water runoff will be captured by proposed curb and gutter on streets in future development. In accordance with the drainage policies of City of Weslaco, Rational Method, 50-year frequency storm event was utilized to determine the proposed runoff from this site. The total contributing 50-year existing storm water runoff from this site is approximately **22.637 cfs**.

The peak rate run off will increase during the 50-year frequency storm event due to proposed conditions. Flow rate will increase **10.426 cfs**. Therefore, as per attached calculations, **95,526.09 ft³ or 2.1930 Acre-ft** of storm water shall be required to detain. Post-development runoff shall be sheet flow to the proposed curb and gutter; that will carry water to the proposed storm sewer inlets. The proposed storm system will carry the storm water to the drain ditch, 17A121, on the Westside of the property via 24 inch storm sewer pipes. The said drain ditch is proposed to be expanded to have an additional detention volume of **205,875 ft³**. The drain ditch is owned by HCIDD 9, which has a 50 foot R.O.W. from centerline. A 25 ft R.O.W. will be dedicated by this plat to City of Weslaco. A drainage plan shall be approved by Weslaco at the time of issuance of building permit.



By: Jose G. Reyes, Jr. P.E. MAY. 5. 2020
Jose G. Reyes, P.E. Date

Sonia and Orlando Garcia Subdivision

Hidalgo County Drainage District No. 1

"C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

DRAINAGE CALCULATIONS (50-year)

PROJECT NAME: Verona Subdivision
PROJECT LOCATION: FM 1015
Weslaco, TX
DATE: May 5, 2020

EXISTING CONDITION

Total Area

A= 871200.00 ft²
20.000 ac

Existing Runoff Coefficient (Weighted)

C_{ex} = 0.20

Time of Concentration

T_c = $\frac{L}{60V}$ 55 min grassed waterway

where:

L= 1700 ft

V= $Ku \cdot k \cdot S^{1/2}$ 0.519 feet/second

where:

Ku= 3.28

k= 0.457 Grassed Waterway

Slope= 0.12 %

Rainfall Intensity

I= $\frac{b}{(T_c + d)^e}$ 3.05 in/hr

where:

IDF Coefficients for Hidalgo County (10-year)

b= 116.24

d= 14.33

e= 0.8599

Q_{ex} = (C_{ex})IA 12.211 cfs

FUTURE CONDITION (50-Year)

Area

A= 871200.00 ft²
20.000 ac

Time of Concentration

$$T_c = \frac{L}{60V} \quad 2 \text{ min} \quad \text{Pavement}$$

where:

$$L = 1700 \text{ ft}$$

$$V = 1.112 \text{ feet/second}$$

Time of Concentration (Total - Developed)

$$T_c = 10 \text{ min}$$

10 min (Minimum)

Future Runoff Coefficient (Estimated)

$$C_{fut} = 0.40$$

IDF Coefficients for Hidalgo County (50-year)

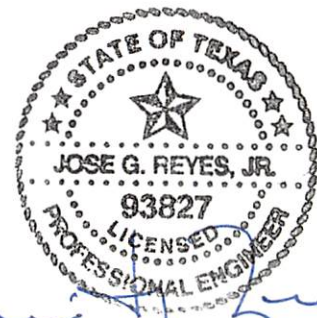
$$b = 170.66$$

$$d = 16.71$$

$$e = 0.8613$$

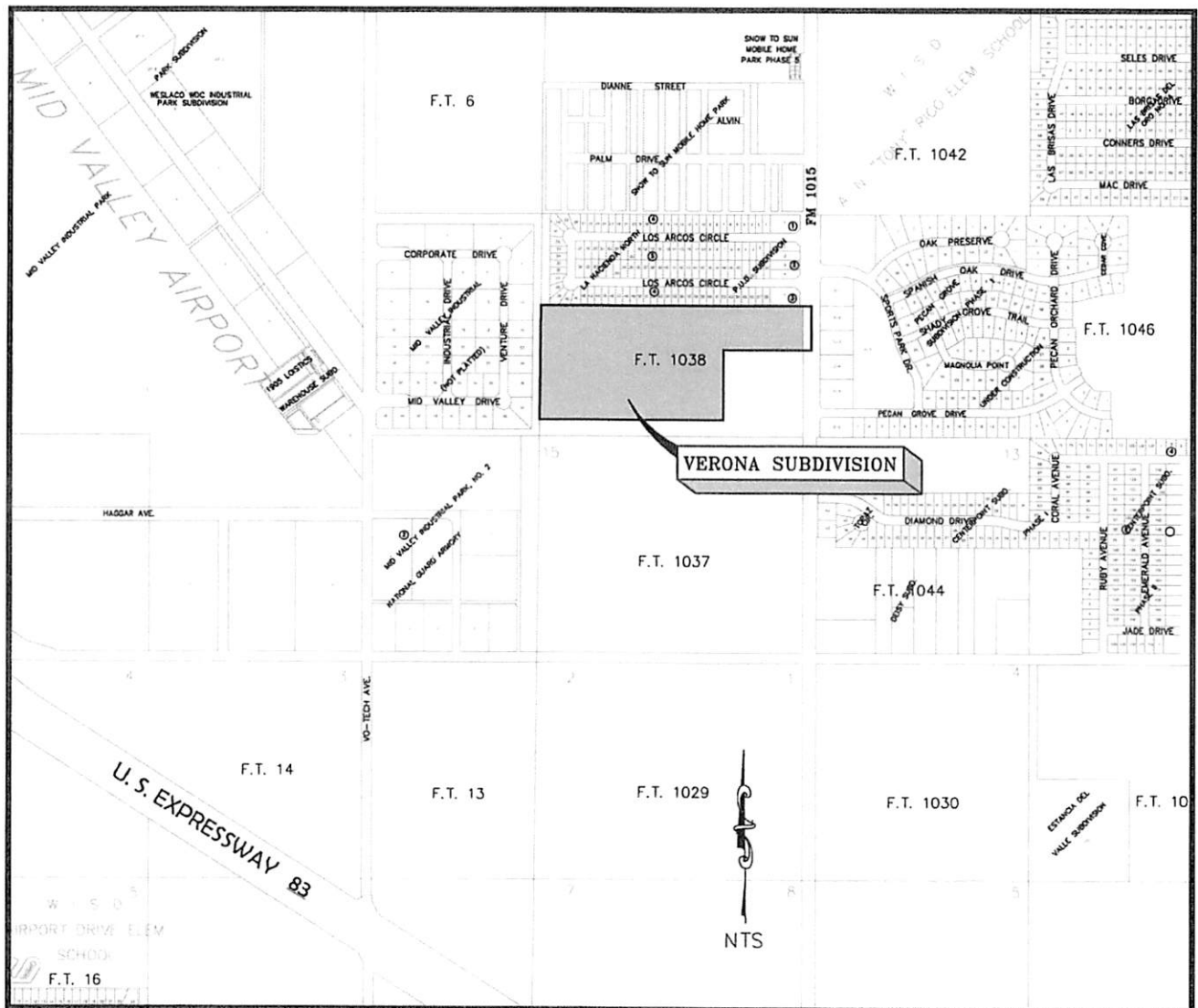
Calculations for Vmax:

Dur	I	Qfut	Vfut	Qex	Vex	Vmax
10	10.077	80.617	48370.2975	12.211	7326.68	41043.6163
20	7.663	61.302	73562.1111	12.211	10990	62572.0892
30	6.227	49.815	89666.7677	12.211	14653.4	75013.4052
40	5.269	42.150	101159.323	12.211	18316.7	82842.6202
50	4.581	36.648	109942.935	12.211	21980	87962.891
60	4.062	32.494	116977.199	12.211	25643.4	91333.8141
70	3.655	29.239	122803.863	12.211	29306.7	93497.138
80	3.327	26.616	127754.575	12.211	32970.1	94784.5098
90	3.057	24.453	132045.139	12.211	36633.4	95411.7328
100	2.830	22.637	135822.837	12.211	40296.7	95526.0904
110	2.636	21.090	139192.118	12.211	43960.1	95232.0305
120	2.469	19.754	142229.421	12.211	47623.4	94605.9923
130	2.324	18.589	144992.179	12.211	51286.8	93705.4102
140	2.195	17.562	147524.522	12.211	54950.1	92574.413
150	2.081	16.651	149861.014	12.211	58613.5	91247.5641
Storage Required (50-yr)			95526.09 ft ³	2.1930 Ac-Ft		
w/ release rate of (10-yr)			\$ 12.211 ft ³ /s			

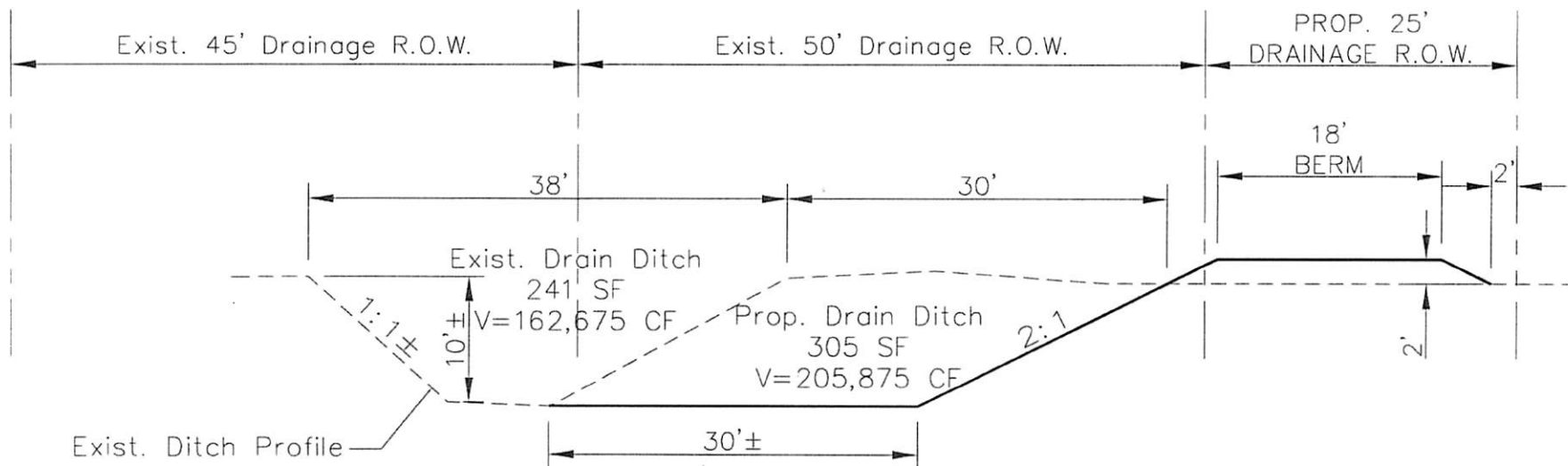


Jose G. Reyes, Jr. P.E.
 MAY 5 2020

Attachments



LOCATION MAP



PROPOSED DRAIN DITCH EXPANSION

VERONA SUBDIVISION

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



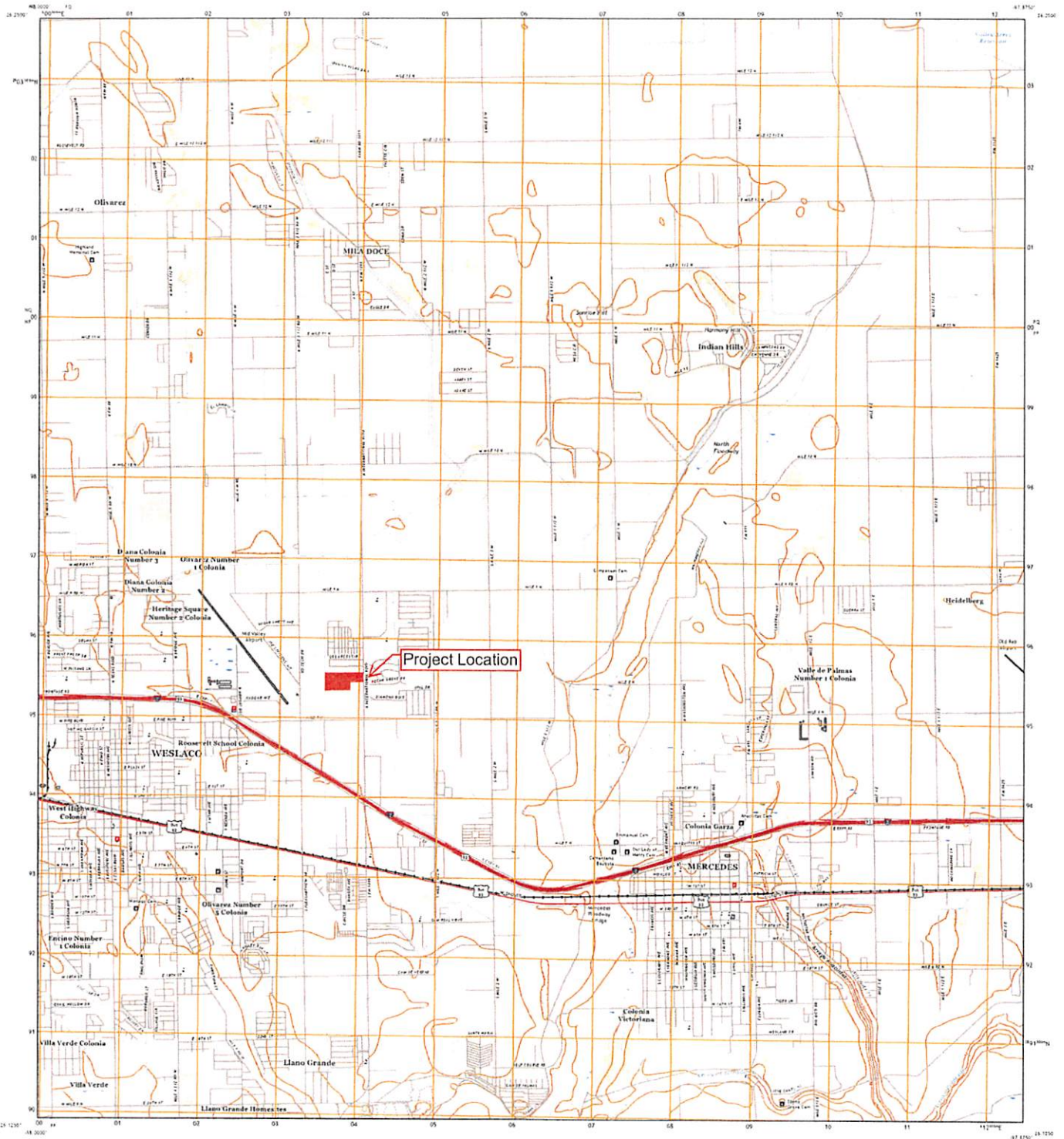
SWG ENGINEERING, LLC
WESLACO, TEXAS

TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

SINCE 1945

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19-128



Produced by the United States Geological Survey

Topographic map of the Mercedes, Texas area, showing terrain, roads, and various landmarks.

This map is not a legal document. It is for informational purposes only.

Information on this map is derived from the following sources:

1. Aerial photography, 1994-1995

2. Topographic maps, 1980-1985

3. Other data sources, as noted

4. Other data sources, as noted

5. Other data sources, as noted

6. Other data sources, as noted

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16. Other data sources, as noted

17. Other data sources, as noted

18. Other data sources, as noted



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Feature	Symbol	Feature	Symbol
Interstate	Thick red line	Local Road	Thin black line
State Route	Red line with shield	Unimproved Road	Dashed black line
US Route	Black line with shield	Water	Blue area
State Route	Black line with shield	Water	Blue area

MERCEDES, TX
2019

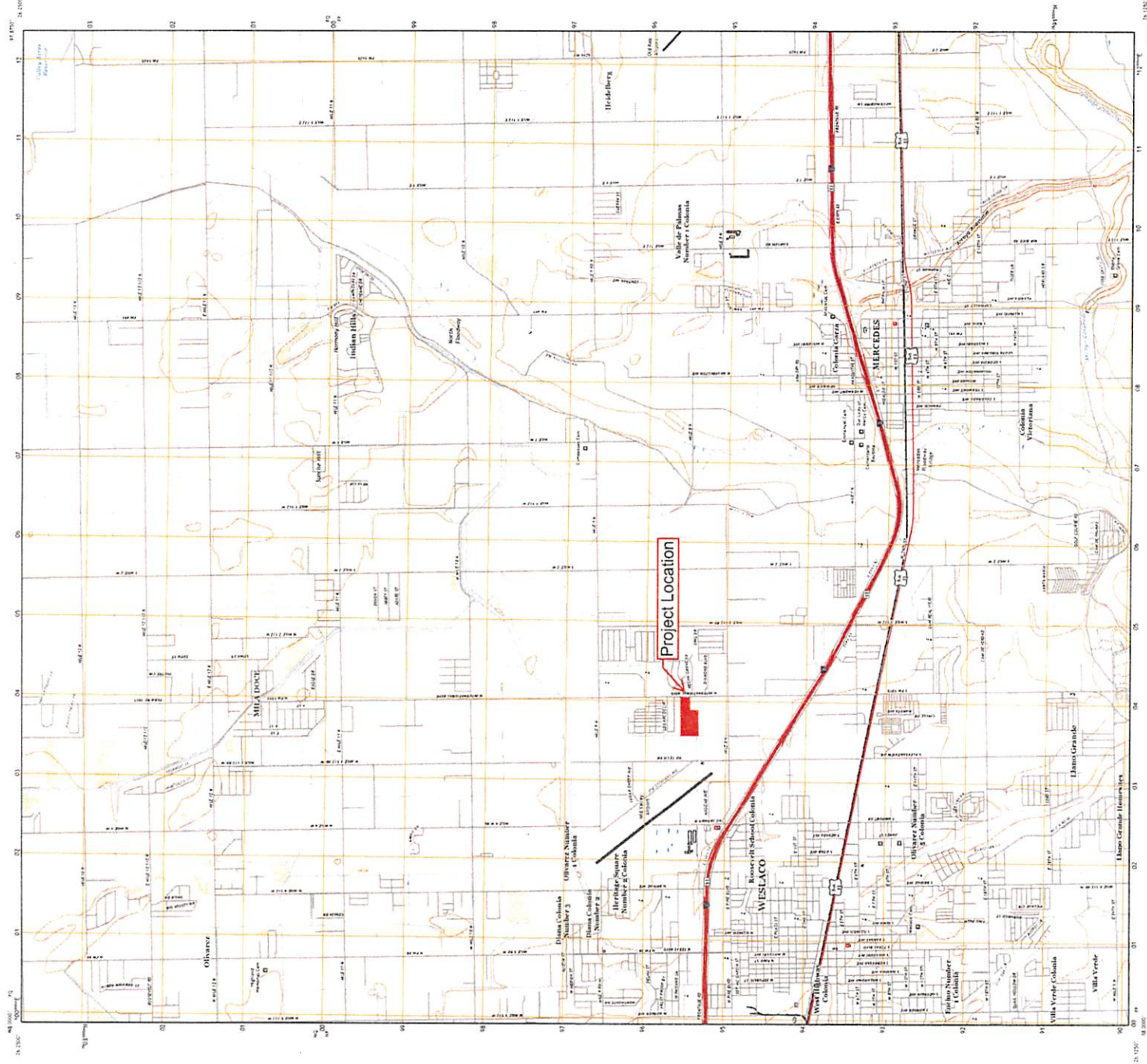




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MERCEDS QUADRANGLE
TRAVIS, HEMLOCK COUNTY
7.5-MINUTE SERIES



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in 1907. The original map was published by
the United States Geological Survey in 1907.
The map is a reproduction of the original map
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in 1907. The original map was published by
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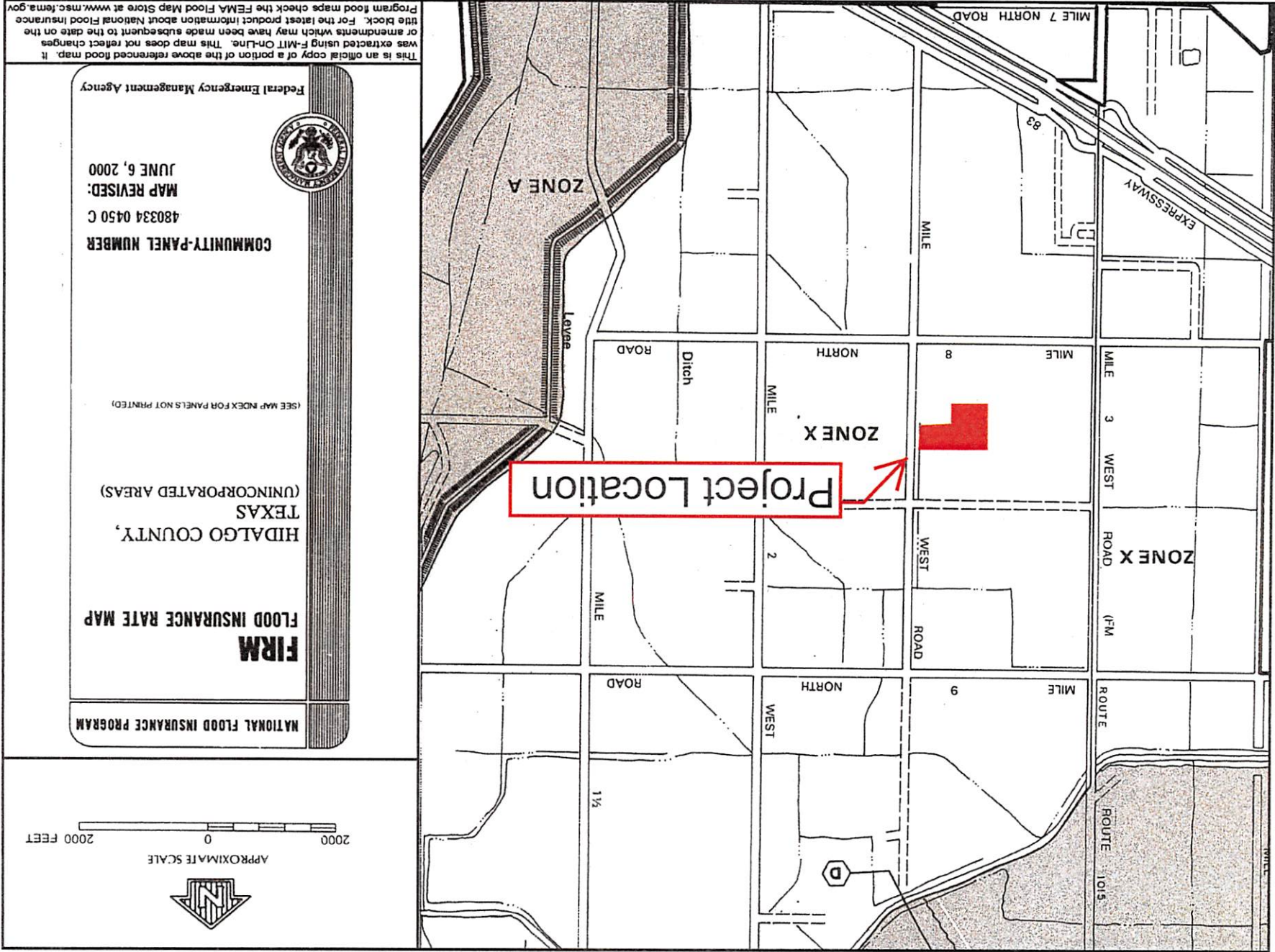
Scale	Feet	Meters
1:24,000	1 inch = 2,000 feet	1 cm = 200 meters

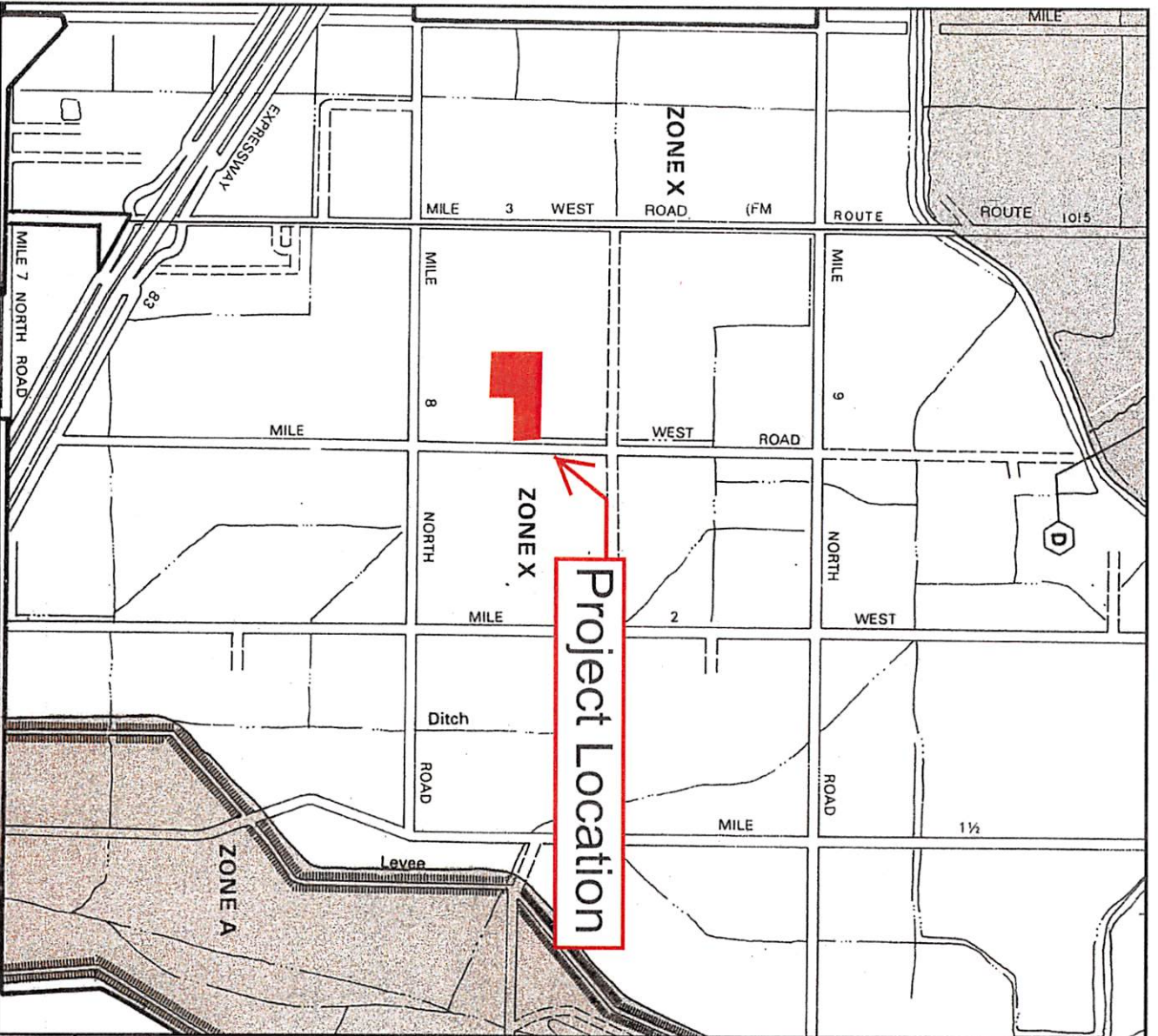


Feature	Symbol
Section Boundary	Thin black line
Section Number	Thin black line with number
Section Line	Thick black line
Section Boundary	Thin black line

Feature	Symbol
Section Boundary	Thin black line
Section Number	Thin black line with number
Section Line	Thick black line
Section Boundary	Thin black line

MERCEDS, TX
2019





APPROXIMATE SCALE



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD



NO BASE FLOOD ELEVATION DETERMINED

ZONE AE

Base flood elevation determined. Flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined.

ZONE AH

Flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined.

ZONE AO

Flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined. For areas of unusual fan flooding, velocities also determined.

ZONE A99

To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.

ZONE V

Coastal flood with velocity hazard (wave action); no base flood elevation determined.

ZONE VE

Coastal flood with velocity hazard (wave action); base flood elevation determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

Areas determined to be outside 500-year flood plain.

ZONE D

Areas in which flood hazards are underlined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983

Identified 1990

Other

Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain boundary

Floodway boundary

Zone D boundary

Boundary, Ditching, Special Flood Hazard Zone, and Boundary Ditching Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line: Elevation in Feet

Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone

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



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

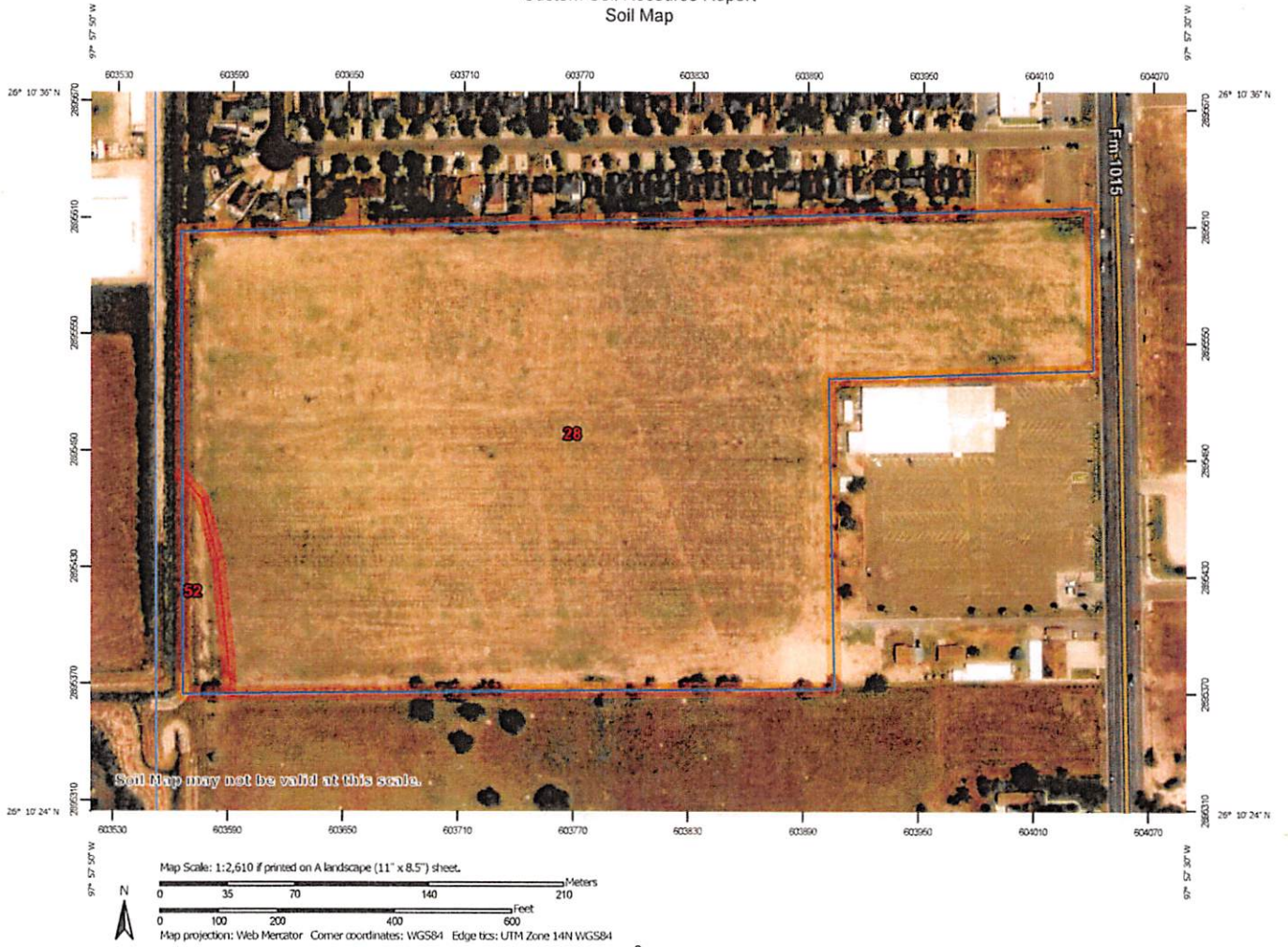
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

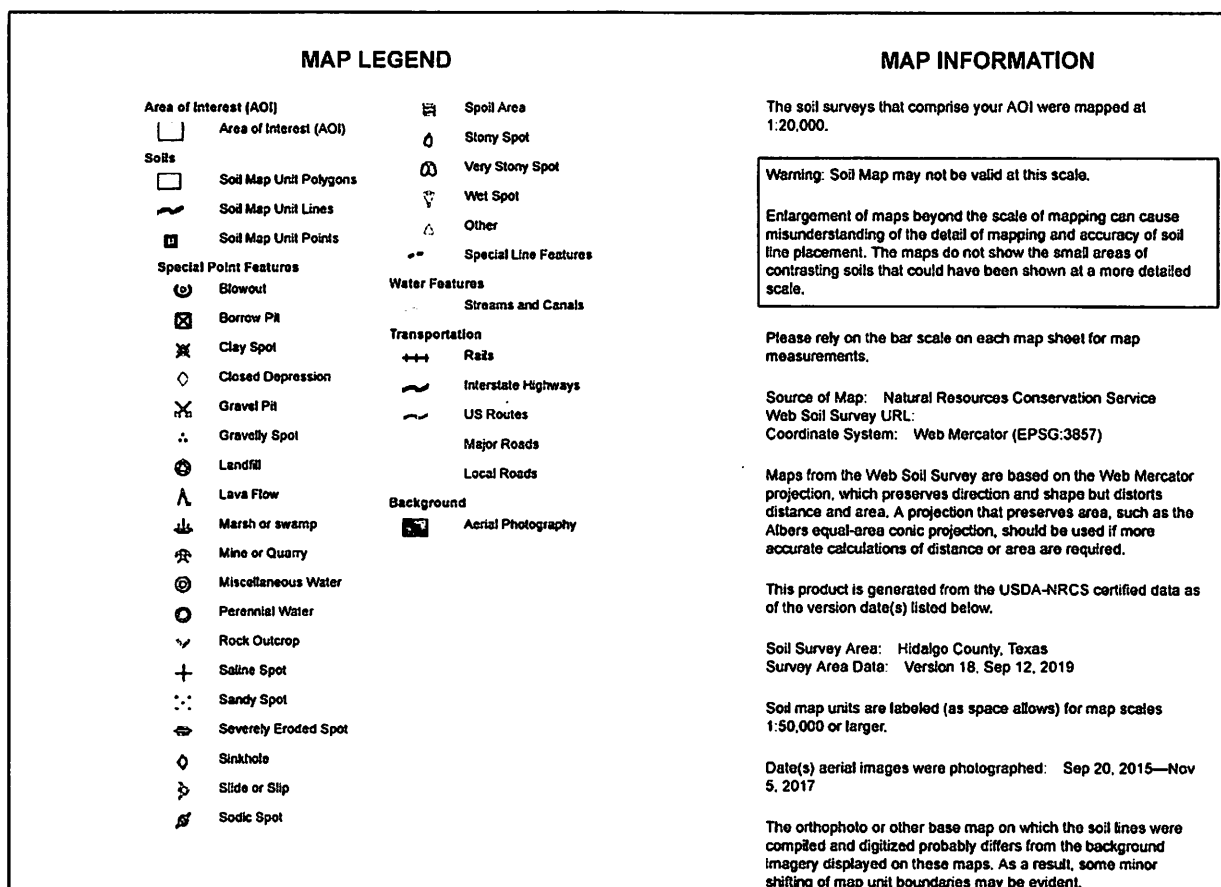
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	22.6	97.9%
52	Raymondville clay loam, 0 to 1 percent slopes	0.5	2.1%
Totals for Area of Interest		23.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 35 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 10.0

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: Gray Sandy Loam (R083DY019TX)

Hydric soil rating: No

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Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

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Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 8.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pet	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:* Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:* Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:* Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
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	36-55	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--Continued

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>			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58** Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59** Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes 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	Hardness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
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	B	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.	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
32.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

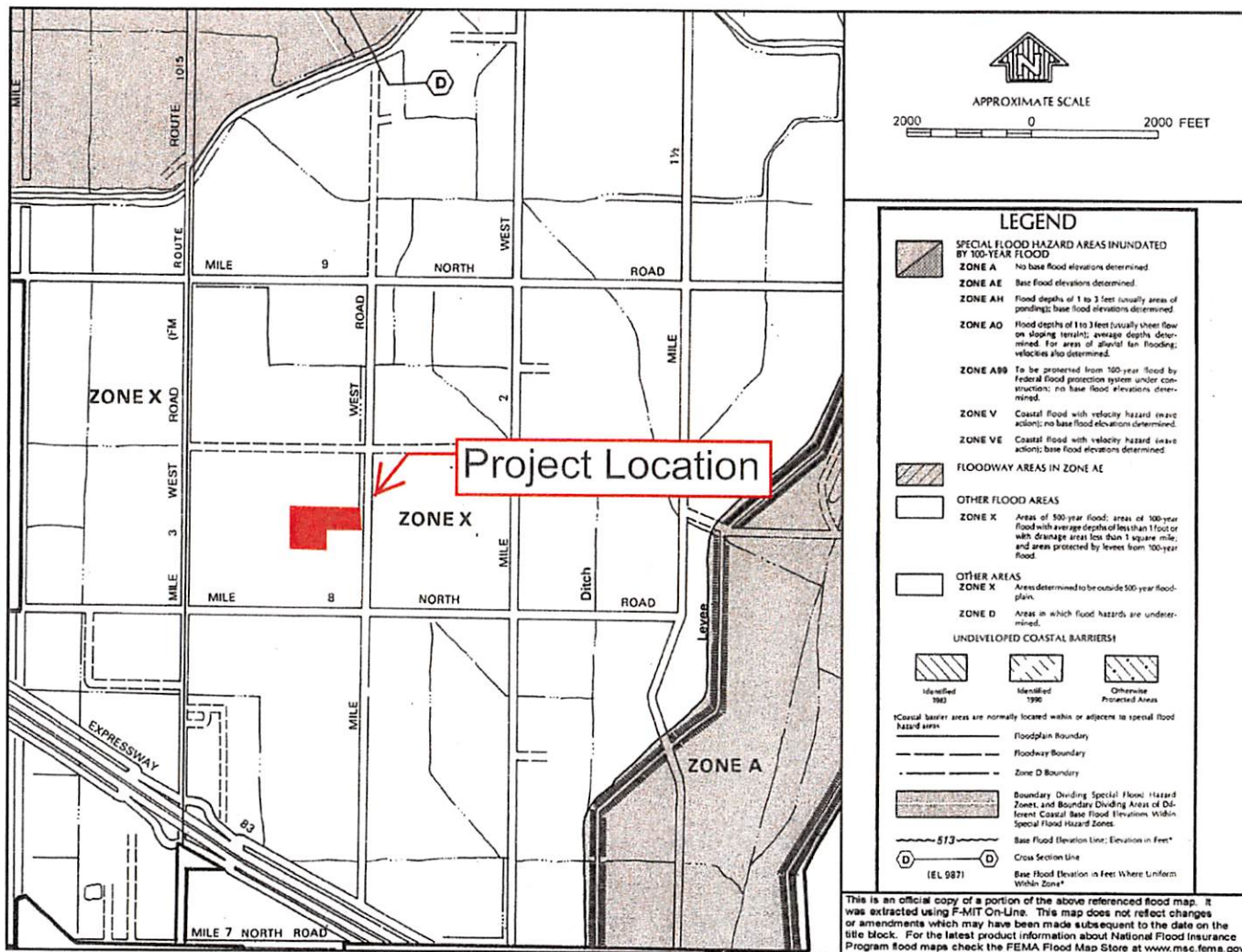
Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45, # 46, # 47. # Pits						
48----- Racombes	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombes	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51: # Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54: # Raymondville-----	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57: # Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

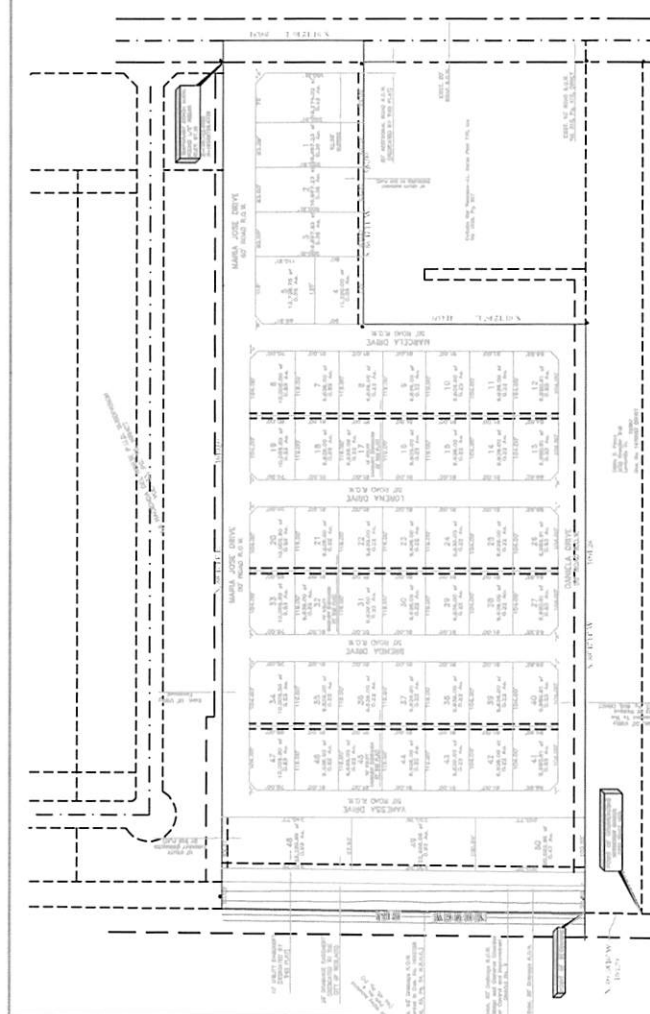
TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
Quemado-----	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Percs slowly, floods.	Slow intake, percs slowly, floods.	Percs slowly---	Percs slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, droughty, percs slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita-----	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.

See footnote at end of table.

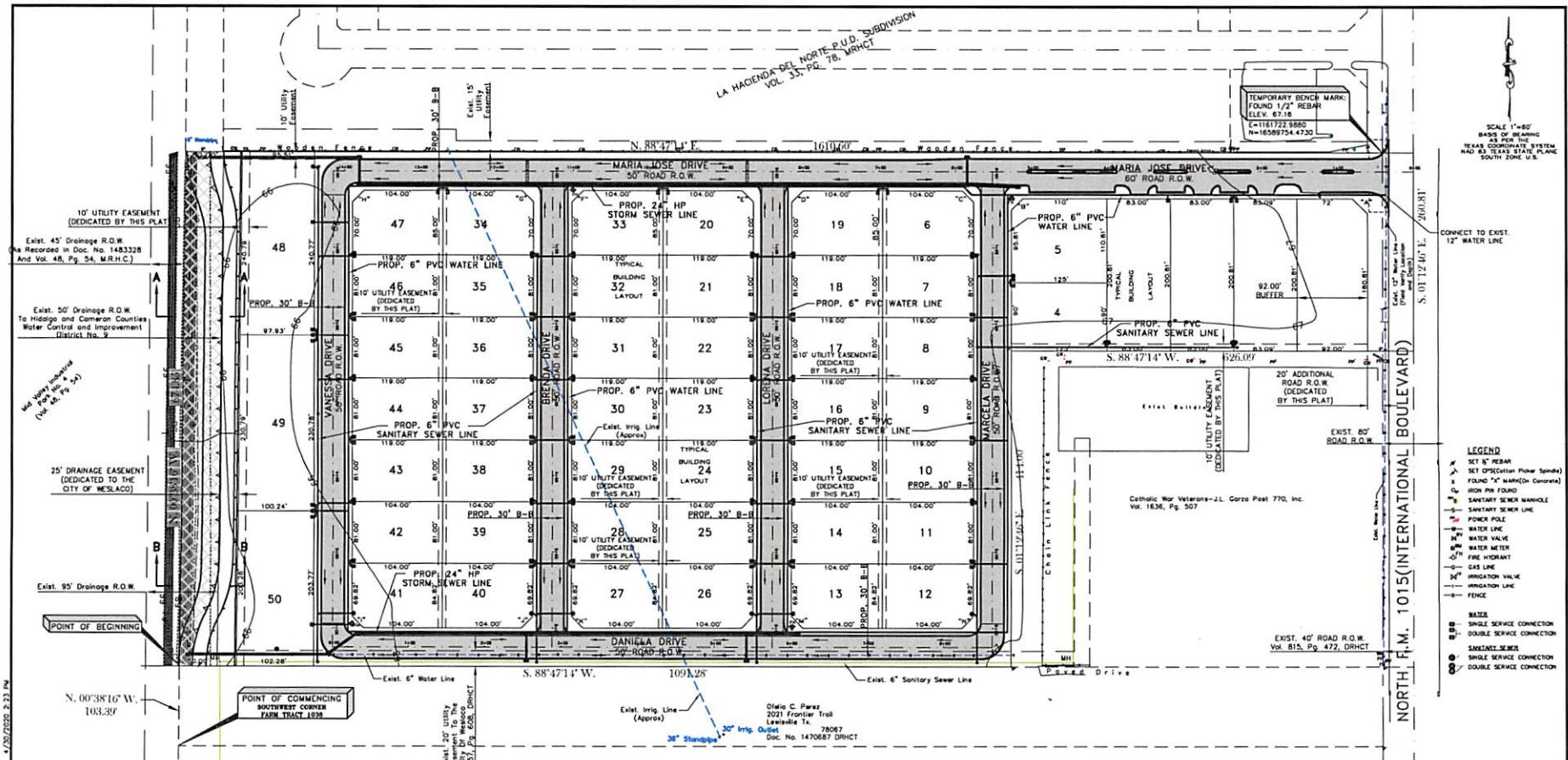


This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program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



A 5 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE COMPLETION OF BUILDING PERMIT (ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJACENT TO THE LOT).

[illegible]



LA HACIENDA DEL NORTE P.U.D. SUBDIVISION
VOL. 53, PG. 78, WRHCT

SCALE 1"=80'
BASIS OF BEARING
AS PER THE
TEXAS COORDINATE SYSTEM
AND 43 TEXAS STATE PLANE
SOUTH ZONE U.S.

- LEGEND
- SET 4" REBAR
 - SET 6" REBAR
 - SET 8" REBAR
 - SET 10" REBAR
 - SET 12" REBAR
 - SET 14" REBAR
 - SET 16" REBAR
 - SET 18" REBAR
 - SET 20" REBAR
 - SET 24" REBAR
 - SET 28" REBAR
 - SET 32" REBAR
 - SET 36" REBAR
 - SET 40" REBAR
 - SET 44" REBAR
 - SET 48" REBAR
 - SET 52" REBAR
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 - SET 976" REBAR
 - SET 980" REBAR
 - SET 984" REBAR
 - SET 988" REBAR
 - SET 992" REBAR
 - SET 996" REBAR
 - SET 1000" REBAR

VERONA SUBDIVISION

PRELIMINARY
FOR REVIEW ONLY

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MID VALLEY PEDIANES AND ALLEY CENTER SUBDIVISION, AND PROVIDED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

DATE

JOE B. WYATT, JR.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31108
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3785

WESLACO, TEXAS	
VERONA SUBDIVISION	
SITE PLAN	
SICLER, WINSTON, GREENWOOD AND ASSOCIATES S.W.G. ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-392 WESLACO, TEXAS	
DATE FEB. 2020	BY J.W.G.
19-128-	1



SIGLER, WINSTON, GREENWOOD & ASSOCIATES

DRAINAGE REPORT

FOR

Verona Subdivision

WESLACO, TEXAS

Prepared By:

SWG Engineering, LLC

611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

jreyes@siglerwinstongreenwood.com



[Handwritten signature] P.E.
DEC. 4. 2019

COVER SHEET	1
INDEX	2
PROJECT LOCATION	3
FLOOD PLAIN	3
SOIL CONDITIONS	3
EXISTING CONDITIONS	4
PROPOSED CONDITIONS	4
"C" VALUES FOR RATIONAL METHOD	5
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DRAINAGE STATEMENT

Verona Subdivision

Project Location

This project involves the development of a 20 acre tract of land. This site is located approximately 1,815 feet north of the corner of North F.M 1015 (International Boulevard) and Mile 8 in Weslaco, TX. The proposed subdivision is comprised of 60 Lots for a total of 20 acres

Flood Plain

The subject tract of land resides in flood zone X, areas of 500-year flooding; areas of 100-year flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, revised date June 6, 2000

Soil Conditions

The Soil survey of Hidalgo County indicates that the subject property lies in two soil units.

(28) Hidalgo Sandy Clay Loam, 0 to 1 percent slopes. Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches is pale brown clay loam. The next layer extending 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout. The soil is well drained. Surface runoff is slow, and permeability is moderate. Potential is high for nonirrigated and irrigated pasture grasses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel. The soil is listed in Hydrologic Group B. It is also classified under unified classification as sandy clay loam (SC, CL). (see excerpts from "Soil Survey of Hidalgo County, Texas)

(52) Raymondville Clay Loam, 0 to 1 percent slopes. Typically, the surface layer is dark brown clay loam about 15 inches thick. The next layer, from 15 to 45 inches, is brown clay loam. The next layer 45 to 65 is brown clay. The soil is calcareous throughout. The soil is moderately well drained. Surface flow is moderate, and permeability is low. Potential is high for nonirrigated and irrigated pasture grasses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel. The soil is listed in Hydrologic Group C. It is also classified under unified classification as clay loam (CL). (see excerpts from "Soil Survey of Hidalgo County, Texas)

Existing Conditions

The subject property currently undeveloped. The existing surface runoff is by surface flow. The runoff travels in a westward direction and is ultimately captured by drainage ditch, 17A121, on the west side of the property. The site topography elevations range from 0 to 1 in some areas. In accordance with the drainage policies of City of Weslaco and County of Hidalgo, the rational method, 10-year frequency storm event was utilized to determine the existing storm runoff site. The total contributing 10-year storm water runoff from this site is approximately **12.21 cfs**, as per attached calculations.

Proposed Conditions

The proposed conditions for this subject tract will consist of a 60 Lot Subdivision. Development will consist of proposed quadruplexes on each lot. Storm water runoff will be captured by proposed curb and gutter on streets in future development. In accordance with the drainage policies of City of Weslaco, Rational Method, 50-year frequency storm event was utilized to determine the proposed runoff from this site. The total contributing 50-year existing storm water runoff from this site is approximately **26.34 cfs**.

The peak rate run off will increase during the 50-year frequency storm event due to proposed conditions. Flow rate will increase **14.13 cfs**. Therefore, as per attached calculations, **166,337 ft³ or 3.82 Acre-ft** of post-development runoff shall be sheet flow to the proposed curb and gutter street sections, that will carry water to storm sewer inlets and eventually to the drain ditch, 17A121, along the west side of the development. The drain ditch will be expanded, with an additional **175,461 ft³**, in order to detain the runoff water. The drain ditch is owned by HCIDD 9. A drainage plan shall be approved by Weslaco at the time of issuance of building permit.



By: [Signature] P.E. DEC. 4. 2019
Jose G. Reyes, P.E. Date

Sonia and Orlando Garcia Subdivision

Hidalgo County Drainage District No. 1 "C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

FUTURE CONDITION (50-Year)Area

A= 871200.00 ft²
20.000 ac

Time of Concentration

T_c= $\frac{L}{60V}$ 2 min Pavement

where:

L= 1700 ft
V= 1.112 feet/second

Time of Concentration (Total - Developed)

T_c= 10 min
10 min (Minimum)

Future Runoff Coefficient (Estimated)

C_{fut} 0.60

IDF Coefficients for Hidalgo County (50-year)

b= 170.66
d= 16.71
e= 0.8613

Calculations for V_{max}:

Dur	I	Q _{fut}	V _{fut}	Q _{ex}	V _{ex}	V _{max}
10	10.077	120.926	72555.4	12.21	7326.68	65228.7651
20	7.663	91.953	110343	12.21	10990	99353.1447
30	6.227	74.722	134500	12.21	14653.4	119846.789
40	5.269	63.225	151739	12.21	18316.7	133422.282
50	4.581	54.971	164914	12.21	21980	142934.358
60	4.062	48.740	175466	12.21	25643.4	149822.413
70	3.655	43.859	184206	12.21	29306.7	154899.069
80	3.327	39.923	191632	12.21	32970.1	158661.798
90	3.057	36.679	198068	12.21	36633.4	161434.302
100	2.830	33.956	203734	12.21	40296.7	163437.509
110	2.636	31.635	208788	12.21	43960.1	164828.09
120	2.469	29.631	213344	12.21	47623.4	165720.703
130	2.324	27.883	217488	12.21	51286.8	166201.5
140	2.195	26.344	221287	12.21	54950.1	166336.674
150	2.081	24.977	224792	12.21	58613.5	166178.071
160	1.980	23.755	228044	12.21	62276.8	165766.979
170	1.888	22.655	231077	12.21	65940.1	165136.764
180	1.805	21.659	233918	12.21	69603.5	164314.738
190	1.729	20.754	236590	12.21	73266.8	163323.517
200	1.661	19.926	239112	12.21	76930.2	162182.023
210	1.597	19.167	241500	12.21	80593.5	160906.23
220	1.539	18.467	243767	12.21	84256.8	159509.741
230	1.485	17.821	245924	12.21	87920.2	158004.226
240	1.435	17.221	247983	12.21	91583.5	156399.768

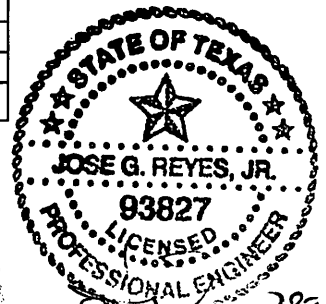
Storage Required (50-yr)

166337 ft³

3.81856 Ac-Ft

w/ release rate of (10-yr)

12.21 ft³/s



DEC. 4. 2019

DRAINAGE CALCULATIONS (50-year)

PROJECT NAME:

PROJECT LOCATION: FM 1015

Weslaco, TX

DATE: October 1, 2019

EXISTING CONDITION

Total Area

A= 871200.00 ft²
20.000 ac

Existing Runoff Coefficient (Weighted)

C_{ex} = 0.20

Time of Concentration

T_c = $\frac{L}{60V}$ 55 min grassed waterway

where:

L= 1700 ft

V= $Ku \cdot k \cdot S^{1/2}$ 0.519 feet/second

where:

Ku= 3.28

k= 0.457 Grassed Waterway

Slope= 0.12 %

Rainfall Intensity

I= $\frac{b}{(T_c + d)^e}$ 3.05 in/hr

where:

IDF Coefficients for Hidalgo County (10-year)

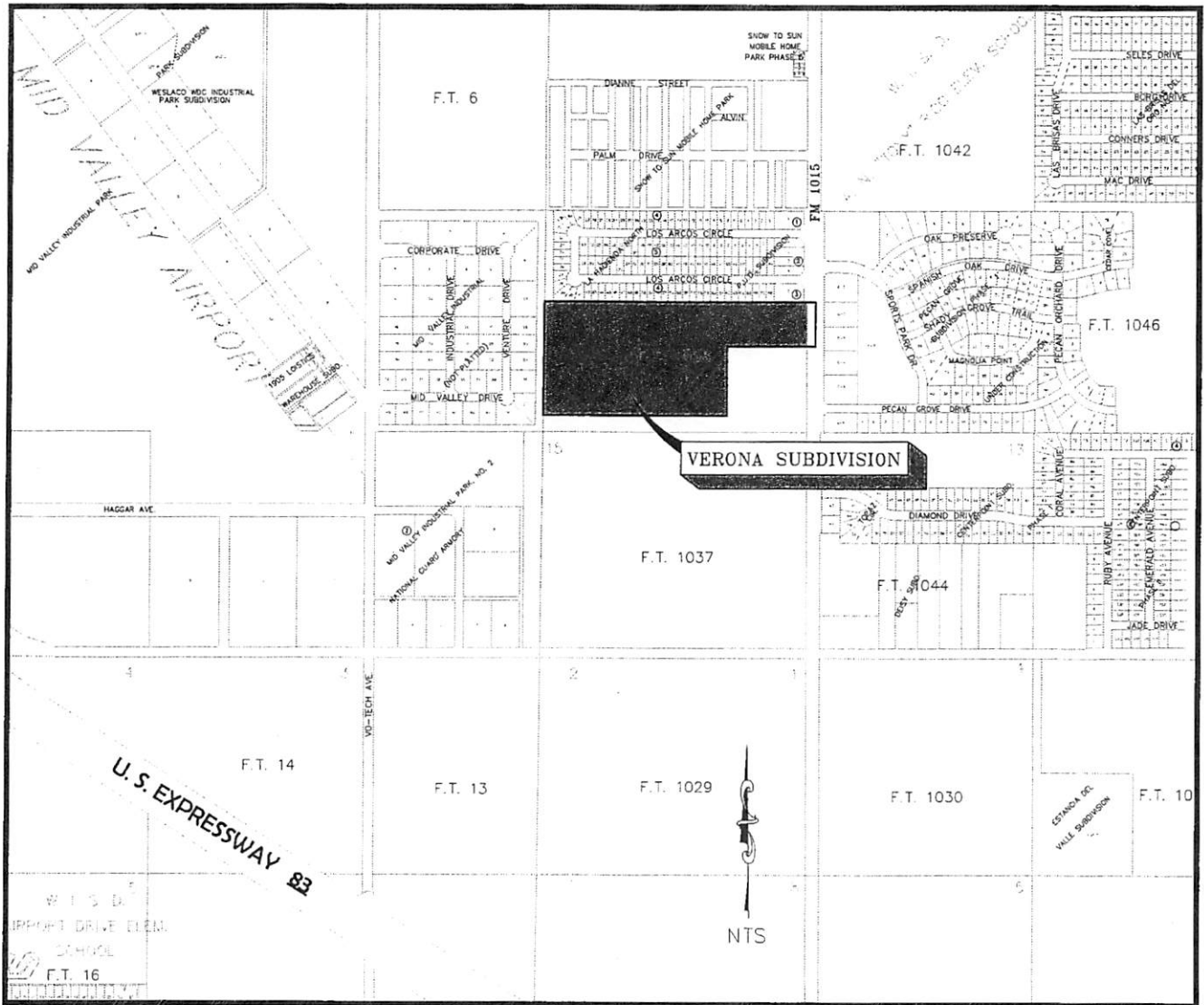
b= 116.24

d= 14.33

e= 0.8599

Q_{ex} = (C_{ex})IA 12.211 cfs

Attachments



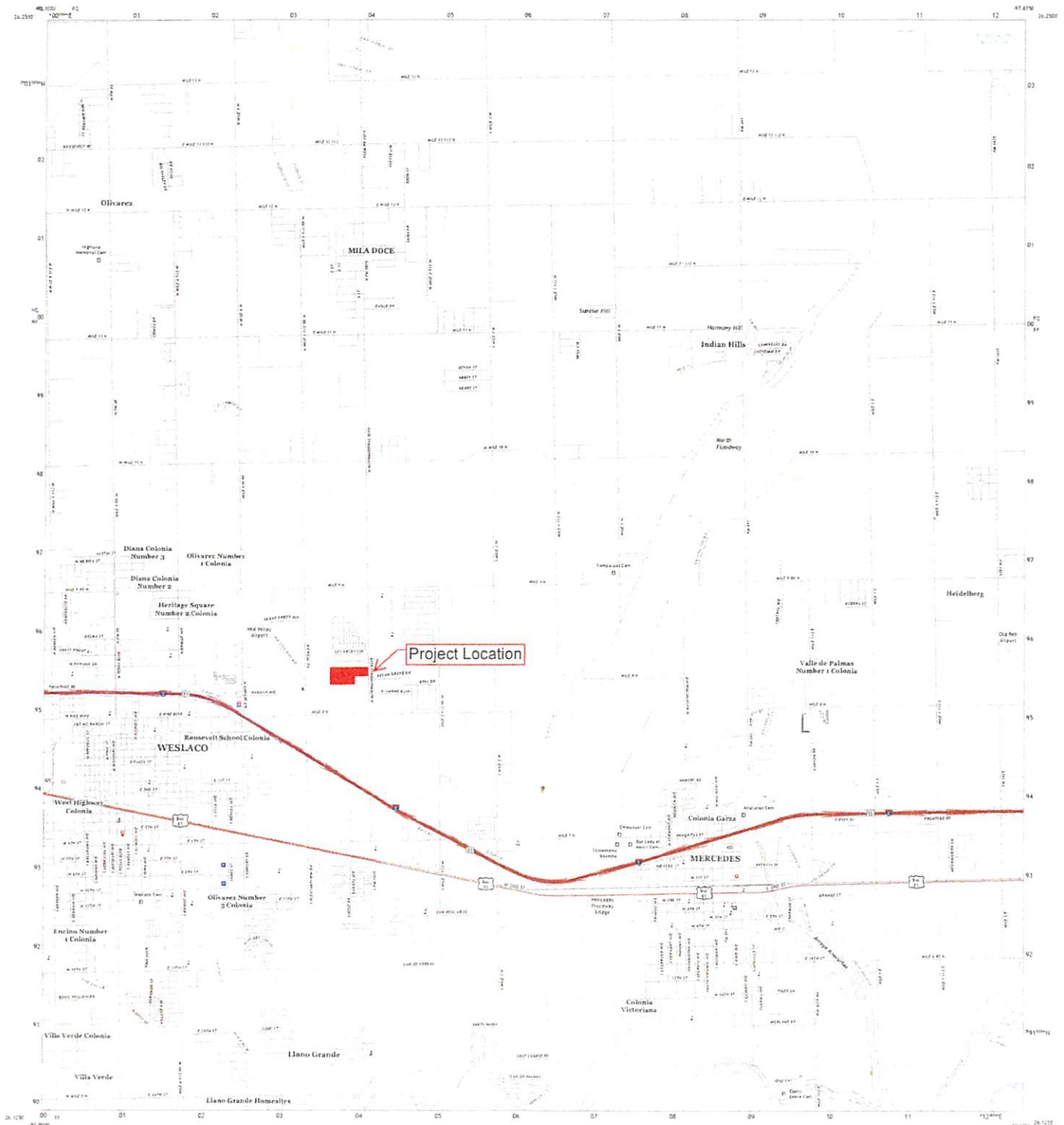
Location Map



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

Topographic map of the Mercedes, Texas area

Scale 1:24,000

Map Date: 10/2011

Map Sheet: 10000

Map Series: 7.5-Minute

Map Projection: UTM

Map Datum: NAD 83

Map Contour Interval: 10 feet

Map Elevation: 1000 feet

Map Area: 1000 acres

Map Source: USGS

Map Contact: USGS

Map URL: <http://www.usgs.gov>

Map Copyright: 2011

Map Disclaimer: This map is not a legal document.

Map Notes: This map is not a legal document.



SCALE 1:24,000

Scale 1:24,000

Scale 1:24,000

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Map Source: USGS

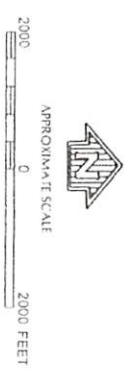
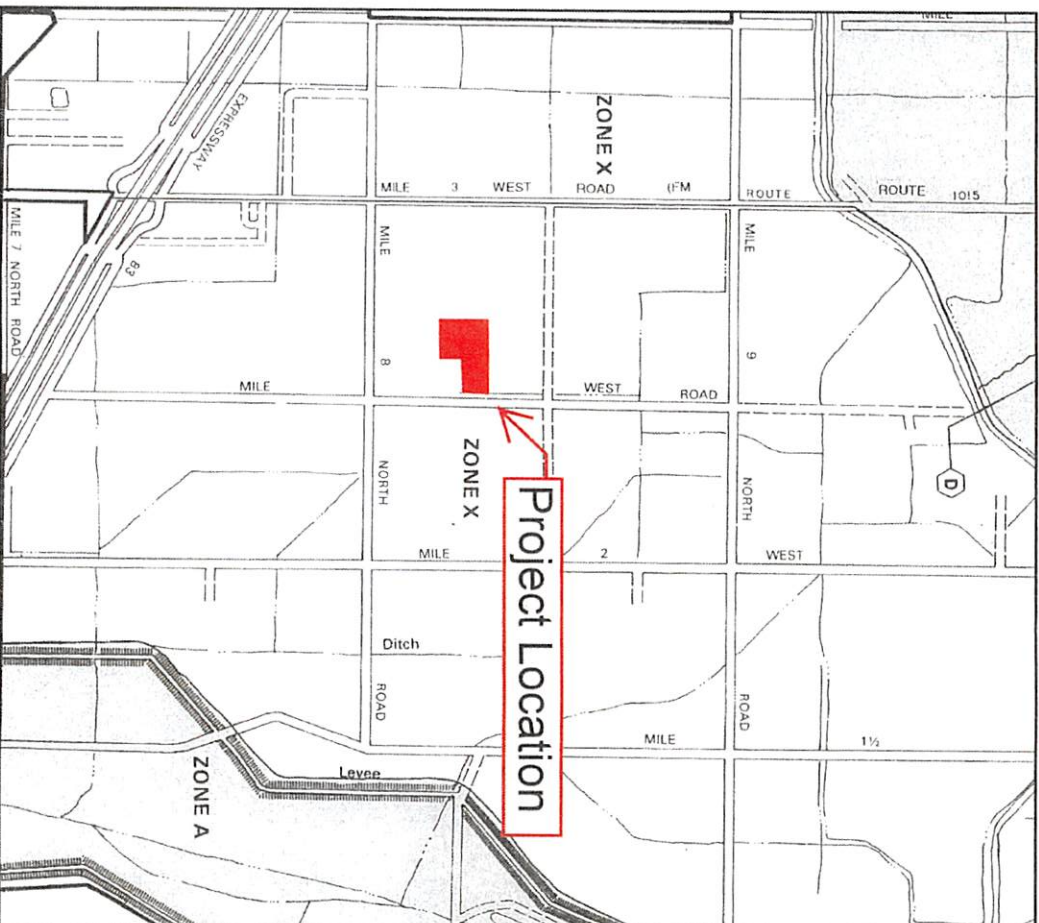
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Map URL: <http://www.usgs.gov>

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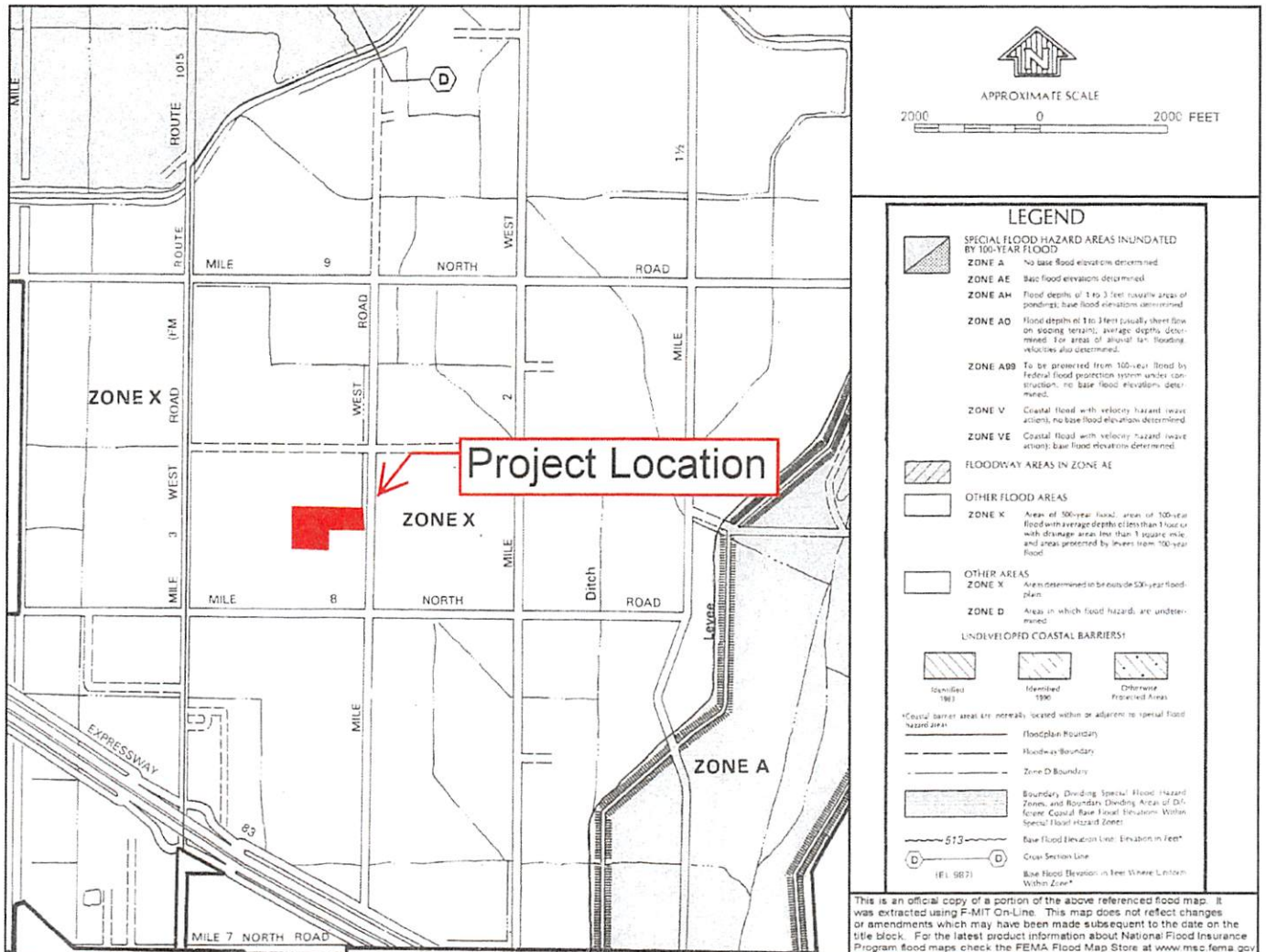
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NATIONAL FLOOD INSURANCE PROGRAM	
FIRM FLOOD INSURANCE RATE MAP	
HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS)	
(SEE MAP INDEX FOR PANELS NOT SHOWN)	
COMMUNITY PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2000	

THIS IS AN OFFICIAL COPY of a portion of the above referenced Flood Map. It was prepared under the authority of the Federal Emergency Management Agency (FEMA) and is subject to the provisions of the National Flood Insurance Act of 1968, as amended. The map is not to be used for any purpose other than the one for which it was prepared. For the latest product information about National Flood Insurance Program Flood maps, check the FEMA Flood Map Store at www.fema.gov





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Hidalgo County, Texas**



October 1, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

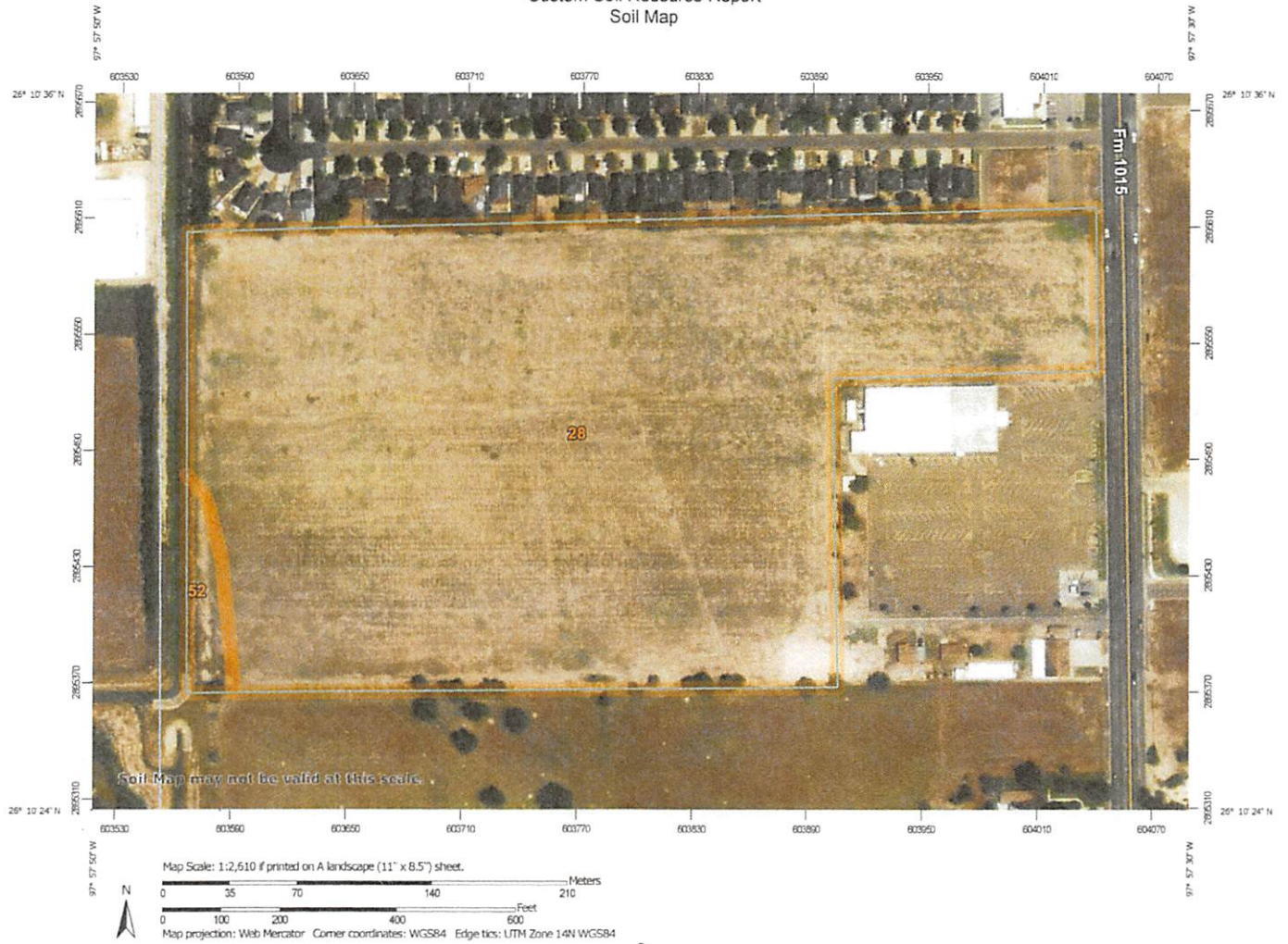
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Date: Version 18, Sep 12, 2019

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	22.6	97.9%
52	Raymondville clay loam, 0 to 1 percent slopes	0.5	2.1%
Totals for Area of Interest		23.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvi

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 35 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 10.0

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: Gray Sandy Loam (R083DY019TX)

Hydric soil rating: No

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Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

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Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 8.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

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TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez----- Quemado-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Peres slowly, floods.	Slow intake, peres slowly, floods.	Peres slowly---	Peres slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, droughty, peres slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces----- Sarita-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Pits						
48----- Racombe	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombe	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51: * Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Percs slowly----	Slow intake, percs slowly.	Percs slowly----	Percs slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54: * Raymondville-----	Slight-----	Moderate: hard to pack.	Percs slowly----	Slow intake, percs slowly.	Percs slowly----	Percs slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57: * Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
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-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	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-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	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-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	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-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	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-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	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 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51: * Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54: * Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57: * Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

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
1.* Arents					<u>Ft</u>			<u>In</u>			
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	B	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.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
32:*											
Queimado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Laredo											
34-----	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
Matamoros											
35, 36, 37, 38-----	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
McAllen											
39, 40, 41-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Mercedes											
42-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Nueces											
43:*											
Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Olmito											
45,* 46,* 47.*											
Pits											
48-----	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
Racombes											
49-----	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
Racombes											
50-----	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
Ramadero											
51:*											
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Raymondville											
53-----	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
Raymondville											
54:*											
Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Reynosa											
56-----	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
Reynosa											
57:*											
Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**-----	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
Rio											
59**-----	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
Rio											

See footnotes at end of table.

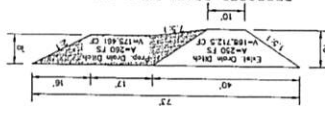
STAFF AND CHAIRMAN CONFERENCE

1. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED
PLAT AND DESCRIPTION OF LAND WITHIN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE
PLAT AND DESCRIPTION OF LAND WITHEIN THE COUNTY OF DALLAS, TEXAS, WAS PREPARED BY
ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR
AND AM A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION.

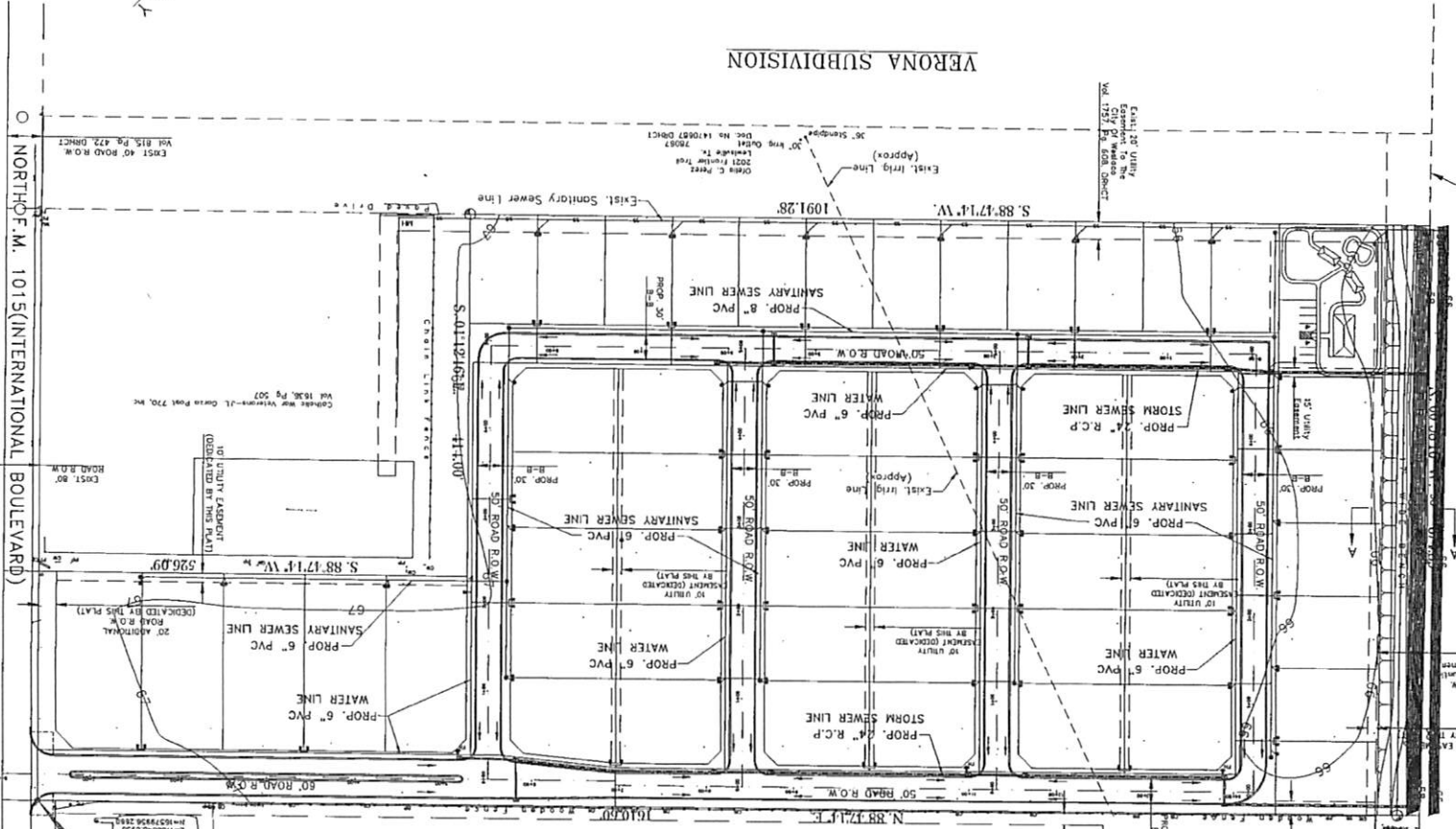
2. THIS PLAT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND AM A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION.

DATE _____

PROPOSED DRAIN DITCH EXPANSION



VERONA SUBDIVISION



TO UNIT 1A
(DEDICATED BY THE
EXIST. 50' DRAINAGE R.O.W.
TO HEDGE AND CAMERON COUNCIL
WATER CONTROL AND IMPROVEMENT
DISTRICT NO. 1

LA HACIENDA DEL NORTE P.U.D.
VOL. 33, PG. 78, MAR 61
SUBMISSION

0 NORTH OF M. 1015 (INTERNATIONAL BOULEVARD)

S. 01°12'46" E.

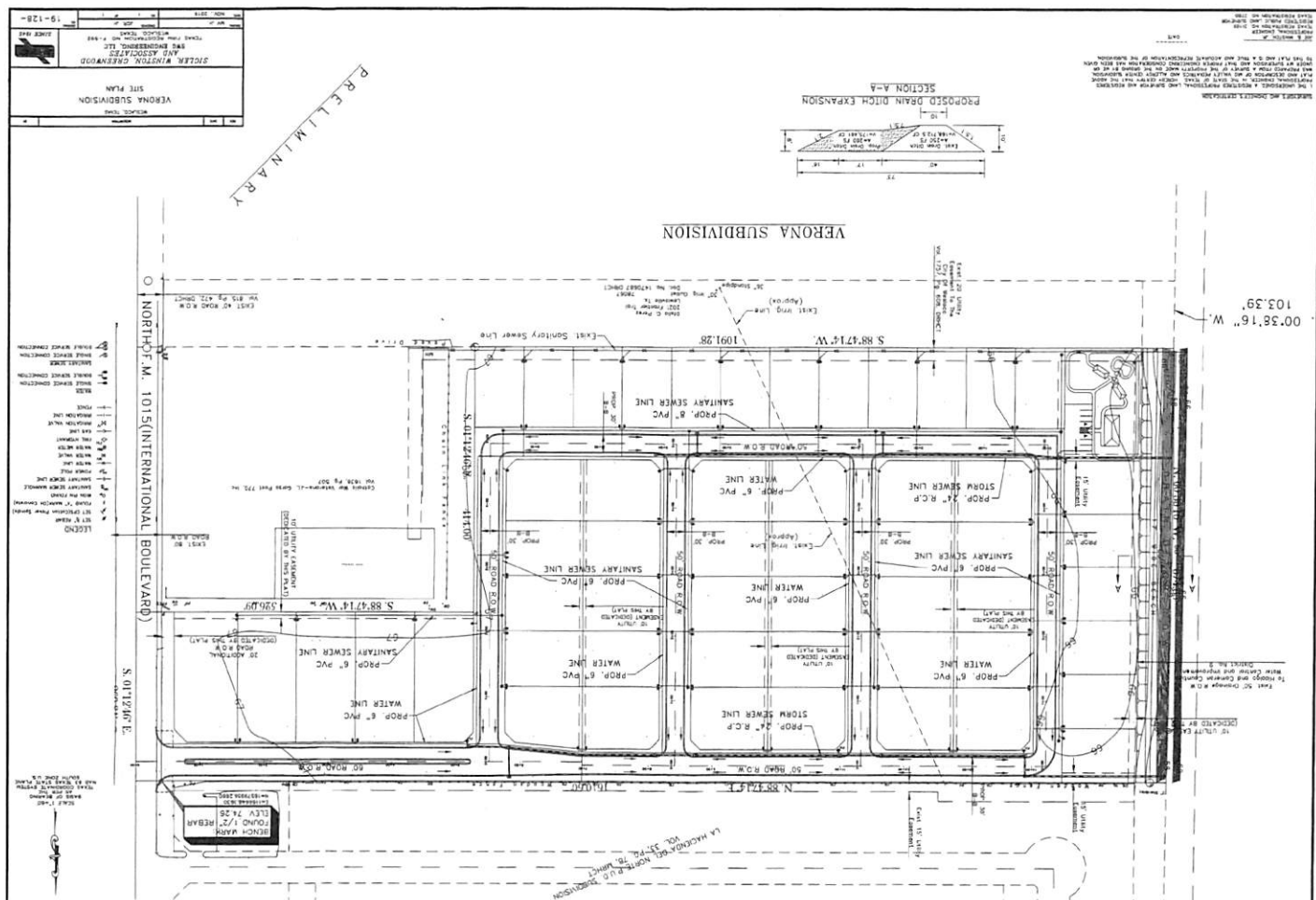
PRELIMINARY

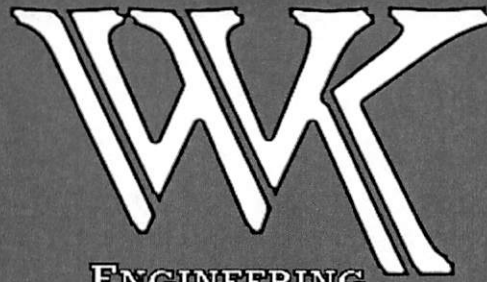
VERONA SUBDIVISION

SICLER, WINSTON GREENWOOD

AND ENGINEERING, LLC
TEXAS FIRM REGISTRATION NO. F-592
MESA, TEXAS
SINCE 1945

19-128-





ENGINEERING

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Weslaco, TX 78596
(956) 968-2194

Traffic Impact Analysis

Verona Subdivision

City of Weslaco

January 2020

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EXECUTIVE SUMMARY

WK Engineering, PLLC was retained by SWG Engineering, LLC. to prepare a TIA Report for the proposed Verona Subdivision in Weslaco, Texas. The subdivision, which consists of approximately 20.0 acres out of Farm Tract 1038 from the West and Adams Tract Subdivision, is located on the west side of International Boulevard (FM1015) and approximately one mile north of Interstate 2, in Weslaco, TX. It is anticipated to accommodate approximately 52 multifamily lots, containing 4 units per lot. The study area for the analysis encompassed a total of one (1) intersection, within ½ mile of the proposed development. While full buildout for residential subdivisions may vary, the initial homes will be constructed within a year and for the purpose of this study, the analysis was conducted for a 2021-year buildout.

Turning Movement Counts (TMC) were collected in January 2020 and projected traffic volumes were determined utilizing an annual average growth rate of 2% for one (1) year. The proposed development's trip generation was calculated utilizing the ITE Trip Generation Manual (10th Edition). The proposed development consists of one (1) access point along the west side of International Boulevard.

The results of the Level of Service (LOS) Analysis showed that the proposed development will have minimal impacts on the surrounding roadway network upon full build-out. Of the intersections analyzed for the build out year 2021, the LOS varied between A and B.

This study was performed per the City of Weslaco's requirements to assess the impact of the proposed Verona Subdivision along International Boulevard. The traffic generated was distributed accordingly throughout the adjacent roadway network and study intersections were analyzed with Synchro 10 traffic simulation software for the full build-out (2021) year. The study results include:

Trip Generation Volumes for Verona Subdivision:

- AM Peak Hour: 96
- PM Peak Hour: 116

Projected Traffic Conditions (2021) AM/PM:

- International Boulevard & Pike Boulevard ~ LOS B/B

Projected Traffic Conditions w/Verona Subdivision (2021):

- International Boulevard & Pike Boulevard ~ LOS B/B

Recommendations & Conclusion:

The primary purpose of this analysis was to assess the impacts of the proposed development to the local transportation network within the project study area. The intersections were analyzed during the AM and PM peak periods in accordance with City of Weslaco requirements. Also, existing corridor phasing was modeled accordingly to ensure a true representation of existing conditions.

The results of the LOS analysis show that the two intersections studied will operate at an acceptable LOS. No further mitigation improvements are required. In summary, the project should be approved as proposed.

PROJECT DESCRIPTION

INTRODUCTION

WK Engineering, PLLC was retained by SWG Engineering, LLC. to prepare a Traffic Impact Analysis (TIA) Report for the proposed residential subdivision, Verona, in Weslaco, Texas.

The proposed development consists of approximately 20.0 acres, out of Farm Tract 1038 from the West and Adams Tract Subdivision and is located west of International Boulevard (FM1015), approximately one mile north of Interstate 2. It is anticipated to accommodate approximately 52 multifamily lots, containing 4 units per lot. The study area for the analysis encompassed a total of one (1) intersection within the ½ mile study area. Although full buildout for residential subdivisions may vary, for the purposes of this study, the full build out was analyzed for 2021. As per the ITE Trip Generation Manual (10th Edition) the development will generate as many as 116 peak hour trips during the weekday evening peak upon full build out. In accordance with City of Weslaco requirements, a TIA has been prepared for this project.

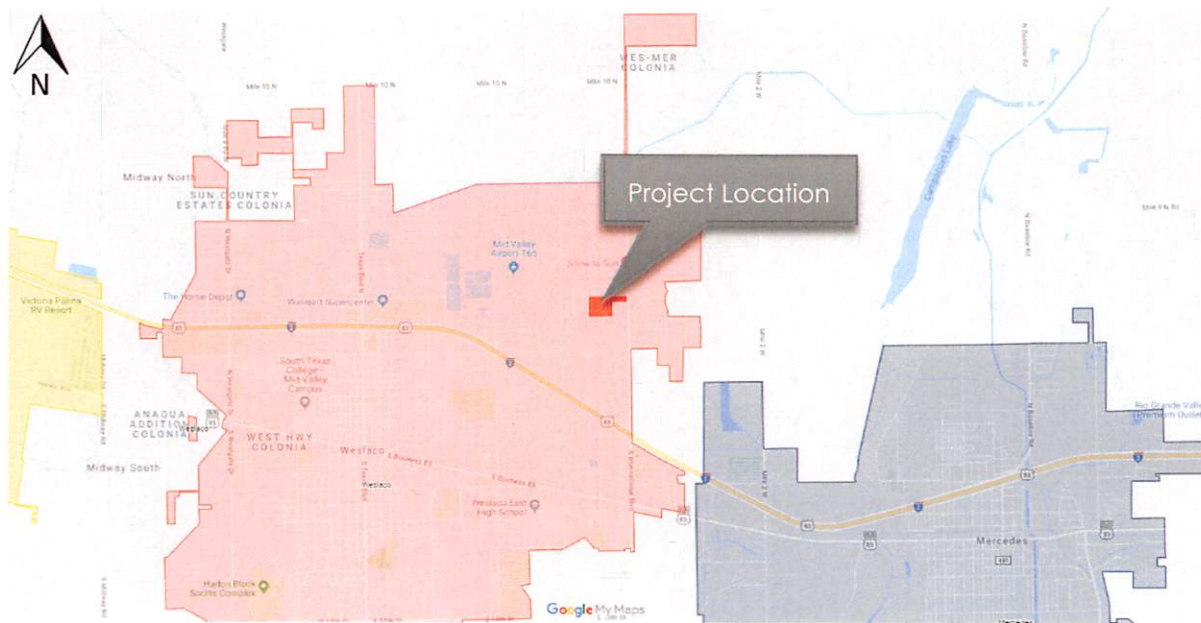
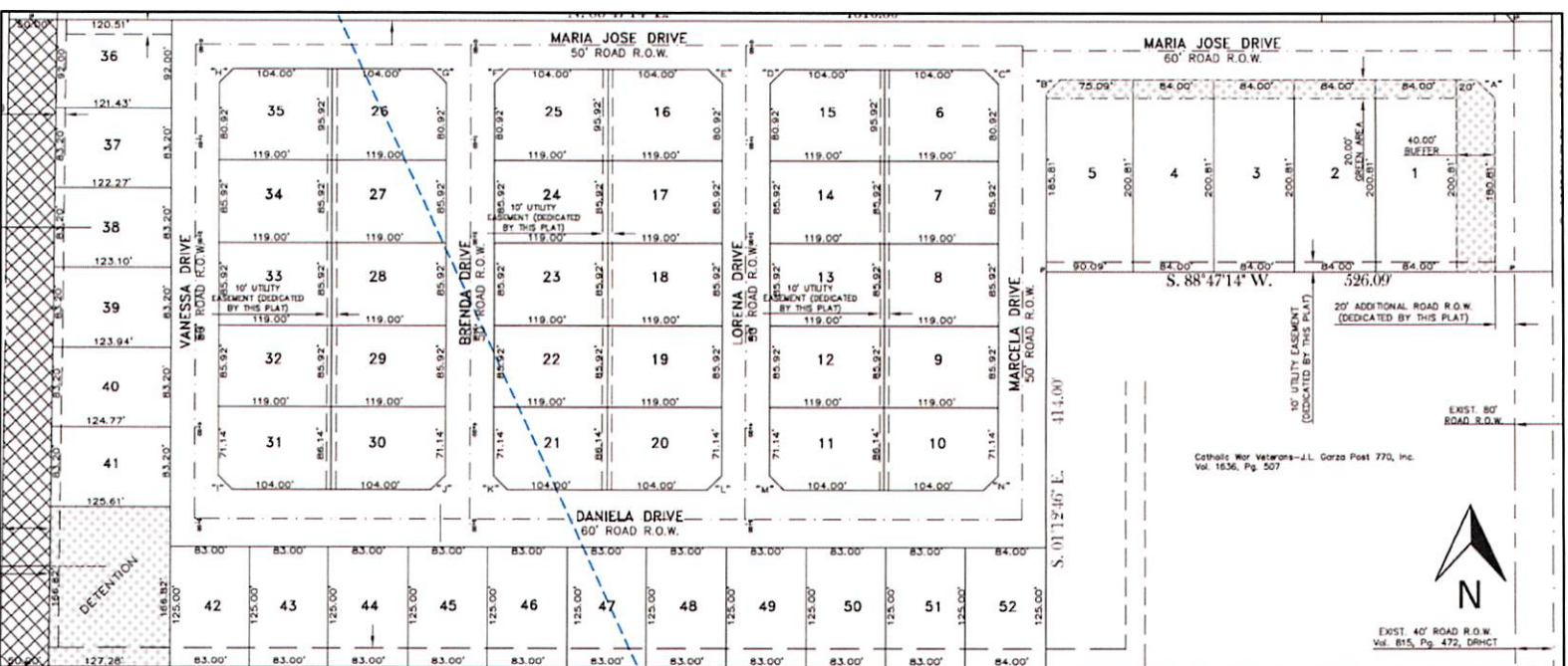


Figure 1 – Project Location

The proposed development, which will contain a total of 52 multifamily lots and a driveway along International Boulevard, can be seen in Figure 2 and in detail within the Appendix.



PROJECT STUDY AREA

The study area for the proposed development will encompass a single existing intersection as shown within Figure 3.



EXISTING CONDITIONS

SURROUNDING LAND USE

The existing land use within the project study area consists of primarily industrial district, planned unit development district, secondary & highway district, and single-family dwelling district. The area surrounding the project location is primarily comprised of residential, commercial, and industrial land use within the City of Weslaco's city limits.

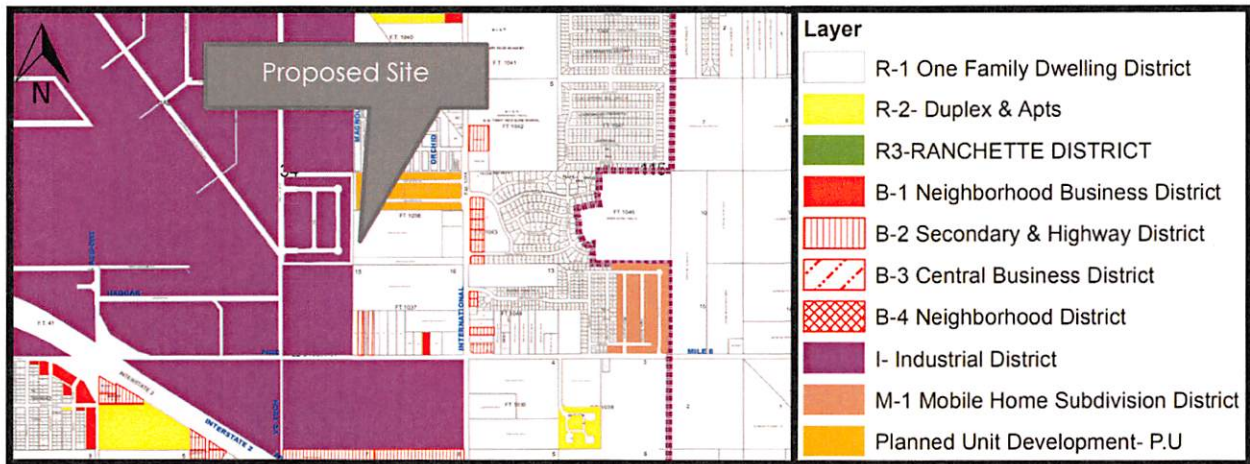


Figure 4 - Land Use

The proposed development is located on the west of International Boulevard. The site is currently vacant and can be seen in Figure 5.



Figure 5 - Project Site

ROADWAYS

The roadways expected to be impacted by the proposed development include:

- International Boulevard (FM1015)
 - Minor Arterial (TXDOT)
- Pike Boulevard/Mile 8 N
 - Major Collector/Minor Collector (TXDOT)

PHOTOGRAPHS

The following photos present all intersection approach geometrics obtained from CONNECTExplorer aerials. These multi-angle aerial photos, along with Google Street View, were used in conjunction with field reconnaissance work to develop an accurate base model of the existing conditions.



Figure 6 – International Boulevard & Pike Boulevard

TRAFFIC DATA

Existing traffic data in the form of Turning Movement Counts (TMCs) was collected within the study area January 2020. All existing traffic data is located within the Appendix. Projected traffic volumes were determined utilizing an annual average growth rate of 2% for one (1) year. All existing and projected traffic volumes are located within the Appendix.

FEATURES

The intersections analyzed characteristics are as follows:

1. International Boulevard & Pike Boulevard (6 Phases)
 - a. Protected/permitted left turn phases NB & SB
2. Proposed International Boulevard & Driveway (Two-way Stop Control)
 - a. Free Flow NB/SB, Stop EB

ANALYSIS & IMPACT

TRIP GENERATION

The proposed development's trip generation was calculated utilizing the ITE Trip Generation Manual (10th Edition). The proposed land use is Multi-Family Housing (ITE 220) with 52 proposed lots, 208 proposed units.

Table 1 shows the calculated trip generation values for each component with their corresponding totals and the total number of trips generated for the complete development.

Table 1 - Trip Generation

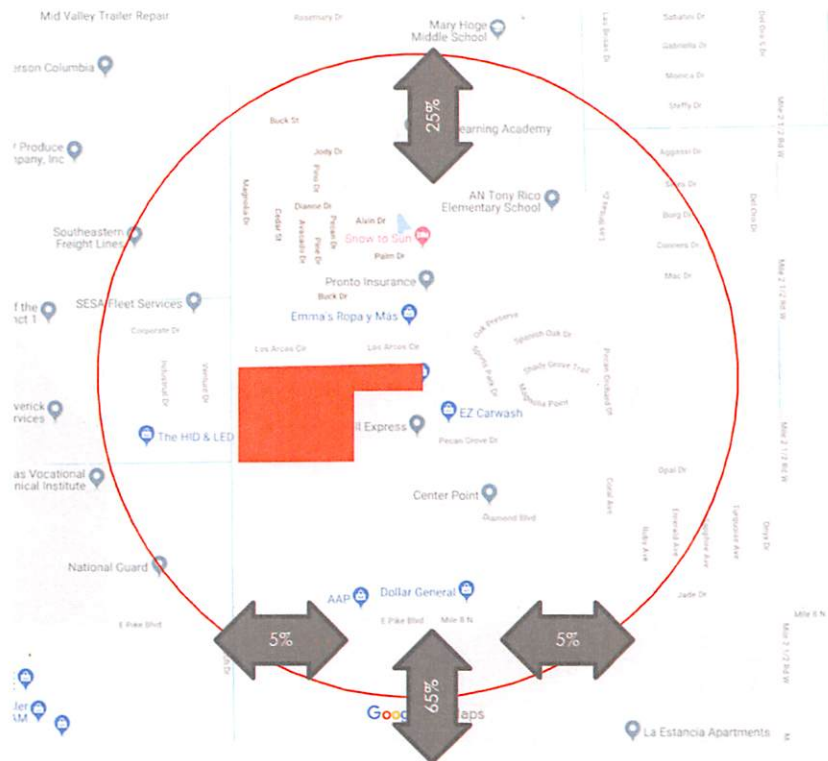
Verona Subdivision Trip Generation Calculations				
Multi-Family Housing (220)				
Units	208	Weekday AM Peak		Weekday PM Peak
Trips/Student		0.46		0.56
% Enter / % Exit		23%	77%	63% / 37%
Total Trips		96		116
Enter / Exit		22	74	73 / 43

TRIP DISTRIBUTION

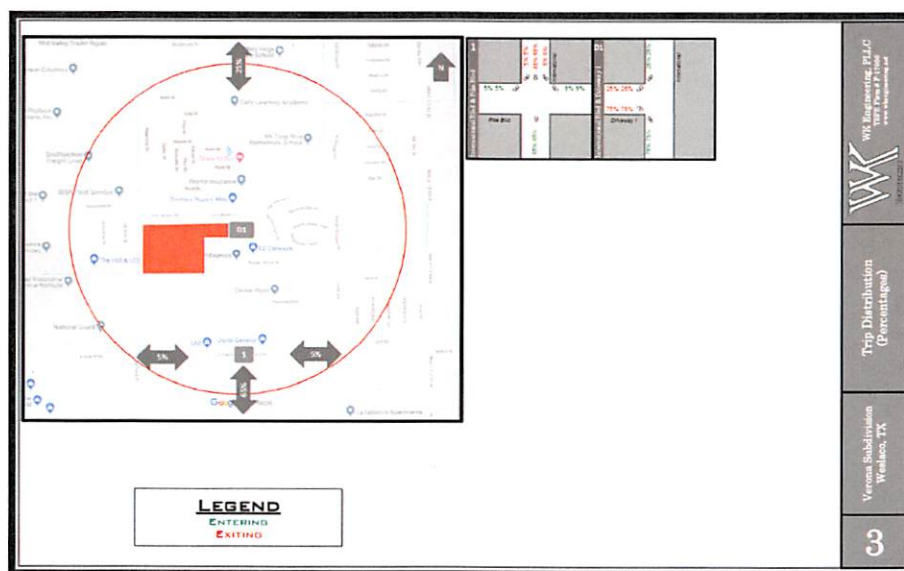
The trip distribution for the proposed development was established based upon four factors:

- 1) Traffic engineering judgment
- 2) Existing traffic data / travel patterns
- 3) Anticipated development circulation and driveway utilization
- 4) Existing travel demand patterns within the study area

The global trip distribution entailed distributing the development traffic in general directions (North, South, East, West) into and out of the development and network. The anticipated global trip distribution can be seen within Figure 7.



Once the global trip distribution was established, the traffic was distributed through the intersection within the study area accordingly. Exhibits showing existing traffic, projected traffic, detailed percent/volume distribution, and projected with development traffic can be found within the Appendix (see Figure 8 as an example).



DEVELOPMENT DRIVEWAY ACCESS

The proposed development consists of one (1) access point, located along the east side of the development along International Boulevard (approximately 2,000 feet north of the intersection at Pike Boulevard). The driveway would allow for left turn and right turn movements entering and exiting the proposed development.

LEVEL OF SERVICE ANALYSIS

The traffic simulation analysis was conducted using Synchro 10.0 Traffic Simulation Software. The analysis process involved the development of a base model, calibration of the base model, and an alternative comparison to the base model. Development of the base model involves the creation of a system network, also referred to as the link-node diagram. The network development includes link-node assignments, traffic control, traffic signalization, roadway geometry, lane designations & assignments, traffic volumes, and turning movements. As required by the City of Weslaco, a traffic analysis was conducted for three scenarios which include existing, projected, and projected with development traffic conditions for the morning (AM) and evening (PM) peak periods. A screenshot of the Synchro Model created for this study can be seen in Figure 9.



Figure 9 - Synchro Model Screenshot

Based on criteria found in the *Highway Capacity Manual 6th Edition (HCM)*, Levels of Service (LOS) for each of the signalized intersections and Two-Way Stop Control within the study area was determined based on the measures of effectiveness obtained from the traffic simulation output. LOS criteria for a signalized intersection LOS and approaches for a TWSC intersection are based on average control delay in seconds per vehicle (sec/veh).

Table 2 shows the average control delay ranges with the corresponding LOS. In accordance with the HCM, an average control delay is calculated for each approach within the traffic simulation model. The combined approach average control delay measures are used to determine the overall intersection LOS.

Table 2 - LOS Criteria

Level of Service	Average Control Delay (sec/veh)	Average Control Delay (sec/veh)
	Intersection (Signalized)	Per Approach (TWSC)
A	< 10	< 10
B	> 10 - <20	> 10 - <15
C	> 20 - <35	> 15 - <25
D	> 35 - <55	> 25 - <35
E	> 55 - <80	> 35 - <50
F	> 80	> 50

Tables 3 and 4 below are a summary of the intersection and approach LOS values obtained from the traffic simulation model.

Table 3 - Intersection LOS (Signalized)

SIGNALIZED INTERSECTION ANALYZED	EXISTING				PROJECTED				PROJECTED W/ DEVELOPMENT			
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		PM PEAK HOUR	
	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS
1 International Blvd & Pike Blvd	16.7	B	16.6	B	17.5	B	17.3	B	18.6	B	18.4	B

Table 4 - Driveway LOS (TWSC)

2. International Blvd & Driveway 1		Intersection Approaches						Average	
		Northbound International Blvd		Southbound International Blvd		Eastbound Driveway 1			
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
		(Sec)		(Sec)		(Sec)		(Sec)	
AM	Projected w/Dev (2027)	0.3	A	0.0	A	65.8	F	2.1	A
PM	Projected w/Dev (2027)	0.5	A	0.0	A	36.0	E	0.9	A

OPERATIONAL CONSIDERATIONS

LOS ANALYSIS RESULTS

The results of the Level of Service (LOS) Analysis showed that the proposed development will have minimal impacts on the surrounding roadway network upon full build-out. Of the intersections analyzed for the build out year 2021, the LOS varied from A to B.

None of the intersections studied are projected to operate at a lower LOS due to the traffic generated by the development.

CONCLUSION

This study was performed per the City of Weslaco's requirements to assess the impact of the proposed Verona Subdivision along International Boulevard, within the City of Weslaco's City Limits. The traffic generated was distributed accordingly throughout the adjacent roadway network and one (1) study intersection was analyzed with Synchro 10 traffic simulation software for the full build-out (2021) year. The study results include:

Trip Generation Volumes for Verona Subdivision:

- AM Peak Hour: 96
- PM Peak Hour: 116

Projected Traffic Conditions (2021) AM/PM:

- International Boulevard & Pike Boulevard ~ LOS B/B

Projected Traffic Conditions w/Verona Subdivision (2021):

- International Boulevard & Pike Boulevard ~ LOS B/B
- International Boulevard & Driveway 1 ~ LOS A/A

The primary purpose of this analysis was to assess the impacts of the proposed development to the local transportation network within the project study area. The single intersection within the study area was analyzed during the AM and PM peak periods in accordance with City of Weslaco requirements.

The results of the LOS analysis show that the intersection studied will operate at an acceptable LOS, and the proposed driveway is projected to operate at a level of service of "A". No further mitigation improvements are required. In summary, the project should be approved as proposed.



01/27/2020

A handwritten signature in black ink, appearing to read "Benjamin L. Worsham".

Benjamin L. Worsham, P.E., P.T.O.E.

WK Engineering, PLLC

APPENDIX A

SITE LAYOUT

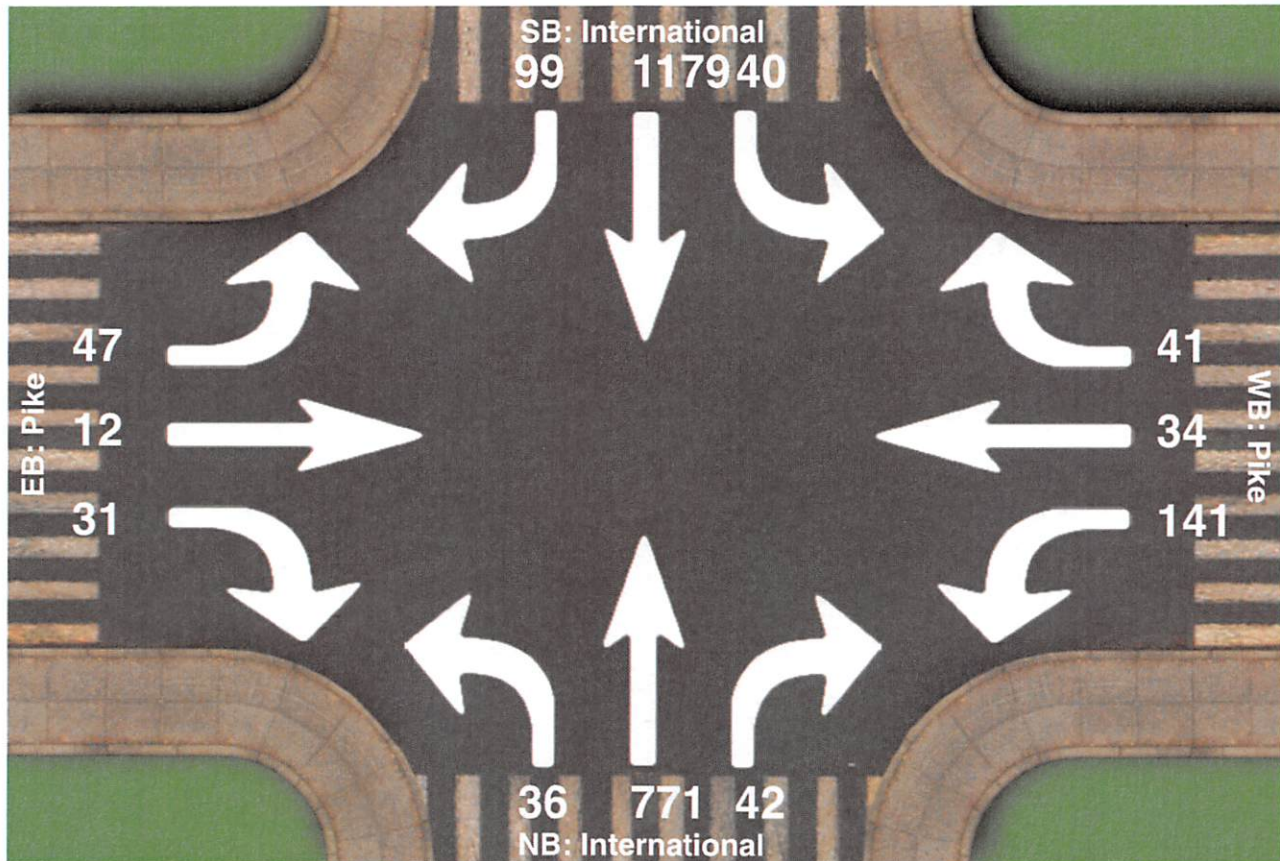
APPENDIX B

TRAFFIC DATA

[illegible]

Intersection Peak Hour

Location: International at Pike,
 GPS Coordinates: Lat=26.181321, Lon=-98.053885
 Date: 2020-01-08
 Day of week: Wednesday
 Weather:



Intersection Peak Hour

07:00 - 08:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	40	1179	99	141	34	41	36	771	42	47	12	31	2473
Factor	0.71	0.87	0.82	0.80	0.61	0.79	0.56	0.87	0.70	0.73	0.60	0.60	0.88
Approach Factor	0.88			0.81			0.90			0.68			



Weather: Drizzle

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:59	0	4	0	0	0	0	0	0	0	0	0	0	4
17:00	11	244	20	9	4	8	4	269	16	37	9	36	667
17:15	8	215	15	9	6	8	0	275	26	34	6	21	623
17:30	3	197	10	12	3	3	1	261	27	25	6	16	564
17:45	5	181	10	20	3	7	6	266	28	29	5	17	577
18:00	0	2	0	0	0	0	0	5	0	0	0	0	7

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:59	0	4	0	0	0	0	0	0	0	0	0	0	4
17:00	11	244	20	9	4	8	4	269	16	37	9	36	667
17:15	8	215	15	9	6	8	0	275	26	34	6	21	623
17:30	3	197	10	12	3	3	1	261	27	25	6	16	564
17:45	5	181	10	20	3	7	6	266	28	29	5	17	577
18:00	0	2	0	0	0	0	0	5	0	0	0	0	7

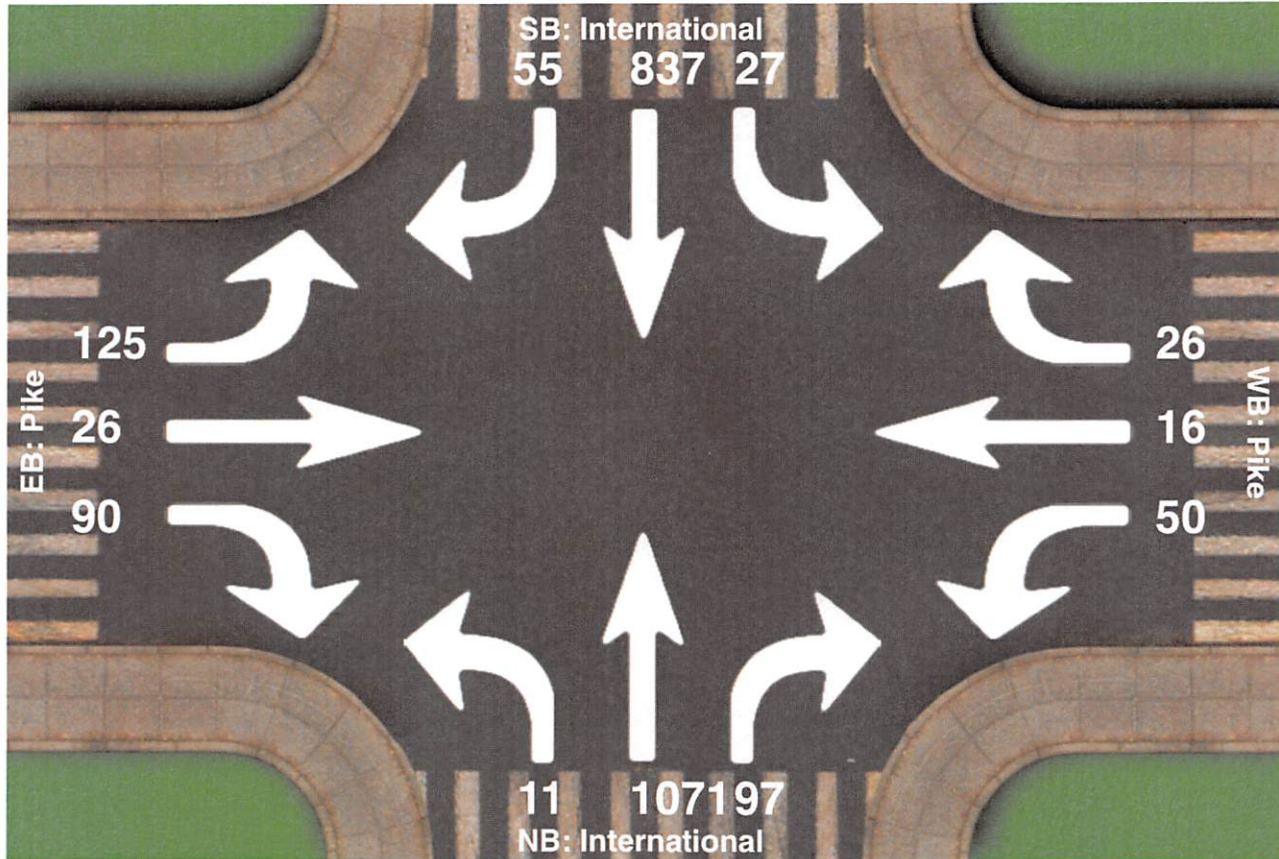
Pedestrian volumes

[illegible]

[illegible]

Intersection Peak Hour

Location: International at Pike, Weslaco Tx
 GPS Coordinates: Lat=26.170721, Lon=-97.958259
 Date: 2020-01-08
 Day of week: Wednesday
 Weather: Drizzle



Intersection Peak Hour

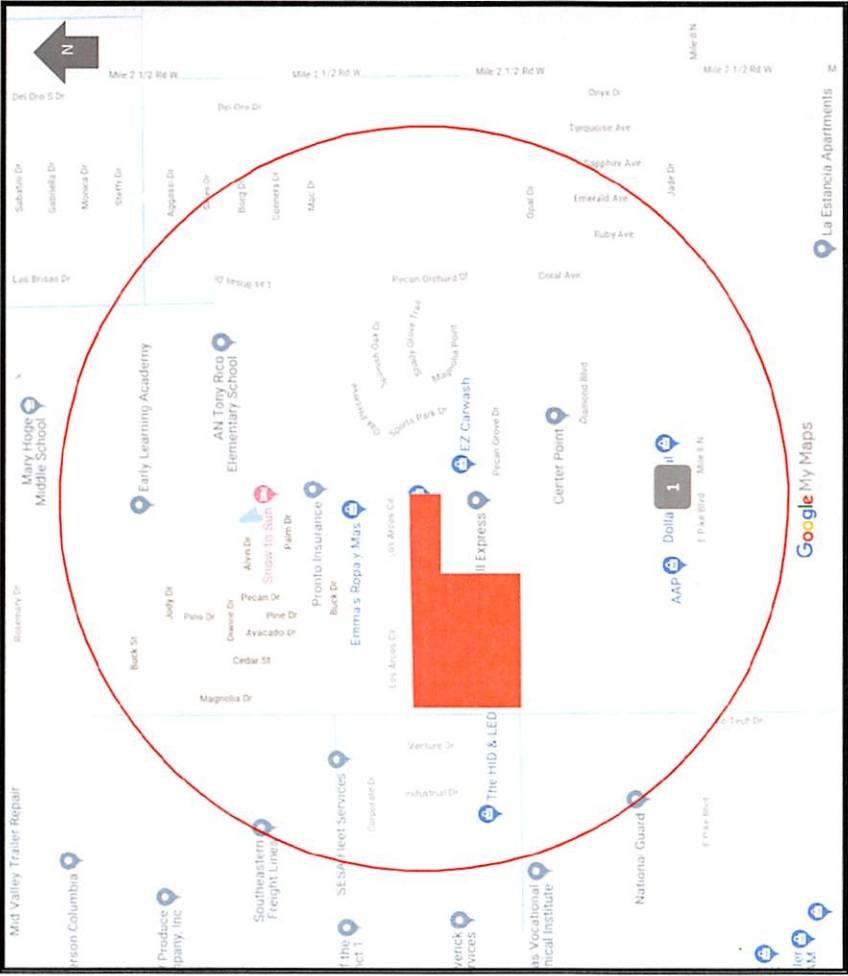
17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	27	837	55	50	16	26	11	1071	97	125	26	90	2431
Factor	0.61	0.86	0.69	0.62	0.67	0.81	0.46	0.97	0.87	0.84	0.72	0.62	0.91
Approach Factor	0.84			0.77			0.98			0.73			

APPENDIX C

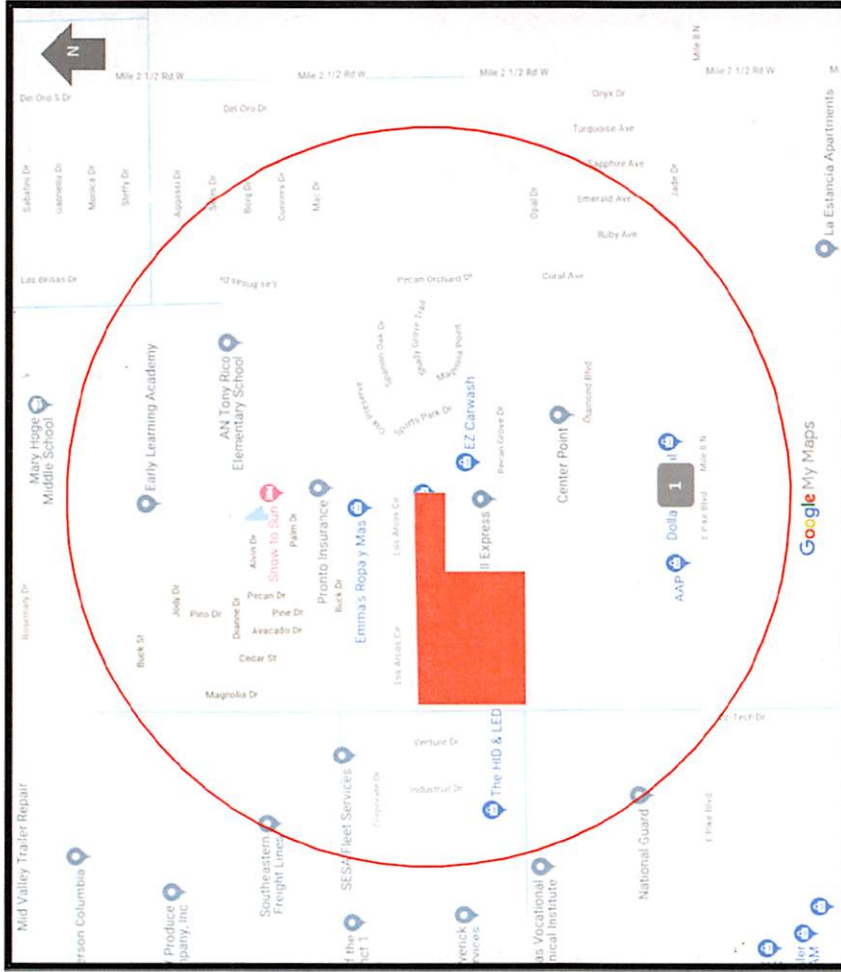
TRAFFIC EXHIBITS

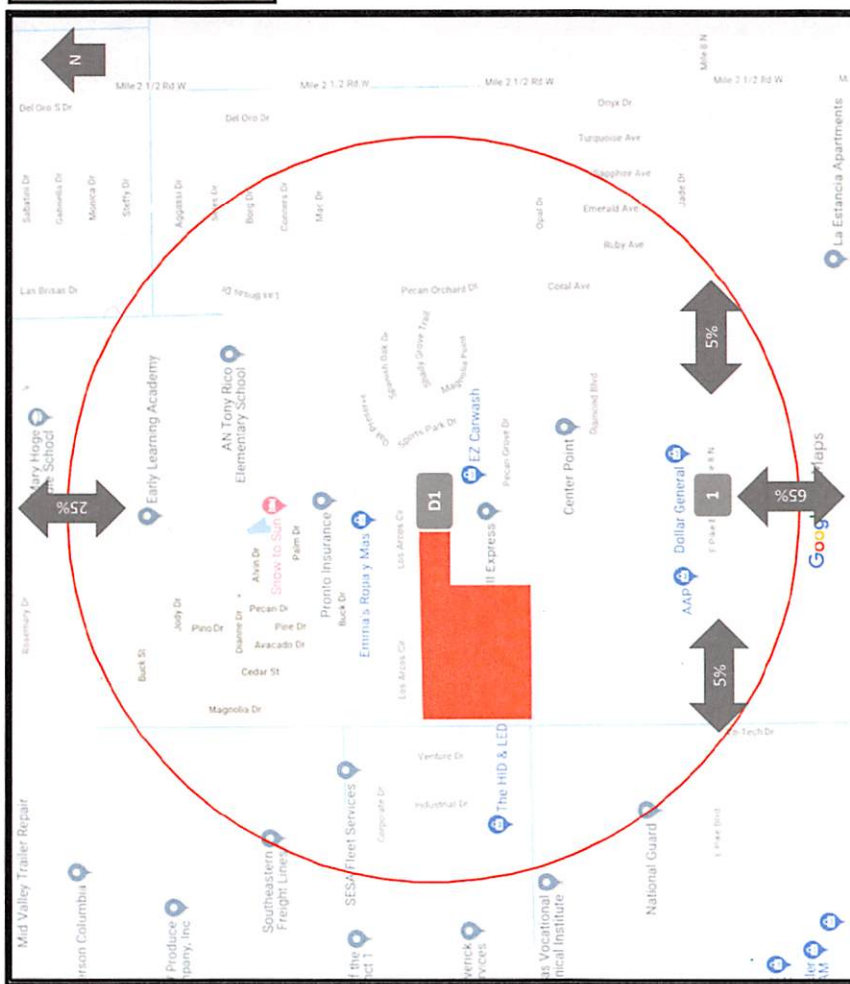
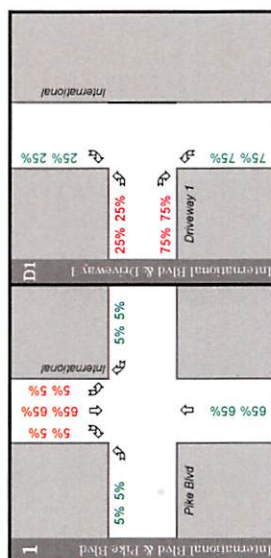
International Blvd & Pike Blvd		Pike Blvd		International Blvd	
47 (125)	↔	31 (90)	↔	42 (97)	↔
12 (26)	↔	38 (11)	↔	771 (1071)	↔
34 (16)	↔	99 (55)	↔	1179 (837)	↔
41 (26)	↔		↔	40 (27)	↔
	↔		↔	141 (50)	↔





International Blvd & Pike Blvd			
48 (128)	13 (27)	32 (92)	37 (12)
43 (99)	787 (1093)	41 (28)	42 (27)
1203 (854)	101 (57)	144 (51)	35 (17)
International			

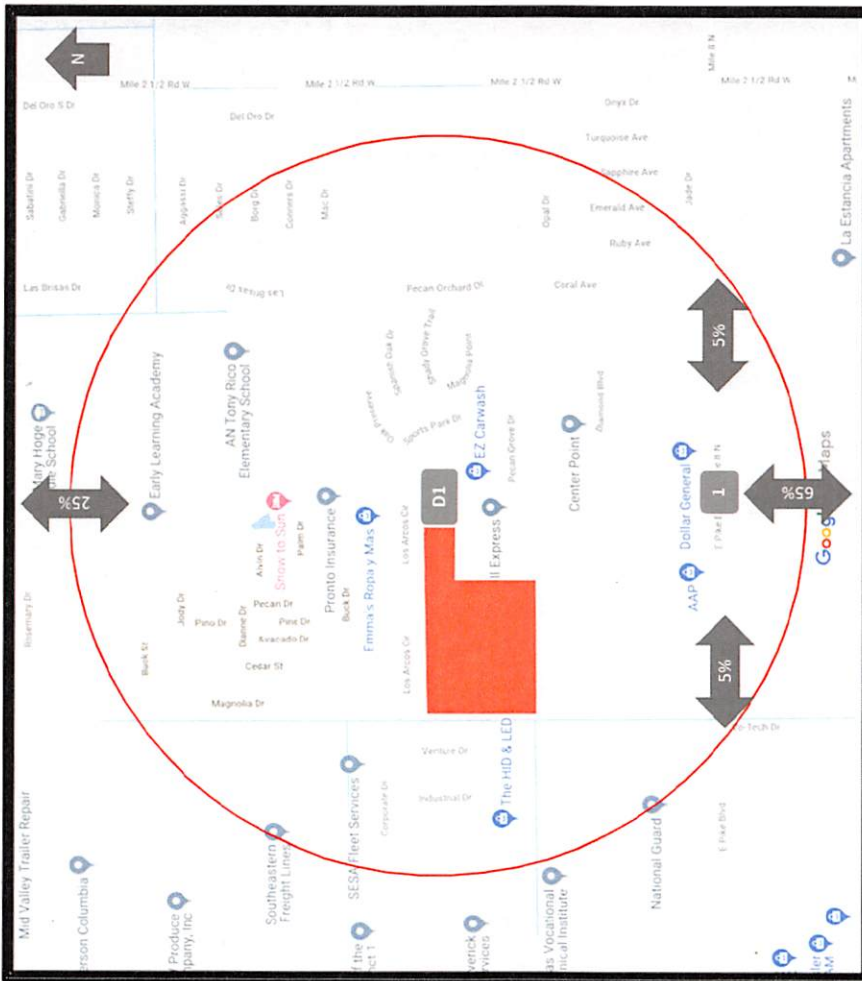




LEGEND
ENTERING
EXITING

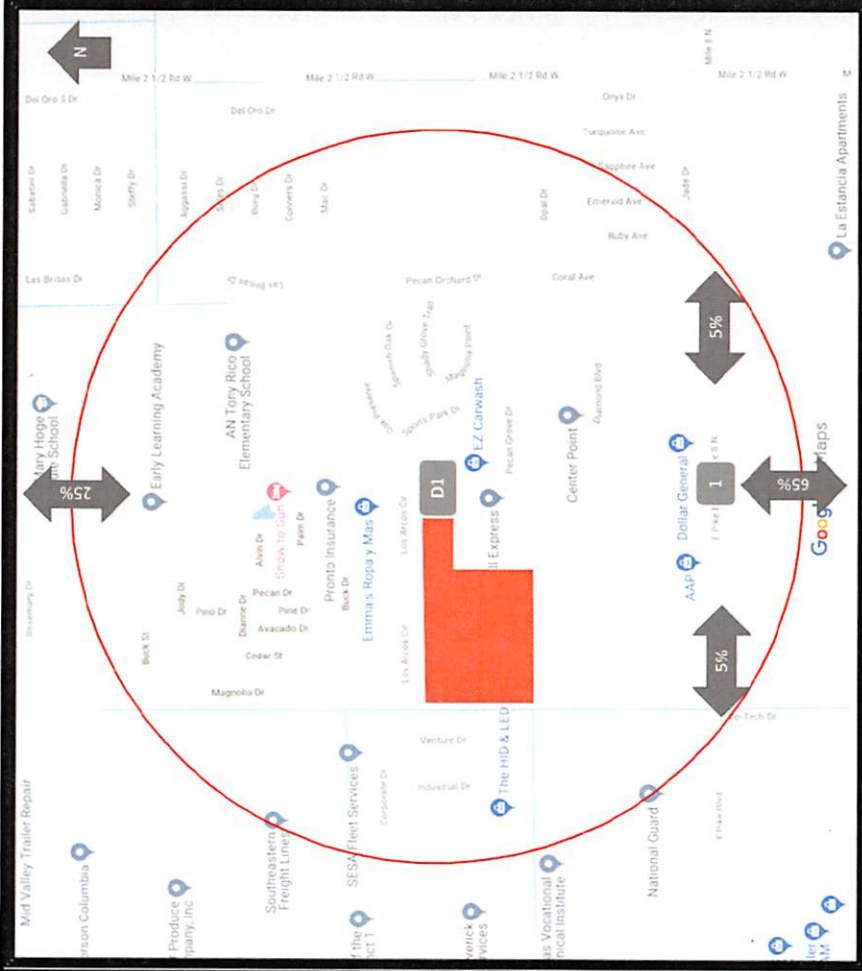


International Blvd & Pike Blvd 1	1 (4) 4 (2) 48 (28) 4 (2)	29th Street 1 (4) 4 (2)
International Blvd & Driveway 1 D1	14 (48) 55 (32) 18 (11)	17 (55) 6 (18)
Buddy Owens	Zinna	29th Street



LEGEND
ENTERING/EXITING
AM PEAK/(PM PEAK)

International Blvd & Pine Blvd		International Blvd & Driveway 1	
49 (132)	13 (27)	43 (99)	801 (1141)
32 (92)	37 (12)	35 (17)	105 (59)
Buddy Owens		144 (51)	1251 (882)
		20th Street	45 (20)
		18 (11)	6 (18)
		Zinnia	893 (1304)
			1401 (971)



LEGEND
AM PEAK
(PM PEAK)

APPENDIX D

SYNCHRO REPORTS

HCM 6th Signalized Intersection Summary 1: International Blvd (FM1015) & Pike Blvd/Mile 8

Verona Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	47	12	31	141	34	41	36	771	42	40	1179	99
Future Volume (veh/h)	47	12	31	141	34	41	36	771	42	40	1179	99
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1945	1870	1870	1945	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	64	20	52	176	56	52	64	886	60	56	1355	121
Peak Hour Factor	0.73	0.60	0.60	0.80	0.61	0.79	0.56	0.87	0.70	0.71	0.87	0.82
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	213	80	130	296	72	62	278	1788	121	416	1735	154
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.05	0.53	0.53	0.05	0.53	0.53
Sat Flow, veh/h	622	383	623	981	346	297	1781	3377	229	1781	3301	294
Grp Volume(v), veh/h	136	0	0	284	0	0	64	466	480	56	727	749
Grp Sat Flow(s),veh/h/ln	1629	0	0	1624	0	0	1781	1777	1829	1781	1777	1818
Q Serve(g_s), s	0.0	0.0	0.0	6.1	0.0	0.0	1.0	10.6	10.6	0.9	20.8	21.1
Cycle Q Clear(g_c), s	4.3	0.0	0.0	10.4	0.0	0.0	1.0	10.6	10.6	0.9	20.8	21.1
Prop In Lane	0.47		0.38	0.62		0.18	1.00		0.13	1.00		0.16
Lane Grp Cap(c), veh/h	422	0	0	430	0	0	278	941	968	416	934	955
V/C Ratio(X)	0.32	0.00	0.00	0.66	0.00	0.00	0.23	0.50	0.50	0.13	0.78	0.78
Avail Cap(c_a), veh/h	540	0	0	547	0	0	326	941	968	477	934	955
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.5	0.0	0.0	23.7	0.0	0.0	10.1	9.5	9.5	6.8	12.1	12.1
Incr Delay (d2), s/veh	0.4	0.0	0.0	2.0	0.0	0.0	0.4	1.9	1.8	0.1	6.4	6.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.0	0.0	4.0	0.0	0.0	0.3	3.2	3.3	0.3	8.4	8.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.0	0.0	0.0	25.7	0.0	0.0	10.5	11.4	11.3	7.0	18.4	18.6
LnGrp LOS	C	A	A	C	A	A	B	B	B	A	B	B
Approach Vol, veh/h	136			284			1010			1532		
Approach Delay, s/veh	22.0			25.7			11.3			18.1		
Approach LOS	C			C			B			B		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.6	38.0		17.7	7.9	37.8		17.7				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.3	33.1		18.1	5.1	33.3		18.1				
Max Q Clear Time (g_c+I1), s	2.9	12.6		6.3	3.0	23.1		12.4				
Green Ext Time (p_c), s	0.0	5.1		0.5	0.0	6.8		0.8				
Intersection Summary												
HCM 6th Ctrl Delay				16.7								
HCM 6th LOS				B								

HCM 2010 Signalized Intersection Summary

1: International Blvd (FM1015) & Pike Blvd/Mile 8

Verona Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	26	90	50	16	26	11	1071	97	27	837	55
Future Volume (veh/h)	125	26	90	50	16	26	11	1071	97	27	837	55
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1937	1900	1900	1937	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	149	36	145	81	24	32	24	1104	111	44	973	80
Adj No. of Lanes	0	1	0	0	1	0	1	2	0	1	2	0
Peak Hour Factor	0.84	0.72	0.62	0.62	0.67	0.81	0.46	0.97	0.87	0.61	0.86	0.69
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	264	62	177	291	91	83	319	1460	147	295	1545	127
Arrive On Green	0.24	0.24	0.24	0.24	0.24	0.24	0.03	0.45	0.45	0.05	0.47	0.47
Sat Flow, veh/h	666	253	721	738	373	339	1774	3248	326	1774	3312	272
Grp Volume(v), veh/h	330	0	0	137	0	0	24	601	614	44	520	533
Grp Sat Flow(s),veh/h/ln	1640	0	0	1451	0	0	1774	1770	1805	1774	1770	1815
Q Serve(g_s), s	5.9	0.0	0.0	0.0	0.0	0.0	0.4	14.7	14.7	0.7	11.5	11.5
Cycle Q Clear(g_c), s	9.6	0.0	0.0	3.8	0.0	0.0	0.4	14.7	14.7	0.7	11.5	11.5
Prop In Lane	0.45		0.44	0.59		0.23	1.00		0.18	1.00		0.15
Lane Grp Cap(c), veh/h	503	0	0	466	0	0	319	795	811	295	825	847
V/C Ratio(X)	0.66	0.00	0.00	0.29	0.00	0.00	0.08	0.76	0.76	0.15	0.63	0.63
Avail Cap(c_a), veh/h	664	0	0	613	0	0	444	795	811	389	825	847
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.2	0.0	0.0	16.1	0.0	0.0	8.3	11.9	11.9	9.1	10.4	10.4
Incr Delay (d2), s/veh	1.5	0.0	0.0	0.3	0.0	0.0	0.1	6.6	6.5	0.2	3.6	3.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.6	0.0	0.0	1.6	0.0	0.0	0.2	8.5	8.6	0.3	6.3	6.5
LnGrp Delay(d),s/veh	19.7	0.0	0.0	16.4	0.0	0.0	8.4	18.5	18.4	9.3	14.1	14.0
LnGrp LOS	B			B			A	B	B	A	B	B
Approach Vol, veh/h	330			137			1239			1097		
Approach Delay, s/veh	19.7			16.4			18.3			13.8		
Approach LOS	B			B			B			B		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	27.8		17.2	6.0	28.7		17.2				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.1	23.3		18.1	5.1	23.3		18.1				
Max Q Clear Time (g_c+I1), s	2.7	16.7		11.6	2.4	13.5		5.8				
Green Ext Time (p_c), s	0.0	3.6		1.1	0.0	4.8		0.6				
Intersection Summary												
HCM 2010 Ctrl Delay	16.6											
HCM 2010 LOS	B											

HCM 6th Signalized Intersection Summary 1: International Blvd (FM1015) & Pike Blvd/Mile 8

Verona Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	48	13	32	144	35	42	37	787	43	41	1203	101
Future Volume (veh/h)	48	13	32	144	35	42	37	787	43	41	1203	101
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1945	1870	1870	1945	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	66	22	53	180	57	53	66	905	61	58	1383	123
Peak Hour Factor	0.73	0.60	0.60	0.80	0.61	0.79	0.56	0.87	0.70	0.71	0.87	0.82
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	215	84	130	299	73	63	270	1775	120	407	1723	153
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.05	0.53	0.53	0.05	0.52	0.52
Sat Flow, veh/h	619	394	610	976	341	295	1781	3378	228	1781	3302	292
Grp Volume(v), veh/h	141	0	0	290	0	0	66	476	490	58	741	765
Grp Sat Flow(s),veh/h/ln	1624	0	0	1611	0	0	1781	1777	1829	1781	1777	1818
Q Serve(g_s), s	0.0	0.0	0.0	6.3	0.0	0.0	1.0	11.1	11.1	0.9	21.9	22.2
Cycle Q Clear(g_c), s	4.5	0.0	0.0	10.8	0.0	0.0	1.0	11.1	11.1	0.9	21.9	22.2
Prop In Lane	0.47		0.38	0.62		0.18	1.00		0.12	1.00		0.16
Lane Grp Cap(c), veh/h	428	0	0	434	0	0	270	934	961	407	927	948
V/C Ratio(X)	0.33	0.00	0.00	0.67	0.00	0.00	0.24	0.51	0.51	0.14	0.80	0.81
Avail Cap(c_a), veh/h	536	0	0	541	0	0	316	934	961	465	927	948
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.5	0.0	0.0	23.8	0.0	0.0	10.7	9.8	9.8	7.1	12.5	12.6
Incr Delay (d2), s/veh	0.4	0.0	0.0	2.2	0.0	0.0	0.5	2.0	1.9	0.2	7.2	7.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	0.0	4.2	0.0	0.0	0.3	3.4	3.5	0.3	9.0	9.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.9	0.0	0.0	26.0	0.0	0.0	11.2	11.8	11.7	7.2	19.7	19.9
LnGrp LOS	C	A	A	C	A	A	B	B	B	A	B	B
Approach Vol, veh/h	141			290			1032			1564		
Approach Delay, s/veh	21.9			26.0			11.7			19.3		
Approach LOS	C			C			B			B		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.7	38.0		18.1	7.9	37.8		18.1				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.3	33.1		18.1	5.1	33.3		18.1				
Max Q Clear Time (g_c+I1), s	2.9	13.1		6.5	3.0	24.2		12.8				
Green Ext Time (p_c), s	0.0	5.2		0.5	0.0	6.4		0.8				
Intersection Summary												
HCM 6th Ctrl Delay	17.5											
HCM 6th LOS	B											

HCM 6th Signalized Intersection Summary

1: International Blvd (FM1015) & Pike Blvd/Mile 8

Verona Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	128	27	92	51	17	27	12	1093	99	28	854	57
Future Volume (veh/h)	128	27	92	51	17	27	12	1093	99	28	854	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1945	1870	1870	1945	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	152	38	148	82	25	33	26	1127	114	46	993	83
Peak Hour Factor	0.84	0.72	0.62	0.62	0.67	0.81	0.46	0.97	0.87	0.61	0.86	0.69
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	266	64	179	291	94	85	314	1454	147	290	1536	128
Arrive On Green	0.25	0.25	0.25	0.25	0.25	0.25	0.03	0.45	0.45	0.05	0.46	0.46
Sat Flow, veh/h	668	257	721	730	377	341	1781	3259	329	1781	3320	277
Grp Volume(v), veh/h	338	0	0	140	0	0	26	614	627	46	531	545
Grp Sat Flow(s),veh/h/ln	1646	0	0	1449	0	0	1781	1777	1811	1781	1777	1820
Q Serve(g_s), s	6.1	0.0	0.0	0.0	0.0	0.0	0.4	15.3	15.3	0.7	12.0	12.0
Cycle Q Clear(g_c), s	9.9	0.0	0.0	3.9	0.0	0.0	0.4	15.3	15.3	0.7	12.0	12.0
Prop In Lane	0.45		0.44	0.59		0.24	1.00		0.18	1.00		0.15
Lane Grp Cap(c), veh/h	509	0	0	469	0	0	314	793	808	290	822	843
V/C Ratio(X)	0.66	0.00	0.00	0.30	0.00	0.00	0.08	0.77	0.78	0.16	0.65	0.65
Avail Cap(c_a), veh/h	661	0	0	609	0	0	434	793	808	380	822	843
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.3	0.0	0.0	16.1	0.0	0.0	8.5	12.2	12.2	9.4	10.7	10.7
Incr Delay (d2), s/veh	1.6	0.0	0.0	0.4	0.0	0.0	0.1	7.3	7.2	0.3	3.9	3.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	0.0	0.0	1.3	0.0	0.0	0.1	5.4	5.5	0.2	4.6	4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.9	0.0	0.0	16.4	0.0	0.0	8.6	19.5	19.4	9.6	14.6	14.6
LnGrp LOS	B	A	A	B	A	A	A	B	B	A	B	B
Approach Vol, veh/h	338			140			1267			1122		
Approach Delay, s/veh	19.9			16.4			19.2			14.4		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.9	27.8		17.5	6.1	28.7		17.5				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.1	23.3		18.1	5.1	23.3		18.1				
Max Q Clear Time (g_c+I1), s	2.7	17.3		11.9	2.4	14.0		5.9				
Green Ext Time (p_c), s	0.0	3.4		1.1	0.0	4.7		0.6				
Intersection Summary												
HCM 6th Ctrl Delay	17.3											
HCM 6th LOS	B											

HCM 6th Signalized Intersection Summary 1: International Blvd (FM1015) & Pike Blvd/Mile 8

Verona Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	13	32	144	35	43	37	801	43	45	1251	105
Future Volume (veh/h)	49	13	32	144	35	43	37	801	43	45	1251	105
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1945	1870	1870	1945	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	67	22	53	180	57	54	66	921	61	63	1438	128
Peak Hour Factor	0.73	0.60	0.60	0.80	0.61	0.79	0.56	0.87	0.70	0.71	0.87	0.82
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	216	83	129	299	73	64	258	1768	117	404	1721	152
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.05	0.52	0.52	0.05	0.52	0.52
Sat Flow, veh/h	624	390	604	971	340	299	1781	3383	224	1781	3302	292
Grp Volume(v), veh/h	142	0	0	291	0	0	66	484	498	63	770	796
Grp Sat Flow(s),veh/h/ln	1619	0	0	1610	0	0	1781	1777	1830	1781	1777	1818
Q Serve(g_s), s	0.0	0.0	0.0	6.3	0.0	0.0	1.0	11.4	11.4	1.0	23.4	23.8
Cycle Q Clear(g_c), s	4.6	0.0	0.0	10.9	0.0	0.0	1.0	11.4	11.4	1.0	23.4	23.8
Prop In Lane	0.47		0.37	0.62		0.19	1.00		0.12	1.00		0.16
Lane Grp Cap(c), veh/h	428	0	0	435	0	0	258	928	956	404	926	947
V/C Ratio(X)	0.33	0.00	0.00	0.67	0.00	0.00	0.26	0.52	0.52	0.16	0.83	0.84
Avail Cap(c_a), veh/h	534	0	0	540	0	0	304	928	956	463	926	947
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.5	0.0	0.0	23.8	0.0	0.0	11.5	10.0	10.0	7.1	12.9	13.0
Incr Delay (d2), s/veh	0.4	0.0	0.0	2.3	0.0	0.0	0.5	2.1	2.0	0.2	8.6	8.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	0.0	4.2	0.0	0.0	0.3	3.5	3.6	0.3	9.8	10.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.9	0.0	0.0	26.1	0.0	0.0	12.1	12.1	12.0	7.3	21.5	21.9
LnGrp LOS	C	A	A	C	A	A	B	B	B	A	C	C
Approach Vol, veh/h	142			291			1048			1629		
Approach Delay, s/veh	21.9			26.1			12.1			21.2		
Approach LOS	C			C			B			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.9	37.9		18.1	8.0	37.8		18.1				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.5	32.9		18.1	5.1	33.3		18.1				
Max Q Clear Time (g_c+I1), s	3.0	13.4		6.6	3.0	25.8		12.9				
Green Ext Time (p_c), s	0.0	5.3		0.5	0.0	5.6		0.8				
Intersection Summary												
HCM 6th Ctrl Delay				18.6								
HCM 6th LOS				B								

HCM 6th TWSC
2: International Blvd (FM1015)

Verona Subdivision
City of Weslaco

Intersection

Int Delay, s/veh 2.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 18 55 17 893 1401 6

Future Vol, veh/h 18 55 17 893 1401 6

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - 175 - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 20 60 18 971 1523 7

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 2049 765 1530 0 - 0

Stage 1 1527 - - - - -

Stage 2 522 - - - - -

Critical Hdwy 6.84 6.94 4.14 - - -

Critical Hdwy Stg 1 5.84 - - - - -

Critical Hdwy Stg 2 5.84 - - - - -

Follow-up Hdwy 3.52 3.32 2.22 - - -

Pot Cap-1 Maneuver 48 346 431 - - -

Stage 1 165 - - - - -

Stage 2 560 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 46 346 431 - - -

Mov Cap-2 Maneuver 46 - - - - -

Stage 1 158 - - - - -

Stage 2 560 - - - - -

Approach EB NB SB

HCM Control Delay, s 65.8 0.3 0

HCM LOS F

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 431 - 133 - -

HCM Lane V/C Ratio 0.043 - 0.597 - -

HCM Control Delay (s) 13.7 - 65.8 - -

HCM Lane LOS B - F - -

HCM 95th %tile Q(veh) 0.1 - 3.1 - -

HCM 6th Signalized Intersection Summary 1: International Blvd (FM1015) & Pike Blvd/Mile 8

Verona Subdivision
City of Weslaco

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	27	92	51	17	31	12	1141	99	30	882	59
Future Volume (veh/h)	132	27	92	51	17	31	12	1141	99	30	882	59
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1945	1870	1870	1945	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	157	38	148	82	25	38	26	1176	114	49	1026	86
Peak Hour Factor	0.84	0.72	0.62	0.62	0.67	0.81	0.46	0.97	0.87	0.61	0.86	0.69
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	272	63	178	284	94	96	303	1451	140	279	1533	128
Arrive On Green	0.25	0.25	0.25	0.25	0.25	0.25	0.03	0.44	0.44	0.05	0.46	0.46
Sat Flow, veh/h	684	251	709	705	374	383	1781	3273	317	1781	3319	278
Grp Volume(v), veh/h	343	0	0	145	0	0	26	637	653	49	549	563
Grp Sat Flow(s),veh/h/ln	1644	0	0	1462	0	0	1781	1777	1813	1781	1777	1820
Q Serve(g_s), s	6.2	0.0	0.0	0.0	0.0	0.0	0.4	16.4	16.4	0.8	12.6	12.7
Cycle Q Clear(g_c), s	10.1	0.0	0.0	4.0	0.0	0.0	0.4	16.4	16.4	0.8	12.6	12.7
Prop In Lane	0.46		0.43	0.57		0.26	1.00		0.17	1.00		0.15
Lane Grp Cap(c), veh/h	513	0	0	474	0	0	303	788	804	279	821	841
V/C Ratio(X)	0.67	0.00	0.00	0.31	0.00	0.00	0.09	0.81	0.81	0.18	0.67	0.67
Avail Cap(c_a), veh/h	657	0	0	607	0	0	422	788	804	366	821	841
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.3	0.0	0.0	16.1	0.0	0.0	8.8	12.7	12.7	9.9	11.0	11.0
Incr Delay (d2), s/veh	1.8	0.0	0.0	0.4	0.0	0.0	0.1	8.8	8.7	0.3	4.3	4.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.7	0.0	0.0	1.3	0.0	0.0	0.1	6.0	6.1	0.2	4.9	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.1	0.0	0.0	16.5	0.0	0.0	8.9	21.5	21.5	10.2	15.3	15.2
LnGrp LOS	C	A	A	B	A	A	A	C	C	B	B	B
Approach Vol, veh/h		343			145			1316			1161	
Approach Delay, s/veh		20.1			16.5			21.2			15.1	
Approach LOS		C			B			C			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.1	27.8		17.7	6.1	28.8		17.7				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.1	23.3		18.1	5.1	23.3		18.1				
Max Q Clear Time (g_c+I1), s	2.8	18.4		12.1	2.4	14.7		6.0				
Green Ext Time (p_c), s	0.0	3.0		1.1	0.0	4.6		0.6				
Intersection Summary												
HCM 6th Ctrl Delay			18.4									
HCM 6th LOS			B									

HCM 6th TWSC
2: International Blvd (FM1015)

Verona Subdivision
City of Weslaco

Intersection

Int Delay, s/veh 0.9

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	↔		↔	↑↑	↑↑	
Traffic Vol, veh/h	11	32	55	1304	971	18
Future Vol, veh/h	11	32	55	1304	971	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	175	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	35	60	1417	1055	20

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	1894	538	1075	0	-	0
Stage 1	1065	-	-	-	-	-
Stage 2	829	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	61	488	644	-	-	-
Stage 1	292	-	-	-	-	-
Stage 2	389	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	55	488	644	-	-	-
Mov Cap-2 Maneuver	55	-	-	-	-	-
Stage 1	265	-	-	-	-	-
Stage 2	389	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	36	0.5	0
HCM LOS	E		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	644	-	162	-	-
HCM Lane V/C Ratio	0.093	-	0.289	-	-
HCM Control Delay (s)	11.2	-	36	-	-
HCM Lane LOS	B	-	E	-	-
HCM 95th %tile Q(veh)	0.3	-	1.1	-	-

APPENDIX E

TRIP GENERATION WORKSHEET

Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

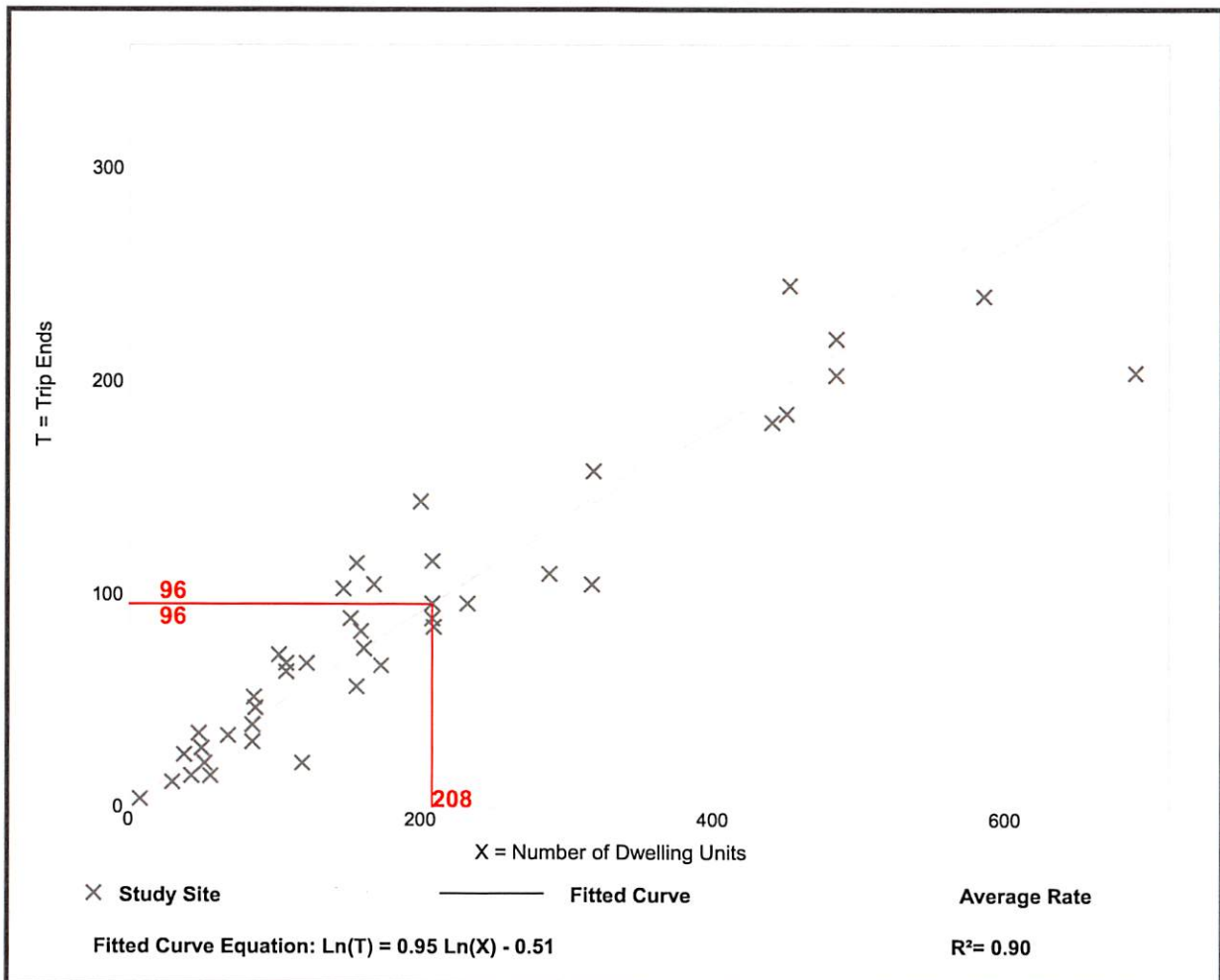
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

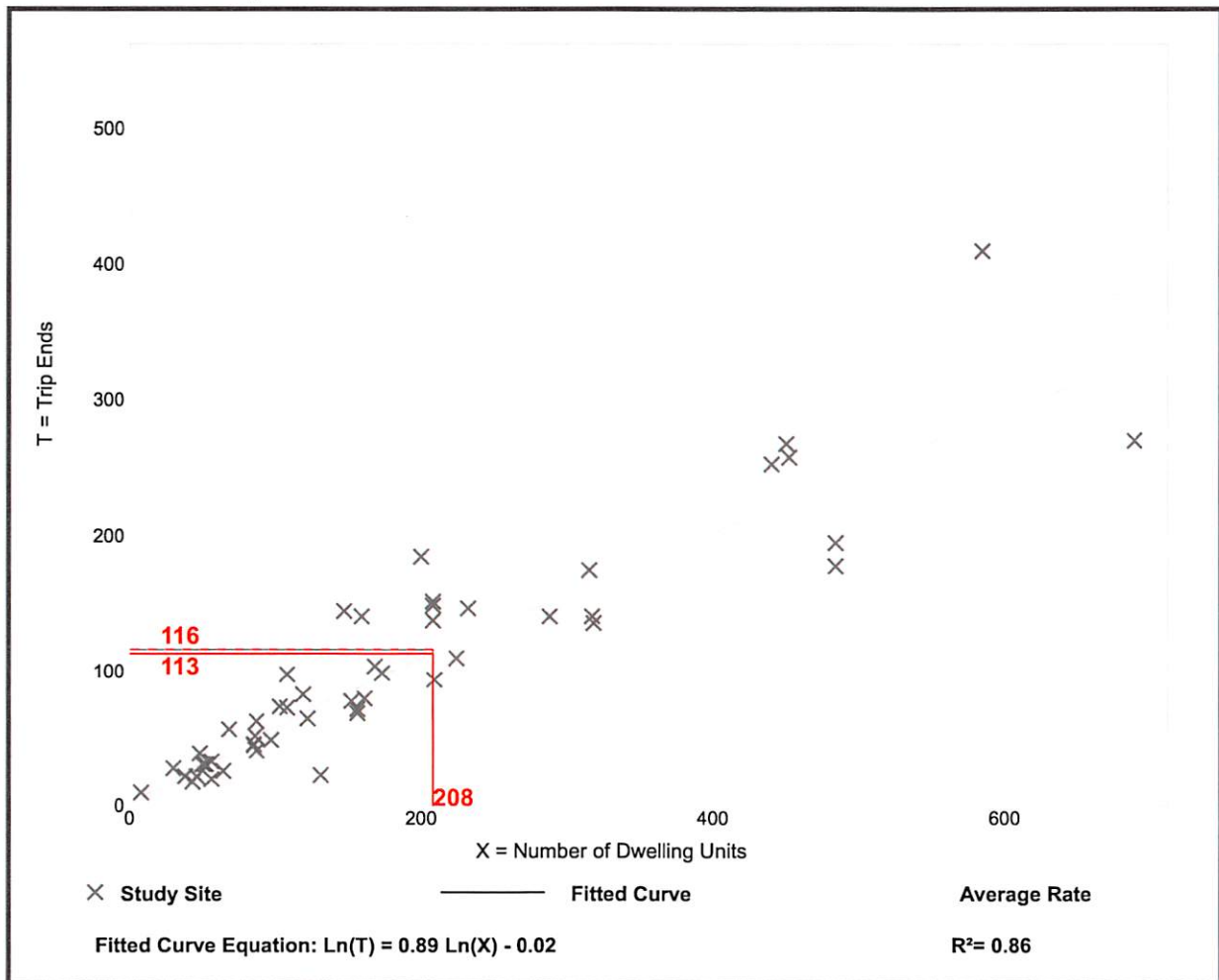
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Final Plat

Verona Subdivision

Legend

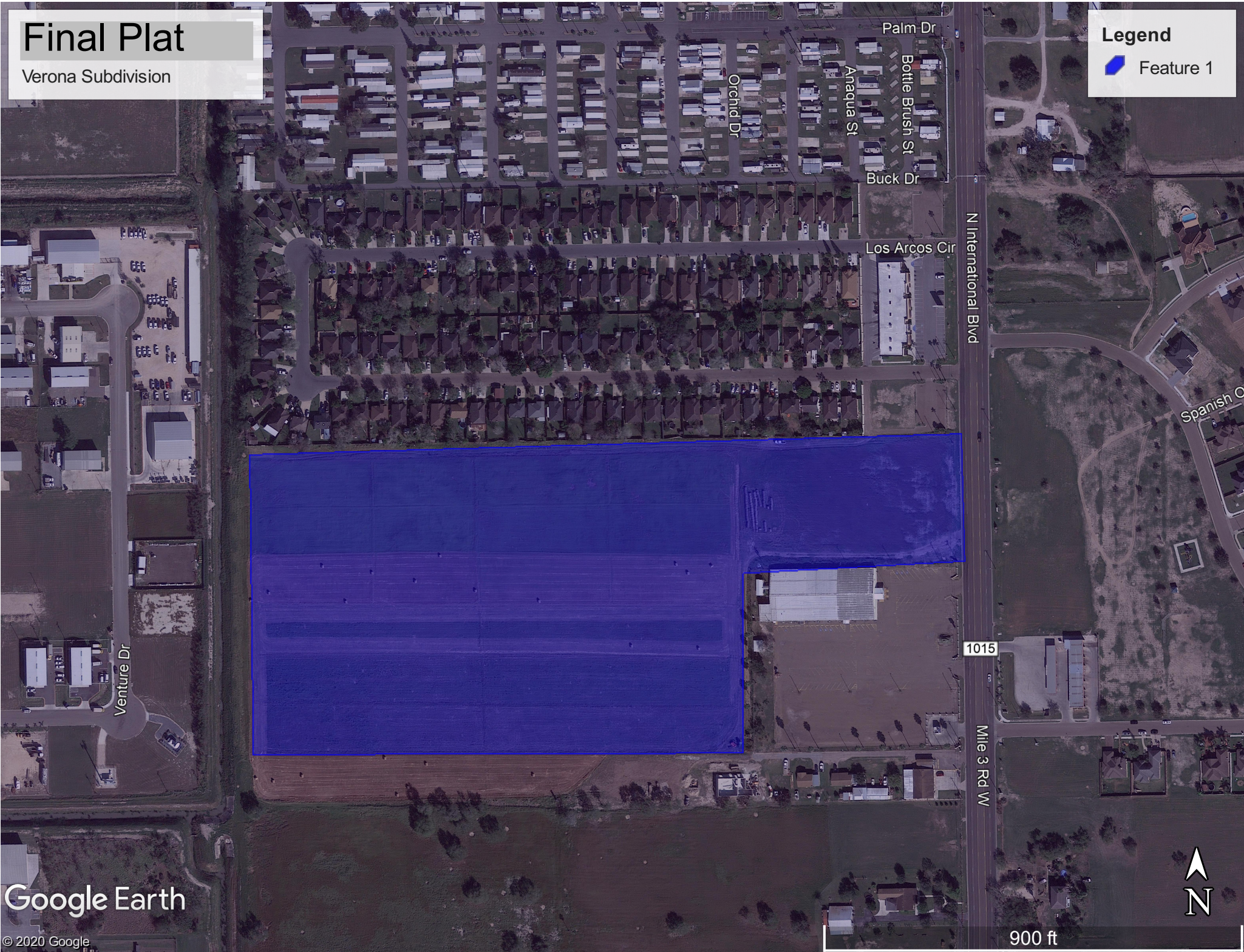
 Feature 1

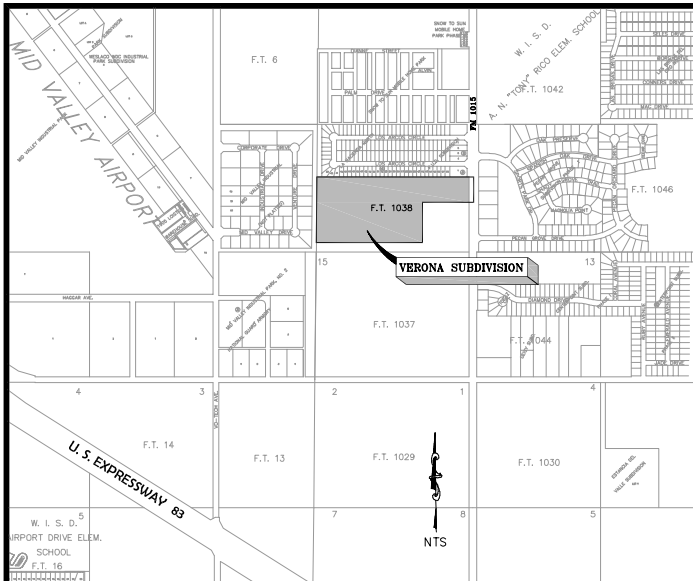
Google Earth

© 2020 Google



900 ft





LOCATION MAP

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VERONA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

MAYOR OF CITY OF WESLACO _____ DATE _____
SECRETARY OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING CHAIR _____ DATE _____

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____, AT _____ AM/PM O'CLOCK AM/PM INSTRUMENT
NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO, TEXAS, DO HEREBY CERTIFY THIS MAJOR PLAT KNOW AS VERONA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE DAY OF _____, 20____, WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/ PLANNING AND ZONING
DEPARTMENT DIRECTOR CITY OF WESLACO _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

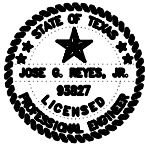
RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE OLD PECAN GROVE SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

Jose G. Reyes, Jr. P.E. 5/18/2020
JOSE G. REYES, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 93827



STATE OF TEXAS
COUNTY OF HIDALGO

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Joe B. Winston, Jr.
JOE B. WINSTON, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31109
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3780

5/18/2020
DATE



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SHIVA Ventures, LLC	4900 N. 10th St. Suite C4	McAllen Tx. 78501	(956)-	956-
ENGINEER: Jose G. Reyes, Jr. P.E.	611 Bill Summers Int'l Blvd.	Weslaco Tx. 78596	(956)-968-2194	956-968-8300
SURVEYOR: Joe B. Winston, Jr. P.E. R.P.L.S.	611 Bill Summers Int'l Blvd.	Weslaco Tx. 78596	(956)-968-2194	956-968-8300

VERONA SUBDIVISION

BEING A 20.00 ACRES OF LAND OUT OF
FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS RECORDED IN VOLUME 2, PAGE 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING
A TRACT OF LAND DESCRIBED IN VOLUME 1636, PAGE 507,
DEED RECORDS OF HIDALGO COUNTY, TEXAS

BEING A 20.00 ACRES OF LAND OUT OF FARM TRACT 1038 WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED IN VOLUME 1636, PAGE 507, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 103, SAID CORNER BEING IN THE CENTERLINE OF AN EXISTING DRAIN DITCH, THENCE ALONG THE WEST BOUNDARY LINE AND CENTERLINE OF AN EXISTING DRAIN DITCH NORTH 00°38'16" WEST A DISTANCE OF 103.39 FT. TO THE NORTHWEST CORNER OF A 3.84 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1470687, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, CONTINUING ALONG THE WEST BOUNDARY LINE OF FARM TRACT 1038, NORTH 00°38'16" WEST A DISTANCE OF 674.85 FT. TO THE SOUTHWEST CORNER OF LA HACIENDA NORTH P.U.D. SUBDIVISION, RECORDED IN VOLUME 33, PAGE 78, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

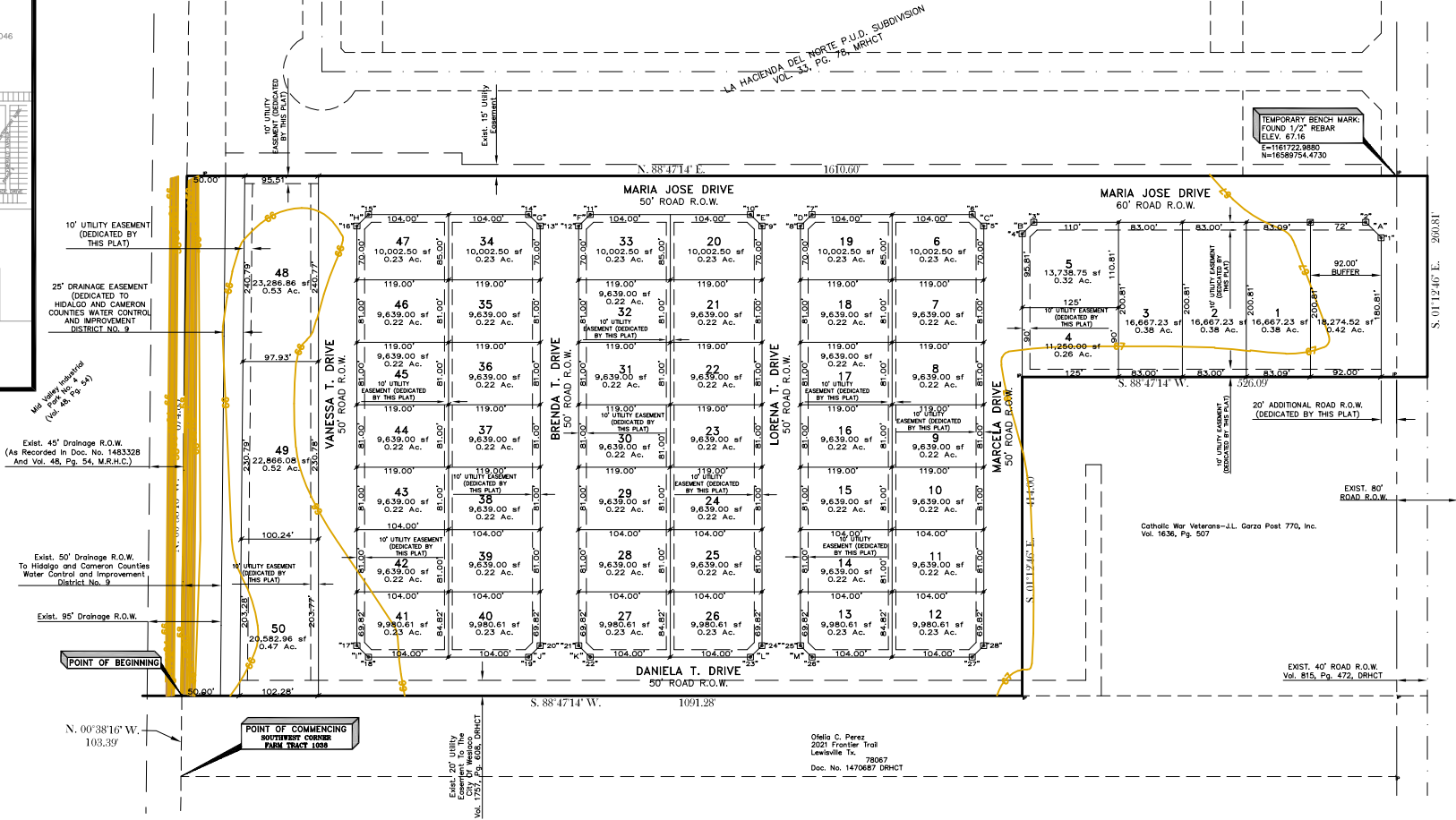
THENCE, ALONG THE SOUTH BOUNDARY OF LA HACIENDA NORTH P.U.D. SUBDIVISION, NORTH 88°47'14" EAST, AT A DISTANCE OF 25.00 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370", AND AT A DISTANCE OF 1,570.60 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" ON THE WEST RIGHT OF WAY OF F.M. 1015 (HAVING 80.00 FT. RIGHT OF WAY) AND AT A TOTAL DISTANCE OF 1,610.60 FT. TO A POINT ON THE EAST BOUNDARY LINE OF FARM TRACT 1038, BEING ON THE CENTERLINE OF F.M. 1015, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE EAST BOUNDARY LINE OF FARM TRACT 1038 AND THE CENTERLINE OF F.M. 1015, SOUTH 01°12'46" EAST A DISTANCE OF 260.81 FT. TO A POINT FOR AN OUTSIDE CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'14" WEST, AT A DISTANCE OF 40.00 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" AND THE NORTH BOUNDARY LINE OF A 3.84 ACRE TRACT, AND AT A TOTAL DISTANCE OF 526.09 FT. TO A 1/2-INCH REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'46" EAST A DISTANCE OF 414.00 FT. TO A FOUND 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" SAID POINT BEING THE NORTH LINE OF A 3.84 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 3.84 ACRE TRACT, SOUTH 88°47'14" WEST, A DISTANCE OF 1,066.28 FT. PASS A 1/2-INCH REBAR FOUND WITH PLASTIC CAP STAMPED "MOORE 6370" AND AT A TOTAL DISTANCE OF 1,091.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.



LINE	DISTANCE	DIRECTION
"A"	28.28'	S 46°12'46" E
"B"	21.21'	N 43°47'14" E
"C"	21.21'	S 46°12'46" E
"D"	21.21'	N 43°47'14" E
"E"	21.21'	S 46°12'46" E
"F"	21.21'	N 43°47'14" E
"G"	21.21'	S 46°12'46" E
"H"	21.21'	N 43°47'14" E
"I"	21.21'	S 46°12'46" E
"J"	21.21'	N 43°47'14" E
"K"	21.21'	S 46°12'46" E
"L"	21.21'	N 43°47'14" E
"M"	21.21'	S 46°12'46" E
"N"	21.21'	N 43°47'14" E

SCALE 1"=100'

BASE OF PLATING
TEXAS COORDINATE SYSTEM
NAD 83, TEXAS STATE PLANE
SOUTH ZONE 10E

LEGEND

- SET CONCRETE MONUMENT WITH ELEVATION
- SET 1/2" REBAR
- SET 3/8" REBAR FOUND
- EASEMENT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE

PLAT NOTES AND RESTRICTIONS:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF AND REPAIR OF ANY SURFACE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, LANDSCAPING INCIDENTAL TO UTILITY COMPANIES MAKING REPAIRS TO PUBLIC UTILITIES.

2. MINIMUM SETBACK SHALL BE AS FOLLOWS:

FRONT: 20.0'
REAR: 15' OR GREATER FOR EASEMENT
SIDE: 5' OR GREATER FOR EASEMENT
SIDE CORNER: 10'
CUL-DA-SAC: 20'

3. BENCH MARK: TEMPORARY BENCH MARK FOUND 1/2" REBAR ELEV. 67.16 ON THE WEST RIGHT OF WAY LINE OF F.M. 1015. (NORTHEAST CORNER OF PROPERTY)

4. NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.

5. LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.

6. NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.

7. LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.

8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS, AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES.

9. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.

10. TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

11. FLOOD ZONE X - AREA OF MINIMAL FLOODING. THIS SUBDIVISION IS IN ZONE "X" ON FEMA'S FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 06, 2000.

12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 175461 CUBIC FEET OR 4.03 ACRE-FEET OF DRAINAGE RUNOFF. THE ENTIRE SUBDIVISION IS REQUIRED TO DETAIN A TOTAL MINIMUM OF 166,337 CUBIC FEET OR 3.82 ACRE-FEET.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR EXISTING ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

15. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

19. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

20. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PROTECTION OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.

21. AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAS IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

22. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.

23. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VERONA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER THE FRANCHISE TO THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE, IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

LUIS ALBERTO ROSAS, MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LUIS ALBERTO ROSAS, MANAGER LISTED UNDER OWNER'S DEDICATION, AND ATTESTATION PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2019.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

Sigler,
Winston,
Greenwood,
& Associates, Inc.
SWG
SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
(956) 968-2194
SINCE 1945

DATE OF PREPARATION
FEBRUARY, 2020

Z:\DRAFTING\MANUEL\ACAD\19-128 VERONA SUBD - Copy\VERONA SUBD 5/27/2020 4:16 PM

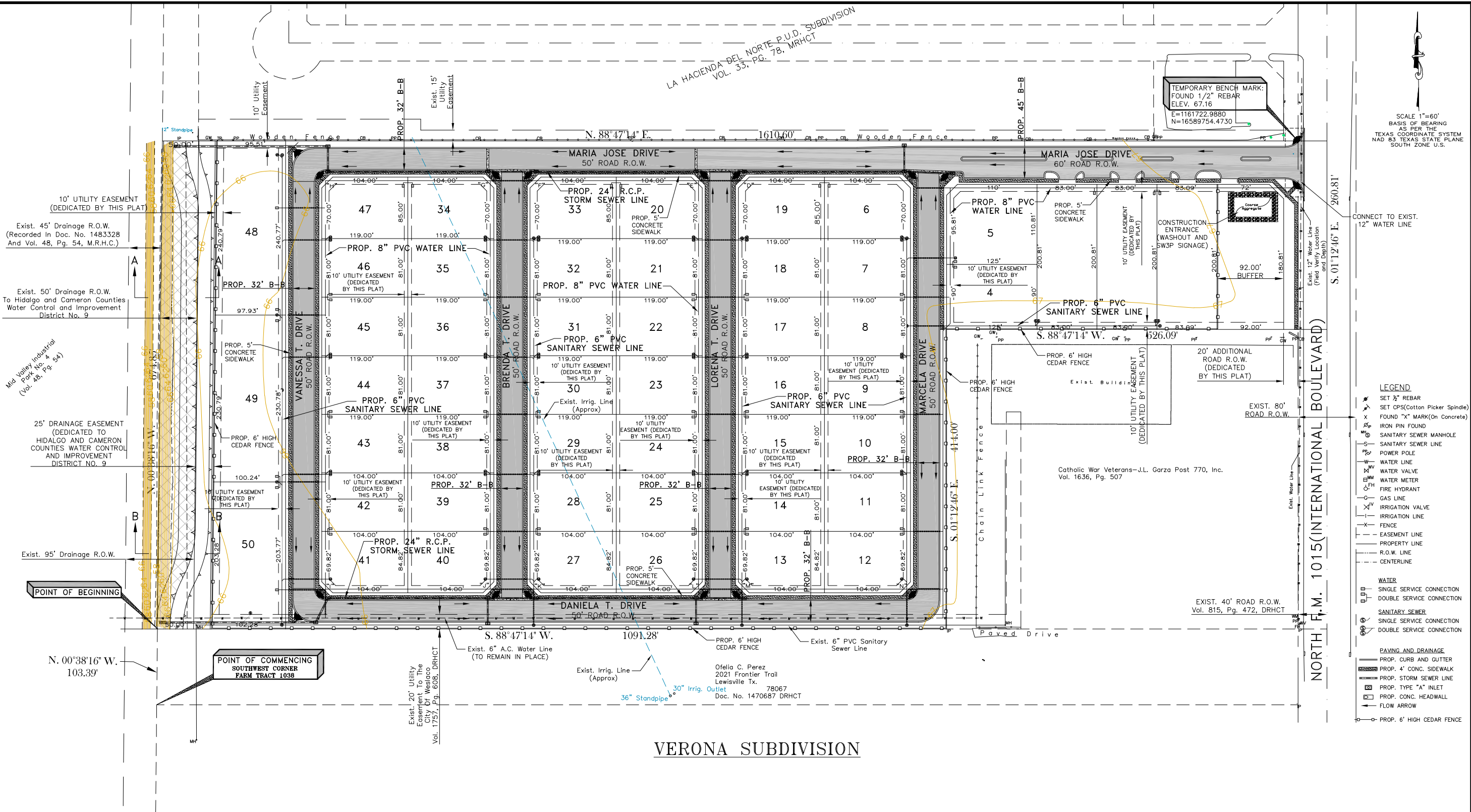
SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MID VALLEY PEDIATRICS AND ALLERGY CENTER SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

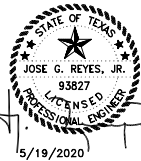
JOE B. WINSTON, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31109
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3780

DATE

VERONA SUBDIVISION



REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS			
VERONA SUBDIVISION			
SITE PLAN			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
SINCE 1945			
DRAWN: MV Jr.		CHECKED: JGR, Jr.	DRAWING NO. 19-128-
DATE: MAY, 2020		NO. 1 OF 1	





Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3544	
From: Rebekah De La Fuente			
Subject: Discussion and consideration for the Final Plat for Villa Event Center Subdivision being a 3.11 acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, Texas located on the Northeast corner of Bridge and Dolores Huerta and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Final plat at their regular meeting held August 5, 2020			
Rebekah De La Fuente		Created/Initiated	
Rebekah De La Fuente		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of Final plat.			
Attachments, if any: VILLA SUBDIVISION- Attachments, Villa Event Center- Aerial, VILLA EVENT CENTER SUBDIVISION PLAT			
Responsibilities upon Approval: Staff will advise applicant.			



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. _____

RECEIVED

MAR 06 2020

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: Villa Subdivision

Location: Northeast corner of Bridge Rd. and Dolores Huerta Ave.

Legal Description: A 3.11 acre tract of land located in a part of the West 10 acres of the south 20 acres of farm tract 31, WEST AND ADAMS TRACT SUBDIVISION, Llano Grande Grant, City of Weslaco, Hidalgo County, Texas

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: Parcels (Future Land use 2040: Commercial)

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 3.11

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Manuel Alejandro Villa Telephone: (956) 458-5566

Address: 204 E. Newcombe Ave. Fax: _____

City: Pharr State: TX Zip: 78577 E-mail: manuelvilla88@gmail.com

ENGINEER INFORMATION

Name: Ruben Alfaro Telephone: (956) 207-6072

Address: 7800 N. 1st St. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: ruben.alfaro@achc-engineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP Texas

☐ YES ☐ NO Phone Utility _____	☐ 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>HCCID 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 rhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$55.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☐ Existing & Proposed Easements
 - ☐ Existing & Proposed ROW
 - ☐ Existing & Proposed Drainage Easements
 - ☐ Contours
 - ☐ Flood Zones
 - ☐ Adjoiners
 - ☐ Existing & Proposed street names
- ☒ Utility Layout
 - ☐ Existing & Proposed Utilities
 - ☐ Proposed Fire Hydrants
 - ☐ Adjoiners
 - ☐ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☐ Elevations
 - ☐ Flood directional arrows
 - ☐ Detention areas
 - ☐ Street names
- ☒ Proof of ownership of the property
- ☐ If septic tank system required, submit soil evaluation report
- ☐ Water Rights associated with the property
- ☐ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☐ Number of fire hydrants proposed for subdivision
- ☐ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Manuel Alejandro Villa

Owner Signature: [Signature] Date: 03-06-2020

Ruben Alfaro Carrillo, P.E. is the authorized agent

Authorized Agent Signature: Ruben Alfaro Date: 03-06-2020

Authorized Agent Printed Name: Ruben Alfaro Carrillo, P.E.

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02612714 3/06/2020 1:16 PM
OPER: MDLDP TERM: 036
REF#: 2447
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
VILLA SUBDIVISION
2447
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-
CHANGE: 0.00

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. 6. FILE NUMBER: 0000500526 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (0000500526/28)			
D. NAME AND ADDRESS OF BORROWER: Manuel Alejandro Villa 204 E. Newcombe Ave., Pharr, TX 78577		E. NAME AND ADDRESS OF SELLER: Texas Regional Bank 8770 Interstate 2, Harlingen, TX 78552	
G. PROPERTY LOCATION: No Physical Address Available Weslaco, TX 78596 Hidalgo County, Texas Lot(s): 31 West Tract		F. NAME AND ADDRESS OF LENDER: H. SETTLEMENT AGENT: Sierra Title of Hidalgo County, Inc. PLACE OF SETTLEMENT: 4734 South Jackson Road Edinburg, TX 78539	
		I. SETTLEMENT DATE: February 12, 2020 DISBURSEMENT DATE: February 12, 2020	

J. SUMMARY OF BORROWER'S TRANSACTION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">100. GROSS AMOUNT DUE FROM BORROWER:</td></tr> <tr><td>101. Contract sales price</td><td style="text-align: right;">240,000.00</td></tr> <tr><td>102. Personal property</td><td></td></tr> <tr><td>103. Settlement charges to borrower (line 1400)</td><td style="text-align: right;">519.00</td></tr> <tr><td>104.</td><td></td></tr> <tr><td>105.</td><td></td></tr> <tr><td colspan="2"><i>Adjustments for items paid by seller in advance</i></td></tr> <tr><td>106. City/Town taxes</td><td></td></tr> <tr><td>107. County taxes</td><td></td></tr> <tr><td>108. Assessments</td><td></td></tr> <tr><td>109.</td><td></td></tr> <tr><td>110.</td><td></td></tr> <tr><td>111.</td><td></td></tr> <tr><td>112.</td><td></td></tr> <tr><td>120. GROSS AMOUNT DUE FROM BORROWER</td><td style="text-align: right;">240,519.00</td></tr> <tr><td colspan="2">200. 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L. SETTLEMENT CHARGES					PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL COMMISSION Based on Price		\$ 240,000.00 @ 6.0000 %	14,400.00		
Division of Commission (line 700) as Follows:						
701.	\$ 7,200.00	to Star Realty				
702.	\$ 7,200.00	to Equity Assets Realty				
703.	Commission Paid at Settlement					14,400.00
The following persons, firms or corporations received a portion of the real estate commission amount shown above:						
704.		to				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN					
801.	Loan Origination Fee	% to				
802.	Loan Discount	% to				
803.	Appraisal fee	to				
804.	Credit report	to				
805.	Lender's inspection fee	to				
806.	Mortgage insurance application fee	to				
807.	Assumption fee	to				
808.		to				
809.		to				
810.		to				
811.		to				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest From	02/12/20 to 03/01/20 @ \$ /day (18 days %)				
902.	Mortgage insurance premium	for month to				
903.	Hazard insurance premium	for year to				
904.		for year to				
905.		to				
1000.	RESERVES DEPOSITED WITH LENDER					
1001.	Hazard insurance	Months @ \$ per Month				
1002.	Mortgage insurance	Months @ \$ per Month				
1003.	City property taxes	Months @ \$ per Month				
1004.	County property taxes	Months @ \$ per Month				
1005.	Annual assessments	Months @ \$ per Month				
1006.		Months @ \$ per Month				
1007.		Months @ \$ per Month				
1008.		Months @ \$ per Month				
1100.	TITLE CHARGES					
1101.	Escrow Fee	to Lesslie L. Eanes, Attorney at Law		375.00		375.00
1102.	Abstract or title search	to				
1103.	Title examination	to				
1104.	Title insurance binder	to				
1105.	Document preparation	to See additional 1105 items		100.00		125.00
1106.	Notary fees	to				
1107.	Attorney's fees	to				
(includes above item numbers:)						
1108.	Owner's policy premium	to Sierra Title of Hidalgo County, Inc.				1,570.00
\$628.00 to Lesslie L. Eanes, Attorney at Law, \$706.50 to Sierra Title of Hidalgo County, Inc., \$235.50 to Sierra Title Insurance Guaranty Company, Inc.						
(includes above item numbers:)						
1109.	Lender's coverage					
1110.	Owner's coverage	\$ 240,000.00	1,570.00			
1111.	Tax Service	to Tax Service of Hidalgo County				54.13
1112.	State of Texas Policy Guaranty Fee (O)	to Texas Title Insurance Guaranty Association				2.00
1113.		to				
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees: Deed \$ 44.00; Mortgage ; Releases			44.00		
1202.	City/County tax/stamps: Deed ; Mortgage					
1203.	State tax/stamps: Deed ; Mortgage					
1204.		to				
1205.		to				
1300.	ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to				
1302.	Pest inspection	to				
1303.	Property Taxes paid thru 2019	to				
1304.	2020 Taxes are prorated on page 1	to				
1305.		to				
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				519.00	16,526.13

HUD-1, Attachment

Borrower: Manuel Alejandro Villa
204 E. Newcombe Ave.
Pharr, TX 78577

Seller: Texas Regional Bank
6770 Interstate 2
Harlingen, TX 78552

Lender:

Settlement Agent: Sierra Title of Hidalgo County, Inc.
(956)369-0340

Place of Settlement: 4734 South Jackson Road
Edinburg, TX 78539

Settlement Date: February 12, 2020

Disbursement Date: February 12, 2020

Property Location: No Physical Address Available
Weslaco, TX 78596
Hidalgo County, Texas
Lot(s): 31
West Tract

Additional Disbursements

Payee/Description	Note/Ref. No.	Borrower	Seller
Lesslie L. Eanes, Attorney at Law			125.00
Document Preparation (S)			
Lesslie L. Eanes, Attorney at Law		100.00	
Document Preparation (B)			
Total Additional Disbursements		100.00	125.00

Manuel Alejandro Villa

Texas Regional Bank

BY: 

Michael K. Lamon
Senior Executive Vice President


Sierra Title of Hidalgo County, Inc.
Settlement Agent

HUD-1, Attachment

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204 E. Newcombe Ave.
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Seller: Texas Regional Bank
6770 Interstate 2
Harlingen, TX 78552

Lender:

Settlement Agent: Sierra Title of Hidalgo County, Inc.
(956)369-0340
Place of Settlement: 4734 South Jackson Road
Edinburg, TX 78539
Settlement Date: February 12, 2020
Disbursement Date: February 12, 2020
Property Location: No Physical Address Available
Weslaco, TX 78596
Hidalgo County, Texas
Lot(s): 31
West Tract

Additional Disbursements

Payee/Description	Note/Ref. No.	Borrower	Seller
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Document Preparation (S)		100.00	
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Document Preparation (B)			
Total Additional Disbursements		100.00	125.00


Manuel Alejandro Villa

Texas Regional Bank

BY: _____

Michael K. Lamon
Senior Executive Vice President


Sierra Title of Hidalgo County, Inc.
Settlement Agent

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

SPECIAL WARRANTY DEED

Conforms to State Bar of Texas Form

Date: February 12, 2020

Grantor: TEXAS REGIONAL BANK

Grantor's Mailing Address: 6770 Interstate 2
Harlingen, Texas 78552
Cameron County, Texas

Grantee: MANUEL ALEJANDRO VILLA, a single person

Grantee's Mailing Address: 204 E. Newcombe Ave.
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Being a 3.11 acre tract of land located in a part of the West 10 acres of the South 20 acres of Farm Tract 31, **WEST AND ADAMS TRACT SUBDIVISION**, Llano Grande Grant, City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34, Hidalgo County Map Records, (H.C.M.R.). Said 3.11 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the Northwest corner of an 11.42 acre tract of land (called "Tract 1") as described in a Special Warranty Deed to Lowe's Home Center, Inc., as recorded in Document No. 1868605, Hidalgo County Official Records (H.C.O.R.);

THENCE, South, 88 degrees 48 minutes 39 seconds West, with the South line of said Farm Tract 31, same being the North line of Farm Tract 34, said West Tract Subdivision, a distance of 5.00 feet to a 1/2-inch iron rod with aluminum cap stamped "A&A" (hereinafter referred to as "with cap") set in the East right-of-way line of North Bridge Ave. (55'R.O.W.);

THENCE, North, 01 degrees 11 seconds 21 minutes West, with the East right-of-way line of North Bridge Ave., a distance of 198.93 feet to 1/2-inch iron rod with cap stamped set for the Southwest corner of the herein described tract and for the POINT OF BEGINNING;

THENCE, North 01 degrees 11 minutes 21 seconds West, continuing with the East right-of-way line of said North Bridge Ave., a distance of 223.37 feet to a 1/2-inch iron rod with cap set for the Northwest corner of the herein described tract;

THENCE, North, 88 degrees 48 seconds 39 minutes East, departing from the East right-of-way line of said North Bridge Ave., at a distance of 5.00 feet pass a 1/2-inch iron rod found, continuing for a total distance of 606.09 feet to a 1/2-inch iron rod with cap set in the former West line of a Missouri Pacific Railroad right-of-way abandoned by Document No. 457743 H.C.O.R., and the Northeast corner of the herein described tract;

THENCE, South, 01 degrees 20 seconds, 47 minutes East, with said abandoned right-of-way line, a distance of 223.37 feet to a 1/2-inch iron rod with cap set for the Southeast corner of the herein described tract;

THENCE, South, 88 degree 48 minutes 39 seconds West, with the North right-of-way line of Dolores Huerta Ave. (80' R.O.W.), a distance of 606.71 feet to the POINT OF BEGINNING and containing 3.11 acres of land, more or less.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

TEXAS REGIONAL BANK

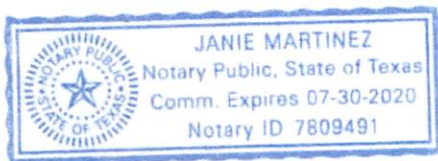
By:


MICHAEL K. LAMON, Senior Executive Vice President

STATE OF TEXAS §

COUNTY OF Cameron §

This instrument was acknowledged before me on this 13TH day of February, 2020 by Michael K. Lamon, Senior Executive Vice President of TEXAS REGIONAL BANK on behalf of same and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
MANUEL ALEJANDRO VILLA
204 E. Newcombe Ave.
Pharr, Texas 78577

Prepared By:
Lesslie L. Eanes
Attorney at Law
4740 S. Jackson Rd.
Edinburg, Texas 78539
File/GF No. 500526

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, June 15, 2020 2:54 PM
To: Ruben Alfaro
Subject: RE: Villa Event Center Subdivision (Previously Villa, Villa Baez Subdivision)

Good Afternoon:

The subdivision identified above has been accepted and approved by all the departments.

Planning Comments: Approved

- Informational only- Indicate location and size of sidewalk on paving sheet

Engineering Comments: Approved

- The subdivision will be approved as noted, the engineer must move the Set Iron Rod and Concrete Monument in line with the proposed property boundaries. Concrete Monument must be called out or made reference to in the Plan view of the Plat.

Please submit you subdivision platting application, \$355.00 application fee, \$75.00 fire review fee, 12 sets of plats and most recent drainage report.

Thank you

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Ruben Alfaro <ruben.alfaro@achc-engineering.com>
Sent: Monday, June 1, 2020 11:10 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Villa Event Center Subdivision (Previously Villa, Villa Baez Subdivision)

Hello Rebekah,

Attached please find the updated plat and utility layout with the remaining of the comments addressed. Please note that the subdivision name was changed as requested by the county. Please let me know if this works for you all as well.

Thanks!

Ruben Alfaro



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Villa Event Center Subdivision

Location: NE corner of Bridge Ave. and Dolores Huerta Ave.

Applicant: Manuel Alejandro Villa ☒ Owner ☐ Agent

Address: _____ Phone Number: (956) 458-5566

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
	Event Center	3.31	29,250	2	180	180	360

Comments: Event Center will mainly produce trips during weekend events

Prepared by: Ruben Alfaro, P.E. Date: _____

Address: 7800 N. 1st St. Phone Number: (956) 207-6072

(For Official Use Only, Do Not Write In This Box)

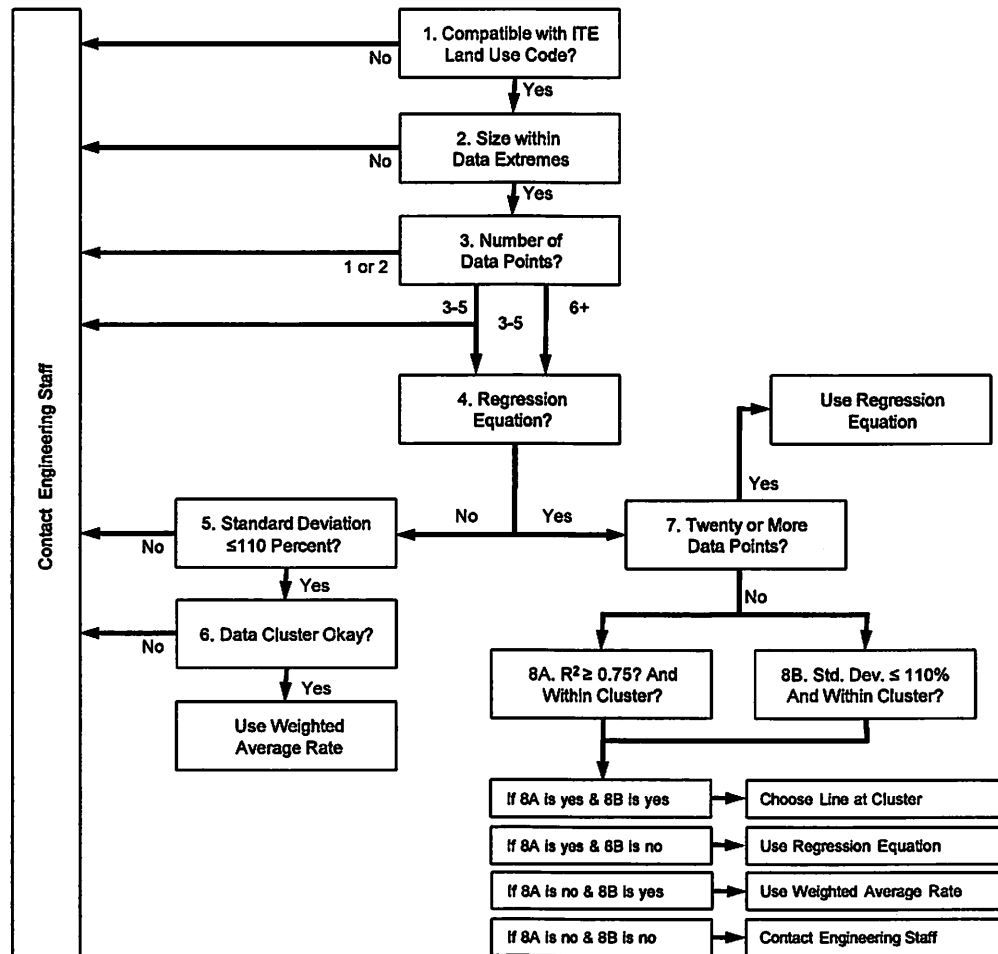
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

**Proposed
Villa Event Center Subdivision
Weslaco, Texas**

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District
902 N. Doolittle
Edinburg, Texas, 78541**

Prepared By:

Ruben Alfaro, P.E.



Reg. Engineering No. F-21299

ACHC ENGINEERING

**7800 N. 1st Street
McAllen, Texas 78504
(956) 207-6072**

May 2020

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DETENTION STORAGE CALCULATIONS

SOIL PROPERTIES

SOIL MAP

MAP UNIT DESCRIPTION

PHYSICAL SOIL PROPERTIES

ENGINEERING PROPERTIES

DRAINAGE REPORT
Villa Event Center Subdivision
Weslaco, Texas

Introduction:

The proposed Villa Event Center Subdivision (intended for commercial use) is a 3.11 acre one lot subdivision out West Tract Subdivision in the city of Weslaco, Hidalgo County, Texas. This report is intended to fulfill the drainage requirements of Villa Subdivision. Please see the attached Plat for more details.

This property is located on the corner of N Bridge Ave and Dolores Huerta Ave, within the City limits of Weslaco, Texas. Currently, there is no construction located on the site. Residential developments are adjacent to the subdivision to the West, commercial development to the North and North West, a vacant lot to the South. Please see the attached Location Map and Plat for reference.

FEMA:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the subdivision is located in "*Zone B*" *Community Panel Number 480349 0005 B Map Effective March 4, 1980*. "*Zone B*" are areas between limits of the 100-year flood and 500year 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. Please see the attached FEMA Maps for reference. The QUAD Maps has also been included in Attachments.

Soil:

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of two soil types; (25)-Hidalgo fine sandy loam, with 0 to 1 percent slopes and (28)-Hidalgo sandy clay loam with 0 to 1 percent slopes. Both Soil types belong to soil group B; **Soil Group B** defined as soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

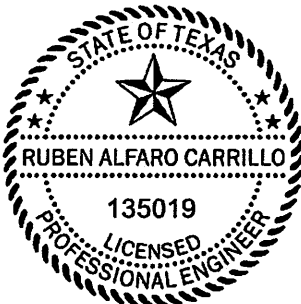
Existing Drainage Conditions:

Existing storm runoff within this property currently flows overland in a southeasterly direction. Runoff currently travels Dolores Huerta Avenue into an existing storm system located along Dolores Huerta Avenue.

Drainage Requirements:

The existing peak runoff from a 10-year storm determined using the rational method is 5.43 cfs and the anticipated peak runoff after development is calculated to be 24.00 cfs for a 50-year return frequency.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that 21,702 cubic feet of storm runoff to be detained within the property through detention ponds and will be released into an existing city of Weslaco storm inlet located at Dolores Huerta Avenue.



Ruben Alfaro

Ruben Alfaro, P.E.
ACHC Engineering F#-21299

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. <u>11</u>	DATE <u>6/23/2021</u>

Site Location

Write a description for your map.

Legend

-  Hidalgo County Health Unit
-  Lowe's Home Improvement
-  North Bridge Elementary School

Site Location

N Bridge Ave

Google Earth

© 2019 INEGI
© 2019 Google

900 ft



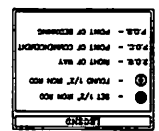
AChC ENGINEERING
FIRM NO. F-21299
7800 N. 1st St.
Mesa, AZ 85204
Tel: (480) 207-0072
Fax: (480) 207-0073
Email: info@achc-engineering.com

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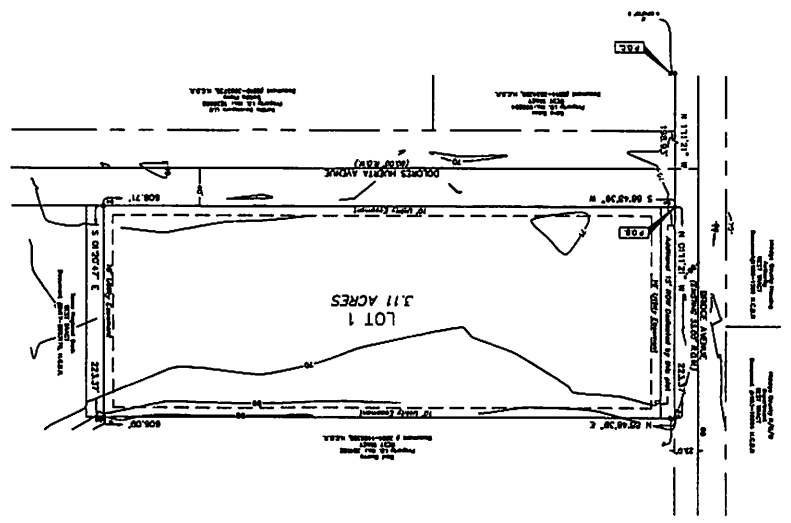
STATE OF TEXAS
COUNTY OF DALLAS

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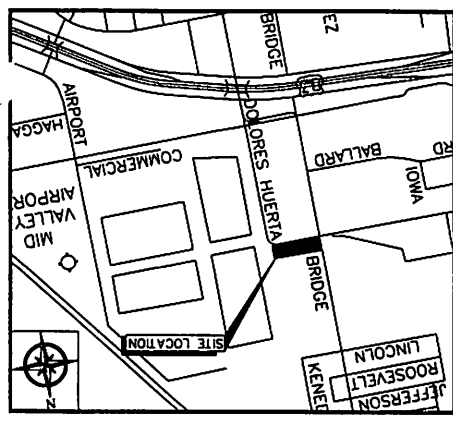
1. THE UNITED STATES OF AMERICA
2. DOES HEREBY CERTIFY THAT THE
3. INFORMATION CONTAINED HEREIN IS
4. TRUE AND CORRECT TO THE BEST
5. OF ITS KNOWLEDGE AND BELIEF
6. AND THAT IT IS NOT PROVIDING
7. FALSE OR MISLEADING INFORMATION
8. TO THE PUBLIC OR TO ANY OTHER
9. PERSON OR ENTITY.
10. IN WITNESS WHEREOF, the
11. UNITED STATES OF AMERICA
12. HAS HEREUNTO SET ITS HAND AND
13. SEAL AT WASHINGTON, D.C., this
14. 15th day of May, 2014.



VILLA EVENT CENTER
SUBDIVISION



SCALE: 1"=1000'



DOLORES HUERTA AVE.

DETENTION POND A VOLUME = 16,503 CF
DETENTION POND B VOLUME = 3,472 CF
DETENTION POND B VOLUME = 3,825 CF
DETENTION PONDS TOTAL VOLUME = 23,800 CF



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

**CITY OF
WESLACO, TEXAS
HIDALGO COUNTY**

ONLY PANEL PRINTED

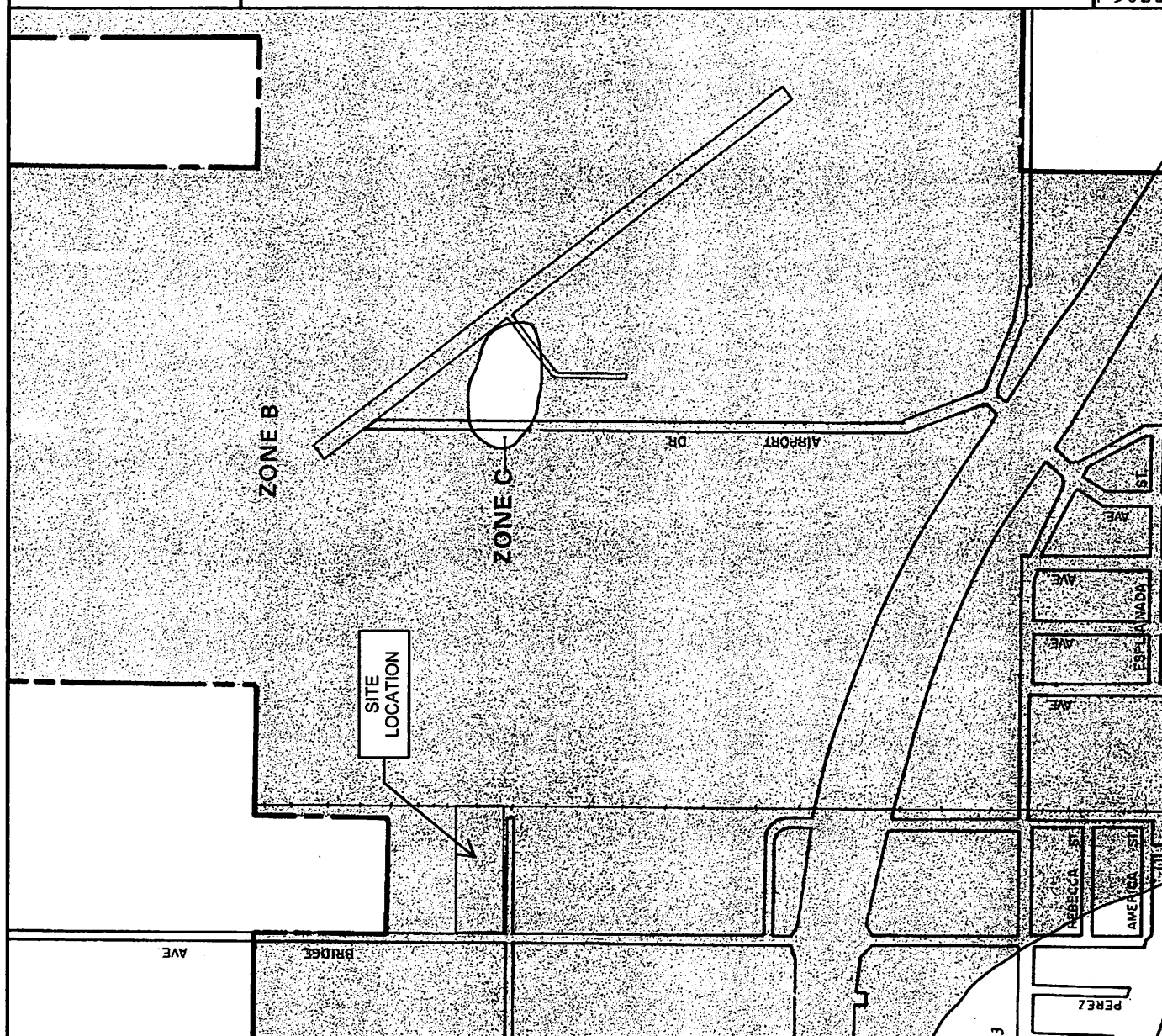
COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980



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

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



ACHC ENGINEERING

FIRM REGISTRATION NO. F-21299
 7800 N. 1ST ST.
 McALLEN, TEXAS 78504
 PHONE (956) 207-6072

EXHIBIT A**Drainage Calculations, Area 1**

Project Name: Villa Event Center Subdivision Weslaco, TX

Project No.: 002-2020

I. General Information

1. Governing Equation: $Q=CIA$ (Ratnl. Method), TxDOT IDF Curves for **Hidalgo County** & Mannings Equation (normal depth calculations)

2. TxDOT Intensity Constants for

$$I=b/(Tc+d)^e$$

Velocity Constants

Undeveloped 10 year storm	Developed 50 year storm	Slope = 0.21 % proposed	Length = 240 ft	Drop = 6 in
b = 87	b = 99	Slope = 0.21 % existing	Length = 240 ft	Drop = 6 in
e = 0.778	e = 0.749	k = 0.213 grassed waterway		
d = 9.2	d = 9.2	k = 0.619 paved area		
		Ku = 3.28		

where Tc, is calculated with an average overland flow velocity (0-10% slopes):

$$V = (Ku)(k)(Sp)^{1/2}$$

- a) existing unimproved conditions:
 b) proposed commercial conditions:

vel = 0.32 ft/sec
 vel = 0.93 ft/sec

3) Accepted Runoff Coefficients

a) Building/Roofs	c = 0.90	
b) Asphalt	c = 0.90	
c) Detention/Trench Trough	c = 0.20	
d) Concrete	c = 0.90	
e) Unimproved area (grass)	c = 0.20	
4) Total Area =	3.110 ac	0.71 Cumulative Areas
Area 1	0.581 ac	0.90 Building/Roofs
Area 2	1.697 ac	0.90 Asphalt
Area 3	0.321 ac	0.20 Detention/Trench Trough
Area 4	0.511 ac	0.20 Unimproved area (grass)

II. Existing Conditions

A) Drainage area

Length of runoff = 240 ft

$$Tc = 240 / (V \text{ ft/sec} \times 60 \text{ sec}) =$$

$$I (10 \text{ yr}) = b/(Tc+d)^e =$$

$$Q=CIA= 0.20 \quad 8.73 \quad 3.11 =$$

12.5 min.
 8.73 in/hr
 5.43 cfs

Use 10.0 min

III. Ultimate Developed Conditions

Weighted Runoff Coefficient

$$C = (C1A1+C2A2+C3A3+C4A4+...)/A_{total} =$$

0.71

A) Drainage area

Length of runoff = 240 ft

Drainage area = 3.11 ac.

$$Tc = 240 / (V \text{ ft/sec} \times 60 \text{ sec}) =$$

$$I (50 \text{ yr}) = b/(Tc+d)^e =$$

$$Q=CIA= 0.71 \quad 10.83 \quad 3.11 =$$

4.3 min.
 10.83 in/hr
 24.00 cfs

Use 10.0 min

IV. Comments

Qdev = 24.00 cfs
 Qexist = 5.43 cfs
 Difference = 18.56 cfs

ACHC ENGINEERING

FIRM REGISTRATION NO. F-21299

7800 N. 1ST ST.

McALLEN, TEXAS 78504

PHONE (956) 207-6072

Exhibit B Detention Storage Requirements

PROJECT NAME: VILLA EVENT CENTER SUBDIVISION
WESLACO, TEXAS

Prop. Runoff C = 0.71 Exist Runoff C = 0.2
Area = 3.11 Exist. Intensity = 8.73
Post Dev. Tc = 10 min

Time (minutes)	I 50 yrs (in./hr.)	Q (c.f.s.)	Vol. (c.f.)	Qexist. (c.f.s.)	Vol. exist. (c.f.)	Vol. stored (c.f.)
5	13.57	29.96	8,989	5.43	2,444	6,545
10	10.83	23.90	14,342	5.43	3,258	11,084
15	9.10	20.10	18,089	5.43	4,073	14,017
20	7.91	17.46	20,954	5.43	4,887	16,067
25	7.03	15.51	23,268	5.43	5,702	17,566
30	6.34	14.00	25,209	5.43	6,516	18,693
35	5.80	12.80	26,881	5.43	7,331	19,551
40	5.35	11.81	28,352	5.43	8,145	20,207
45	4.98	10.99	29,666	5.43	8,960	20,706
50	4.66	10.28	30,854	5.43	9,774	21,080
55	4.38	9.68	31,939	5.43	10,589	21,351
60	4.14	9.15	32,939	5.43	11,403	21,536
65	3.93	8.68	33,868	5.43	12,218	21,650
70	3.75	8.27	34,734	5.43	13,032	21,702
75	3.58	7.90	35,547	5.43	13,847	21,701
80	3.43	7.57	36,314	5.43	14,661	21,653
85	3.29	7.26	37,039	5.43	15,476	21,563
90	3.16	6.99	37,728	5.43	16,290	21,438
95	3.05	6.73	38,384	5.43	17,105	21,279
100	2.94	6.50	39,010	5.43	17,919	21,091
105	2.85	6.29	39,610	5.43	18,734	20,876
110	2.76	6.09	40,185	5.43	19,548	20,637
115	2.67	5.90	40,739	5.43	20,363	20,376
120	2.60	5.73	41,272	5.43	21,177	20,094



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Hidalgo County, Texas**

Site Location



February 5, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

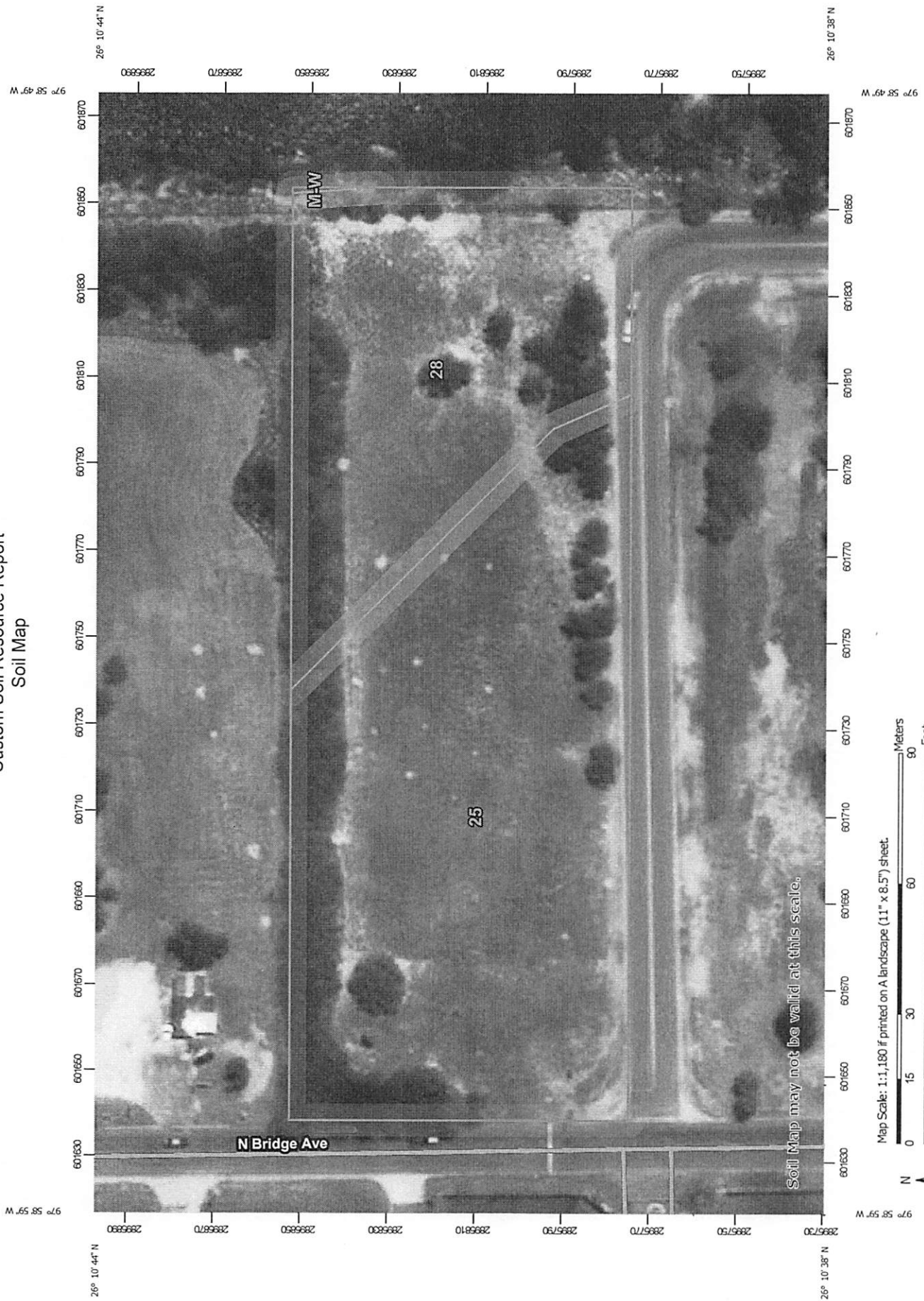
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.6	63.8%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.5	36.1%
M-W	Miscellaneous water	0.0	0.1%
Totals for Area of Interest		4.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: Gray Sandy Loam (R083DY019TX)
Hydric soil rating: No

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Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Sandy Loam (R083EY023TX)
Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: Gray Sandy Loam (R083DY019TX)
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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M-W—Miscellaneous water

Map Unit Composition

Water, miscellaneous: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

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Final Plat

Villa Event Center

Legend

 Feature 1

N Bridge Ave

Google Earth

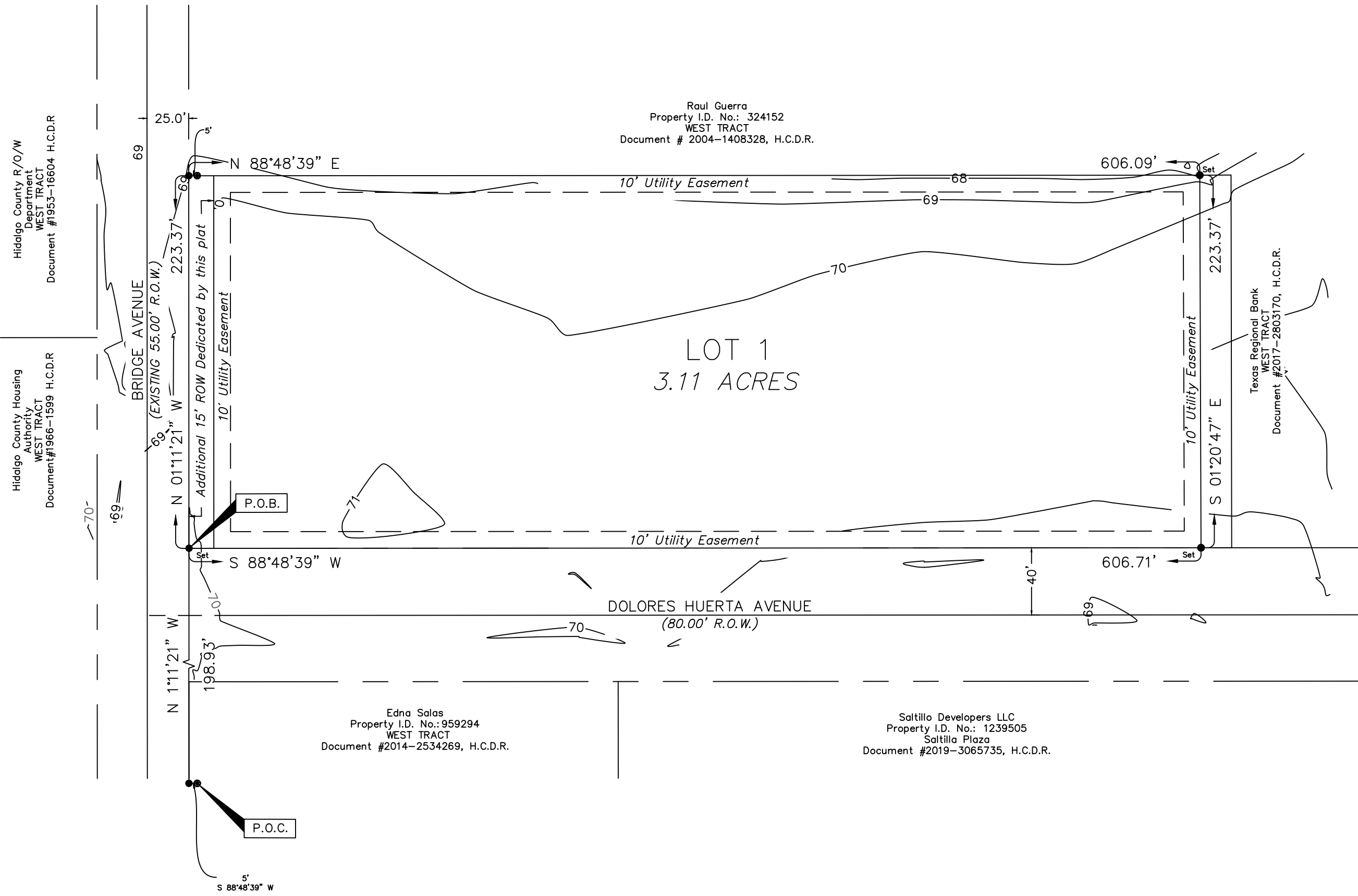
© 2020 Google



700 ft

VILLA EVENT CENTER SUBDIVISION

BEING A 3.11 ACRE TRACT OF LAND LOCATED IN A PART OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 31, WEST AND ADAMS TRACT SUBDIVISION, LLANO GRANDE GRANT, CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, HIDALGO COUNTY MAP RECORDS (H.C.M.R.)



STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), MANUEL ALEJANDRO VILLA THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLA EVENT CENTER SUBDIVISION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

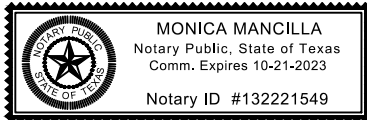
MANUEL ALEJANDRO VILLA
204 E. NEWCOMBE AVE.
PHARR, TEXAS 78577
HIDALGO, COUNTY

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL ALEJANDRO VILLA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF WESLACO, TEXAS, THIS THE _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DAVID SUAREZ _____ DATE _____ CLERK, CITY OF WESLACO
MAYOR, CITY OF WESLACO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT, ADOPTED UNDER TEX. WATER CODE § 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., R.P.L.S. _____ DATE _____
GENERAL MANAGER, HCDD NO. 1

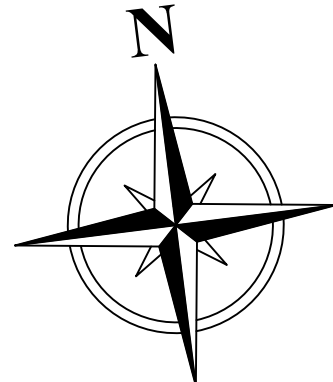
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DATED THIS THE _____ DAY OF _____, 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 9 RIGHTS OF WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDD #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCDD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCDD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER _____ DATE _____

PRINCIPAL CONTACTS:

OWNER:	NAME MANUEL ALEJANDRO VILLA	ADDRESS 204 E. NEWCOMBE AVE.	CITY & ZIP PHARR, TEXAS 78577	PHONE (956) 458-5566
ENGINEER:	RUBEN ALFARO CARRILLO, P.E.	7800 N. 1st ST.	McALLEN, TEXAS 78504	(956) 207-6072
SURVEYOR:	HOMERO LUIS GUTIERREZ	PO BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



SCALE: 1"=30'

BASIS OF BEARING PER THE SOUTH LOT LINE OF FARM TRACT 31 SAME BEING THE NORTH LINE OF FARM TRACT 34, WEST TRACT SUBDIVISION AS DESCRIBED ON MAP OR PLAT RECORDED IN VOLUME 2 PAGE 34 MAP RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND	
●	SET 1/2" IRON ROD
⊙	FOUND 1/2" IRON ROD
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SURVEY NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE, SOUTH ZONE.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GENERAL NOTES:

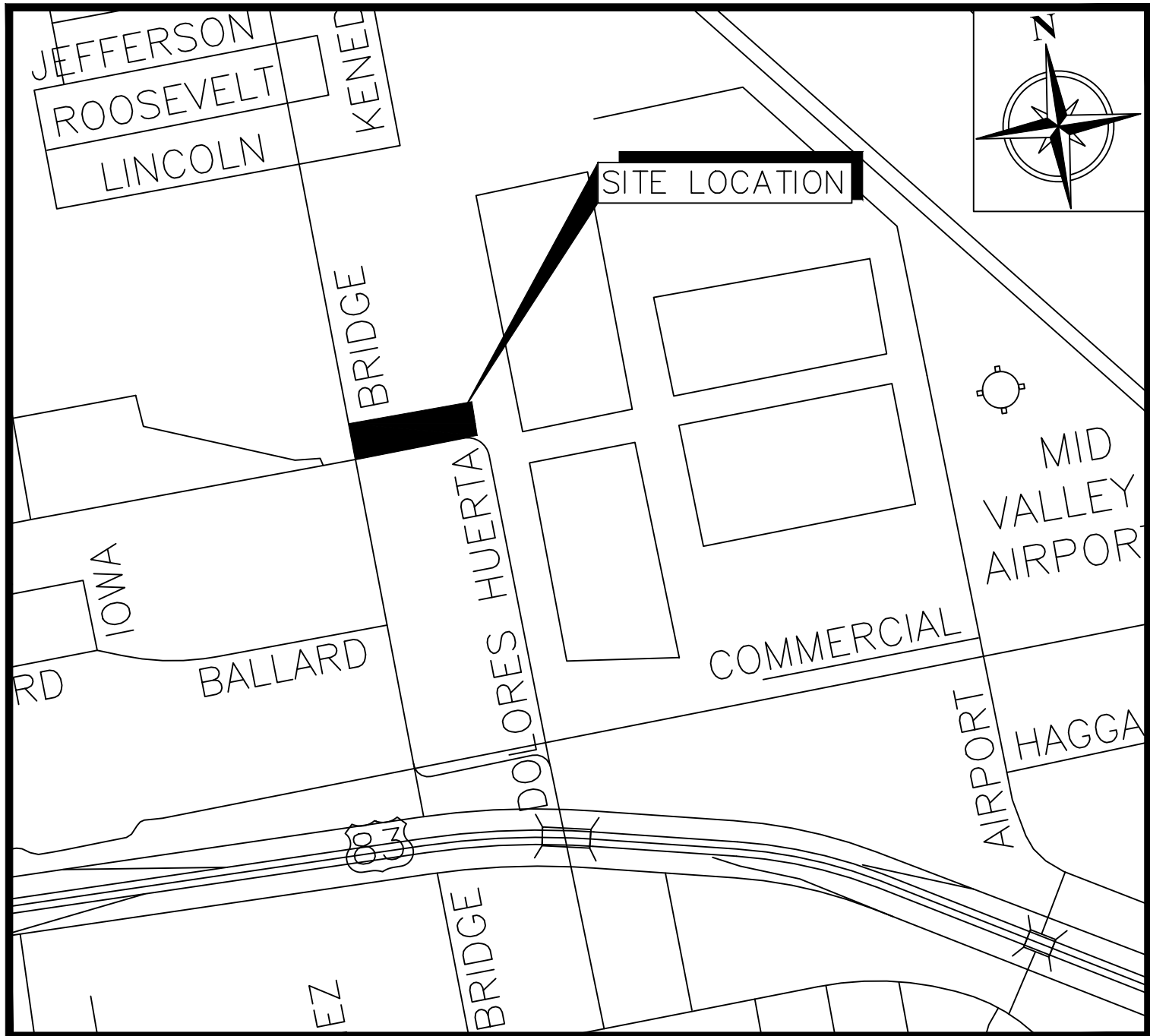
- FLOOD INSURANCE RATING ZONE: "B"
AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE.

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480349 0005 B
REVISED: MARCH 04, 1980

- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: 20 FT
REAR: 15 FT
SIDE: 5 FT

- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN OR 18 INCHES ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS AND TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
- STORM WATER DETENTION MUST BE CALCULATED AT A PROPOSED 50-YEAR STORM EVENT OR 0.498 ACRE-FEET.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETENTION VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- OWNERS ARE TO MAINTAIN DETENTION AREAS.
- LANDSCAPING AS PER CITY OF WESLACO ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- A 5 FT SIDEWALK WILL BE REQUIRED ALONG BRIDGE AVE. AND DOLORES HUERTA AVE. UPON THE ISSUANCE OF A BUILDING PERMIT.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF WESLACO ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- STREET LIGHTS SHALL BE LOCATED AT A SPACING OF 300 FEET.
- BENCHMARK AND POINT OF BEGINNING NORTHING:16590330.64 EASTING:1153854.32 ELEVATION: 69.60'



LOCATION MAP
SCALE: 1"=1000'

METES AND BOUNDS

BEING A 3.11 ACRE TRACT OF LAND LOCATED IN A PART OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 31, WEST AND ADAMS TRACT SUBDIVISION, LLANO GRANDE GRANT, CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, HIDALGO COUNTY MAP RECORDS (H.C.M.R.) SAID 3.11 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF AN 11.42 ACRE TRACT OF LAND(CALLED "TRACT 1") AS DESCRIBED IN SPECIAL WARRANTY DEED TO LOWE'S HOME CENTER, INC., AS RECORDED IN DOCUMENT NO. 18688605, HIDALGO COUNTY OFFICIAL RECORD (H.C.O.R.);

THENCE, SOUTH, 88 DEGREES 48 MINUTES 39 SECONDS WEST, WITH THE SOUTH LINE OF SAID FARM TRACT 31, SAME BEING THE NORTH LINE OF FARM TRACT 34, SAID WEST TRACT SUBDIVISION, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET IN THE EAST RIGHT-OF-WAY LINE OF NORTH BRIDGE AVE.;

THENCE, NORTH 01 DEGREES 11 MINUTES 21 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF NORTH BRIDGE AVE., A DISTANCE OF 198.93 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND FOR THE POINT OF BEGINNING;

THENCE, NORTH 01 DEGREES 11 MINUTES 21 SECONDS WEST, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BRIDGE AVE., A DISTANCE OF 223.37 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 48 MINUTES 39 SECONDS EAST, DEPARTING FROM THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BRIDGE AVE., AT A DISTANCE OF 5.00 FEET PASS A 1/2-INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 606.09 FEET TO A 1/2-INCH IRON ROD WITH CAP SET IN THE FORMER WEST LINE OF A MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY ABANDONED BY DOCUMENT NO. 457743 H.C.O.R., AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREES 20 MINUTES 47 SECONDS EAST, WITH SAID ABANDONED RIGHT-OF-WAY LINE, A DISTANCE OF 223.37 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 48 MINUTES 39 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF DOLORES HUERTA AVE. A DISTANCE OF 606.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.11 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

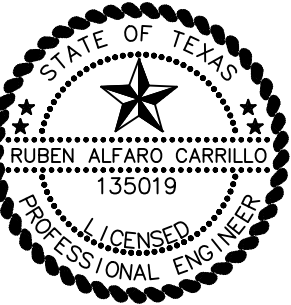
THAT I, HOMERO L. GUTIERREZ, P.E., RPLS, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF PHARR.

HOMERO LUIS GUTIERREZ, RPLS _____ NO. 2791 _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN ALFARO CARRILLO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RUBEN ALFARO CARRILLO, P.E. _____ NO. 135019 _____ DATE _____



DATE OF PREPARATION: 06/01/2020

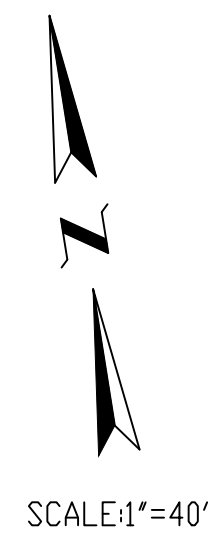
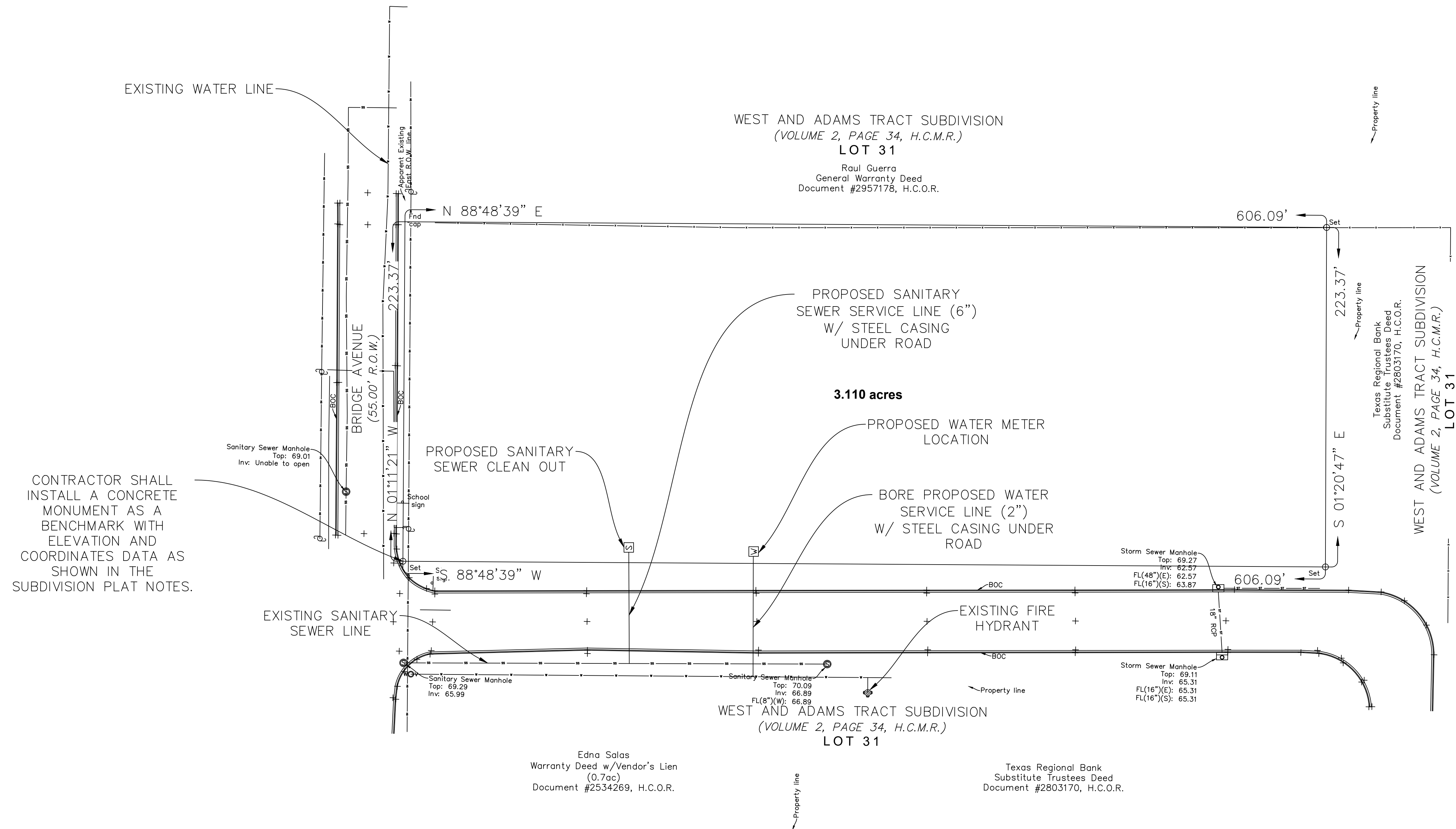
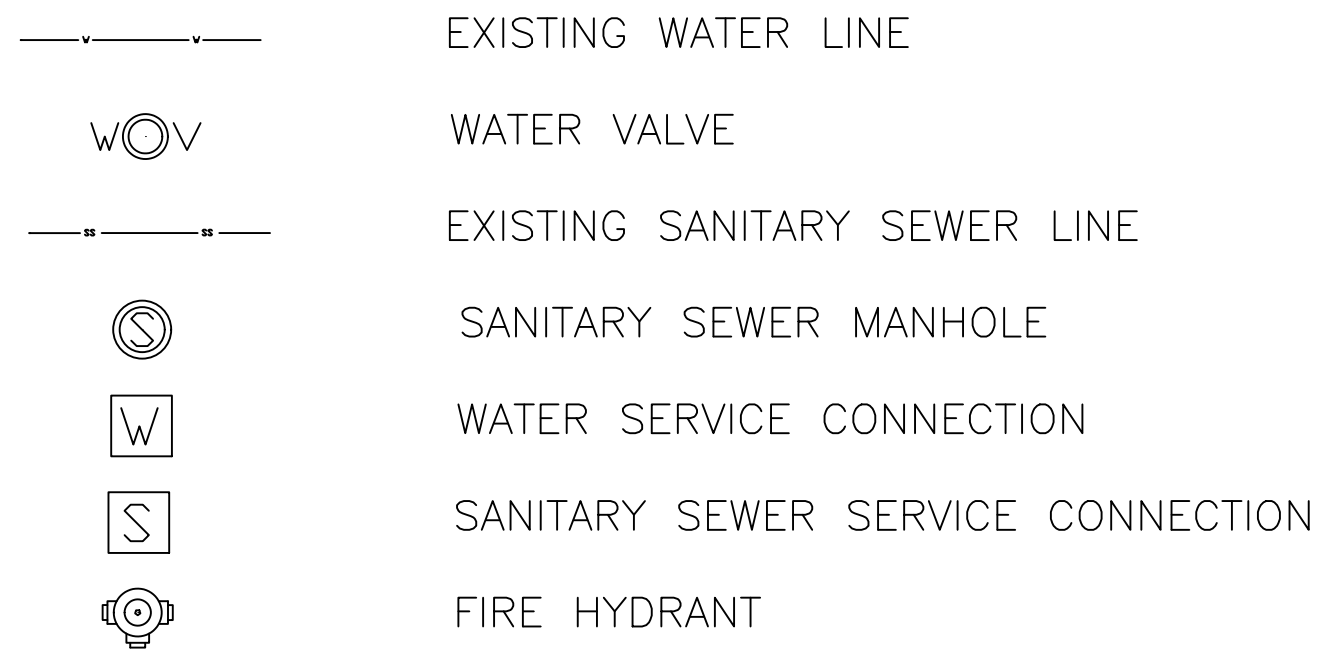
ACHC
ENGINEERING
FIRM No. F-21299

7800 N. 1st St.
McAllen, Texas 78504

(956) 207-6072
plans@achc-engineering.com

NO.	SHEET	REVISION	DATE	APPROVED

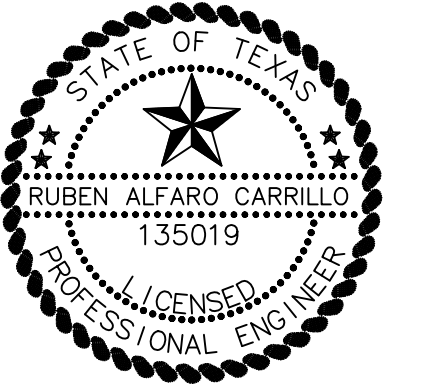
LEGEND



ACHC
ENGINEERING

FIRM No. F-21299
7800 N. 1st St.
McAllen, Texas 78504
(956) 207-6072
plans@achc-engineering.com

SEAL



06/01/2020

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY RUBEN ALFARO CARRILLO P.E.
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

PROJECT:

VILLA EVENT
CENTER
SUBDIVISION

WESLACO, TEXAS

PROJECT: 002-2020
DATE: 06/01/2020
REVISIONS:
1:
2:
3:
4:

C1

SHEET 1 OF 2

UTILITY LAYOUT



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3546	
From:			
Subject: Discussion and consideration to ratify Purchase Order No. 20-4309 for a collapsed manhole emergency repair located South of 111 Peña Ave. on August 10, 2020 with Southern Trenchless in the amount of \$58,112.50 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Olga Garza		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Memo Collapsed Manhole - 111 Peña Ave., City of Weslaco Q#9451 MH 111 Peña Ave.			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

DATE: August 18, 2020
TO: Mike Perez, City Manager
FROM: Marcelo Cosme, Water/Wastewater Superintendent
SUBJECT: Emergency Repairs to Collapsed Manhole
Cc: Pete Garcia, Public Works Director
Olga Garza, Assistant Public Works Director

Mr. Perez,

This is to get your formal consent to ratify Purchase Order No. 20-4309 for an emergency repair that was needed on a collapsed manhole located at 111 Peña. The repairs were needed due to sanitation health reasons caused by sewage backups and spills on the north side of the city. The Manhole that collapsed was the fourth manhole on the same gravity line that drains the entire north side of the City. I have attached a quote from Southern Trenchless Solutions, Buy Board Vendor No. 555-18, for your approval.

If you have any questions or need additional information, please feel free to contact me at (956) 973-3146.

Request approved:

Mike Perez: Approved

Date



P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Date Issued: 8/4/2020

Quote: 9451

Invoice Date: _____

Invoice: _____

Purchase Order # _____

Buyboard Quote

Project: **City of Weslaco - MH Collapse - 111 Pena Ave.**

Buyboard Code No: **555-18**

Line No.	Item No.	Description	QTY	UNIT	Unit Price	Total
1	377	Mobilization	1	EA	\$ 5,500.00	\$ 5,500.00
2	55	Setup 6" Pump	2	EA	\$ 1,375.00	\$ 2,750.00
3	59	Setup 6" Piping	775	LF	\$ 16.50	\$ 12,787.50
4	65	Operate 6" Pumping System	7	DAY	\$ 1,045.00	\$ 7,315.00
5	130	Access Pit (8'-12' deep)	1	EA	\$ 4,400.00	\$ 4,400.00
6	139	Install New MH 0'-6' deep	1	EA	\$ 5,500.00	\$ 5,500.00
7	140	Extra Depth MH over 6' deep	7	VF	\$ 495.00	\$ 3,465.00
8	358	Premium MH Frame & Cover	1	EA	\$ 1,650.00	\$ 1,650.00
9	366	MH Bench Rebuild	1	EA	\$ 825.00	\$ 825.00
10	397	Void Filling Exterior of Pipe	435	CF	\$ 32.00	\$ 13,920.00

Grand Total \$ 58,112.50

Exclusion:

- 1 Water to be provided by the City of Weslaco at no charge to Southern Trenchless, LLC.
- 2 Waste site to be provided by the City of Weslaco.
- 3 Does Not Include Asphalt Repairs

Instructions:

** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

*** Please Make Checks Payable To:

Southern Trenchless Solutions, LLC.
P.O. Box 8084
Weslaco, Texas 78599



We Appreciate Your Business!!!



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3553	
From:			
Subject: Discussion and consideration to approve Interlocal Agreement with City of Donna for the acceptance and disposal of clean brush and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: The City of Weslaco is in the process of negotiating a price for acceptance and disposal of clean brush.			
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):			
Norma Cantu		Created/Initiated	
Olga Garza		Approved	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3548	
From:			
Subject: Discussion and consideration to award to the best qualified, most advantageous respondent for bid RFB No. 2019-20-22 Pleasantview and 11th St Drainage improvements Project #6 and authorize the Mayor to execute any related documents. (Staffed by Engineering Department.)			
Background: Eight bidders submitted bids by the due date of August 4th at 3:00 PM. The lowest qualified bidder was Rigney Construction, LLC with a base bid of \$2,747,506.00 and an Alternate No. 1 Bid of \$104,056.00 for a total project bid of \$2,851,562.00. The Engineer's Estimate for this project was \$3,500,000.00. There is one additional land parcel that is pending acquisition however, it is expected that it will close within 30 days.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Alberto Aldana		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends selection and approval of Rigney Construction, LLC in the total project amount of \$2,851,562.00 contingent on the acquisition of one additional parcel required to construct the project.			
Attachments, if any: 08-13-2020_Recommendation, City of Weslaco - Tabulation of bids, Rigney Construction LLC - RFB No 2019-20-22 RIGNEY CONSTRUCTION LLC			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: August 13, 2020

To: Mayor David Suarez and City Commission
Mike Perez, City Manager

From: Albert J. Aldana, P.E.
City Engineer

Subject: **Pleasantview & 11th St Drainage Improvements Project #6**
RFB No. 2019-20-22

Purchasing Department received eight bids by the due date and time of August 4, 2020 at 3:00 PM for the subject project. The bids were reviewed for completeness and were tabulated and ranked.

The following respondents submitted bids:

- Rigney Construction - \$2,851,562.00
- Go Underground – \$2,998,380.60
- Castle Enterprises - \$3,128,990.46
- International Consulting Engineers - \$3,313,500.00
- Clore Construction - \$3,424,172.30
- Sal Construction - \$3,489,240.00
- Saenz Brothers - \$3,570,102.00
- Jimmy Closner & Sons - \$4,057,606.50

The lowest bid was submitted by **Rigney Construction** with a Base Bid of \$2,747,506.00 and Alternate Bid of \$104,056.00 for a total project bid of **\$2,851,562.00**. The second highest bid was submitted by Go Underground with a Base Bid of \$2,898,854.04 and an Alternate Bid of \$99,526.56 for a total project bid of \$2,998,380.60.

After careful review and consideration of the bids, the best qualified and advantageous respondent for this project is Rigney Construction. As a result, Engineering recommends that Rigney Construction be awarded the project.

Please see the attachment for a tabulation of the bids submitted by each of the respondents. If you have any questions or require additional information, please advise.

Tabulation of Bids																		
City of Weslaco																		
Pleasantview & 11th St Drainage Improvements Project #6																		
Bid Opening: Tuesday, August 4, 2020 @3:00 p.m.																		
			ICE	Rigney Construction, LLC		Sal Construction Management		Saenz Brothers Const., LLC		Jimmy Closner & Sons Co. Inc.		Go Underground, LLC		Clore Equipment, LLC		Castle Enterprises, LLC		
			1722 N. Closner St. B Edinburg, TX 78541	7011 N. Seminary Rd. Edinburg, TX 78541	P.O. Box 8185 Weslaco, TX 78596	3226 N. Victoria Rd. Donna, TX 78537	PO Box 170 Mercedes, TX 78570	217 E. Monroe Ave. Harlingen, TX 78550	21220 FM 1420 Harlingen, TX 78550	2210 Marro Rd. Monte Alto, TX 78538								
Description	Quantity	Unit	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1. Mobilization/Site Prep	1	LS	\$200,000.00	\$200,000.00	\$50,000.00	\$50,000.00	\$265,000.00	\$265,000.00	\$100,000.00	\$100,000.00	\$150,000.00	\$150,000.00	\$65,000.00	\$65,000.00	\$270,000.00	\$270,000.00	\$11,468.00	\$11,468.00
2. Utility Adjustment	1	LS	\$80,000.00	\$80,000.00	\$32,000.00	\$32,000.00	\$25,000.00	\$25,000.00	\$55,000.00	\$55,000.00	\$84,000.00	\$84,000.00	\$100,000.00	\$100,000.00	\$10,000.00	\$10,000.00	\$3,664.50	\$3,664.50
3. Channel Widening/Excavation	35,103	CY	\$3.50	\$122,860.50	\$5.00	\$175,515.00	\$12.00	\$421,236.00	\$8.00	\$280,824.00	\$10.00	\$351,030.00	\$8.00	\$280,824.00	\$4.50	\$157,963.50	\$6.60	\$231,679.80
4. Channel Berm Fill	31,671	CY	\$4.50	\$142,519.50	\$5.00	\$158,355.00	\$8.00	\$253,368.00	\$7.00	\$221,697.00	\$8.00	\$253,368.00	\$5.00	\$158,355.00	\$4.50	\$142,519.50	\$3.20	\$101,347.20
5. Remove Existing Fence	2,999	LF	\$5.00	\$14,995.00	\$3.50	\$10,496.50	\$5.00	\$14,995.00	\$10.00	\$29,990.00	\$10.00	\$29,990.00	\$4.00	\$11,996.00	\$5.00	\$14,995.00	\$4.14	\$12,415.86
6. Install New Fence	1,168	LF	\$25.00	\$29,200.00	\$15.00	\$17,520.00	\$17.00	\$19,856.00	\$15.00	\$17,520.00	\$25.00	\$29,200.00	\$14.00	\$16,352.00	\$35.00	\$40,880.00	\$26.81	\$31,314.08
7. Concrete Headwall	12	EA	\$1,950.00	\$23,400.00	\$29.00	\$34,800.00	\$475.00	\$5,700.00	\$1,500.00	\$18,000.00	\$4,500.00	\$54,000.00	\$6,500.00	\$78,000.00	\$4,400.00	\$52,800.00	\$949.40	\$11,392.80
8. Remove Existing 18" RCP	12	LF	\$18.00	\$216.00	\$10.00	\$120.00	\$15.00	\$180.00	\$30.00	\$360.00	\$25.00	\$300.00	\$100.00	\$1,200.00	\$100.00	\$1,200.00	\$6.86	\$82.32
9. Remove Existing 24" RCP	12	LF	\$22.00	\$264.00	\$10.00	\$120.00	\$15.00	\$180.00	\$35.00	\$420.00	\$35.00	\$420.00	\$100.00	\$1,200.00	\$100.00	\$1,200.00	\$7.07	\$84.84
10. Remove Existing 30" RCP	938	LF	\$25.00	\$23,450.00	\$10.00	\$9,380.00	\$15.00	\$14,070.00	\$35.00	\$32,830.00	\$45.00	\$42,210.00	\$7.00	\$6,566.00	\$30.00	\$28,140.00	\$7.24	\$6,791.12
11. Remove Existing manhole	1	EA	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$650.00	\$650.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$752.00	\$752.00
12. Remove Existing Concrete Headwall	1	EA	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$800.00	\$800.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$2,600.00	\$2,600.00	\$3,500.00	\$3,500.00	\$705.00	\$705.00
13. 18" RCP (CL III)	181	EA	\$38.00	\$6,878.00	\$38.00	\$6,878.00	\$60.00	\$10,860.00	\$48.00	\$8,688.00	\$115.00	\$20,815.00	\$26.00	\$4,706.00	\$62.00	\$11,222.00	\$57.36	\$10,382.16
14. Concrete Collar	6	EA	\$500.00	\$3,000.00	\$750.00	\$4,500.00	\$1,150.00	\$6,900.00	\$750.00	\$4,500.00	\$2,500.00	\$15,000.00	\$1,200.00	\$7,200.00	\$350.00	\$2,100.00	\$2,068.00	\$12,408.00
15. Remove and replace Existing Guard Rail	32	LF	\$75.00	\$2,400.00	\$200.00	\$6,400.00	\$20.00	\$640.00	\$50.00	\$1,600.00	\$135.00	\$4,320.00	\$165.00	\$5,280.00	\$100.00	\$3,200.00	\$49.50	\$1,584.00
16. Remove Existing Concrete Parking	335	SY	\$20.00	\$6,700.00	\$9.00	\$3,015.00	\$15.00	\$5,025.00	\$35.00	\$11,725.00	\$25.00	\$8,375.00	\$22.00	\$7,370.00	\$42.00	\$14,070.00	\$6.20	\$2,077.00
17. 48" Dia Precast Concrete Manholes	6	EA	\$3,500.00	\$21,000.00	\$3,500.00	\$21,000.00	\$3,100.00	\$18,600.00	\$4,500.00	\$27,000.00	\$5,200.00	\$31,200.00	\$3,630.00	\$21,780.00	\$3,200.00	\$19,200.00	\$4,756.40	\$28,538.40
18. Channel Excavation	8,105	CY	\$4.00	\$32,420.00	\$7.50	\$60,787.50	\$12.00	\$97,260.00	\$8.00	\$64,840.00	\$10.00	\$81,050.00	\$8.00	\$64,840.00	\$4.50	\$36,472.50	\$8.10	\$65,650.50
19. Channel Berm Fill	5,591	CY	\$4.50	\$25,159.50	\$4.00	\$22,364.00	\$8.00	\$44,728.00	\$7.00	\$39,137.00	\$8.00	\$44,728.00	\$5.00	\$27,955.00	\$4.50	\$25,159.50	\$3.20	\$17,891.20
20. 8'x4' RCB (866 LFx2)	1,732	LF	\$700.00	\$1,212,400.00	\$580.00	\$1,004,560.00	\$555.00	\$961,260.00	\$525.00	\$909,300.00	\$700.00	\$1,212,400.00	\$552.65	\$957,189.80	\$635.00	\$1,099,820.00	\$671.59	\$1,163,193.88
21. 12" Thick End Wall	1	LS	\$8,500.00	\$8,500.00	\$5,500.00	\$5,500.00	\$9,300.00	\$9,300.00	\$5,500.00	\$5,500.00	\$6,200.00	\$6,200.00	\$6,800.00	\$6,800.00	\$3,500.00	\$3,500.00	\$4,850.40	\$4,850.40
22. 8'X4' Miter Joint	2	EA	\$5,000.00	\$10,000.00	\$15,000.00	\$30,000.00	\$20,000.00	\$40,000.00	\$15,000.00	\$30,000.00	\$44,800.00	\$89,600.00	\$3,500.00	\$7,000.00	\$15,200.00	\$30,400.00	\$39,362.09	\$78,724.18
23. 6" Concrete Rip Rap	200	SY	\$75.00	\$15,000.00	\$59.00	\$11,800.00	\$60.00	\$12,000.00	\$285.00	\$57,000.00	\$80.00	\$16,000.00	\$80.00	\$16,000.00	\$88.35	\$17,670.00	\$70.80	\$14,160.00
24. 18" RCP Inlet Pipe	36	LF	\$38.00	\$1,368.00	\$38.00	\$1,368.00	\$60.00	\$2,160.00	\$69.00	\$2,484.00	\$115.00	\$4,140.00	\$50.00	\$1,800.00	\$85.00	\$3,060.00	\$59.16	\$2,129.76
25. Grate Inlet	9	EA	\$5,400.00	\$48,600.00	\$3,800.00	\$34,200.00	\$3,600.00	\$32,400.00	\$4,500.00	\$40,500.00	\$4,200.00	\$37,800.00	\$4,540.00	\$40,860.00	\$2,550.00	\$22,950.00	\$6,937.20	\$62,434.80
26. 8" PVC SADR 26 Sanitary Sewer Line	30	LF	\$20.00	\$600.00	\$20.00	\$600.00	\$82.00	\$2,460.00	\$79.00	\$2,370.00	\$70.00	\$2,100.00	\$39.50	\$1,185.00	\$62.00	\$1,860.00	\$35.61	\$1,068.30
27. 60" Dia Fiberglass manhole	2	EA	\$9,000.00	\$18,000.00	\$9,500.00	\$19,000.00	\$4,500.00	\$9,000.00	\$9,500.00	\$19,000.00	\$6,000.00	\$12,000.00	\$9,754.94	\$19,509.88	\$10,000.00	\$20,000.00	\$9,168.27	\$18,336.54
28. Roadway Pavement removal (Sawcut)	2,150	SY	\$8.00	\$17,200.00	\$5.00	\$10,750.00	\$6.00	\$12,900.00	\$5.00	\$10,750.00	\$5.00	\$10,750.00	\$6.00	\$12,900.00	\$8.80	\$18,920.00	\$4.25	\$9,137.50
29. 2" HMAC (TY D)	2,150	SY	\$16.00	\$34,400.00	\$15.00	\$32,250.00	\$16.00	\$34,400.00	\$14.00	\$30,100.00	\$15.00	\$32,250.00	\$26.00	\$55,900.00	\$11.75	\$25,262.50	\$19.87	\$42,720.50
30. Prime Coat (MC-30)(0.2 Gal/SY)	430	Gal	\$10.00	\$4,300.00	\$10.00	\$4,300.00	\$7.00	\$3,010.00	\$8.00	\$3,440.00	\$4.50	\$1,935.00	\$5.00	\$2,150.00	\$11.00	\$4,730.00	\$11.28	\$4,850.40
31. 8" Compacted Flexbase	2,150	SY	\$10.00	\$21,500.00	\$8.00	\$17,200.00	\$16.00	\$34,400.00	\$12.00	\$25,800.00	\$16.00	\$34,400.00	\$22.00	\$47,300.00	\$25.50	\$54,825.00	\$27.49	\$59,103.50
32. 6" Compacted Subgrade	2,150	SY	\$4.00	\$8,600.00	\$5.00	\$10,750.00	\$5.00	\$10,750.00	\$10.00	\$21,500.00	\$8.50	\$18,275.00	\$15.00	\$32,250.00	\$3.00	\$6,450.00	\$10.21	\$21,951.50
33. Remove and Replace Valley Gutter																		

Tabulation of Bids
 City of Weslaco
 Pleasantview & 11th St Drainage Improvements Project #6
Bid Opening: Tuesday, August 4, 2020 @3:00 p.m.

			ICE		Rigney Construction, LLC		Sal Construction Management		Saenz Brothers Const., LLC		Jimmy Closner & Sons Co. Inc.		Go Underground, LLC		Clore Equipment, LLC		Castle Enterprises, LLC	
			1722 N. Closner St. B Edinburg, TX 78541		7011 N. Seminary Rd. Edinburg, TX 78541		P.O. Box 8185 Weslaco, TX 78596		3226 N. Victoria Rd. Donna, TX 78537		PO Box 170 Mercedes, TX 78570		217 E. Monroe Ave. Harlingen, TX 78550		21220 FM 1420 Harlingen, TX 78550		2210 Marro Rd. Monte Alto, TX 78538	
Description	Quantity	Unit	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
70. Extend Existing 18" RCP Down Drain	56	LF	\$38.00	\$2,128.00	\$44.00	\$2,464.00	\$89.00	\$4,984.00	\$40.00	\$2,240.00	\$90.00	\$5,040.00	\$45.00	\$2,520.00	\$65.00	\$3,640.00	\$63.68	\$3,566.08
71. Roadway Pavement Removal (Sawcut)	74	SY	\$8.00	\$592.00	\$20.00	\$1,480.00	\$8.00	\$592.00	\$5.00	\$370.00	\$20.00	\$1,480.00	\$6.00	\$444.00	\$20.00	\$1,480.00	\$6.20	\$458.80
72. 2" HMAc (TY D)	74	SY	\$16.00	\$1,184.00	\$15.00	\$1,110.00	\$16.00	\$1,184.00	\$14.00	\$1,036.00	\$15.00	\$1,110.00	\$26.00	\$1,924.00	\$30.00	\$2,220.00	\$19.87	\$1,470.38
73. Prime Coat (MC-30)(0.2 Gal/SY)	15	GAL	\$10.00	\$150.00	\$10.00	\$150.00	\$7.00	\$105.00	\$5.00	\$75.00	\$4.50	\$67.50	\$4.00	\$60.00	\$25.00	\$375.00	\$11.28	\$169.20
74. 8" Compacted Flexbase	74	SY	\$10.00	\$740.00	\$8.00	\$592.00	\$16.00	\$1,184.00	\$12.00	\$888.00	\$16.00	\$1,184.00	\$22.00	\$1,628.00	\$35.00	\$2,590.00	\$27.49	\$2,034.26
75. 6" Compacted Subgrade	74	SY	\$4.00	\$296.00	\$4.00	\$296.00	\$5.00	\$370.00	\$10.00	\$740.00	\$8.50	\$629.00	\$15.00	\$1,110.00	\$25.00	\$1,850.00	\$10.21	\$755.54
76. Remove Existing Waterline	1	LS	\$1,000.00	\$1,000.00	\$6,000.00	\$6,000.00	\$1,500.00	\$1,500.00	\$4,500.00	\$4,500.00	\$7,200.00	\$7,200.00	\$1,200.00	\$1,200.00	\$650.00	\$650.00	\$752.00	\$752.00
77. 12" AWWA C-900 (DR-18) PVC Waterline	46	LF	\$35.00	\$1,610.00	\$27.00	\$1,242.00	\$92.00	\$4,232.00	\$38.00	\$1,748.00	\$100.00	\$4,600.00	\$75.67	\$3,480.82	\$85.00	\$3,910.00	\$51.34	\$2,361.64
78. 12" Coupling, MJ	2	EA	\$1,000.00	\$2,000.00	\$1,300.00	\$2,600.00	\$840.00	\$1,680.00	\$950.00	\$1,900.00	\$3,000.00	\$6,000.00	\$961.00	\$1,922.00	\$550.00	\$1,100.00	\$1,082.11	\$2,164.22
79. Trench Protection & Shoring	104	LF	\$10.00	\$1,040.00	\$10.00	\$1,040.00	\$65.00	\$6,760.00	\$25.00	\$2,600.00	\$5.00	\$520.00	\$12.00	\$1,248.00	\$25.00	\$2,600.00	\$2.82	\$293.28
80. Traffic Control and Measurements Devices	1	LS	\$4,000.00	\$4,000.00	\$6,500.00	\$6,500.00	\$5,500.00	\$5,500.00	\$15,000.00	\$15,000.00	\$8,000.00	\$8,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$9,400.00	\$9,400.00
FM 1015 Drainage Ditch Crossing																		
81. 60" RCP (Bored)(144 LF x2)	288	LF	\$1,300.00	\$374,400.00	\$1,260.00	\$362,880.00	\$1,175.00	\$338,400.00	\$1,350.00	\$388,800.00	\$1,650.00	\$475,200.00	\$845.00	\$243,360.00	\$1,350.00	\$388,800.00	\$1,114.65	\$321,019.20
82. 6" Concrete Rip Rap	645	SY	\$75.00	\$48,375.00	\$59.00	\$38,055.00	\$82.00	\$52,890.00	\$285.00	\$183,825.00	\$80.00	\$51,600.00	\$71.00	\$45,795.00	\$88.35	\$56,985.75	\$79.32	\$51,161.40
83. Install 18" RCP Down Drain	24	LF	\$38.00	\$912.00	\$44.00	\$1,056.00	\$89.00	\$2,136.00	\$45.00	\$1,080.00	\$175.00	\$4,200.00	\$69.96	\$1,679.04	\$120.00	\$2,880.00	\$63.34	\$1,520.16
84. Install 24" RCP Down Drain	16	LF	\$48.00	\$768.00	\$60.00	\$960.00	\$95.00	\$1,520.00	\$45.00	\$720.00	\$205.00	\$3,280.00	\$78.25	\$1,252.00	\$150.00	\$2,400.00	\$78.49	\$1,255.84
85. Remove Existing Concrete Headwall	2	EA	\$800.00	\$1,600.00	\$1,000.00	\$2,000.00	\$650.00	\$1,300.00	\$1,500.00	\$3,000.00	\$500.00	\$1,000.00	\$1,200.00	\$2,400.00	\$3,500.00	\$7,000.00	\$705.00	\$1,410.00
86. Remove Existing 18" RCP Down Drain	36	LF	\$18.00	\$648.00	\$10.00	\$360.00	\$25.00	\$900.00	\$45.00	\$1,620.00	\$30.00	\$1,080.00	\$30.00	\$1,080.00	\$60.00	\$2,160.00	\$6.86	\$246.96
87. Remove Existing 24" RCP Down Drain	24	LF	\$22.00	\$528.00	\$10.00	\$240.00	\$25.00	\$600.00	\$65.00	\$1,560.00	\$30.00	\$720.00	\$30.00	\$720.00	\$75.00	\$1,800.00	\$7.05	\$169.20
88. Concrete Collar for 18" RCP	1	EA	\$450.00	\$450.00	\$750.00	\$750.00	\$650.00	\$650.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$1,200.00	\$1,200.00	\$850.00	\$850.00	\$1,974.00	\$1,974.00
89. Concrete Collar for 24" RCP	1	EA	\$550.00	\$550.00	\$1,000.00	\$1,000.00	\$800.00	\$800.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00	\$1,200.00	\$1,200.00	\$950.00	\$950.00	\$2,068.00	\$2,068.00
90. Traffic Control and Measurements Devices	1	LS	\$8,000.00	\$8,000.00	\$7,000.00	\$7,000.00	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00	\$9,000.00	\$9,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$9,400.00	\$9,400.00
Base Bid:				\$3,191,931.00		\$2,747,506.00		\$3,387,479.00		\$3,401,856.00		\$3,923,196.00		\$2,899,310.40		\$3,291,671.00		\$2,999,750.42
Add Alternate No. 1																		
Estero Llano Grande Ditch Crossing																		
91. 8'x4' RCB (64 LFX2)	128	LF	\$700.00	\$89,600.00	\$580.00	\$74,240.00	\$535.00	\$68,480.00	\$500.00	\$64,000.00	\$700.00	\$89,600.00	\$542.68	\$69,463.04	\$635.00	\$81,280.00	\$698.06	\$89,351.68
92. 6" Concrete Rip Rap	278	SY	\$75.00	\$20,850.00	\$59.00	\$16,402.00	\$82.00	\$22,796.00	\$285.00	\$79,230.00	\$80.00	\$22,240.00	\$71.00	\$19,738.00	\$88.35	\$24,561.30	\$79.32	\$22,050.96
93. Remove Existing 42" RCP	67	LF	\$35.00	\$2,345.00	\$20.00	\$1,340.00	\$20.00	\$1,340.00	\$55.00	\$3,685.00	\$100.00	\$6,700.00	\$16.00	\$1,072.00	\$55.00	\$3,685.00	\$8.46	\$566.82
94. Extend Existing 18" RCP Down Drain	44	LF	\$38.00	\$1,672.00	\$44.00	\$1,936.00	\$39.00	\$1,716.00	\$58.00	\$2,552.00	\$95.00	\$4,180.00	\$30.00	\$1,320.00	\$65.00	\$2,860.00	\$63.68	\$2,801.92
95. Roadway Pavement Removal (Sawcut)	74	SY	\$8.00	\$592.00	\$20.00	\$1,480.00	\$4.00	\$296.00	\$45.00	\$3,330.00	\$20.00	\$1,480.00	\$6.00	\$444.00	\$20.00	\$1,480.00	\$6.20	\$458.80
96. 2" HMAc (TY D)	74	SY	\$16.00	\$1,184.00	\$20.00	\$1,480.00	\$16.00	\$1,184.00	\$25.00	\$1,850.00	\$15.00	\$1,110.00	\$26.00	\$1,924.00	\$30.00	\$2,220.00	\$19.87	\$1,470.38
97. Prime Coat (MC-30)(0.2 Gal/SY)	15	GAL	\$10.00	\$150.00	\$10.00	\$150.00	\$7.00	\$105.00	\$5.00	\$75.00	\$4.50	\$67.50	\$4.00	\$60.00	\$25.00	\$375.00	\$11.28	\$169.20
98. 8" Compacted Flexbase	74	SY	\$10.00	\$740.00	\$8.00	\$592.00	\$16.00	\$1,184.00	\$14.00	\$1,036.00	\$16.00	\$1,184.00	\$22.00	\$1,628.00	\$35.00	\$2,590.00	\$27.49	\$2,034.26
99. 6" Compacted Subgrade	74	SY	\$4.00	\$296.00	\$4.00	\$296.00	\$5.00	\$370.00	\$12.00	\$888.00	\$8.50	\$629.00	\$15.00	\$1,110.00	\$25.00	\$1,850.00	\$10.21	\$755.54
100. Trench Protection & Shoring	64	LF	\$10.00	\$640.00	\$10.00	\$640.00	\$35.00	\$2,240.00	\$25.00	\$1,600.00	\$5.00	\$320.00	\$12.00	\$768.00	\$25.00	\$1,600.00	\$2.82	\$180.48
101. Traffic Control and Measurements Devices	1	LS	\$3,500.00	\$3,500.00	\$5,500.00	\$5,500.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$6,000.00	\$6,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$9,400.00	\$9,400.00
Total Add Alternate:				\$121,569.00		\$104,056.00		\$101,711.00		\$168,246.00		\$133,510.50		\$99,527.04		\$132,501.30		\$129,240.04
Total Project Base Bid + Add Alternate:				\$3,313,500.00		\$2,851,562.00		\$3,489,190.00		\$3,570,102.00		\$4,056,706.50		\$2,998,837.44		\$3,424,172.30		\$3,128,990.46
Arithmetic errors - item total determines total cost																		
				4TH		LOWEST		6TH		7TH		8TH		2ND		5TH		3RD



RIGNEY

CONSTRUCTION, LLC.

Building for the honor and glory of our Lord Jesus Christ.....Col. 3:23

**Pleasantview and 11th St. Drainage Improvements
RFB No. 2019-20-22**

Homer Rhodes
Weslaco City Hall
Purchasing Office
255 S. Kansas Ave.
Weslaco, TX 78596

August 4, 2020 @ 3:00 PM



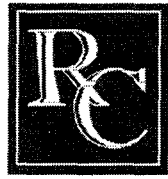
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-  1. Bid Proposal Form
-  2. Bid Bond Form
-  3. Bidders Qualifications
-  4. Construction Experience
-  5. References



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BID PROPOSAL FORM

BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

- 1.01 This Bid is submitted to: CITY OF WESLACO
- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

- 2.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security; ATTACHED
 - B. List of Proposed Subcontractors; TOTAL COMMITMENT CONSTRUCTION
 - C. List of Proposed Suppliers; ATTACHED
 - D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;
 - E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids; N/A
 - F. Required Bidder Qualification Statement with supporting data; and
 - G. [List other documents and edit above as pertinent]. NA

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 Deleted

3.02 *Unit Price Bids*

- A. Bidder will perform the following Work at the indicated unit prices: **PLEASE SEE ATTACHED BID PROPOSAL – PAGES:**

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount
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- B. Bidder acknowledges that:
- 1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
 - 2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

3.03 *Total Bid Price (Lump Sum and Unit Prices)*

Total Bid Price (Total of all Lump Sum and Unit Price Bids)	BASE	\$ 2,747,506.00
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ARTICLE 4—BASIS OF BID—COST-PLUS FEE - DELETED

ALT #1 104,056.00

ARTICLE 5—PRICE-PLUS-TIME BID – DELETED

GRAND TOTAL \$ 2,851,562.00

ARTICLE 6—TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder agrees that the Work will be substantially complete within 90 calendar days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 120 calendar days after the date when the Contract Times commence to run.
- 6.03 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

7.01 *Bid Acceptance Period*

- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

7.02 *Instructions to Bidders*

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

7.03 *Receipt of Addenda*

- A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
One (1)	07/17/2020
Two (2)	07/23/2020
Three (3)	07/29/2020

Four (4) 07/30/2020

ARTICLE 8—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

8.01 *Bidder's Representations*

- A. In submitting this Bid, Bidder represents the following:
1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.

2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

8.02 *Bidder's Certifications*

- A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
 - d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

Rigney Construction, LLC

By:

Jose A. Rigney (typed or printed name of organization)
(individual's signature)

Name:

John Rigney

(typed or printed)

Title:

President

(typed or printed)

Date:

07/30/2020

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

Rosalinda Rodriguez
(individual's signature)

Name:

Rosalinda Rodriguez

(typed or printed)

Title:

Notary Public

(typed or printed)

Date:

07/30/2020

(typed or printed)

Address for giving notices:

7011 N. Seminary Rd.

Edinburg, TX 78541

Bidder's Contact:

Name:

John Rigney

(typed or printed)

Title:

President

(typed or printed)

Phone:

956-638-6421

Email:

rigneyconstruction@gmail.com

Address:

7011 N. Seminary Rd.

Edinburg, TX 78541

Bidder's Contractor License No.: (if applicable) N/A

PROPOSAL

To: **CITY OF WESLACO**
255 S. KANSAS AVE.
WESLACO, TX 78596

Pursuant to Advertisement for Bids and Notice to Bidders, the undersigned Bidder hereby proposes to furnish the plant, labor, materials, and equipment, and to perform all the work for described project in strict accordance with the plans, specifications, and addenda. The Bidder binds himself upon acceptance of his proposal to execute a contract and bond according to the accompanying forms, for performing and completing the said work within the time stated, and maintaining same as required by the detailed specifications for the following prices, to-wit:

NOTE: Proposal must be executed in DUPLICATE

ENGINEER'S ESTIMATE OF QUANTITIES - APPROXIMATE ONLY

Item	Description	Qty	Unit	Unit Price ⁰⁰	Item Total ⁰⁰
1.	Mobilization/Site Prep	1	LS	\$ 50,000 ⁰⁰	\$ 50,000 ⁰⁰
2.	Utility Adjustment	1	LS	32,000 ⁰⁰	32,000 ⁰⁰
3.	Channel Widening/Excavation	35,103	CY	5.00	175,515 ⁰⁰
4.	Channel Berm Fill	31,671	CY	5.00	158,355 ⁰⁰
5.	Remove Existing Fence	2,999	LF	3.50	10,496.50
6.	Install New Fence	1,168	LF	15.00	17,520 ⁰⁰
7.	Concrete Headwall	12	EA	29.00	34,800 ⁰⁰
8.	Remove Existing 18" RCP	12	LF	10.00	120 ⁰⁰
9.	Remove Existing 24" RCP	12	LF	10.00	120 ⁰⁰
10.	Remove Existing 30" RCP	938	LF	10.00	9,380 ⁰⁰
11.	Remove Existing manhole	1	EA	2,500 ⁰⁰	2,500 ⁰⁰
12.	Remove Existing Concrete Headwall	1	EA	500 ⁰⁰	500 ⁰⁰
13.	18" RCP (CL III)	181	EA	38 ⁰⁰	6,878 ⁰⁰
14.	Concrete Collar	6	EA	750 ⁰⁰	4,500 ⁰⁰
15.	Remove and replace Existing Guard Rail	32	LF	200 ⁰⁰	6,400 ⁰⁰
16.	Remove Existing Concrete Parking	335	SY	9.00	3,015 ⁰⁰
17.	48" Dia Precast Concrete Manholes	6	EA	3,500 ⁰⁰	21,000 ⁰⁰
18.	Channel Excavation	8105	CY	7.50	60,787.50
19.	Channel Berm Fill	5591	CY	4.00	22,364 ⁰⁰

Sharon Dr.

20.	8'x4' RCB (866 LFX2)	1,732	LF	# 580.00	\$ 1,004,560.00
21.	12" Thick End Wall	1	LS	5,500.00	5,500.00
22.	8'x4' Miter Joint	2	EA	15,000.00	30,000.00
23.	6" Concrete Rip Rap	200	SY	59.00	11,800.00
24.	18" RCP Inlet Pipe	36	LF	38.00	1,368.00
25.	Grate Inlet	9	EA	3800.00	34,200.00
26.	8" PVC SADR 26 Sanitary Sewer Line	30	LF	20.00	600.00
27.	60" Dia Fiberglass manhole	2	EA	9,500.00	19,000.00
28.	Roadway Pavement removal (Sawcut)	2,150	SY	5.00	10,750.00
29.	2" HMAC (TY D)	2,150	SY	15.00	32,250.00
30.	Prime Coat (MC-30)(0.2 Gal/SY)	430	Gal	10.00	4,300.00
31.	8" Compacted Flexbase	2,150	SY	8.00	17,200.00
32.	6" Compacted Subgrade	2,150	SY	5.00	10,750.00
33.	Remove and Replace Valley Gutter	74	LF	28.00	2,072.00
34.	Remove and Replace Laydown Curb	27	LF	17.00	459.00
35.	Remove and Replace Curb & Gutter	28	LF	17.00	476.00
36.	Remove Concrete Pavement	625	SY	11.00	6,875.00
37.	Remove and Replace Chain Link Fence	80	LF	15.00	1,200.00
38.	7 1/2" Concrete pavement	625	SY	60.00	37,500.00
39.	6" Compacted Flexbase	625	SY	7.00	4,375.00
40.	8" Compacted Subgrade	625	SY	4.00	2,500.00
41.	Trench Protection & Shoring	866	LF	5.00	4,330.00
42.	Traffic Control and Measurements Devices	1	LS	18,000.00	18,000.00

Mile 6 N (18Th St) Drainage Ditch Crossing

43.	8'x4' RCB (120 LFX2)	240	LF	580.00	139,200.00
44.	6" Concrete Rip Rap	295	SY	59.00	17,405.00
45.	Compacted Fill	75	CY	12.00	900.00
46.	Remove Existing 30" RCP	74	LF	10.00	740.00
47.	Remove Existing 18" RCP	50	LF	10.00	500.00
48.	Roadway Pavement Removal (Sawcut)	80	SY	20.00	1,600.00
49.	2" HMAC (TY D)	80	SY	20.00	1,600.00
50.	Prime Coat (MC-30)(0.2 Gal/Sy)	16	GAL	10.00	160.00

51.	8" Compacted Flexbase	80	SY	<u>\$ 8.00</u>	# <u>640.⁰⁰</u>
52.	6" Compacted Subgrade	80	SY	<u>4.00</u>	<u>320.⁰⁰</u>
53.	Remove Existing Waterline	1	LS	<u>4,000.⁰⁰</u>	<u>4,000.⁰⁰</u>
54.	12" AWWA C-900 (DR-18) PVC Waterline	42	LF	<u>40.00</u>	<u>1,680.⁰⁰</u>
55.	12"-45° Elbow, MJ	4	EA	<u>1,000.⁰⁰</u>	<u>4,000.⁰⁰</u>
56.	20" Dia.x3/8" Thick New Steel Casing	24	LF	<u>130.⁰⁰</u>	<u>3,120.⁰⁰</u>
57.	Remove Existing Sanitary Force Main	1	LS	<u>14,000.⁰⁰</u>	<u>14,000.⁰⁰</u>
58.	6" S. S. Force Main C-900 (DR-25)	42	LF	<u>25.00</u>	<u>1,050.⁰⁰</u>
59.	6"-45° Elbow, MJ	4	EA	<u>400.00</u>	<u>1,600.⁰⁰</u>
60.	12" Dia.x3/8" Thick New Steel Casing	24	LF	<u>80.00</u>	<u>1,920.⁰⁰</u>
61.	Trench Protection & Shoring	120	LF	<u>10.00</u>	<u>1,200.⁰⁰</u>
62.	Traffic Control and Measurements Devices	1	LS	<u>10,000.⁰⁰</u>	<u>10,000.⁰⁰</u>
<u>Drainage Ditch Crossing</u>					
63.	8'x4' RCB (56 LFx2)	112	LF	<u>580.⁰⁰</u>	<u>64,960.⁰⁰</u>
64.	6" Concrete Rip Rap	210	SY	<u>59.⁰⁰</u>	<u>12,390.⁰⁰</u>
65.	Remove Existing 30" RCP and headwalls	1	LS	<u>7,500.⁰⁰</u>	<u>7,500.⁰⁰</u>
66.	Trench Protection & Shoring	56	LF	<u>100.⁰⁰</u>	<u>5,600.⁰⁰</u>
<u>Pleasantview Dr. Drainage Ditch Crossing</u>					
67.	8'x4' RCB (104 LF x2)	208	LF	<u>580.⁰⁰</u>	<u>120,640.⁰⁰</u>
68.	6" Concrete Rip Rap	280	SY	<u>59.00</u>	<u>16,520.⁰⁰</u>
69.	Remove Existing 18" RCP Down Drain	17	LF	<u>10.00</u>	<u>170.⁰⁰</u>
70.	Extend Existing 18" RCP Down Drain	56	LF	<u>44.00</u>	<u>2,464.⁰⁰</u>
71.	Roadway Pavement Removal (Sawcut)	74	SY	<u>20.00</u>	<u>1,480.⁰⁰</u>
72.	2" HMA (TY D)	74	SY	<u>15.00</u>	<u>1,110.⁰⁰</u>
73.	Prime Coat (MC-30)(0.2 Gal/SY)	15	GAL	<u>10.00</u>	<u>150.⁰⁰</u>
74.	8" Compacted Flexbase	74	SY	<u>8.00</u>	<u>592.⁰⁰</u>
75.	6" Compacted Subgrade	74	SY	<u>4.00</u>	<u>296.⁰⁰</u>
76.	Remove Existing Waterline	1	LS	<u>6,000.⁰⁰</u>	<u>6,000.⁰⁰</u>
77.	12" AWWA C-900 (DR-18) PVC Waterline	46	LF	<u>27.⁰⁰</u>	<u>1,242.⁰⁰</u>
78.	12" Coupling, MJ	2	EA	<u>1,300.⁰⁰</u>	<u>2,600.⁰⁰</u>
79.	Trench Protection & Shoring	104	LF	<u>10.00</u>	<u>1,040.⁰⁰</u>
80.	Traffic Control and Measurements Devices	1	LS	<u>6,500.⁰⁰</u>	<u>6,500.⁰⁰</u>

FM 1015 Drainage Ditch Crossing

81.	60" RCP (Bored)(144 LF x2)	288	LF	# 1,260 ⁰⁰	# 362,880 ⁰⁰
82.	6" Concrete Rip Rap	645	SY	59.00	38,055 ⁰⁰
83.	Install 18" RCP Down Drain	24	LF	44.00	1,056 ⁰⁰
84.	Install 24" RCP Down Drain	16	LF	60.00	960 ⁰⁰
85.	Remove Existing Concrete Headwall	2	EA	1,000 ⁰⁰	2,000 ⁰⁰
86.	Remove Existing 18" RCP Down Drain	36	LF	10.00	360 ⁰⁰
87.	Remove Existing 24" RCP Down Drain	24	LF	10.00	240 ⁰⁰
88.	Concrete Collar for 18" RCP	1	EA	750.00	750 ⁰⁰
89.	Concrete Collar for 24" RCP	1	EA	1,000 ⁰⁰	1,000 ⁰⁰
90.	Traffic Control and Measurements Devices	1	LS	7,000 ⁰⁰	7,000 ⁰⁰

Total Project - Base Bid

2,747,506⁰⁰

(Figures)

Two Million Seven Hundred Forty-Seven Thousand

Five Hundred Six (Words) Dollars

(Words)

Company: Rigney Construction, LLC

Address: 7011 N. Seminary Rd.

City/State/Zip: Edinburg, TX 78541

Phone Number: 956-638-6421

Fax Number: 956-287-1646

Authorized Signature: JOSE A. RIGNEY
John Rigney

Title: President

Please print above signature.

Add Alternate No. 1

Estero Llano Grande Ditch Crossing

91.	8'x4' RCB (64 LFx2)	128	LF	# 580 ⁰⁰	# 74,240 ⁰⁰
92.	6" Concrete Rip Rap	278	SY	59.00	16,402 ⁰⁰
93.	Remove Existing 42" RCP	67	LF	20.00	1,340 ⁰⁰
94.	Extend Existing 18" RCP Down Drain	44	LF	44.00	1,936 ⁰⁰
95.	Roadway Pavement Removal (Sawcut)	74	SY	20.00	1,480 ⁰⁰
96.	2" HMAc (TY D)	74	SY	20.00	1,480 ⁰⁰
97.	Prime Coat (MC-30)(0.2 Gal/SY)	15	GAL	10.00	150 ⁰⁰
98.	8" Compacted Flexbase	74	SY	8.00	592 ⁰⁰
99.	6" Compacted Subgrade	74	SY	4.00	296 ⁰⁰
100.	Trench Protection & Shoring	64	LF	10.00	640 ⁰⁰
101.	Traffic Control and Measurements Devices	1	LS	5,500 ⁰⁰	5,500 ⁰⁰

Total - Add Alternate No. 1

104,056⁰⁰

(Figures)

Total Project - Base Bid & Add Alt. No. 1

2,851,562⁰⁰

(Figures)

Two Million Eight Hundred Fifty-One Thousand
(Words)
Five Hundred Sixty-Two Dollars
(Words)

Company: Rigney Construction, LLC

Address: 7011 N. Seminary Rd.

City/State/Zip: Edinburg, TX 78541

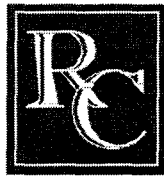
Phone Number: 956-638-6421

Fax Number: 956-287-1646

Authorized Signature: John Rigney

Title: President

Please print above signature.



RIGNEY

CONSTRUCTION, LLC.

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SUBCONTRACTOR AND MATERIAL SUPPLIER LIST

Pleasantview & 11th St Drainage Improvements

Subcontractor: Total Commitment Construction

Supplier:	L & R Precast	Mission, Tx	956-583-6293
	Core & Main	McAllen, Tx	956-535-1232
	Rio Valley Pipe	Palmview, Tx	956-432-0600
	Magic Valley Concrete	Palmview, Tx	956-432-0600
	Upper Valley Materials	Palmview, Tx	956-432-0600
	United 7 Transport	Palmhurst, TX	956-581-7794

**Form 403
(Revised 05/11)**

Submit in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512/463-5709
Filing Fee: \$15



This space reserved for office use.

Certificate of Correction

FILED
 In the Office of the
 Secretary of State of Texas

MAY 03 2017**Corporations Section****Entity Information**

1. The name of the filing entity is:

Rigney Construction, LLC

State the name of the entity as currently shown in the records of the secretary of state. If the certificate of correction corrects the name of the entity, state the present name and not the name as it will be corrected.

The file number issued to the filing entity by the secretary of state is: 0802361737**Filing Instrument to be Corrected**2. The filing instrument to be corrected is: Certificate of FormationThe date the filing instrument was filed with the secretary of state: 01/05/2016

mm/dd/yyyy

Identification of Errors and Corrections

(Indicate the errors that have been made by checking the appropriate box or boxes; then provide the corrected text.)

☐ The entity name is inaccurate or erroneously stated. The corrected entity name is:

☐ The registered agent name is inaccurate or erroneously stated. The corrected registered agent name is:

Corrected Registered Agent
 (Complete either A or B, but not both.)

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

OR

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

First

Middle

Last Name

Suffix

The person executing this certificate of correction affirms that the registered agent, whose name is being corrected by this certificate, consented to serve as registered agent at the time the filing instrument being corrected took effect.

☐ The registered office address is inaccurate or erroneously stated. The corrected registered office address is:

Corrected Registered Office Address

Street Address (No P.O. Box) City State Zip Code

☐ The purpose of the entity is inaccurate or erroneously stated. The purpose is corrected to read as follows:

☐ The period of duration of the entity is inaccurate or erroneously stated.

The period of duration is corrected to read as follows:

Identification of Other Errors and Corrections

(Indicate the other errors and corrections that have been made by checking and completing the appropriate box or boxes.)

☒ **Other errors and corrections.** The following inaccuracies and errors in the filing instrument are corrected as follows:

☒ **Add** Each of the following provisions was omitted and should be added to the filing instrument. The identification or reference of each added provision and the full text of the provision is set forth below.

Article 3-Governing Authority

Member 2: Luis A. Rodriguez, Title: Managing Member, Address: 7011 N. Seminary Rd., Edinburg, TX 78541

Member 3: Lloyd A. Rigney, Title: Managing Member, Address: 5354 N. Seminary Rd., Edinburg, TX 78541

Member 4: Andrew E. Rigney, Title: Managing Member, Address: 5354 N. Seminary Rd., Edinburg, TX 78541

☐ **Alter** The following identified provisions of the filing instrument contain inaccuracies or errors to be corrected. The full text of each corrected provision is set forth below:

☐ **Delete** Each of the provisions identified below was included in error and should be deleted.

☐ **Defective Execution** The filing instrument was defectively or erroneously signed, sealed, acknowledged or verified. Attached is a correctly signed, sealed, acknowledged or verified instrument.

Statement Regarding Correction

The filing instrument identified in this certificate was an inaccurate record of the event or transaction evidenced in the instrument, contained an inaccurate or erroneous statement, or was defectively or erroneously signed, sealed, acknowledged or verified. This certificate of correction is submitted for the purpose of correcting the filing instrument.

Correction to Merger, Conversion or Exchange

The filing instrument identified in this certificate of correction is a merger, conversion or other instrument involving multiple entities. The name and file number of each entity that was a party to the transaction is set forth below. (If the space provided is not sufficient, include information as an attachment to this form.)

Entity name

SOS file number

Entity name

SOS file number

Effectiveness of Filing

After the secretary of state files the certificate of correction, the filing instrument is considered to have been corrected on the date the filing instrument was originally filed except as to persons adversely affected. As to persons adversely affected by the correction, the filing instrument is considered to have been corrected on the date the certificate of correction is filed by the secretary of state.

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 5/1/17

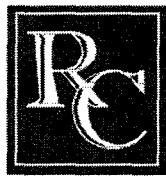
By:

Rigney Construction, LLC

John Rigney
Signature of authorized person

John Rigney

Printed or typed name of authorized person (see instructions)



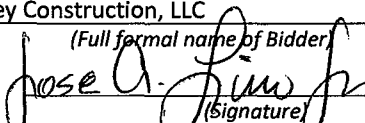
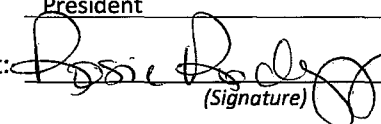
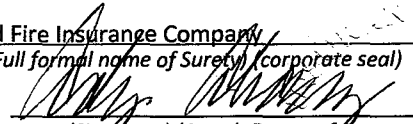
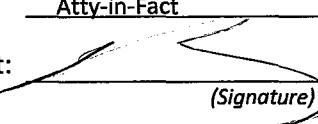
RIGNEY

CONSTRUCTION, LLC.

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BID BOND

BID BOND (PENAL SUM FORM)

Bidder Name: Rigney Construction, LLC Address (principal place of business):	Surety Name: Hartford Fire Insurance Company Address (principal place of business): The Hartford - Bond Claim Department One Hartford Plaza, T-4 Hartford, CT 06155
Owner Name: City of Weslaco Address (principal place of business): 255 S. Kansas Ave. Weslaco, TX 78596	Bid Project (name and location): Pleasantview & 11th St. Drainage Improvements Bid Due Date: 07/30/2020
Bond Penal Sum: 5% Greatest Amount Bid Date of Bond: 07/30/2020	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder Rigney Construction, LLC (Full formal name of Bidder) By:  (Signature) Name: <u>John Rigney</u> (Printed or typed) Title: <u>President</u> Attest:  (Signature) Name: <u>Rosie Rodriguez</u> (Printed or typed) Title: <u>Witness</u>	Surety Hartford Fire Insurance Company (Full formal name of Surety) (Corporate seal) By:  (Signature) (Attach Power of Attorney) Name: <u>Andy Alvarez</u> (Printed or typed) Title: <u>Atty-in-Fact</u> Attest:  (Signature) Name: <u>Phil Young</u> (Printed or typed) Title: <u>Witness</u>
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

Bond T-4

One Hartford Plaza

Hartford, Connecticut 06155

call: 888-266-3488 or fax: 860-757-5835)

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Code: 65-813646

- ☒ Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
☒ Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
☐ Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
☐ Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
☐ Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
☐ Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
☐ Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
☐ Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** ;

Andy Alvarez, Phil Young, Dewey Young of SAN JUAN, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒ , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009, the Companies have caused these presents to be signed by its Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Wesley W. Cowling

Wesley W. Cowling, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Vice President

STATE OF CONNECTICUT }

SS.

Hartford

COUNTY OF HARTFORD }

On this 12th day of July, 2012, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard

Notary Public

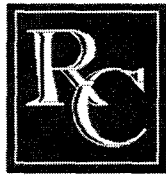
My Commission Expires July 31, 2016

I, the undersigned, Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 30th, 2020
Signed and sealed at the City of Hartford.



Gary W. Stumper

Gary W. Stumper, Vice President



RIGNEY

CONSTRUCTION, LLC.

Building for the honor and glory of our Lord Jesus Christ.....Col. 3:23

BIDDERS QUALIFICATIONS

AIA® Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: City of Weslaco
255 S. Kansas Ave.

ADDRESS: Weslaco, TX 78596

SUBMITTED BY: Rigney Construction, LLC

NAME: John Rigney

ADDRESS: 7011 N. Seminary Rd.
Edinburg, Texas 78541

PRINCIPAL OFFICE: same

☐ Corporation

☐ Partnership

☐ Individual

☐ Joint Venture

☒ Other Limited Liability Company

NAME OF PROJECT (if applicable): Pleasantview & 11th St.
Drainage Improvements

TYPE OF WORK (file separate form for each Classification of Work):

☒ General Construction

☐ HVAC

☐ Electrical

☐ Plumbing

☐ Other (please specify)

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor?
20+ years

§ 1.2 How many years has your organization been in business under its present business name?
4 years

§ 1.2.1 Under what other or former names has your organization operated?
Rigney Construction & Development, LLC

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: N/A

§ 1.3.2 State of incorporation:

§ 1.3.3 President's name:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1.3.4 Vice-president's name(s)

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization: January 2016

§ 1.4.2 Type of partnership (if applicable): LLC

§ 1.4.3 Name(s) of general partner(s)

John Rigney and Luis Adrian Rodriguez

Lloyd Rigney and Andrew Rigney

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization: N/A

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

N/A

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

State of Texas

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

State of Texas

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Perform all phases of construction except Mechanical, Electrical and Plumbing

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See attachment

§ 3.4.1 State total worth of work in progress and under contract:

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See attachment

§ 3.5.1 State average annual amount of construction work performed during the past five years:

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See attached resumes

§ 4. REFERENCES

§ 4.1 Trade References:

Rio Grande Steel 956-702-4434

Central Ready Mix 956-787-2583 RE Friedrichs Co. 956-687-8261

§ 4.2 Bank References:

Texas National Bank - 6901 N. 10th St. - McAllen, Texas

956-627-6800

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Hartford Fire Insurance Company

§ 4.3.2 Name and address of agent: Andy Alvarez

Valley Insurance Providers

P.O. Box 3783 - McAllen, Texas 78502

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

For Confidential Use Only

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Juan Carlos Velez
P.O. Box 6569
McAllen, Texas 78502

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6. SIGNATURE

§ 6.1 Dated at this 30th day of July, 2020

Name of Organization: Rigney Construction, LLC

By:

John Rigney
John Rigney

Title: President

§ 6.2

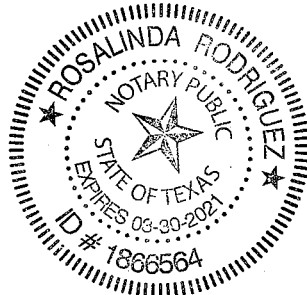
Mr. John Rigney being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 30th day of July 20 20

Notary Public:

Rosalinda Rodriguez

My Commission Expires: March 30, 2021



RIGNEY CONSTRUCTION, LLC - CURRENT PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days for Completion
Black Bear Diner Shell Building Only		3867 N. Expressway 77 Brownsville, TX	Ricardo Rubiano Rubiano Commercial	n/a		New Construction	180 days
McAllen Public Works Automotive Expansion & Elevator	8,160 sf	4201 N Bentsen Rd McAllen, TX	Zef Mendoza City of McAllen P.O. Box 220 McAllen, TX	David Negrete Negrete Kolar Architects 204 E. Stubbs Edinburg, TX 956-386-0611	\$986,000.	New Construction and Elevator	May 2020

RIGNEY CONSTRUCTION, LLC - COMPLETED PROJECTS

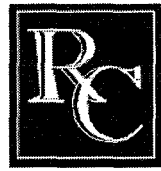
Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days to Complete
Weslaco Athletic Renovations at WEHS & WHS	13,375 sf 22,255 sf	1005 W. Pike Blvd. and 810 S. Pleasantview Dr. Weslaco, Texas	Americo Garza Weslaco ISD 319 W. 4 th St. Weslaco, Texas 956-	David Iglesias PBK Architects 3900 N. 10 th St., Suite 810 McAllen, Texas 956-687-1330	\$5,276,000.	New Construction and Renovations	Dec 2019
Produce Road Warehouse		914 E. Produce Rd. Hidalgo, TX	Robert Diaz Fresh Imports	n/a		New Construction and Renovations	Dec 2019
The Door Church	52,609 sf	2724 N. McColl McAllen, TX	Pastor Gutierrez The Door Fellowship Christian Church 900 Business 83 McAllen, TX	Rudy Molina Milnet Architectural Services 608 S. 12 th Street McAllen, TX 956- 688-5656	\$4,100,000.	New Construction	August 2019
NRL Mortgage	1,500 sf	3832 S. McColl Suite 3 Edinburg, TX	Ricardo Rubiano			Tenant Finish Out	November 30, 2019
Lebanese Bistro	3,100 sf	3832 S. McColl Edinburg, tX	Ricardo Rubiano			Tenant Finish Out	June 1, 2019
Pavilions and Restroom Building at Mary Hoge MS, Cuellar MS and Central MS	6,000 sf 6,000 sf 1,290 sf	2302 N. Int'l Blvd. 1201 S. Bridge Ave. 506 East 6 th St. Weslaco, Texas	Baldemar Garcia Weslaco ISD 312 W Fifth St Weslaco, Texas 956-969-6500	Eli Alvarado Alvarado Architect & Associates 307 S. Main St. Donna, Texas 956-464-8258	\$1,130,000.	New Construction	February 2019

RIGNEY CONSTRUCTION, LLC - COMPLETED PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days to Complete
HCDD #1 J09 Drain Improvements Phase II Roadway & Field Crossing		Big 5 Road Crossing/Eubanks Road Crossing/ County Road Crossing/ Irrigation Crossing/Monmack Road Crossing	Moises Salazar Hidalgo County Drainage Dist. #1 902 N. Doolittle Rd Edinburg, Texas 956-292-7080	TEDSI Infrastructure Group 1201 E. Expressway 83 Mission, TX 956-424-7898	\$516,587.	New Drainage Improvements	January 25, 2019
Brush Country GCD – New District Office Facility	3,081 sf	Jersey Drive and State Highway 285 (Rice Street) Falfurrias, TX	Felix Saenz Brush Country GCD Brooks County 732 W. Rice St. Falfurrias, TX 361-325-5093	Rudy Molina Milnet Architectural Services 608 S. 12 th Street McAllen, Texas 956-688-5656	\$674,857.	New Construction	September 18, 2018
Liberty Middle School	Gym/10,541sf Concession Stand/2,160 sf	1212 N. Fir St. Pharr, Texas	Gerardo Lopez PSJA ISD 601 E Kelly Pharr, TX 956-354-2075	Eddie G. Vela EGV Architects 220 S. Bridge St. Hidalgo, Texas 956-843-2987	\$3,735,000.	New Athletic Gym Concession Building Softball Field	January 1, 2018
City of McAllen Anti-Gang Facility	24,800 sf	1501 Pecan Blvd McAllen, Texas	Zef Mendoza City of McAllen P.O. Box 220 McAllen, TX 956-867-7599	Esteban Zamora Negrete Kolar Architects 204 E. Stubbs Edinburg, Texas 956-386-0611	\$2,484,000.	Remodel	September 2017
San Perlita ISD New Elementary School & Gymnasium Improvements	New Elem 12,625 sf Gym/1,650 sf	22987 Trojan Drive San Perlita, Texas	Mr. Pena San Perlita ISD P.O. Box 30 San Perlita, TX 956-248-5563	Meg Jorn Megamorphosis 324 W Van Buren Harlingen, Texas 956-428-1779	\$2,524,500.	New Elementary School & Gymnasium Improvements	August 2017

RIGNEY CONSTRUCTION, LLC - COMPLETED PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days to Complete
Hidalgo County Precinct 4 "M" Road Building		1124 N. "M" Road Edinburg, Texas	Hidalgo County Precinct No. 4	Trey Murray Halff Associates 5000 W Military Road McAllen, Texas	\$132,000.	Remodel	
Doc Popcorn		RGV Premium Outlets, Unit 650 Mercedes, Texas	Christopher D. Curl Lucky C Investments 13609 Borolo Dr. Edinburg, Texas	Jeffery K. Baker 6373 Silverstram Frisco, Texas	\$58,400.	Remodel	45 Calendar Days



RIGNEY

CONSTRUCTION, LLC.

Building for the honor and glory of our Lord Jesus Christ.....Col. 3:23

John A. Rigney

RESUME

John A. Rigney was born in 1970 in McAllen, Texas and graduated High School from Pharr-San Juan-Alamo ISD in 1988. He received a Bachelor of Science in Manufacturing Engineering from University of Texas Pan American in 1996 and after building a career as a General Contractor for over 25 years, he then went back to school and received a Doctor of Jurisprudence from St. Mary's University in May 2014 and was licensed in as an attorney in Texas in November 2014.

John A. Rigney started in the construction industry as a simple yardman, handyman and painter at the age of 11 after his father's passing. He went on to do remodeling, additions, and re-roofing of homes until the age of 17 when in addition to remodeling, he began building complete homes as a general contractor. This provided him with the means to pay for his college career.

After receiving his Bachelor's degree, he grew his business from solely residential construction to include commercial construction under the company Rigney Construction, LLC. He now has completed various types of projects such as Public and Private Schools, Housing, Apartment Complexes, Office Buildings, Agricultural Facilities, Public Parks, Public Swimming Pools, and Recreation Facilities. Some projects have been private work, design-build and competitive bidding.

John A. Rigney continues to strive to make Rigney Construction, LLC. a Christ centered company who focuses on quality construction. He believes that God has blessed him with the talent and abilities he has been given and focuses on using them to honor Jesus Christ through quality construction and services.

Pedro Armando Gutierrez

11435 N. Bryan Road • Mission, Texas 78573 • (956) 221-4400 • totalcommitmentconstruction@yahoo.com

CONSTRUCTION MANAGER

- 30-year record of success overseeing all phases of multimillion-dollar construction, paving and environmental projects for government and private-sector clients. Experience includes managing crews in concrete paving & works / HMAC paving / utility installations / earthwork / block work/demolitions / hauling / site clearing / erections of fabricated buildings / general construction specializing in commercial construction & experienced in residential .
- Respected leader with extensive experience developing high net worth relationships and referral networks, delivering exceptional results through business development and client management, establishing lasting relationships and secure alliances.

Key Skills

- Construction/Demolition Projects
- Subdivision Development Projects
- Environmental Remediation Projects
- Site Safety/OSHA Compliance
- QA/QC/Field Engineering
- Change Order Management
- Budgeting & Cost Controls
- Bidding/Estimating/Proposals
- Subcontractor/Crew Supervision

Employer Summary

TOTAL COMMITMENT CONSTRUCTION, LLC (Mission, TX) — President / Projects Manager, 3/09 to Present

TOTAL COMMITMENT, LLC (Mission, TX) — Consultant / Construction Project Manager, 2/05 to Present

PROFESSIONAL PAVING SERVICES (McAllen, TX) — Site Supervisor / Field Engineer, 5/03 to 1/05

STRONGHOLD CONSTRUCTION, INC. (Mission, TX) Self-Employed, 02/90 to 11/02

L & M Masonry (Mission, Tx) Block layer / Supervisor 01/87 to 11/90

Project Highlights KEY PROJECT LIST

- | | | |
|-------------------------------|------------------|---------------|
| • Edinburg Industrial Park | Edinburg, Texas | \$4.5 Million |
| • Anzalduas Toll Plaza | McAllen, Texas | \$2.2 Million |
| • Ash Street | McAllen, Texas | \$2.6 Million |
| • Santa Lucia Apartments | Mission, Texas | \$3.1 Million |
| • Brazil & Teege | Harlingen, Texas | \$1.9 Million |
| • Pharr Town Center (Academy) | Pharr, Texas | \$2.6 Million |
| • Jackson Place Apartments | Pharr, Texas | \$5.1 Million |

Education

McAllen High School (1985). On the Job Work Experience since 1986 Holding several multi-million dollar Corporations in Construction Industry.

Achievements

Recognized Most Successful Hispanic in 1994 by the local Chamber of Commerce.

RIGNEY CONSTRUCTION, LLC - CURRENT PROJECTS

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Rigney Construction, LLC

**Financial Statements
&
Supplementary Data**

December 31, 2019

Rigney Construction, LLC

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Schedules of Cost of Construction	17
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To the Members
Rigney Construction, LLC
Edinburg, Texas 78541

I have reviewed the accompanying balance sheet of Rigney Construction, LLC (a Limited Liability Company) as of December 31, 2019, and the related statements of income, changes in members' capital and cash flow for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the review in accordance with *Statements on Standards for Accounting and Review Services* issued by the American Institute of Certified Public Accountants. Those standards require me to perform procedures to limited assurance that there are no material modifications that should be made to the financial statements. I believe that the results of my procedures provide a reasonable basis for my report.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.



Juan Carlos Vélez, CPA
July 13, 2020

RIGNEY CONSTRUCTION, L.L.C.**Balance Sheet
December 31, 2019****ASSETS**

Current Assets

Cash	\$ 277,401
Receivables:	
Trade	1,734,805
Retainage	351,152
Employees	203
Federal Taxes	-
Costs and estimated earnings in excess of Billings on uncompleted contracts	<u>1,083</u>

Total Current Assets \$ 2,364,644

Fixed Assets

Land	75,000
Furniture & Fixtures	-
Machinery & Equipment	224,695
Vehicles	68,101
Mobile Offices	-
Trailer-Office	-
Building	<u>125,040</u>
	492,836
Less Accumulated Depreciation	<u>141,349</u>

Total Fixed Assets 351,487

Other Assets

Investment - Property	<u>170,000</u>
-----------------------	----------------

Total Other Assets 170,000

TOTAL ASSETS \$ 2,886,131

See independent accountant's review report.

Notes to financial statements form an integral part of these statements.

RIGNEY CONSTRUCTION, L.L.C.

**Balance Sheet
December 31, 2019**

LIABILITIES & EQUITY

Current Liabilities

Current maturities of long-term debt	\$ 52,590
Payables:	
Trade	542,193
Retainage	567,464
Payroll taxes payable	674
Billings in excess of costs and estimated earnings on uncompleted contracts	12,562
State franchise tax payable	<u>2,089</u>

Total Current Liabilities \$ 1,177,572

Long Term Liabilities

Long-term debt less current maturities	109,511
Member note payable	<u>571,141</u>

Total Long Term Liabilities 680,652

Total Liabilities 1,858,224

Member's Capital 1,027,906

TOTAL LIABILITIES & EQUITY \$ 2,886,131

RIGNEY CONSTRUCTION, L.L.C.
Statement of Income
For the Year Ended December 31, 2019

Construction revenue	\$ 8,964,597
Cost of construction	<u>8,606,637</u>
Gross Profit	357,960
Operating Expenses	<u>112,471</u>
Operating Income	<u>245,490</u>
Other Income (expense):	
Interest Income	-
Interest Expense	(5,933)
Dividend Income	11,646
Administrative Fees	-
Insurance Proceeds	-
Guaranteed Payments to Members	(52,000)
Gain/Loss on Sale of Fixed Assets	<u>-</u>
Other Income (expense)	(46,287)
Income before State franchise tax	199,203
State franchise tax	<u>2,792</u>
Total Net Income	<u><u>\$ 196,411</u></u>

*See independent accountant's review report.
Notes to financial statements form an integral part of these statements.*

RIGNEY CONSTRUCTION, L.L.C.
Statement of Changes in Member's Capital
For the Year Ended December 31, 2019

Balance at December 31, 2018	\$ 881,495
Net Income - year ended December 31, 2019	196,411
Contributions from members	-
Distributions to members-net	<u>(50,000)</u>
Balance at December 31, 2019	<u><u>\$ 1,027,905.63</u></u>

See independent accountant's review report.
Notes to financial statements form an integral part of these statements.

RIGNEY CONSTRUCTION, L.L.C.
Statement of Cash Flows
For the Year Ended December 31, 2019

Cash Flows from Operating Activities:	
Net Income	\$ 196,411
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation	78,919
Increase in accounts receivable	(477,676)
Decrease in receivable from employees	347
Decrease in costs and estimated earnings in excess of billings on uncompleted contracts	116,785
Increase in accounts payable	6,002
Decrease in accrued liabilities	(103)
Increase in State franchise tax payable	1,544
Increase in billings in excess of costs and estimated earnings on uncompleted contracts	1,581
Net cash flow from operating activities	<u>(76,190)</u>
Cash Flows from Financing Activities:	
Decrease in capital	(50,000)
Business Loan	(100,000)
Increase in Notes Payable from members	506,229
Net increase in long-term borrowings	68,005
Net cash flow from financing activities	<u>424,234</u>
Cash Flows from Investing Activities:	
Decrease in fixed assets	-
Purchase of furniture and fixtures	-
Purchase of vehicles	-
Purchase of machinery and equipment	(139,695)
Purchase of land	-
Purchase of office building	-
Investment in property	-
Net cash flow from investing activities	<u>\$ (139,695)</u>
Net decrease in cash	208,349
Cash at January 1, 2019	<u>69,051</u>
Cash at December 31, 2019	<u><u>\$ 277,401</u></u>

See independent accountant's review report.

Notes to financial statements form an integral part of these statements.

Rigney Construction, LLC

Notes to Financial Statements

1. Summary of Significant Accounting Policies

Reporting Entity and Nature of Operations

Rigney Construction, LLC (the "Company") derives substantially all its revenue as a general contractor for both private and governmental enterprises. The Company generally performs construction only in Texas. Substantially all the Company's receivables are from customers located in these areas.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Significant estimates inherent in the accompanying financial statements include estimated costs on incomplete contracts.

Trade Accounts Receivable

The allowance for doubtful accounts is established as losses are estimated to have occurred through a provision for bad debts charged to earnings. Losses are charged against the allowance when management believes the uncollectibility of a receivable is confirmed. Subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is evaluated on a regular basis by management and is based on historical experience and specifically identified questionable receivables. The evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available.

Depreciation

Property and equipment are stated at cost. Depreciation is calculated on the double declining balance method based on the following estimated useful lives: machinery, equipment, and vehicles 5 to 7 years; and furniture and fixtures - 7 years. Depreciation is calculated on the straight line method for buildings based on the estimated useful life of 39 years.

See independent accountant's review report

Rigney Construction, LLC

Notes to Financial Statements

1. Summary of Significant Accounting Policies (continued)

Impairment of Long-Lived Assets

The Company reviews the carrying value of property and equipment for impairment whenever events and circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. In cases where undiscounted expected future cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of assets. The factors considered by Management in performing this assessment include current operating results, trends and prospects, and the effects of obsolescence, demand, competition, and other economic factors. The Company did not recognize an impairment loss during the year ended December 31, 2019.

Revenue and Cost Recognition

Construction and Related Services

Revenues from fixed-fee and modified fixed-price contracts are recognized on the percentage-of-completion method, measured by the cost-to-cost method. This method is used because management considers costs incurred to date to be the best available means of progress on these contracts. Revenue from cost-plus fee contracts and time-and-charge contracts is recognized on the basis of actual costs incurred during the period plus the fee earned.

Contract costs include all direct material and labor costs and those indirect costs related to contract performance, such as indirect labor, supplies, tools, repairs, and depreciation. General and administrative costs are charged to expense as incurred. Provisions for estimated losses on incomplete contracts are made in the period in which such losses are determined. Changes in job performance, job conditions, and estimated profitability, including those arising from contract penalty provisions, and final contract settlements may result in revisions to costs and income and are recognized in the period in which the revisions are determined.

Management believes that its estimates of the percentage-of-completion and earnings or losses on contracts are reasonable; however, due to the nature of the contracting business and the type of contracts, the current estimates of the percentage-of-completion and earnings or losses on contracts may differ materially from the ultimate results upon completion of the contracts.

See independent accountant's review report

Rigney Construction, LLC

Notes to Financial Statements

1. Summary of Significant Accounting Policies (continued)

Revenue and Cost Recognition (continued)

Construction and Related Services (continued)

Some contracts have certain milestone due dates that must be met, or the Company could be subject to penalties for liquidated damages if claims are asserted by the customer, and the Company is responsible for the delays. These contractual requirements generally relate to specified activities that must occur for a project by a specified date. Each contract defines the conditions under which a customer may make a claim against the Company for such damages. Management has determined that no claims for liquidated damages meet the criteria for accrual at December 31, 2019.

Profit incentives are included in revenues when their realization is reasonably assured. An amount equal to contract costs attributable to claims is included in revenues when realization is probable and the amount can be reliably estimated.

The asset, "costs and estimated earnings in excess of billings," represents revenues recognized in excess of amounts billed on incomplete contracts. The liability, "billings in excess of costs and estimated earnings," represents billings in excess of revenues recognized on incomplete contracts.

Income Taxes

As a limited liability company, the Company's taxable income or loss is allocated to the members in accordance with their respective percentage ownerships. Therefore, no provision or liability for income taxes has been included in the financial statements.

The Company is subject to the Texas gross margin tax.

Contingencies

Certain conditions may exist as of the date the financial statements are issued, which may result in a loss to the Company, but which will only be resolved when one or more future events occur or fail to occur. The Company's management and its legal counsel assess such contingent liabilities, and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Company or unasserted claims that may result in such proceedings, the Company's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims, as well as the perceived merits of the amount of relief sought or expected to be sought therein.

See independent accountant's review report

Rigney Construction, LLC

Notes to Financial Statements

1. Summary of Significant Accounting Policies (continued)

Contingencies (continued)

If the assessment of a contingency indicates it is probable that a material loss has been incurred and the amount of the liability can be estimated, then the estimated liability would be accrued in the Company's financial statements. If the assessment indicates a potentially material loss contingency is not probable, but is reasonably possible, or is probable, but cannot be estimated, then the nature of the contingent liability, together with an estimate of the range of possible loss if determinable and material, would be disclosed.

Loss contingencies considered remote are generally not disclosed unless they involve guarantees, in which case the guarantees would be disclosed.

Advertising

Advertising costs totaled approximately \$1,515 for the year ended December 31, 2019, are expensed as incurred.

Subsequent Events

The Company has evaluated subsequent events that occurred after December 31, 2019, through the issuance of this report on July 13, 2020. Any material subsequent events that occurred during this time have been properly recognized or disclosed in the financial statements.

2. Fair Value Measurements and Disclosures

The requirements of *Fair Value Measurements and Disclosures* of the ASC apply to all financial instruments and all nonfinancial assets and nonfinancial liabilities that are being measured and reported on a fair value basis.

The fair value of the Company's cash, cash equivalents, and trade and retainage accounts receivable and payables approximate the carrying amounts of such instruments due to their short maturity. The fair value of the debt approximates the carrying amount because the rate and terms currently available to the Company approximate the rate and terms on the existing debt.

See independent accountant's review report

Rigney Construction, LLC

Notes to Financial Statements

3. Costs and Estimated Earnings on Incomplete Contracts and Backlog

The costs, estimated earnings, and billings on incomplete contracts as of December 31, 2019, are as follows:

Amended contract amount	\$6,262,000
Revenue recognized to date	<u>5,298,720</u>
Unearned contract amount backlog	<u>\$963,280</u>
Cost to date	\$5,124,560
Estimated cost to complete	<u>908,230</u>
Estimated total cost	<u>\$6,032,790</u>
Billings to date	<u>\$5,310,199</u>
Costs and estimated earnings in excess of billings on incomplete contracts	<u>\$ 1,083</u>
Billings in excess of costs and estimated earnings on incomplete contracts	<u>\$ 12,562</u>

All contracts in progress at December 31, 2019, were fixed-price contracts.

4. Depreciation

Depreciation expense for the year ended December 31, 2019, is reflected in the accompanying financial statements as follows:

Cost of construction	\$ 75,713
Operating expenses	<u>3,206</u>
	<u>\$ 78,919</u>

See independent accountant's review report

Rigney Construction, LLC
Notes to Financial Statements

5. Related Party Transactions

The Company has a note payable to a member for \$571,141 at December 31, 2019.

6. Investments

The Company has an investment in a residence at 2208 South 47th, McAllen, Texas purchased for \$170,000 on August 15, 2018.

7. Long-Term Debt

Long-term debt as of December 31, 2019, consists of the following:

Note payable to Ford Motor Credit in monthly installments of \$1,313, including interest at 3.89%; due October 2021; collateralized by a vehicle	\$27,798
Note payable to Texas National Bank in monthly installments of \$1,442, including interest at 7.5%, due May 2022, collateralized by equipment.	38,083
Note payable to Texas National Bank in monthly installments of \$2,351, including interest at 7.0%, due November 2023, collateralized by equipment.	96,220
Less current maturities	<u>52,590</u>
	<u><u>\$109,511</u></u>

See independent accountant's review report.

Rigney Construction, LLC

Notes to Financial Statements

Aggregate maturities required on long-term debt at December 31, 2019, were as follow:

Year ending December 31,	
2020	52,590
2021	52,824
2022	32,437
2023	<u>24,251</u>
	<u>\$162,101</u>

Interest expense totaled \$5,933 for the year ended December 31, 2019.

9. Income Taxes

Taxable income is reported on the federal tax returns of the Company's members. Accordingly, no provision has been made for federal income tax in the accompanying financial statements.

Due to various timing differences, income is recognized in different periods for tax reporting purposes than for financial statement purposes. Temporary differences result from different methods of reporting income and expenses for financial statement and tax purposes. For tax purposes, the company uses accelerated depreciation methods and uses the straight-line method for financial statement purposes. The Company reports its income and expenses on the cash basis for tax purposes and on the accrual method for financial statement purposes.

10. Commitments and Contingent Liabilities

Surety Bonds

The Company, as a condition for entering into some of its construction contracts, had outstanding surety bonds as of December 31, 2019.

See independent accountant's review report.

Rigney Construction, LLC

Notes to Financial Statements

11. Customers and Credit Risk

The Company maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. Accounts are guaranteed by the Federal Deposit Insurance Corporation up to a minimum of \$250,000. The Company has not experienced any losses in such accounts.

In 2019, the Company's revenue was substantially all made on credit to various customers in Texas. The Company evaluates credit risks on an individual basis before extending credit to its customers. The Company estimates an allowance for doubtful accounts based upon the creditworthiness of its customers, as well as general economic conditions. Consequently, an adverse change in those factors could affect the Company's estimate of its bad debts. Management believes the Company has recognized all losses on uncollectible accounts.

See independent accountant's review report.

Supplementary Data

Independent Accountants' Report on Supplementary Data

To the Members
Rigney Construction, LLC
Edinburg, Texas

My review was made for the purpose of expressing limited assurance that there are no material modifications that should be made to the basic financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. The supplementary data which follows is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary data has not been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements but was compiled from data that is the representation of management, without audit or review, and, accordingly, we do not express an opinion or any other form of assurance on such data.



Certified Public Accountant
July 13, 2020

Rigney Construction, LLC
Schedule of Construction in Progress
December 31, 2019

	Amended Contract	Estimated Total Cost	Estimated Contract Profit	Costs to Date
JOBS IN PROGRESS:				
Weslaco Athletics Renovations WEHS/WHS	5,276,000	5,122,567	153,433	4,966,619
McAllen Public Warehouse Addition	<u>986,000</u>	<u>947,223</u>	<u>38,777</u>	<u>157,940</u>
TOTAL JOBS IN PROGRESS	<u><u>\$ 6,262,000</u></u>	<u><u>\$ 6,069,790</u></u>	<u><u>\$ 192,210</u></u>	<u><u>\$ 5,124,559</u></u>

See independent accountant's report on supplemental data

Percent Complete	Revenue Recognized to Date	Billings to Date	Cost and Estimated Earning in Excess of Billings	Billings In Excess of Costs and Estimated Earnings
96.96%	5,130,404	5,129,322	1,083	-
16.67%	<u>168,315</u>	<u>180,877</u>	<u>-</u>	<u>(12,562)</u>
	<u>\$ 5,298,719</u>	<u>\$ 5,310,199</u>	<u>\$ 1,083</u>	<u>\$ (12,562)</u>

Rigney Construction, LLC
Schedule of Completed Jobs
For the Year Ended December 31, 2019

	Contract Amount	Cost	Total Gross Profit Recognized
COMPLETED JOBS:			
Dawson RGV Sector Ph 2 Bonding	\$ 118,198	\$ 54,447	\$ 63,751
Weslaco Pavilions & Restroom Bldg @ 3 MS	1,098,377	1,073,506	24,871
Brush Country District Office Facility	639,557	544,668	94,889
HC Drainage Dist #1-J09Drain Improvements	<u>570,311</u>	<u>513,958</u>	<u>56,353</u>
 COMPLETED JOBS	 <u><u>\$ 2,426,443</u></u>	 <u><u>\$ 2,186,579</u></u>	 <u><u>\$ 239,864</u></u>

See independent accountant's report on supplemental data

RIGNEY CONSTRUCTION, L.L.C.

Schedule of Cost of Construction

For the Year Ended December 31, 2019

Subcontractors	\$	7,130,997
Materials		937,174
Equipment Rental		9,160
Depreciation		75,713
Amounts Allocated from Operating Expenses		453,593
	\$	<u>8,606,637</u>

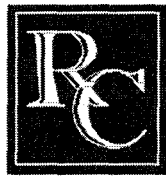
See independent accountant's report on supplementary data

RIGNEY CONSTRUCTION, L.L.C.
Schedule of Operating Expenses
For the Year Ended December 31, 2019

Advertising	1,515
Alarm Service	130
Bad Debts	-
Bank Charges	1,234
Bid Deposit	-
Bond Expense	67,344
Contributions	-
Computer & Internet Expense	1,404
Consulting Fees	-
Delivery Service	10,486
Dues & Subscriptions	2,174
Fingerprint Services	-
Landscaping	-
Legal & Professional Expense	1,550
Licenses & Permits	-
Meals & Entertainment	5,715
Office Expense	3,458
Payroll Job Expenses	267,039
Payroll Office Expense	-
Printing & Reproduction	-
Postage & Delivery	221
Tools & Machinery	1,050
Travel Expense	203
Travel - Out of Town Meals	263
Fuel for Equipment	-
Depreciation	3,206
Warranty Work	-
Automobile Expense	37,498
Insurance	
Builders Risk	11,753
Automobile	14,183
Employee Health	-
Equipment Insurance	1,674
Liability Insurance	41,637
Workers Comp. Insurance	-
Other Insurance	5,045
Repairs & Maintenance	
Office & Warehouse	272
Equipment	4,898
Utilities	9,488
Telephone	2,121
Taxes - Property	70,503
Less amounts allocated to job costs	(453,593)

112,471

See independent accountant's report on supplementary data



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CONSTRUCTION, LLC.

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CONSTRUCTION EXPERIENCE

RIGNEY CONSTRUCTION, LLC - CURRENT PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days for Completion
Black Bear Diner Shell Building Only	5,500 sf	3867 N. Expressway 77 Brownsville, TX	Ricardo Rubiano Rubiano Commercial	n/a	\$600,000.	New Construction	August 2020
McAllen Public Works Automotive Expansion & Elevator	8,160 sf	4201 N Bentsen Rd McAllen, TX	Zef Mendoza City of McAllen P.O. Box 220 McAllen, TX	David Negrete Negrete Kolar Architects 204 E. Stubbs Edinburg, TX 956-386-0611	\$986,000.	New Construction and Elevator	August 2020

RIGNEY CONSTRUCTION, LLC - COMPLETED PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days to Complete
Weslaco Athletic Renovations at WEHS & WHS	13,375 sf 22,255 sf	1005 W. Pike Blvd. and 810 S. Pleasantview Dr. Weslaco, Texas	Americo Garza Weslaco ISD 319 W. 4 th St. Weslaco, Texas 956-	David Iglesias PBK Architects 3900 N. 10 th St., Suite 810 McAllen, Texas 956-687-1330	\$5,276,000.	New Construction and Renovations	Dec 2019
Produce Road Warehouse		914 E. Produce Rd. Hidalgo, TX	Robert Diaz Fresh Imports	n/a		New Construction and Renovations	Dec 2019
The Door Church	52,609 sf	2724 N. McColl McAllen, TX	Pastor Gutierrez The Door Fellowship Christian Church 900 Business 83 McAllen, TX	Rudy Molina Milnet Architectural Services 608 S. 12 th Street McAllen, TX 956- 688-5656	\$4,100,000.	New Construction	August 2019
NRL Mortgage	1,500 sf	3832 S. McColl Suite 3 Edinburg, TX	Ricardo Rubiano			Tenant Finish Out	November 30, 2019
Lebanese Bistro	3,100 sf	3832 S. McColl Edinburg, tX	Ricardo Rubiano			Tenant Finish Out	June 1, 2019
Pavilions and Restroom Building at Mary Hoge MS, Cuellar MS and Central MS	6,000 sf 6,000 sf 1,290 sf	2302 N. Int'l Blvd. 1201 S. Bridge Ave. 506 East 6 th St. Weslaco, Texas	Baldemar Garcia Weslaco ISD 312 W Fifth St Weslaco, Texas 956-969-6500	Eli Alvarado Alvarado Architect & Associates 307 S. Main St. Donna, Texas 956-464-8258	\$1,130,000.	New Construction	February 2019

RIGNEY CONSTRUCTION, LLC - COMPLETED PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days to Complete
HCDD #1 J09 Drain Improvements Phase II Roadway & Field Crossing		Big 5 Road Crossing/Eubanks Road Crossing/ County Road Crossing/ Irrigation Crossing/Monmack Road Crossing	Moises Salazar Hidalgo County Drainage Dist. #1 902 N. Doolittle Rd Edinburg, Texas 956-292-7080	TEDSI Infrastructure Group 1201 E. Expressway 83 Mission, TX 956-424-7898	\$516,587.	New Drainage Improvements	January 25, 2019
Brush Country GCD – New District Office Facility	3,081 sf	Jersey Drive and State Highway 285 (Rice Street) Falfurrias, TX	Felix Saenz Brush Country GCD Brooks County 732 W. Rice St. Falfurrias, TX 361-325-5093	Rudy Molina Milnet Architectural Services 608 S. 12 th Street McAllen, Texas 956-688-5656	\$674,857.	New Construction	September 18, 2018
Liberty Middle School	Gym/10,541sf Concession Stand/2,160 sf	1212 N. Fir St. Pharr, Texas	Gerardo Lopez PSJA ISD 601 E Kelly Pharr, TX 956-354-2075	Eddie G. Vela EGV Architects 220 S. Bridge St. Hidalgo, Texas 956-843-2987	\$3,735,000.	New Athletic Gym Concession Building Softball Field	January 1, 2018
City of McAllen Anti-Gang Facility	24,800 sf	1501 Pecan Blvd McAllen, Texas	Zef Mendoza City of McAllen P.O. Box 220 McAllen, TX 956-867-7599	Esteban Zamora Negrete Kolar Architects 204 E. Stubbs Edinburg, Texas 956-386-0611	\$2,484,000.	Remodel	September 2017
San Perlita ISD New Elementary School & Gymnasium Improvements	New Elem 12,625 sf Gym/1,650 sf	22987 Trojan Drive San Perlita, Texas	Mr. Pena San Perlita ISD P.O. Box 30 San Perlita, TX 956-248-5563	Meg Jorn Megamorphosis 324 W Van Buren Harlingen, Texas 956-428-1779	\$2,524,500.	New Elementary School & Gymnasium Improvements	August 2017

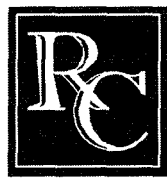
RIGNEY CONSTRUCTION, LLC - COMPLETED PROJECTS

Project Name	Project Size in Sq. Ft.	Location	Owner's Representative that dealt with Construction	Architect	Contract Amount	Unique Features	Completion Date and/or Days to Complete
Hidalgo County Precinct 4 "M" Road Building		1124 N. "M" Road Edinburg, Texas	Hidalgo County Precinct No. 4	Trey Murray Halff Associates 5000 W Military Road McAllen, Texas	\$132,000.	Remodel	
Doc Popcorn		RGV Premium Outlets, Unit 650 Mercedes, Texas	Christopher D. Curl Lucky C Investments 13609 Borolo Dr. Edinburg, Texas	Jeffery K. Baker 6373 Silverstram Frisco, Texas	\$58,400.	Remodel	45 Calendar Days



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Rigney Construction, LLC has not had an opportunity to work with City of Weslaco yet as an organization. We look forward to such an opportunity. We have worked with the Hidalgo County, HCDD #1, City of McAllen, Weslaco ISD, Brooks Country Groundwater Conservation District, San Perlita ISD, PSJA ISD districts. We are from here and our employees and subcontractors live here, invest and support businesses and charities here.

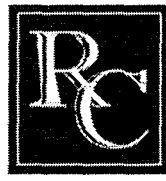


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Rigney Construction, LLC has not had an opportunity to work with SWG Engineering yet as an organization. We look forward to such an opportunity.



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Company Summary

Longevity:

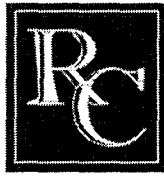
Rigney Construction, LLC was founded in 2016 and is based out of Edinburg, Texas. Modern Home Builder is its sister company, also founded by John Rigney in 1998. Born, raised and educated here, John is a Rio Grande Valley native.

Contractor/Client Relationship:

Rigney Construction has worked with several government entities over the past 20+ years; with school districts like Weslaco ISD, PSJA ISD and San Perlita ISD with municipalities like McAllen, County of Hidalgo, HCDD #1 and Brooks Country Groundwater Conservation District.

Professionalism:

Rigney Construction not only goes after the “big” jobs but is also there to serve their clients’ small needs. They respond quickly to warranty issues as well as a client’s little issues that come up such as fixing padding in a jail cell or repairing a door that doesn’t close properly. Their clients have learned they can rely on Rigney Construction to be there when they need them. Rigney Construction’s professional managers always return phone calls, most of the time on the same day but no later than 24 hours. They are not argumentative, combative or adversarial but approach projects with a team concept of working together with the owner and design professionals to produce a quality product safely.



RIGNEY

CONSTRUCTION, LLC.

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Safety

Safety is given a high priority at Rigney Construction. Each member Rigney Construction's management team has authority to expel a worker from the job site found in violation of a safety practice. Tools or fuel containers found on site that do not comply with OSHA regulations are confiscated and removed from the site by Rigney's management team. Written warnings are issued to each subcontractor when a safety violation is observed by a Rigney Construction professional. Workers are not allowed to continue working without proper personal protective gear, with unsafe tools or in an unsafe environment.

Subcontractor Management

Most of the work performed on the project site is performed by subcontractors. The emphasis on safety must include a subcontractor management plan. A major component in this plan is the weekly safety meeting. Rigney Construction meets with all the subcontractor foremen working on site on a weekly basis and provides a safety class which the foreman must then go provide to their workers. The foremen later return a signed safety sheet to the project superintendent demonstrating that the safety meeting was provided by them to their employees.

Emergency Plan

Emergency numbers are posted in the project office on site in addition to a map showing the quickest route to the nearest hospital. In the event of an accident, the injured worker will either be taken to a hospital, medical clinic or leave in an ambulance depending upon the injury.

Safety History

Rigney Construction has never had any injuries on the job site that required medical attention. Nor has there ever been a fatality on a job site.

SAFETY PROGRAM

INDEX

SECTION I.	Accident Prevention Policy
SECTION II.	Job Site Safety Rules
SECTION III.	Personal Protective Equipment
SECTION IV.	Machine Guarding
SECTION V.	Electrical Safety
SECTION VI.	Material Handling & Storage
SECTION VII.	Hand & Power Tools & Equipment
SECTION VIII.	Fire Prevention & Protection
SECTION IX.	Welding & Burning Operations
SECTION X.	Mobile Equipment & Vehicles
SECTION XI.	Ladders
SECTION XII.	Scaffolds
SECTION XIII.	Fall Protection
SECTION XIV.	Trench Safety
SECTION XV.	Barricaded Areas
SECTION XVI.	Lift Truck Program
SECTION XVII.	Lockout / Tagout
SECTION XVIII.	Discipline Plan
SECTION XIX.	Alcohol & Drug Abuse Policy

RIGNEY CONSTRUCTION, LLC.

The first priority for every employee, no matter what your job may be, is *SAFETY*. Accidents do not just “happen.”

Carelessness in any work area can lead to an accident, and in many phases of our work we come in close proximity to potentially hazardous situations, materials and dangerous machinery.

Working safely is not just a matter of luck; it comes about by thinking and practicing safe work procedures until they become habits. This manual is intended to bring to your attention some basic work rules for safety. It is not intended to be an all-inclusive set of rules or standards. Safe practices aren't always instinctive and this booklet is intended to put safety foremost in your mind at all times. Read and re-read this guide to develop new insights on safety and remind yourself of the importance of safety in the workplace and in all phases of life.

Think before you act –

“What are the consequences for me and my co-workers of what I intend to do?”

For life's sake – *THINK SAFETY!*

I. ACCIDENT PREVENTION POLICY

- A. The management of **Rigney Construction LLC** is vitally interested in the health, safety and welfare of all company employees. Management accepts both the legal and moral responsibility for providing a safe and healthy environment for all employees and therefore, sets forth and endorses a vigorous safety program to prevent the occurrence of injuries and to avoid the suffering and economic loss that sometimes accompanies accidents and injuries. The company safety coordinator is designated as the point of contact for all safety issues and is responsible for the implementation and maintenance of this program.

POLICY

Rigney Construction LLC values the safety and health of all its employees. We believe in a systematic approach for identifying and evaluating hazards and further believe that it is vitally important to prevent accidents, injuries and illness in the workplace. Working towards compliance with all applicable regulations and guidelines, our policy is to use safe and healthful methods for any task, and the processes associated with that task.

- B. Any report of injury or accident involving damage to company or private property shall be reviewed and analyzed with a goal to identify any adverse trends that would be the basis for changing or creating policy to reverse the adverse trend. Annually, a review of the previous year's injuries and illness, as reported to OSHA shall be made to further evaluate the effectiveness of the safety program.
- C. **Rigney Construction LLC** shall keep records of safety orientations, safety meetings and safety training together with any records related to safety issues. Should an outside source be utilized for any such actions, the outside source may be designated to keep such records for this purpose and shall make them available for review, within a reasonable time, upon request.
- D. Safety shall be a topic of discussion for all employees at their basic orientation, at any monthly or quarterly meeting. Additionally, Hazard Communication & Material Safety Data Sheets (MSDS) shall be a training subject at any basic orientation and again, at least annually. Such training as well as any other safety training must be documented as to who provided the training and who received the training. This documentation must be available for review by regulatory agencies or senior management, as required.
- E. Job sites shall be routinely inspected to ensure that safe work practices are being applied. Supervisory personnel or an outside source, as designated by the company, may conduct job site inspections. Any discrepancies found on a job site inspection shall be documented and the Supervisor/ Foreman of that job site will correct the discrepancies and note that such corrections have been made. Any discrepancy not corrected shall be noted and an explanation of why it cannot be made or when corrections are expected. These notations shall be forwarded to Company Safety Coordinator by the Supervisor/ Foreman within 24 hours after being noted by a job site Inspector.

- F. Any accident involving personal injuries or damage to company or private property shall be investigated by management, or its designated representative, to determine the cause factors and to plan and record corrective actions.
- G. Annually, by the end January of that said year, this Safety Program shall be reviewed by **Rigney Construction LLC** to ensure its currency and effectiveness of the proper requirements. Likewise, when changes in operations, equipment or employee activities are noted, the Safety Program will also be reviewed to ensure its currency and effectiveness of program requirements.

Ia. SAFETY RESPONSIBILITIES

The safety rules and procedures set forth in this booklet are basic requirements for establishing a safe and healthful place in which to work. These rules are not intended to be all-inclusive since it is impossible to write a rule for every conceivable situation. It is, therefore, necessary that each employee exercise good judgement with his/her personal safety always uppermost in mind, in every task that he/she performs.

It is anticipated that all employees will vigorously and conscientiously apply these rules in the interest of reducing and eliminating job-related injuries. However, it is the responsibility of management and job superintendents to establish and maintain a safe work environment and to enforce safety rules. In recognition of this, **Rigney Construction LLC** will work toward:

1. Continuous safe and healthful working conditions
2. Consistent adherence to establish safe operating practices and procedures designed to prevent injury and illness.
3. Conscientious observance of all Federal, State, and Company safety rules.

Employees are responsible for the exercising of maximum care and good judgement in preventing accidents.

1. No job shall be considered efficiently completed, unless the employee has followed every precaution and safety rule to protect himself and his employees from bodily injury.
2. Employees shall offer safety suggestions. Such suggestions may contribute to a safe work environment.
3. Employees shall apply the principles of accident prevention in their daily work and shall use proper safety devices and protective equipment as required.
4. Employees shall properly care for all personal protective equipment provided by the company.
5. Employees shall make a prompt report to their supervisor of each accident, injury, and/or illness regardless of the degree of severity.
6. An employer's standard first report of injury is to be filled out for all injuries or occupational illness.

It must be understood that violators of these rules are subjecting themselves and their employees to unnecessary hazards and will be subject to disciplinary action when training and counseling do not change unsafe behavior.

II. JOB SITE SAFETY RULES

Compliance with safety rules and regulations under the Federal Occupational Safety and Health act of 1970 is mandatory as well as all state and local ordinances enacted for worker's safety.

Employees shall maintain a clean work site. A good job is a clean job and a clean job is a safe one. Keep your work area free from rubbish and debris.

Keep your mind on your work at all times. No horseplay on the job. Injury or termination, or both can be the result.

Fighting on the job site is cause for immediate dismissal.

Sanitation facilities have been provided for your use. Damaging or defacing these facilities is forbidden and will lead to disciplinary action.

Do not use an air compressor to blow dust or dirt from your clothes, hair, face, or hands.

Tripping hazards, protruding nails, scrap materials, and other hazardous conditions occurring during the course of the job shall be eliminated as work progresses.

Employees shall not attempt to work when ill or in any other unfit condition which may jeopardize the safety of themselves or others.

Any employee who is assigned a task which he/she has not been trained to do should immediately inform his/her supervisor.

Tools, machinery and equipment shall be operated only by employees who fully understand their use, have been trained and authorized to do so.

Employees shall exercise due care to prevent jeopardizing the safety of themselves or others.

All posted signs shall be obeyed. They are posted for your protection. Failure to do so is grounds for strict disciplinary action.

Never remove warning tags on any apparatus, valves, or switches. Only the person attaching a tag should remove it. To do so may cost someone his or her life. Defective tools and equipment shall not be put into service and shall be reported to management. Unsafe tools and equipment shall be taken out of service and properly tagged.

All unsafe conditions or practices shall be reported to your supervisor immediately. Employees shall examine their work area and equipment for unsafe conditions prior to proceeding with their work assignments.

Employees shall report all injuries to their supervisor.

No liquor, drugs, or drug paraphernalia will be allowed in on the job and anyone coming to work intoxicated or under the influence of any illegal substance will be terminated. Liquor and/or drugs are never to be carried or consumed in a vehicle – either company

owned or private when representing **Rigney Construction LLC**. This also applies to firearms, weapons, and explosives.

III. PERSONAL PROTECTIVE EQUIPMENT

Each employee must be adequately clothed. Minimum clothing for the upper body is a "T" shirt, except if working with a welder, and then the minimum clothing is a long-sleeved cotton shirt. Keep shirt on to prevent sunburn as well as protection against chemical burns, steam burns, weld splatter, and cuts.

Personal safety equipment must be worn as prescribed for each job. Safety glasses for eye protection, hard hats at all times within the confines of the construction area, gloves when handling materials, and safety shoes are highly recommended for protection against foot injuries when working in areas of possible hazards to feet and legs. Tennis shoes or sandals are not acceptable.

No one will remove, displace, damage, destroy or carry off any safety device provided for use on the job.

No one will interfere with the safety procedures and regulations, which have been adopted for the protection of job site personnel.

IV. MACHINE GUARDING

Be sure all guards are in place and do not remove guards. Only remove guards when adjusting or making repairs.

Never oil or lubricate equipment or machinery while it is running or in motion, except where motion is necessary to make adjustments.

V. ELECTRICAL SAFETY

Only authorized employees shall perform maintenance or repairs on electrical wiring or equipment.

Be sure the ground wire is connected to the machine and suitably grounded.

Keep clear of all electrical gear and wiring unless you are a qualified electrician.

All temporary electrical wiring shall be installed and maintained by qualified personnel in accordance with applicable codes.

Temporary electrical cords must be covered or elevated. They must be kept clear of walkways and other locations where they may be exposed to damage or create tripping hazards.

Equipment and vehicles shall not be driven over any power cable unless the cable has been physically protected from damage.

Electrical tools or equipment shall not be used unless they have been inspected. Damaged or defective electrical tools must be properly tagged and returned immediately to the tool room for repair.

Ground Fault Circuit Interrupters must be used or an effective assured grounding program in place.

VI. MATERIAL HANDLING & STORAGE

Heavy or awkward materials shall be moved with mechanical aid or with additional help to prevent a lifting hazard.

Learn to lift correctly – with the legs – not the back. If the load is too heavy, GET HELP.

Materials and supplies shall be neatly and securely stacked, blocked, and limited in height so as to be stable and in no danger of collapsing, sliding or falling over.

VII. HAND & POWER TOOLS & EQUIPMENT

Qualified persons will operate power-actuated tools. Do not use power tools until you have been properly instructed in safe work methods and authorized.

Power tools must have proper guards in place at all times. Power tools shall be hoisted or lowered by hand line; never by the cord or hose.

Cords and hoses must be kept out of walkway and off stairs and ladders. They must be placed so as not to create a tripping hazard or be subjected to damage from equipment or materials.

Safe operating procedures provided by the manufacturers of power actuated tools should be followed explicitly.

VIII. FIRE PREVENTION & PROTECTION

Smoking is allowed only in designated areas on the job, determined by the client's regulations. You will be advised about smoking areas in the first job site meeting. No smoking is strictly enforced due to the volatility of the materials we apply. Know where fire-fighting equipment is located and learn how to use it.

Welding, cutting, or other open flame or spark producing operations in areas classified hazardous is permitted only after determining all volatile materials are secured. A fire extinguisher should be available at all times when welding, or cutting.

Flammable and combustible liquids shall be dispensed from approved safety cans and stored in "safe" areas. Gasoline-powered equipment shall not be fueled while the engine is running.

Only approved solvents shall be used to clean parts and equipment. Solvents shall not be left in open containers when in use.

Oily rags, trash, and other combustible scrap materials shall be placed in their proper receptacles and discarded.

IX. WELDING & BURNING OPERATIONS

All oxygen and acetylene cylinders, whether full or empty, must be stored or handled in an upright position with the caps securely in place. Oxygen/Acetylene cylinders must be stored 20 feet apart.

Keep full or empty cylinders separated. Never place cylinders in hot places or expose them to the direct rays of the sun.

Soapy water is recommended in testing for cylinder leaks. Any leaky cylinder should be taken to an open area and the foreman needs to be notified of this condition immediately.

Leaky hoses on welding equipment should never be taped. Replace all such hoses.

Employees shall wear welding protective apparel, including proper density lenses.

When arc-welding near other workers, non-combustible screens must be used where possible to prevent welder's flash.

No cutting, welding, or burning shall be conducted where there is oil, grease, flammable liquids or gases, or combustible materials without first removing them from the area. Should it be impossible to remove them, they shall be protected by a metal barrier or some fire retardant material and a fire extinguisher shall be on hand.

Employees shall ensure there is adequate ventilation when welding, cutting, or burning in confined spaces or with exotic metals.

Do not use matches to light torches, spark igniters must be used. Torches must not be used to light smoking materials.

X. MOBILE EQUIPMENT & VEHICLES

Only authorized employees shall operate mobile equipment.
Mobile equipment or vehicles must be inspected before use.

Drivers will not move vehicles with riders (except pickups and automobiles).

Riding on the top of loads, fenders, running boards, sideboards, and gates, or with your legs dangling over the ends or sides of trucks will not be tolerated.

Sound your horn when backing a vehicle.

The parking brake must be set whenever the vehicle is parked. Equipment on an incline must have the wheels chocked.

XI. LADDERS

PROPER SELECTION

Select a ladder of proper length and type to reach the working height.

Select a ladder by type or working load to support the combined weight of the user and the materials and tools being used.

INSPECTION

Inspect all ladders before each use. Make sure all rivets, joints, nuts, and bolts are tight and that all feet, steps, and rungs are secure.

Keep the ladder clean, free from grease, oil, mud, wet paint, and other slippery materials.

Never make temporary repairs of damaged or missing parts, and never climb a damaged, bent or broken ladder.

PROPER SET UP

Place ladders on firm, level, surfaces with secure footing. Do not use ladders on slippery surfaces or place on boxes, unstable bases, or on scaffolds to gain additional height.

Do not let ladders of any material come into contact with live electrical wires.

Make sure stepladders are fully open, and the spreaders are secured.

Secure the base of extension ladders when raising, and never set up the ladders when extended. Set extension ladders at the proper angle by placing the ladder base at a

distance equal to one-fourth of the total working height of the ladder away from the base of the vertical support. Erect extension ladders with a minimum of three feet extending above rooflines on the working surface and tie the top at support points.

Where and when at all possible, use a second person to hold the ladder.

PROPER CLIMBING AND USE

Do not use ladders if you tire easily, are subject to fainting spells, and using medication.

Protect children by not leaving ladders set up and unattended.

Securely engage extension ladder locks before climbing and check that the top and bottom ends of the ladder are firmly supported.

Face the ladder when climbing up or down, keep body centered between side rails, maintain a firm grip and use both hands.

Never climb from one ladder to another.

Do not overreach, but rather move the ladder as needed. Keep ladders close to the work and thus, avoid pushing or pulling off to the side of the ladder.

Do not "walk," "shift," or "jog" ladders when standing on them.

Never use a ladder as a platform, plank, hoist or brace.

Never drop or apply an impact load to ladder.

For step ladders, do not use the top two steps.

PROPER CARE & STORAGE

Store ladders in safe and dry places. Hang extension ladders or racks with supports at intervals of six feet.

Properly secure ladders while in transit.

Never store materials on ladders. Never paint a wooden ladder. Keep ladders clean and free of all foreign materials.

Destroy ladders if they are broken, worn, or have been exposed to fire or chemical corrosion.

XII. SCAFFOLDS

GENERAL REQUIREMENTS

CAPACITY – SUPPORTED SCAFFOLDS

Components must be capable of supporting 4 times the maximum intended load. A competent person must design scaffolds.

PLATFORM CONSTRUCTION

Working level must be fully decked.

Scaffold walkways and platforms must be minimum 18" wide.

Platform ends must extend over centerline of its support at least 6" unless cleated or restrained by hooks.

Platform 10' or less in length shall not extend more than 12" over its support. Greater than 10' – 18" maximum.

If scaffold planks butt up to each other to make a longer platform, each must rest on a separate support.

Where scaffolds turn corners or change direction, any platform that rests on a bearer at an angle other than a right angle must be laid first.

Wood platforms shall not be covered with opaque finishes except to mark the ends for identification purposes.

SUPPORTED SCAFFOLD CRITERIA

Guys, tying, bracing, or equivalent means must restrain scaffolds with a height to width ratio greater than 4 to 1 (including outriggers).

Scaffold shall be tied at the closest horizontal member to the 4 to 1 heights & repeated every 20' for scaffold 3' wide or less; every 26' for scaffolds greater than 3' in width.

Scaffold shall also be tied at each end and horizontal intervals not to exceed 30'.

Must use base plates and mud sills or adequate firm foundation to support scaffold

ACCESS TO SCAFFOLDS

A safe means of access must be provided of platform if more than 2' above or below the point of access. Types of acceptable means:

1. Portable ladder
2. Hook-on ladder
3. Attachable ladder
4. Stair towers
5. Stairway type ladders
6. Ramps

7. Walkways
8. Integral prefabrication scaffold access
9. Direct access from the existing structure

Steps and rungs of ladders and stairway type access must be aligned vertically.

SCAFFOLD USE

Scaffold may not be loaded beyond its maximum capacity or intended load

Competent person must inspect scaffold and its components before each shift

Scaffolds must be erected, moved, dismantled, or altered only by experienced and trained employees under the supervision of a competent person

Debris shall not be allowed to accumulate on scaffold platform

Platform shall not deflect more than $1/60^{\text{th}}$ the span when loaded

FALL PROTECTION (SCAFFOLD)

Each employee on a scaffold more than 10' above the lower level shall be protected from the fall hazard

Guardrail system must be installed on all open sides and ends of the platform

The top rail must be between 38" and 45" in height.

Mid rails and other intermediate structures must be installed at half the height of the top rail.

Cross bracing can be used as a mid-rail if the crossing point of the two braces is between 20" and 30".

Cross bracing can be used as a top rail if the crossing point of the two braces is between 38" and 45".

Cross bracing cannot be used for both a top rail and mid rail in the same section.

PROTECTION FROM FALLING OBJECTS

Employees must wear hard hats

Employees must be protected from falling objects by toe boards, screens, debris nets, catch platforms or canopy structures.

SCAFFOLD TRAINING

Employees who work on scaffolds must be trained on the proper use, the nature of hazards, electrical hazards and scaffold capacity.

Employees involved in erection and dismantling of the scaffold must be trained in the proper erection, hazards, design criteria, and correction procedures.

XIII. FALL PROTECTION

DUTY TO HAVE FALL PROTECTION

Each employee on a walking or working surface with unprotected sides or edges 6' or more above the lower level shall be protected from falling by the use of guardrail system, safety net systems, or a personal fall arrest system.

GUARDRAIL SYSTEM

A guard rail system shall have a top rail at 42" plus or minus 3"

Mid rail shall be installed between the top edge and the walking surface

A toe board shall be at least 3 ½ ".

Wire rope top rails and mid rails shall be at least ¼" diameter thickness to prevent cuts and lacerations. The top rail shall be flagged at not more than 6" intervals with high visibility material.

PERSONAL FALL ARREST SYSTEM

A personal fall arrest system shall consist of a full body harness, a lanyard and an anchorage point.

XIV. TRENCH SAFETY

SAFETY IN EXCAVATION OR TRENCHES

All employees will be trained in trench and excavation safety prior to working in and around a trench

Employees should not enter an unprotected excavation or trench

OSHA regulations require the following to be present at all excavations or trenches:

- Excavations or trenches 5 feet deep or greater require a protective system.
- The walls of the excavation or trench must be one of the following:
 - ✓ Sloped for stability

- ✓ Cut to create stepped or benched grades
- ✓ Supported by a system made with posts, beams, shores, or planking and hydraulic jacks.
- ✓ Supported by a trench box to protect workers in an excavation or trench
- ✓ Excavated materials must be at least 2 feet away from the excavation or trench
- ✓ An exit ladder must be within 25 feet of workers

XV. BARRICADED AREAS

Rope off or barricade danger areas

Never enter an area that has been roped off or barricaded without getting an approval from your supervisor.

Keep away from the edge of cuts, embankments, trenches, holes and/or pits.

XVI. LIFT TRUCK PROGRAM

Rigney Construction LLC is committed to protecting their employees / contractors from serious injury and to protect the facilities and equipment by insuring that the forklifts are limited to drivers that are trained and authorized to use that equipment. Additionally, all the forklifts are to be in top functioning order or they will not be used.

EQUIPMENT OPERATION

Supervisors and forklift operators must comply with all safety rules set forth within this policy. Unsafe operation is subject to retraining or disciplinary action, including termination. It is the responsibility of all the employees / contractors to report any equipment problems or malfunctions to their supervisor.

OPERATING RULES

Forklifts will be inspected daily before each shift and an inspection checklist will be completed in accordance with this inspection.

Operators will look in the direction of travel at all times.

Operators shall avoid running over objects on the ground.

All posted signs shall be observed and obeyed.

No passengers are allowed to ride on the forklifts.

Use horn only as a warning signal.

No one is allowed to walk under elevated forks.

Stunt driving, reckless driving or horseplay is grounds for termination.

Unauthorized operators are not allowed to operate any equipment.

If a forklift is to be used as a personnel elevator, an OSHA approved safety platform must be secured to the forks.

XVII.LOCKOUT / TAGOUT

Affected employees are those whose jobs require them to operate equipment or be in an area where Lockout / Tagout might be required.

Authorized employees are those trained and certified by Rigney Construction LLC to Lockout and Tagout the electrical equipment in order to perform service maintenance.

Never work on any electrical circuits that have the potential to become electrically "live" or "hot" without locking out the circuit and tagging the circuit to let other personnel know someone is working in the area.

Only authorized personnel trained in Lockout / Tagout procedures will be allowed to disconnect the circuit and lock them out against anyone turning them back on.

STEPS TO A SAFE SHUTDOWN OF ELECTRICAL CIRCUITS

1. **NOTIFY:** Authorized employee must notify all affected employees / contractors of the lockout.
2. **DISCONNECT:** Authorized employee must disconnect the entire electrical circuits top the affected area.
3. **LOCKOUT:** The power switches / electrical breaker switches must be rendered inoperative by means of a lock which keeps the power switches in the off position. The authorized person should have the only key to the lock. If group lockout devices are used, each person working on the disconnect circuit should have his own key per each lock.
4. **TAGOUT:** A tag must be placed with the lock identifying the authorized person who locked out the circuit. In case of a group lockout device, each authorized person must have his own key and tag on each lock.
5. **TESTING:** After ensuring no personnel are exposed, test the switch to make sure disconnect has been properly placed. Then test branch circuit to make sure all electrical outlets, fixtures, etc. have been disconnected from the energy source.
6. **RESTORING POWER:** Only authorized workers can remove their own locks before restoring power. If group device is used, the authorized worker can remove his own lock. The last authorized worker removing the last lock can reengage power.

XVIII. DISCIPLINE PLAN

Disciplinary Policy

Rigney Construction LLC has developed a disciplinary policy that applies to the safety and health program of **Rigney Construction LLC**. The disciplinary policy will be a tool to ensure enforcement of the rules and procedures for a safe and healthy working environment. The disciplinary policy applies to all employees of this company.

Verbal Warnings

Rigney Construction LLC may issue verbal warnings to employees that commit minor infractions or violations of the safety rules or safe work practices. Continued violations or verbal warnings will lead to more stringent action.

Written Warnings

Rigney Construction LLC may issue written warnings for the following:

- Repeated minor violations of safety rules or procedures.
- Single, serious violation of a rule or procedure that could have resulted in injury or property damage.
- Activities that could have resulted in injury or property damage.

Disciplinary

Rigney Construction LLC may recommend, and may institute, disciplinary leave for the above reasons, plus the following:

- A single, serious violation of a rule or procedure that results in property damage or injury to an employee.
- Repeated violations of safety rules or procedures.

Termination

Rigney Construction LLC may recommend and may concur, the termination of any employee of repeated, serious violations.

Documentation

The office manager of **Rigney Construction LLC** will establish employee files. Violations of organization rules and/or safety rules, regulations or procedures will be documented by filling out a report on the employee. The report will state the type of violation and the corrective action taken. The employee must read and sign the report, thus acknowledging that they understand the seriousness of the violation.

XIX. ALCOHOL & DRUG ABUSE POLICY

Rigney Construction LLC is a drug-free company. The purpose of this policy is to ensure the safety of all employees and to promote productivity. This policy applies to all employees. Substances covered under this policy include alcohol, illegal drugs, inhalants, and prescription and over the counter drugs.

We reserve the right to inspect our jobs and trucks for these substances. We reserve the right to conduct alcohol and drug tests at any time. We may terminate your employment if you violate this policy, refuse to be tested, or provide false information.

Rigney Construction LLC will conduct random drug testing and post-accident drug testing. You must cooperate with any investigation into substance abuse. An investigation may include tests to detect the use of alcohol, drugs, or inhalants.

Testing

Testing may include urine, blood, or breathalyzer tests. Before testing, you will have the chance to explain the use of any drugs. We will follow laws for keeping test results confidential.

HAZARD COMMUNICATION PROGRAM

HAZARD COMMUNICATION PROGRAM

GENERAL:

In order to comply with 29 CFR 1926.59 & 1910, the following written Hazard Communication Program is to be implemented for personnel of **Rigney Construction LLC**. The office manager at **Rigney Construction LLC** will keep original on file. All personnel will use it. The office manager will be responsible for ensuring the program is current and enforced.

A copy of this program is to be made available to the employees upon hiring, and a copy will be supplied to any employee upon request.

The program will be updated when new chemicals or hazards are introduced into the working environment, and reviewed annually.

A copy of this program will be made available to the employees at each work site.

CONTAINER LABELING

The office manager will be responsible for all containers of hazardous chemicals entering the work site and will assure that the chemical containers are properly labeled.

The office manager will review the labeling system annually and update as required.

MATERIAL SAFETY DATA SHEETS (MSDS)

The office manager will be responsible for obtaining and maintaining the MSDS system for the company. The office manager will review incoming data sheets for new and significant health/ safety information and will ensure that the new information is given to the affected employees. Copies of all MSDS will be kept by the office manager and reviewed annually for accuracy.

The office manager will keep the originals on file. The MSDS will also be part of the program for use by employees. Each job site will keep a current copy of the program.

EMPLOYEE TRAINING AND INFORMATION

Before starting work, each employee will go over the copy of the hazard communication program and each MSDS.

Before any new chemical is used, all employees will be informed of its use, will be instructed on safe use, and will be trained on hazards associated with the new chemical. All employees will attend additional training, as appropriate, to review the hazard communication program and MSDS.

After attending the training class, each employee will sign a form to verify that they attended the training, that the written hazard communication program is made available for review, and that he/she understands the hazard communication program.

INVENTORY LIST OF HAZARDOUS CHEMICALS

The following is a list of the hazardous chemicals used in the workplace. Further information can be obtained from the MSDS attached with this program. The office manager will keep originals on file at **Rigney Construction LLC**.

Rigney Construction, LLC

January 02, 2016

Date

President

Title:



RIGNEY

CONSTRUCTION, LLC.

Building for the honor and glory of our Lord Jesus Christ.....Col. 3:23

REFERENCES

City of Weslaco
255 South Kansas Avenue
Weslaco, TX 78596
P: (956)968-3181 F: (956)968-6717
References from Owners and Architect for Past Performances

Response for Ranking Criteria Items #7 – 13

Name of Entity	<u>Hidalgo County Drainage District #1</u>
Name of Person to Contact for Reference:	<u>Moises Salazar</u>
Address for Contact Person	<u>902 N. Doolittle Rd. - Edinburg, TX</u>
Telephone Number	<u>956-292-7080</u>
Email Address:	<u>moises.salazar@hcdd1.org</u>
List Specific Project(s) Constructed:	<u>J09 Drainage Improvements - Phase II Roadway & Field Crossings</u>

Name of Entity	<u>The Door Fellowship Christian Church</u>
Name of Person to Contact for Reference:	<u>Robert Diaz</u>
Address for Contact Person	<u>2724 N. McColl - McAllen, TX</u>
Telephone Number	<u>956-209-7657</u>
Email Address:	<u>robert@freshimports.org</u>
List Specific Project(s) Constructed:	<u>The Door Church</u>

Name of Entity	<u>P.S.-J.A. ISD</u>
Name of Person to Contact for Reference:	<u>Gerardo Lopez</u>
Address for Contact Person	<u>601 E. Kelly - Pharr, TX</u>
Telephone Number	<u>956-354-2075</u>
Email Address:	<u>gerardo.lopez@psjaisd.us</u>

List Specific Project(s) Constructed:

Liberty MS Athletic Addtions & Renovations
Softball Field and Concession Stand

Response for Ranking Criteria Item #14 - 18

Name of Engineering Firm:

TEDSI Infrastructure

Name of Person to Contact for Reference:

Eric Dietrich

Address for Contact Person

1201 E. Expressway 83 - Mission, TX

Telephone Number

956-424-7898

Email Address:

edietrich@tedsi.com

List Specific Project(s) Constructed:

J09 Drainage Improvements Phase II
Roadway & Field Crossings

If necessary, please use additional pages



Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3547	
From:			
Subject: Discussion and consideration on request for reimbursement from Gilbert Garza for repairs to sanitary sewer line and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Deny.			
Staff Recommendation:			
Attachments, if any: 20-08 CM Memo re Gilbert Garza Request			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

TO: Mayor and City Commission
FROM: Mike R. Perez, City Manager *MR*
SUBJECT: Gilbert Garza Request
DATE: August 11, 2020

In 2005 a 12 duplex lot subdivision was built on 1500 South Westgate but did not connect to city sewer. They installed septic tanks. A sewer line was on Westgate that was installed in July 2000 by the developer of West Point .

The developer and owner of the 12 lot subdivision has been paying sewer to the city since it was built in June 2005. It was annexed by the City of Weslaco in December 2005.

The owner of this development is Gilbert Garza and has been complaining about lack of sewer service. The City gave Mr. Garza a credit of \$8,261.30 going back 7 years, which is the city's policy. He agreed to take the credit and in turn the city installed a sewer line around his development. It did not cover connecting to each unit.

Mr. Garza has sent an email stating it is not fair that he should pay to connect the units to the sewer lines since he has paid for sewer since the inception. (If you go back to inception City would still owe him an additional \$7,051.00.)

We do have an ordinance that states if you are adjacent to a sewer line you must connect to the lines if you are in the city limits or in the City's ETJ. In addition, if you fail to connect to the City, we can charge you for sewer service.

I have attached all documents relating to the issue.

Molly Vallejo

From: Molly Vallejo
Sent: Wednesday, July 29, 2020 10:18 AM
To: Mike Perez
Subject: FW: Letter dated June 18, 2018 re Sewer lines at 1500 South Westgate, Weslaco, Texas

Mr. Perez,

Please read below response from Gilberto Garza.

Molly Vallejo
CMO

From: GILBERTO GARZA <garzagilberto@gmail.com>
Sent: Wednesday, July 29, 2020 9:58 AM
To: Molly Vallejo <mvallejo@weslacotx.gov>
Subject: Re: Letter dated June 18, 2018 re Sewer lines at 1500 South Westgate, Weslaco, Texas

Good morning

I reviewed the letter and I don not agree to use my credit that is owed to me to pay for the sewer lines that belong to the city, I would use that credit to pay for a certified plumber to connect to the lines that the city should have installed when they made sewer lines available over 10 years ago. I was charged more than what was given to me because by law there is only a certain amount of time they can go back according to your city manager , I'm ok with that , I just don't think it's fair to use my Reimbursement to pay for city lines
I appreciate your attention to this matter
Gilberto Garza

On Wed, Jul 29, 2020 at 9:44 AM Molly Vallejo <mvallejo@weslacotx.gov> wrote:

Good morning Mr. Garza

Please see attached letter dated June 18, 2018 re Sewer lines at [1500 South Westgate, Weslaco, Texas](#).

Molly Vallejo

Secretary

[City of Weslaco](#)

[255 S. Kansas](#)

Weslaco, Texas 78596

Telephone: (956) 968-3181 Ext. 1103

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
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

June 18, 2018

Gilbert Garza
Weslaco, Texas 78596

RE: Sewer lines at 1500 South Westgate, Weslaco, Texas

Dear Mr. Garza,

We have researched your request for sewer services at the above address. You are correct that you have been paying for sewer services for years. The City's policy is that we will go back a maximum of seven (7) years. That credit could be \$8,261.30. We also calculated the cost to extend sewer line in the rear of your apartments. The cost is \$7,710.45. We can install the line for you in exchange for the credit we owe you.

If you agree, please sign below that you approve so we can schedule the work.

Sincerely,

Mike R. Perez
City Manager

ACCEPT THE ABOVE AGREEMENT

Gilbert Garza

6-25-18
Date

Xc: Mardoqueo Hinojosa
Pete Garcia
Olga Garza

Marcelo Cosme
Mary Barrera

Material for sewer line at 1500 south Westgate

	QTY	Cost	Total
Manholes	2	\$575.00	\$1,150.00
pipe 8"	252'	\$4.82	\$1,214.64
8" cap	1	\$24.29	\$24.29
8x4 swr	4	\$60.63	\$242.52
4" 45 ell	4	\$13.49	\$53.96
4" pvc cap	4	\$2.03	\$8.12
poly inflow	2	\$66.20	\$132.40
HDP ADJ	6	\$45.45	\$272.70
Butyl Sealant	6	\$7.25	\$43.50
casing pipe	40	\$36.00	\$1,440.00
CASING SPACER	8	\$26.29	\$210.32
ring and covers	2	\$426.00	\$852.00
sand	8 yd	\$20.00	\$160.00
cement	3 yard	\$250.00	\$250.00

\$6,054.45

Labor and equipment

labor	96 man-hours	\$11.00	\$1,056.00
equipment	24 hours	\$25.00	\$600.00
Asphalt	?	?	?

\$1,656.00

7,710.45

Sec. 138-11. - When sewer connection required.

- (a) Every owner of a lot where a building or part of a building is occupied by people for any purpose, any part of the day or night, situated on any city block where a public sewer is laid and maintained and is adjacent to or abuts any part of such lot, shall maintain within such building or part of a building used, or upon the premises where the same is situated, a water closet or closets and have the same connected with the sewer. The work done in connection therewith and all materials used shall comply strictly with the requirements of the plumbing code.
- (b) The city is hereby authorized, pursuant to V.T.C.A., Water Code § 17.934, to provide a sanitary sewer system to property owners within the corporate limits of the city and within the extraterritorial jurisdiction thereof. The city also is authorized to require all property owners having said sewer service adjacent or abutting their property to connect to the sewer system. All required connections shall be completed within 90 days after the city sewer service is available. Also, all existing on-site wastewater systems shall be eliminated, in accordance to state law, upon connection to the city sewer system. The city is also authorized to charge the property owner for the sewer service even if the property owner fails to connect said service within the 90-day period.

(Code 1969, § 29-11; Ord. No. 161, § 36, 1-4-1949; Ord. No. 95-16, § 2, 9-19-1995; Ord. No. 2004-15, § 1, 5-4-2004)

Mike Perez

From: Rebekah M. De La Fuente
Sent: Tuesday, August 4, 2020 4:38 PM
To: Mike Perez
Subject: Apartments on Westgate N of 18th Street
Attachments: The Keys on Westgate.pdf

Mr. Perez

The subdivision for the apartment was recorded on June 14, 2005 and the land was annexed into the City on December 19, 1995

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov





Standardized Agenda Request Form

Date of Meeting: August 18, 2020		Agenda Item No. (to be assigned by CSO): 2020-3552	
From:			
Subject: Discussion and consideration on contract extension with Republic Services for Solid Waste Collection and Disposal Services and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: 20-08 CM Memo re Possible Extension of Republic Services Contract			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

TO: Mayor and City Commission

FROM: Mike R. Perez, City Manager *MRP*

SUBJECT: Possible Extension of Republic Services Contract

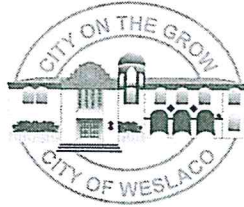
DATE: August 11, 2020

City Attorney Juan Gonzalez and I visited with the management team for Republic Services relating to their proposal to extend their contract for one (1) year for Solid Waste pick up.

The best they could do is a one (1) year and four (4) month contact with the rates they quoted before with NO CPI for the last four (4) months.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission
FROM: Mike R. Perez, City Manager *MRP*
SUBJECT: Republic Services Contract Extension
DATE: July 30, 2020

We reviewed Republic Services Contract Extension Proposal a month ago. Vidal has spent some time studying their proposal and for a one-year extension it would cost our customers \$1.99 per month increase. If we do not increase the rates it will result in a lost of \$273,832 to the city. The Commercial Services would be about \$54,669 in lost.

We will be asking the City Attorney Juan E. Gonzalez if we legally have any options. To order equipment takes about 12 months.

City of Weslaco

"The City on the Grow"



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Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

July 17, 2020

To: Mike R. Perez, City Manager
Andrew Munoz, Assistant City Manager

From: Vidal Roman

Re: Solid Waste Contract Offer

Sir,

Republic Services submitted a letter dated July 1, 2020 offering either a 1yr 4 months (Option I) or 2yr 4 months (Option II) extension since our contract will lapse on September 01, 2020. The offer calls for the 4 months for a smooth transition and we can opt not to go that route.

The services they will be offering will be for residential and commercial units. Bulky waste or brush is not included since the city will be doing that in-house. Note though that brush services are included in the offer should the need arise in cases of emergency matter such as hurricanes or natural disasters.

I have made an analysis and the results are as follow:

Option I – calls for an increase of \$1.99 on residential units and thereafter an increase of rates based on 100% of the WST for remaining 4 months. The CPI would take effect on September 2, 2021.

Commercial rates would also increase and overshadowing some of the recent increases the city adopted some time back.

Residential Services – the city will lose approximately \$273,832 for the year reducing our present net balance of \$722,421 to \$448,589.

Commercial Services – the city will lose approximately \$54,669 on the year. Earlier in the year, the city increases the commercial rates with the city having a net of \$57,846, thus the new net amount will be \$3,177.

Option II – calls for an increase of \$1.00 for residential units with an increase 100% WST index for periods beginning September 1, 2021 and 2022. Commercial rates will be as scheduled on option I yet with a 3.01% increase thereafter.

Residential Services – the city will lose approximately \$137,604 the first year and \$181,637 the following year.

Commercial rates – this option calls for the same result as the first year beforehand mentioned on Option I yet note that the subsequent year the city will have to pay out \$54,829 from the fund balance.

In conclusion, it would be for the best interest that the city entertains a plan that is more advantageous to the city be it requesting for proposals or bring it in-house. The other alternative would be non-favorable is going before the commission to increase rates again.

I have attached schedules for as to the derivation of the amounts. Note that these amounts do not include the four-month extension and will gladly provide it if desired. Should there be any questions, I am available to answer them.



"The City on the Grow"

City of Weslaco
Residential Charges
Contract Extension
Republic Services

Residential Homes as per billing 11,467													
RESIDENTIAL CHARGES OPTION I - 1 YR, 4 MONTHS													
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	TOTALS
City Rate	15.05	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	\$ 2,070,940
Option I	11.79	135,196	135,196	135,196	135,196	135,196	135,196	135,196	135,196	135,196	135,196	135,196	1,622,351
Currently	9.80	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	1,348,519
													Present Net: 722,421
													Option I 448,589
													Variance 273,832
RESIDENTIAL CHARGES OPTION II - 2 YR, 4 MONTHS													
	Year I												
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	TOTALS
City Rate	15.05	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	172,578	\$ 2,070,940
Option II	10.80	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	1,486,123
Currently	9.80	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	112,377	1,348,519
													Present Net: 722,421
													Option II 584,817
													Fee Increase 137,604
	Year II												
	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	TOTALS
Option II	11.12	127,513	127,513	127,513	127,513	127,513	127,513	127,513	127,513	127,513	127,513	127,513	1,530,156
Currently	10.80	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	123,844	1,486,128
													Net 722,421
													Year II 540,784
													Fee Increase - 3% CPI 181,637

City of Weslaco's
Commercial Proposed Rate
Republic's Contract Extension

RATE COMPARISON - OPTION II ON EXTENSION OF CONTRACT FOR 1st & 2nd YEAR

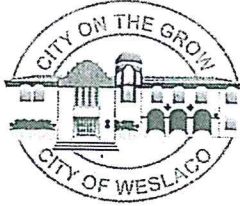
SANITATION REVENUES			City Rate	Republic Proposed Rate	Net to City	TOTAL CITY REVENUE	CONTRACT DUE TO REPUBLIC	CITY NET
Commercial			YEAR I					
	Routes							
2 CY Bin	49	1	76.11	77.40	(1.29)	3,729.25	3,792.60	(63.35)
	6	2	138.38	141.89	(3.51)	830.29	851.34	(21.05)
		3	202.80	206.37	(3.57)	-	-	-
		4	264.45	270.91	(6.46)	-	-	-
		5	327.48	335.37	(7.89)	-	-	-
		6	390.49	398.44	(7.95)	-	-	-
3 CY Bin	124	1	87.95	89.45	(1.50)	10,906.15	11,091.80	(185.65)
	54	2	161.25	164.00	(2.75)	8,707.61	8,856.00	(148.39)
	81	3	234.56	238.56	(4.00)	18,999.49	19,323.36	(323.87)
	2	4	307.87	313.12	(5.25)	615.74	626.24	(10.50)
	3	5	381.15	387.65	(6.50)	1,143.45	1,162.95	(19.50)
	2	6	454.45	462.20	(7.75)	908.90	924.40	(15.50)
4 CY Bin	98	1	99.70	101.40	(1.70)	9,771.07	9,937.20	(166.13)
	49	2	182.88	186.01	(3.13)	8,961.32	9,114.49	(153.17)
	34	3	265.82	270.61	(4.79)	9,038.02	9,200.74	(162.72)
	3	4	349.73	355.23	(5.50)	1,049.19	1,065.69	(16.50)
	4	5	435.72	438.27	(2.55)	1,742.87	1,753.08	(10.21)
	4	6	521.70	524.47	(2.77)	2,086.78	2,097.88	(11.10)
6 CY Bin	47	1	137.14	127.79	9.35	6,445.81	6,006.13	439.68
	30	2	250.19	232.50	17.69	7,505.78	6,975.00	530.78
	17	3	328.85	337.23	(8.38)	5,590.42	5,732.91	(142.49)
	3	4	431.61	441.99	(10.38)	1,294.83	1,325.97	(31.14)
	7	5	534.36	546.69	(12.33)	3,740.54	3,826.83	(86.29)
	0	6	635.76	651.41	(15.65)	-	-	-
8 CY Bin	51	1	161.28	149.85	11.43	8,225.44	7,642.35	583.09
	43	2	295.39	274.67	20.72	12,701.82	11,810.81	891.01
	47	3	392.86	399.57	(6.71)	18,464.42	18,779.79	(315.37)
	7	4	512.44	524.40	(11.96)	3,587.07	3,670.80	(83.73)
	10	5	634.41	649.24	(14.83)	6,344.10	6,492.40	(148.30)
	5	6	761.13	774.11	(12.98)	3,805.67	3,870.55	(64.88)
Monthly						156,196.04	155,931.31	264.73
						12	12	12
Annual						\$ 1,874,352	\$ 1,871,176	\$ 3,177

City of Weslaco's
Commercial Proposed Rate
Republic's Contract Extension

SANITATION REVENUES			City Rate	Republic Proposed Rate	Net to City	TOTAL CITY REVENUE	CONTRACT DUE TO REPUBLIC	CITY NET
YEAR II								
Commercial								
		Routes						
2 CY Bin	49	1	76.11	79.80	(3.69)	3,729.25	3,910.17	(180.92)
	6	2	138.38	146.29	(7.91)	830.29	877.73	(47.44)
		3	202.80	212.77	(9.97)	-	-	-
		4	264.45	279.31	(14.86)	-	-	-
		5	327.48	345.77	(18.29)	-	-	-
		6	390.49	410.79	(20.30)	-	-	-
3 CY Bin	124	1	87.95	92.22	(4.27)	10,906.15	11,435.65	(529.50)
	54	2	161.25	169.08	(7.83)	8,707.61	9,130.54	(422.93)
	81	3	234.56	245.96	(11.39)	18,999.49	19,922.38	(922.89)
	2	4	307.87	322.83	(14.96)	615.74	645.65	(29.91)
	3	5	381.15	399.67	(18.52)	1,143.45	1,199.00	(55.55)
	2	6	454.45	476.53	(22.08)	908.90	953.06	(44.16)
4 CY Bin	98	1	99.70	104.54	(4.84)	9,771.07	10,245.25	(474.18)
	49	2	182.88	191.78	(8.89)	8,961.32	9,397.04	(435.72)
	34	3	265.82	279.00	(13.17)	9,038.02	9,485.96	(447.95)
	3	4	349.73	366.24	(16.51)	1,049.19	1,098.73	(49.53)
	4	5	435.72	451.86	(16.14)	1,742.87	1,807.43	(64.55)
	4	6	521.70	540.73	(19.03)	2,086.78	2,162.91	(76.13)
6 CY Bin	47	1	137.14	131.75	5.39	6,445.81	6,192.32	253.49
	30	2	250.19	239.71	10.49	7,505.78	7,191.23	314.56
	17	3	328.85	347.68	(18.84)	5,590.42	5,910.63	(320.21)
	3	4	431.61	455.69	(24.08)	1,294.83	1,367.08	(72.24)
	7	5	534.36	563.64	(29.27)	3,740.54	3,945.46	(204.92)
	0	6	635.76	671.60	(35.84)	-	-	-
8 CY Bin	51	1	161.28	154.50	6.79	8,225.44	7,879.26	346.18
	43	2	295.39	283.18	12.21	12,701.82	12,176.95	524.88
	47	3	392.86	411.96	(19.10)	18,464.42	19,361.96	(897.54)
	7	4	512.44	540.66	(28.22)	3,587.07	3,784.59	(197.52)
	10	5	634.41	669.37	(34.96)	6,344.10	6,693.66	(349.56)
	5	6	761.13	798.11	(36.97)	3,805.67	3,990.54	(184.87)
Monthly						156,196.04	160,765.18	(4,569.14)
						12.00	12.00	12.00
Annual						1,874,352.48	1,929,182.17	(54,829.69)

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

September 4, 2019

Mr. Jon Deicla
Republic Services of Rio Grande Valley
9402 W. Expressway 83
Harlingen, TX 78552

Re: Non-Renewal of Contract dated September 2, 2015

Dear Mr. Deicla:

This letter serves as notification that the City of Weslaco is not renewing the Contract for Solid Waste Collection and Disposal Service dated September 2, 2015. The City has opt to look into other options and make a decision based on the best interest of the city.

Please accept this letter as a timely notification of termination of the contract mentioned above. The Contract for Solid Waste Collection and Disposal Service will terminate on September 2, 2020, in accordance with the terms and provisions of the contract. Unless I hear otherwise from you, I will assume that you acknowledge this notice of termination.

Should you have any questions or wish to discuss this matter, don't hesitate to contact me. We have enjoyed working with Republic Services of the Rio Grande Valley and we thank you for your service.

Sincerely,

Mike R. Perez
City Manager

Xc: Mayor David Suarez & City Commission
Pete Garcia, Public Works Director
Olga Garza, Asst. Public Works Director
Andrew Muñoz, Asst. City Manager
Juan E. Gonzalez, City Attorney



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o 956.423.7316 f 956.428.2045 republicservices.com

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Graig Barr, Mayor Pro Tem, District 2
Leo Maffeo, Commissioner, District 1
Jesse "J.P." Rodriguez, Commissioner, District 3
Adrian Forias, Commissioner, District 4
Leticia Lopez, Commissioner, District 5
Jose Portera, Commissioner, District 6

Mike R. Perez, City Manager

September 4, 2019

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Republic Services of Rio Grande Valley
9402 W. Expressway 83
Harlingen, TX 78552

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Dear Mr. Deicla:

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Should you have any questions or wish to discuss this matter, don't hesitate to contact me. We have enjoyed working with Republic Services of the Rio Grande Valley and we thank you for your service.

Sincerely,

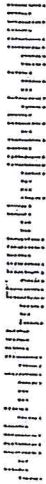
Mike R. Perez

Mike R. Perez
City Manager

cc: Mayor David Suarez & City Commission
Pete Garcia, Public Works Director
Olga Garza, Asst. Public Works Director
Andrew Munoz, Asst. City Manager
Juan E. Gonzalez, City Attorney

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WESLACO TX 78596-6158

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Return Receipt
Requested



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o 956.423.7316 f 956.428.2045 republicservices.com

July 1, 2020

Mike Perez
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596



Reference: Solid Waste Contract Offer – 2nd Offer

Dear Mr. Perez,

First and foremost, thank you and your team for making time to discuss and go over the matters of the contract renewal and billing inquiries. As per my last letter, we have already addressed the billing inquiries from Mr. Roman and await any responses and open to meet and discuss our findings. This letter is more directed towards our common goal of coming to terms with an extension for the current services of solid waste without brush/bulk services. Also, I will address the Emergency Management pricing for services to be provided under the circumstances of flooding due to storms.

I will begin by clarifying that currently, our contract with the City of Weslaco is in fact ending on September 1, 2020. Your letter directed to Mr. Jon Deicla on September 4, 2019 – **Re: Non-Renewal of Contract** dated September 2, 2015 stipulated that the City of Weslaco is opting for other options and therefore provided this letter of notice of cancellation (See attached below). Your letter states a cancellation date of September 2, 2020, of which Republic Services has acknowledged and accepted this date; however, there may be some billing complications due to a partial month of services which can be discussed if a term for extension is not reached. At our first meeting, the offers presented for a 3-year and 5-year contract were not offers of interest as the overall strategic goal to take over all solid waste services is of greater interest to the City of Weslaco. Therefore, at your request we are now providing for the options of a 1-year and 4-month and 2-year and 4-month contract extension. The reason for the additional 4-month window is simply to break cleanly at the start of the new year. If the City does not want to extend out an additional 4 months, we understand, and pricing would not vary for such a change. However, we do feel it would be the easiest way to break away from services and allow the city ample time to take over services at that point in time. We in turn are providing the following new offer:

Option 1 – 1-year 4 month Term:

- Extension of Contract term would be for 1-year and 4-months for 2X per week residential cart services only



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- **Commercial and Industrial services to be provided to the commercial customer based on their requests and needs**
- **Residential Pricing for this option would be adjusted to \$11.79 per home at the start of the term. Going forward, the Annual Price adjustment would be based on 100% WST Index for remaining 4 months. Therefore, Price Increase would take effect on September 1, 2021.**
- **At the start of extended term (September 1, 2020) Commercial Pricing would be adjusted based on current rate plus Annual Price Increase based on 100% Water, Sewer, Trash Index (WST). This rate increase is 3.01%. Pricing listed below. Calculation for increase for remaining 4 months would take effect on September 1, 2021 and would be based on 100% WST Index calculation as well.**
- **Contract end date would be December 31, 2021**

Option 2 – 2-year 4-month Term:

- **Extension of Contract term would be for 2-year and 4-months for 2X per week residential cart services only**
- **Commercial and Industrial services to be provided to the commercial customer based on their requests and needs**
- **Residential Pricing for this option would be adjusted to \$10.80 per home at the start of the term. Annual Price adjustment would be based on 100% WST Index for remaining term of contract. Therefore, Price Increase would take place on September 1, 2021 and September 1, 2022.**
- **At the start of extended term (September 1, 2020) Commercial Pricing would be adjusted based on current rate plus Annual Price Increase based on 100% Water, Sewer, Trash Index (WST). This rate increase is 3.01%. Pricing listed below. Calculation for increases going forward into year 2 will be based on 100% WST Index as well.**
- **Contract end date would be December 31, 2022**

Commercial Rate at start of either Term

Commercial Rates 2020-2021

Container Size	1 x wk	2 x wk	3 x wk	4 x wk	5 x wk	6 x wk
2 cubic yard	\$ 77.40	\$ 141.89	\$ 206.37	\$ 270.91	\$ 335.37	\$ 398.44
3 cubic yard	\$ 89.45	\$ 164.00	\$ 238.56	\$ 313.12	\$ 387.65	\$ 462.20
4 cubic yard	\$ 101.40	\$ 186.01	\$ 270.61	\$ 355.23	\$ 438.27	\$ 524.47
6 cubic yard	\$ 127.79	\$ 232.50	\$ 337.23	\$ 441.99	\$ 546.69	\$ 651.41
8 cubic yard	\$ 149.85	\$ 274.67	\$ 399.57	\$ 524.40	\$ 649.24	\$ 774.11
30 cubic yard	Haul Rate	\$ 220.23	Tonnage Rate	\$ 47.29	Rental Rate	\$ 6.35



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As per our original offer, the below items also would continue as normal and part of the contract. ***Please see Emergency Management pricing below***

- All Solid Waste Collection and Disposal Services provided to the city at no charge will continue as normal. These include the following:
 - 1 – 6 Yard Container – 2X per week – City Hall
 - 1 – 6 Yard Container – 1X per week – Recycling Center
 - 1 – 6 Yard Container – 1X per week – Weslaco Police Department
 - 1 – 4 Yard Container – 1X per week – Water Treatment Plant
 - 3 – 4 Yard Container – 2X per week – Three City Park Locations
 - 1 – 4 Yard Container – 1X per week – City Library
 - 1 – 4 Yard Container – 1X per week – Fire Department
 - 1 – 6 Yard Container – 1X per week – City Airport
 - 2 – 4 Yard Container – 1X per week – Sewer Plants (two plants)
 - 1 – 8 Yard Container – 2X per week – Public Works Office
 - 1 – 30 Yard Roll-Off Container – 1X per month – Public Works Yard
 - Up to 25 tons per month of MSW disposal that is collected by City owned vehicles. Disposal will take place at Contractors transfer station located in La Feria, TX
- Emergency Contract Addendum would be a part of this new contract. (Copy of Emergency Management already provided for Cities review) Pricing for Emergency Management would be as follows:
 - Brush Truck - \$691.00 per load
 - Roll-Off container usage – Fee to be charged would reflect that of the Commercial Rates provided above and any future Price Increases that may reflect a change in these commercial rates.
 - We want to clarify that although the City of Weslaco is asking for Emergency Management services on a large scale (Hurricanes), Republic Services is only open to providing Emergency Management for matters pertaining to local storms that may cause flooding. For large scale emergency disasters, FEMA usually steps in and we would be out of the picture anyways. So again, we are only open to entering an Emergency Management contract to assist and help the city for disasters like those experienced in recent years.



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- **Annual Price Increase language would remain unchanged and would be calculated based on 100% of the change in the Water Sewer and Trash index year over year with a 12-month average.**
- **Price Increase Cap of 5% will still stay in effect. Therefore, price increase from one year to the next cannot exceed 5% and would range from 0% - 5% MAX. This helps protect the city from volatile changes in the index which can affect pricing.**

We hope that you will consider these new contractual extension offers. We look forward to continuing our relationship with the City of Weslaco and hope that you will consider these options until the time comes where the City of Weslaco is able provide all services to their constituents. Again, we leave ourselves open to further discuss these options and meet with you via video conference. We consider ourselves a part of your community and assure you that we will do all we can to keep working towards exceeding your expectations.

Sincerely,

Omar Rodriguez
Municipal Sales Manager
Republic Services
956-367-0769

Memorandum

August 13, 2020

TO: Mike Perez

FROM: George Quilantan

SUBJECT: Weslaco SCADA System Issues

Overall Site Summary

From a controls and instrumentation standpoint, the Weslaco WTP has very good and easily expandable infrastructure. The overall plant has a lot of good things implemented, but there are many items that need to be addressed sooner rather than later to take advantage of the good infrastructure.

The SCADA system is Rockwell Automation's FactoryTalk Site Edition. There are several servers that run the licenses which includes the Unlimited Display Site Addition, runtime application, and historian.

The SCADA system has several issues that need to be addressed to meet current standards. Those issues are:

1. The licenses for the software were not in the City's name at the time of the site visit. If the City cannot get the licenses transferred from the integrator, then the City will have to purchase the software as new vs upgrading the existing software.
 2. The software is outdated. The latest version of FactoryTalk is version 10, and it appears from the FactoryTalk Activation Manager that you are running version 1.0.
 3. The SCADA software and setup is very inefficient, creating lag when using the clients to access data.
 4. The existing SCADA software is very expensive and the cost for upgrading the entire software suite to the latest version could prove much more expensive than purchasing a new SCADA software package.
 5. Three servers host the SCADA software. These are very expensive servers and expensive to maintain/replace.
 6. The servers and workstations are running old operating systems. These operating systems do not have the necessary security patches to protect against the latest cyber threats. Newer workstations or servers come with the latest software, current security patches; however, this software may not run the old SCADA software well.
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7. The network switches that handle the SCADA system communications are configured incorrectly causing inefficient data transfers and system lag due to multi-layer traffic and/or packet collision.
8. Annual maintenance from Rockwell Automation to upkeep the SCADA software version could prove more expensive than comparable SCADA packages.
9. The PLCs are programmed with an older version of RSLogix5000. Currently, Studio 5000 is the latest software for this platform and the firmware needs to be upgraded to help prevent cyber-attacks and correct bug fixes.
10. There doesn't appear to be any surge protection for the instrumentation. Instrumentation is very critical piece to a fully functional control system. Surge protection for both the 120VAC power and the 4-20mA signal should be considered to protect the Weslaco instrumentation.

Proposed Solutions

The solutions that Inframark proposes are:

1. Replace the outdated FactoryTalk software with VTSCADA. This will be set up as dual redundant servers and will have complete alarming, historian and remote client packages. VTSCADA is very cost efficient and likely will be a lower cost than upgrading or purchasing a new FactoryTalk system. Also, VTSCADA is an "all in one" package. It has a built-in data historian, an alarm dialer and it has great remote clients that work on almost every platform, including tablets, PCs and smartphones. Remote clients allow users to only navigate through the SCADA via logged user permissions and do not allow changes affecting the computer running the SCADA application.
2. Update all the PLCs to the latest firmware version, install the latest software versions.
3. Once the installation of the new SCADA software is complete and accepted, the licenses for all software will be transferred to the City.
4. Add in additional functionality to the SCADA systems as determined by the team at Weslaco and available within the capabilities of the existing hardware.
5. Analyze the network topography and revise the system to remove traffic bottlenecks and bring it up to the latest NEST cybersecurity standards.
6. Set up the software for annual renewals to keep all software up-to-date with security patches and bug fixes.
7. Implement surge protection for the necessary instrumentation.