



A REGULAR MEETING OF THE WESLACO CITY COMMISSION TUESDAY, FEBRUARY 16, 2021

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, Located at 255 South Kansas Avenue on Tuesday, February 16, 2021 at 5:30 pm pursuant to Section 551.045 of the Texas Open Meetings Act.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. In conjunction with the guidance and provisions provided by the Governor and in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19), there will be a **limit of twenty-five (25) in person attendance to include staff and the governing body.** These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring a large 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: 946 1533 4573

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 February 16, 2021. A staff member will contact you with instructions via phone call to address your public comments.

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. PUBLIC HEARING

- A. To solicit input on behalf of Ezequiel Reyna Jr. to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990' Farm Tract 795 15 AC GR 14.77 AC NET, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to M-1 Mobile home subdivision district.
- B. To solicit input on behalf of Ezequiel Reyna Jr. to rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to M-1 Mobile home subdivision district.
- C. To solicit input on behalf of Rush Transportation LLC to rezone 703 & 705 W. 6th St. Also being lot 24 & 25, Block 4, Glendale Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling to R-2 Duplex and apartment district.
- D. To solicit input on behalf of Ricardo Guerra to approve a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Weslaco, Hidalgo County, Texas.

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 February 2, 2021
(Staffed by City Secretary Department.) Attachment.
- B. Approval on Resolution 2021-19 to apply to the FY22 Local Border Security Program (LBSP) Grant #3407205 in the amount of \$150,000 with **NO MATCH Required** to fund Overtime for enhanced patrol, jailers, dispatchers, clerical/assistance and accountant/finance to complete goals and objectives outlined in this grant and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment
- C. Approval on Resolution 2021-20 to apply to the FY22 National Incident-Based Reporting System (NIBRS) Program Grant #4272301 in an amount not to exceed \$200,000 with **NO MATCH Required** for the purchase of hardware and software to complete Weslaco NIBRS Project and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Attachment

V. OLD BUSINESS

- A. Discussion and consideration to approve Tax Abatement Application and Evaluation Report and authorize the Mayor to execute any related documents. Possible action. (There was no action February 2, 2021; staffed by Airport Department.) Attachment

VI. PRESENTATION

- A. Presentation and discussion on the Public Safety Building (Fire/Police) project. (Staffed by City Manager.)
- B. Presentation and discussion on the Pleasantview 11th Street drainage project. (Staffed by Engineering Department.)

VII. NEW BUSINESS

- A. Discussion and consideration to approve a Professional Services Agreement with Montalvo Insurance Agency for Loss Control and Risk Management in an amount of \$36,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment
- B. Discussion and consideration after public hearing on behalf of Ezequiel Reyna Jr. on Ordinance 2021-05 to 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-2 Duplex and apartment district to M-1 Mobile home subdivision district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-05. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- C. Discussion and consideration after public hearing on behalf of Ezequiel Reyna Jr. on Ordinance 2021-06 to rezone 3702 S. Westgate also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to M-1 Mobile home subdivision district. and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-06. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- D. Discussion and consideration after public hearing on behalf of Rush Transportation L.L.C on Ordinance 2021-07 to rezone 703 & 705 W. 6th St. also being lot 24 & 25, Block 4, Glendale Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-07. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

- E. Discussion and consideration after public hearing on behalf of Ricardo Guerra to approve a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Weslaco, Hidalgo County, Texas. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- F. Discussion and consideration to convert a section of South Border Avenue from a public roadway to a private roadway, heading south from the intersection of Border Avenue and Tierra Santa Blvd to the floodway, Weslaco, Hidalgo County, Texas authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- G. Discussion and consideration on Hold Harmless Agreement between City of Weslaco and BFI Waste Services of Texas regarding residential garbage services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment
- H. Discussion and consideration to approve Ordinance 2021-08 amending Ordinance 2011-28 adopting rates for brush and bulky items to multifamily structures effective April 1, 2021 and authorize Mayor to execute any related documents. First reading on Ordinance 2021-08. Possible action. (Staffed by Public Works Department.) Attachment
- I. Discussion and consideration of award of bid RFB No.:2020-21-05 Industrial Employee Uniform Service Contract to AlSCO Linens and Uniform Rental Services for 3 years and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment
- J. Discussion and consideration to authorize the solicitation of bids for construction of the Regional Detention Facility for the Pleasantview Drainage project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment
- K. Discussion and consideration to amend the SWG Professional Service Agreement for design services for the Pleasantview Regional Detention Facility and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment

VIII.

EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Personnel - Discussion regarding the goals, objectives, and evaluation of the Interim Human Resources Director for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- C. 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 section §551.071 of the Texas Government Code.
- D. Legal Consultation -- Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- E. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at Mid Valley Airport, 1901 Joe Stephens relating to Hanger B as authorized by section §551.072 of the Texas Government Code.
- F. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Z & L as authorized by section §551.087 of the Texas Government Code.
- G. Legal Consultation - Consultation with City Attorney on potential litigation from Beto Perez as authorized by §551.071 of the Texas Government Code.
- H. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease

or value of real property located on Dragon Fly Street as authorized by section §551.072 of the Texas Government Code.

- I. Real Property– Consultation with City Attorney on the acquisition of real property legally described as 36.56 acres net and 1 acre net out of Farm Tract 1056 and the acquisition of the adjacent east 46.57 net acres as authorized by §551.072 of the Texas Local Government Code.
- J. Real Property – Consultation with City Attorney on the purchase, exchange, lease or value of real property located on the Northeast corner of Interstate 2 and North Airport Drive intersection as authorized by §551.072 of the Texas Local Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of February 2021 on or before 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:



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2020-3804
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: Approve.		
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Steven Wagenknecht from Abiding Savior Lutheran Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.		
Attachments, if any: Pledge & Mission 2020 updated		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3991	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Ezequiel Reyna Jr. to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990' Farm Tract 795 15 AC GR 14.77 AC NET, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to M-1 Mobile home subdivision district.			
Background: The applicant is requesting to rezone property from R-2 Duplex and apartment district to M-1 Mobile home subdivision district. Forty-one (41) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of February 3, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends denial based on surrounding land use and 2040 land use map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3992	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Ezequiel Reyna Jr. to rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district.			
Background: The applicant is requesting to rezone property from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Forty (40) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of February 3, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends denial based on surrounding land use and 2040 land use map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3993	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Rush Transportation LLC to rezone 703 & 705 W. 6th St. Also being lot 24 & 25, Block 4, Glendale Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling to R-2 Duplex and apartment district.			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling to R-2 Duplex and apartment district. Thirty (30) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on January 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of February 3, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3994	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Ricardo Guerra to approve a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Hidalgo County, and Texas. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of February 3, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2020-3809	
From:			
Subject: Approval of the Minutes of the Regular Meeting on February 2, 2021 (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action of the regular meeting on February 2, 2021.			
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	
Norma Cantu		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: 21-02-02 minutes final			
Responsibilities upon Approval:			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
FEBRUARY 02, 2021**

On Tuesday, February 02, 2021, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

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

Also present: Juan Salas, Information Technology Dept; Vidal Roman, Finance Director, Joel Rivera, Police Chief, Antonio "Tony" Lopez, Fire Chief, Robert Lopez, Asst. Police Chief, Martin Vela, IT Director, Omar Rodriguez, Parks & Recreation Director, Cristina Garcia, PIO, Pete Garcia, Public Works Director, Albert Aldana, City Engineer, Arnold Becho, Library 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, January 29, 2021.

B. Invocation.

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

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Proclamation – Proclaiming February as Teen Violence Awareness Month
Proclamation - Proclaiming Lazaro "Larry" Cardenas Sr. Day

Mayor Suarez proclaimed the month of February as Teen Violence Awareness Month and proclaimed February 2, 2021 as Lazaro “Larry” Cardenas Sr. Day.

E. Roll Call.

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

II. PUBLIC COMMENTS

Pete Garcia, Public Works Director, addressed the commission and presented a status on drainage improvements activity of mowing, cleaning and efforts in keeping them debris free for drain ditches located at Paisano and N. Bridge & Lincoln.

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 Minutes of the Regular Meeting on January 19, 2021. (Staffed by City Secretary Department.)

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

1) Approve Ordinance 2021-02 reducing the size of an existing 15-foot utility easement along the south property line of Lot 14 Block A Pecan Grove Subdivision Phase I to a 10-foot utility easement and authorize the Mayor to execute any related documents. (First reading held January 19, 2021; staffed by Planning & Code Enforcement Department.)

2) Approval Ordinance 2021-03 to rezone 1630 Canyon Drive also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business Districts and authorize the Mayor to execute any related documents. (First reading held January 19, 2021; staffed by Planning & Code Enforcement Department.)

3) Approve Ordinance 2021-04 to rezone 515 S. Airport Drive also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district and authorize the Mayor to execute any related documents. (First reading held January 19, 2021; staffed by Planning & Code Enforcement Department.)

C. Approval on amendments and extension from February 7, 2021 to March 7, 2021 for Disaster Declaration (COVID--19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

D. Approval of Assignment and Assumption Agreement of Space Lease for property located at 1901 Joe Stephens between Image First Holdings LLC (Assignee), Maverick Industrial Services (Assignor) and City of Weslaco (Landlord) and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

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

F. Approval of an Interlocal Cooperation Agreement with the County of Hidalgo for participation within the Hidalgo County Library System and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

G. Approval on Resolution 2021-09 to apply to the Criminal Justice Division General Victim Assistance Grant Program and authorize the Mayor to execute any related documents (Staffed by Police Department.)

H. Approval on Resolution 2021-10 to apply to the Criminal Justice Division Juvenile Justice and Truancy Prevention Grant Program and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

I. Approval on Resolution 2021-11 to apply to the Criminal Justice Division Violence Against Women Justice and Training Program and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

J. Approval on Resolution R2021-12 to apply to the Criminal Justice Division Edward Byrne Memorial Justice Assistance Program and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

K. Approval on Resolution 2021-13 to apply to the Criminal Justice Division Project Safe Neighborhoods Grant Program and authorize the Mayor to execute any related documents. (Staff by Police Department.)

L. Approval on Resolution 2021-14 to apply to the 2021 State Homeland Security Program - LETPA Projects (SHSP-L) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

M. Approval on Resolution 2021-15 to apply to the 2021 State Homeland Security Program - Regular Projects and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

N. Approval on Resolution 2021-16 to apply to the Criminal Justice Division Rifle-Resistant Body Armor Grant Program and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

O. Approval on Resolution 2021-17 to apply to the HSGP Operation Stonegarden Grant #3173406 in the amount of \$230,000.00 with no match required for overtime pay of police officers, dispatchers, jailers and clerks and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

P. Authorization to purchase a server and storage from Insight Public Sector Contract #DIR-TSO-3763 for the amount of \$66,028.85 which will be fully reimbursed by NIBRS Grant #3658001 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Q. Authorization for staff to solicit bid proposals for the purchase and installation of a splash pad and misc. park equipment for Mile 11 North Park and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation.)

Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved to approve consent agenda A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record are the ordinance(s).

ORDINANCE NO. 2021-02

AN ORDINANCE REDUCING THE SIZE OF 15-FOOT UTILITY EASEMENT ALONG THE SOUTHSIDE LOT 14 BLOCK A PECAN GROVE PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS, TO A 10 FOOT UTILITY EASEMENT AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I. Reducing the size of 15-foot utility easement along the Southside of Lot 14 Block A Pecan Grove Phase I Subdivision, Hidalgo County, Texas, to a 10-foot utility easement

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of January 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of February 2021.

ORDINANCE NO. 2021-03

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1630 CANYON DRIVE. ALSO BEING, LOT 171, WESTGATE VILLAGE PH II, WESLACO HIDALGO COUNTY, FROM M-1 MOBILE HOME SUBDIVISION DISTRICT TO A B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an M-1 Mobile home subdivision district to a B-1 Neighborhood Business district located at 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of January 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of February 2021.

ORDINANCE NO. 2021-04

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 515 S. AIRPORT DRIVE. ALSO BEING 18.680 ACRES OUT OF FARM TRACT 21 & 22, WEST TRACT SUBDIVISION AND OUT OF AN ABANDONED CANAL R.O.W., WESLACO HIDALGO COUNTY, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO I INDUSTRIAL DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One-family dwelling district to I Industrial district located at 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of January 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of February 2021.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

Following for the record are the resolution(s).

RESOLUTION NO.2021-09

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the Crime Victim Coordinator be operated for the fiscal year 2021 through 2022; and

WHEREAS, The City of Weslaco agrees to provide applicable matching funds for the said project as required by the General Victim Assistance 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 the 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 Crime Victim Coordinator to the Office of the Governor.

Grant Number: 3814603

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO. 2021-10

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the Office of the Governor Juvenile Justice & Truancy Prevention Grant Program be operated for the fiscal year 2021 to 2022; and

WHEREAS, The City of Weslaco agrees to provide required matching funds for the said project as required by the Office of the Governor Juvenile Justice & Truancy Prevention Grant Program; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the Office of the Governor Juvenile Justice & Truancy Prevention Grant Program to the Office of the Governor.

Grant Number: 4003402

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO. 2021-11

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the Criminal Justice Division – Violence Against Women Training be operated for the fiscal year 2021 to 2022; and

WHEREAS, The City of Weslaco agrees to provide required matching funds for the said project as required by the Office of the Governor Criminal Justice Division Violence Against Women Justice and Training Program; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the Criminal Justice Division – Violence Against Women Training Grant to the Office of the Governor.

Grant Number: 4271701

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO.2021-12

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the Office of the Governor – Criminal Justice Program grant be operated for the fiscal year 2021 through 2022; and

WHEREAS, The City of Weslaco agrees to provide required matching funds for the said project as required by the Office of the Governor Criminal Justice Program; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the Criminal Justice Program grant to the Office of the Governor.

Grant Number: 4271801

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO.2021-13

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the Weslaco - Project Safe Neighborhoods Program be operated for the fiscal year 2021 to 2022; and

WHEREAS, The City of Weslaco agrees to provide required applicable matching funds for the said project as required by the Office of the Governor Criminal Justice Division Project Safe Neighborhoods 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, The City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the Weslaco - Project Safe Neighborhoods Program to the Office of the Governor.

Grant Number: 4271601

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO.2021-14

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Texas, that the Weslaco 2021 State Homeland Security Program be operated for 2021 to 2022; and

WHEREAS, The City of Weslaco agrees to provide applicable matching funds for the said project as required by the Homeland Security Grants Division application; and

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

WHEREAS, The City of Weslaco designates City of Weslaco 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 Weslaco 2021 State Homeland Security Program Grant to the Office of the Governor.

Grant Number: 4272101

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO. 2021-15

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the State Homeland Security Program Regular Projects Grant be operated for the 2021 to 2022 fiscal year; and

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

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the State Homeland Security Program Regular Projects Grant to the Office of the Governor.

Grant Number: **4003502**

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO.2021-16

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Office of Governor - Texas that the Rifle-Resistant Body Armor Grant Program be operated for the fiscal year 2021 to 2022; and.

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of Governor - Texas that the Rifle-Resistant Body Armor Grant Program 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 Office of Governor - Texas that the Rifle-Resistant Body Armor Grant Program to the Office of the Governor.

Grant Number: **3494003**

Passed and Approved this 2nd day of February 2021.

RESOLUTION NO.2021-17

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the OPERATION STONEGARDEN be operated for the fiscal year 2021 through 2022; and

WHEREAS, The City of Weslaco agrees to provide applicable 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 the Mayor 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 OPERATION STONEGARDEN to the Office of the Governor.

Grant Number: **3173406**

Passed and Approved this 2nd day of February 2021.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2021-06 appointing three members to the Library Board for terms set to expire March 5, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.)

Arnold Becho, Library Director, stated there were three vacancies; two of the current members, Christine Warren and Idolina Vallejo Garcia, expressed interest in continuing to serve and noted three other board applicants were received with applicant Saida Sanchez requesting for favorable consideration. Staff recommended re-appointment of Ms. Christine Warren, Idolina Vallejo Garcia and Saida Sanchez who is a 21-year resident of Weslaco and an educator of 27 years serving as a School Librarian.

Commissioner Pedraza seconded by Commissioner Kerr moved to approve Resolution 2021-06 appointing Christine Warren, Idolina Garcia and Saida Sanchez as members to the Library Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2021-06

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individuals are hereby appointed to serve a two-year term on the Library Board and the term will expire on March 5, 2023

PASSED AND APPROVED on this 2nd day of February 2, 2021.

<u>NAME</u>	<u>TERM ENDING</u>
1. Christine Warren	March 5, 2023

2. Idolina Vallejo Garcia
3. Saida Sanchez

March 5, 2023
March 5, 2023

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

B. Discussion and consideration on Resolution 2021-07 appointing a member to the Ambulance Advisory Board for term set to expire March 20, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio “Tony” Lopez, Fire Chief, stated George Guerra term is set to expire and expressed interest in reappointment. Staff recommended approval.

Mayor Pro Tem Muñoz seconded by Commissioner Kerr moved to approve Resolution 2021-07 appointing George Guerra as member to the Ambulance Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2021-07

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

WHEREAS, the City of Weslaco has established the Ambulance Advisory Board pursuant to Section 14-1(A) of Ordinance No. 78-39; and

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

WHEREAS, the Ambulance Advisory Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individual is appointed to serve on the Ambulance Advisory Board with a term to begin on March 20, 2021 and expire on March 20, 2023.

<u>NAME</u>	<u>TERM ENDING</u>
George Guerra	03/20/2023

CITY OF WESLACO
/s/David Suarez, MAYOR

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

APPROVED AS TO FORM:

V. NEW BUSINESS

A. Discussion and consideration to approve the purchase of Ambulance Equipment in the amount of \$90,000.00 with a local match contribution of \$45,000.00 from the Emergency Services District No. 1 to the City of Weslaco Fire-EMS Department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire-EMS Department.)

Antonio “Tony” Lopez stated a request was made to Emergency Services District (ESD) No. 1 for assistance with the purchase of equipment for ambulances; city responds to the rural community of ESD No. 1 as needed; equipment would consist of hydraulic gurneys and life span compressor in the amount of \$90,000 and ESD No. 1 approved a \$45,000 contribution. Staff recommended approval to purchase ambulance equipment with the contribution of \$45,000 from ESD No.1 stating monies are budgeted under the 5-year capital outlay plan.

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to approve the purchase of Ambulance Equipment in the amount of \$90,000 with local match contribution of \$45,000 from Emergency Services District No. 1 to Weslaco Fire-EMS Department as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on the purchase of two network servers with virtualization software to protect server's infrastructure for an amount of \$63,769.86 through vendor Insight Public Sector with Texas DIR contract # DIR-TSO-3763 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department.)

Martin Vela, IT Director, stated two network servers have reached their life expectancy; the network servers are critical devices in the operations of the city and a recent event had disk drive failures causing interruption to the city’s network. Staff recommended approval on the purchase of two network servers with virtualization software to protect server's infrastructure for an amount of \$63,769.86 through vendor Insight Public Sector with Texas DIR contract # DIR-TSO-3763.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve two network servers with virtualization software in an amount of \$63,769.86 through vendor Insight Public Sector with Texas DIR contract #DIR-TSO-3763 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve the submission of the final proposed work plan for Year 34 (2021) under the Hidalgo County Urban County Program and approve Resolution 2021-09 and accept the allocation of approximately \$301,060 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman, Finance Director, stated a public hearing was held January 19 for Fiscal Year 34 workplan; available funds is \$301,060.00; \$3,000 would be for general administration, water/sewer improvements \$293,060 noting these improvements may have an overrun and the City would need to appropriate monies (\$116,000) and \$5,000 for senior services; advised Amigos Del Valle requested \$8,000 funding and Nuestra Clinica Del Valle \$15,000. Staff recommend approval with direction on allocation amount for the two agencies request.

The City Manager advised funds would be used from the capital outlay fund as needed for any shortage in the water/sewer improvements.

In response to Mayor Suarez, Amigos Del Valle has been funded in the past for \$5,000 and did not receive explanation from the agency on the increased amount; no funding in the past for Nuestra Clinica Del Valle.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve submission of the final proposed work plan for Year 34 (2021) Hidalgo County Urban County Program and approve Resolution 2021-18 and accept allocation of approximately \$301,060 as presented allocating \$5,000 to Amigos Del Valle. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to accept and file the Financials for the General, Water/Sewer and Sanitation Funds for the period ending December 31, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman presented the financials for the period ending December 31, 2020 stating the general fund had a net surplus of \$2.8million and doing well with strong working capital days; Water/Wastewater also positive numbers with 160 working capital days and Solid Waste net change in equity is a deficit resulting from capital purchases noting operations will reflect an excess of revenues once entry of transfer of funds are done. Staff recommended approval to accept and file the financials for the period ending December 31, 2020.

Commissioner Pedraza seconded by Mayor Pro Tem Muñoz, moved to accept, and file the financials for the General, Water/Sewer and Sanitation Funds for period ending December 31, 2020 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to accept and file the Quarterly Investment Report for period ending December 31, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Vidal Roman stated the investments for the city is healthy; cash on deposit has a high balance as funds moved to BBVA Bank that offered a better interest rate; interest year to date is \$26,820.85; recommended approval to accept and file as the report is in compliance with the investment policy of the city.

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to accept and file the Quarterly Investment Report for period ending December 31, 2020 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration on Resolution 2021-08 to participate with cities to hire legal counsel and consultant for review of AEP Texas Central Company's Final Reconciliation of Advanced Metering Costs, PUC Docket No. 51671 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Commissioner Kerr abstained from vote and discussion.

The City Manager stated notice had been received that AEP had filed a Final Reconciliation of Advanced Metering Costs, PUC Docket No. 51671 for under-recovery of metering costs; cities were asked to join in the intervention to allow time and hire legal and consultant to review; any reasonable rate case expenses will be reimbursed to cities. Staff recommended approval of Resolution 2021-08.

Mayor Pro Tem Muñoz, seconded by Commissioner Pedraza moved to approve Resolution 2021-08 to participate with cities to hire legal counsel and consultant for review of AEP Texas Central Company's Final Reconciliation of Advanced Metering Costs, PUC Docket No. 51671 as presented. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

G. Discussion and consideration on proposed Tax Abatement Application and Evaluation Report. Possible action. (Staffed by Airport Department.)

Andrew Muñoz, Assistant City Manager/Aviation Director, stated staff prepared an application and evaluation report for their comments; these are necessary forms for the Tax Abatement process. Staff recommended no action and bring back once the commission has reviewed.

There was no action on this item.

H. Discussion and consideration on dates for a joint workshop between the Weslaco Independent School Board of Trustees and City Commission. Possible action. (Staffed by City Manager.)

The City Manager stated he had met with School Superintendent and Board President to determine a date for a joint workshop with the Weslaco ISD Board of Trustees to discuss an agreement for the proposed regional detention facility project located on school property (Cleckler-Heald Elementary) stating the State is wanting the application for funding prioritized. Staff recommended February 11, 2021 at 5:30 pm to be held at City Hall in the Legislative Room.

Mayor Pro Tem Muñoz seconded by Commissioner Rodriguez moved to approve date of February 11, 2021 at 5:30 pm for a joint workshop between Weslaco Independent School Board of Trustees and City Commission as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 6:19 p.m. Commissioner Pedraza seconded by Mayor Pro Tem Muñoz moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:11 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VII. 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. Personnel - Discussion regarding the goals, objectives, and evaluation of the Interim Human Resources Director for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

No action.

C. 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 section §551.071 of the Texas Government Code.

No action.

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

No action.

E. Legal Consultation - Consultation with City Attorney regarding contract deed on Estate of Gilberto Garza and naming the North Side Park on Mile 11th North as authorized by section §551.071 of the Texas Government Code.

Commissioner Kerr seconded by Commissioner Rodriguez moved to name the North Side Park on Mile 11th North as the Judge Gilberto Garza Park as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

F. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at Mid Valley Airport, 1901 Joe Stephens relating to Hanger B as authorized by section §551.072 of the Texas Government Code.

No action.

G. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Falcon as authorized by section §551.087 of the Texas Government Code.

Commissioner Kerr abstained from vote and discussion.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve the financial offer package option 4; a 3-4-year incentives offer as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

H. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Z & L as authorized by section §551.087 of the Texas Government Code.

No action.

VIII. ADJOURNMENT

Commissioner Farias seconded by Commissioner Rodriguez moved to adjourn the meeting of February 02, 2021 at 7:12 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, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Adrian Farias
ABSENT

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4009	
From: Joel Rivera			
Subject: Approval on Resolution 2021-19 to apply to the FY22 Local Border Security Program (LBSP) Grant #3407205 in the amount of \$150,000 with NO MATCH Required to fund Overtime for enhanced patrol, jailers, dispatchers, clerical/assistance and accountant/finance to complete goals and objectives outlined in this grant and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Operation Border Star centers on the use of intelligence to increase the effectiveness of federal, state, and local law enforcement assets. The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity.			
Funding Source (budget code, if applicable): BL-Local Border Security Program (LBSP)			
Amount: \$150,000.00	Term of Impact: 12 months	Identified in Current Budget: No	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Robert Lopez Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: R2021-19 FY2022 LBSP Grant #3407205			
Responsibilities upon Approval:			

RESOLUTION NO. 2021-19

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2022 Local Border Security Program be operated for the fiscal year 2021 through 2022; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - Homeland Security Grants Division Local Border Security 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 FY2022 Local Border Security Program to the Office of the Governor.

Grant Number: **3407205**

Passed and Approved this 16th day of February 2021.

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: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4010	
From: Joel Rivera			
Subject: Approval on Resolution 2021-20 to apply to the FY22 National Incident-Based Reporting System (NIBRS) Program Grant #4272301 in an amount not to exceed \$200,000 with NO MATCH Required for the purchase of hardware and software to complete Weslaco NIBRS Project and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Funds may be used for upgrading technology infrastructure to implement incident-based reporting. Technology infrastructure purchased using grant funds shall be compatible with the National Incident-Based Reporting System and the Texas Incident-Based Reporting System (TIBRS).			
Funding Source (budget code, if applicable): RI-Radio Infrastructure (Incident Based Reporting and Interoperable Communication Systems)			
Amount: \$200,000.00		Term of Impact: 12 months	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: R2021-20 FY2022 Weslaco PD NIBRS Grant #4272301			
Responsibilities upon Approval:			

RESOLUTION NO. 2021-20

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the Office of the Governor Texas Conversion to the National Incident-Based Reporting System Grant be operated for the fiscal year 2021 through 2022; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor Texas Conversion to the National Incident-Based Reporting System 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 Office of the Governor Texas Conversion to the National Incident-Based Reporting System Grant to the Office of the Governor.

Grant Number: **4272301**

Passed and Approved this 16th day of February 2021.

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: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3979	
From:			
Subject: Discussion and consideration to approve Tax Abatement Application and Evaluation Report and authorize the Mayor to execute any related documents. Possible action. (There was no action February 2, 2021; staffed by Airport Department.)			
Background: The application and application review document are the final steps in creating the Tax Abatement policy and process. Staff is asking for a review of said documents before adoption.			
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	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Instructions, Annual Tax Abatement Evaluation Report, Application for Tax Abatement			
Responsibilities upon Approval:			

INSTRUCTIONS FOR COMPLETING THE CITY OF WESLACO TAX ABATEMENT APPLICATION & EVALUATION REPORT



To complete the form(s), left-click on each “response” field and type-in the requested information. Please do not attempt to tab through the form to respond to each question, as this will only cause your cursor to jump between sections.

For questions with a check box, please right-click on the box, scroll down to “properties,” select the “checked” option under the “default value,” and then click “ok” to accept the checked value.

Once you have completed the form(s):

- save your file;
- print two copies;
- sign and date them;
- attach any necessary supporting documentation;
- keep one copy for your records;
- and send the other copy to the Economic Development Corporation of Weslaco by the indicated deadline:

Economic Development Corporation of Weslaco
275 S. Kansas Ave, Suite A
Weslaco, Texas 78596

You may also forward an electronic copy of the completed report to:

weslacoedc@gmail.com

Please note, however, that if you do submit this form electronically, you must also submit an original hard copy of the report to the above stated physical address for proper filing and review by the indicated deadline.

For assistance call: (956) 969-0838



City of Weslaco Annual Tax Abatement Evaluation Report

Reporting Period: January 1, _____ to December 31, _____

I. PROJECT INFORMATION

Property Owner/ Applicant: _____

Company/Project Name: _____

Project Contact: _____ Title: _____

Telephone: _____ Fax: _____ E-mail: _____

Property Owner Address: _____

Company Address (if different): _____

Address of Property Subject to Abatement: _____

Has Construction/Installation of Planned Improvements Commenced? Yes ☐ No ☐

If Yes, on What Date? ____/____/____

If No, Please Explain.

Has Construction/Installation of Planned Improvements Been Completed? Yes ☐ No ☐

If Yes, on What Date? ____/____/____

If No, Please Estimate Completion Date *and* Attach a Current Time Schedule for the Project:

____/____/____ & _____

Date on Which *Certificate of Occupancy* was Received: ____/____/____

II. INVESTMENT / VALUATION

REAL PROPERTY

Current Year Appraised Value – Land: \$ _____

Current Year Appraised Value – Improvements: \$ _____

Construction Costs Incurred This Reporting Period: \$ _____

Appraised Value of Improvements Added This Period: \$ _____

III. PERSONAL PROPERTY

Current Year Appraised Value – Machinery, Equipment, and Other Business/Personal Property:

\$ _____

New Machinery and Equipment Costs Incurred During Period: \$ _____

Current Year Appraised Value Inventory and Supplies: \$ _____

Appraised Value of Machinery, Equipment, and Other Business/Personal Property Added This Period:

\$ _____

Percentage/Amount of Inventory Subject to Other Exemptions (i.e., Freeport/Foreign Trade Zone): _____%

IV. JOB CREATION / RETENTION

Total Current Employees at End of Reporting Period: Full-time: _____ Part-time: _____

Number of Current Employees Residing in the City of Weslaco: _____

Number of New Employees Added During Reporting Period: Full-time: _____ Part-time: _____

Number of New Employees Added Since Abatement Agreement: Full-time: _____ Part-time: _____

Annual Payroll During Reporting Period: \$ _____

Average Salary During Reporting Period: \$ _____

V. CONSTRUCTION / SUPPLIER / SERVICES CONTRACTS

CONSTRUCTION:

Construction Dollars Spent This Reporting Period: \$ _____

Percent Construction Dollars Spent With Hidalgo County Contractors: _____%

Number of Construction Related Jobs This Period: _____

Total Construction Payroll This Period: \$ _____

SUPPLIER / SERVICES:

Total Number Supplier/Services Contracts This Period: _____

Total Dollars Supplier/Services Contracts This Period: \$ _____

Percent Awarded to City of Weslaco Businesses: _____%

Percent Contract Dollars Awarded to City of Weslaco Businesses: _____%

VI. EMPLOYEE AND ENVIRONMENTAL FACTORS

Company Sponsored Health Care Benefits Are Available To (check all that apply):

Full-time ☐

Part-time ☐

No Employees ☐

Number of Employees Enrolled in Health Care Plan at End of Period: _____

Name of Health Care/Insurance Provider: _____

Average Percentage of Monthly Health Insurance Premiums Paid by Company: _____%

Average Monthly Employee Cost for Health Care Benefits: Individual: \$_____ Family: \$_____

List Other Company Benefits Provided (i.e., life insurance, pension plan, childcare, etc.):

VII. ADDITIONAL INFORMATION (TO BE ATTACHED)

- ☐ Copy of Personal Property List Rendered to the Hidalgo County Appraisal District
- ☐ Brief Narrative Highlighting The Progress And Status of the Project
- ☐ If Applicable, a Statement Addressing Any Failure to Meet Requirements of the Tax Abatement Agreement and a Plan for Rectification

VII. CERTIFICATION

I certify that, to the best of my knowledge and belief, the information and attachments provided herein are true and accurate and in compliance with the terms of the tax abatement agreement with Tarrant County.

Name of Certifying Officer

Title

Phone

Fax

Signature of Certifying Officer

Date

In order to remain eligible for the abatement of the City of Weslaco, you must submit a completed report to:

Economic Development Corporation of Weslaco
City of Weslaco Administrator's Office
275 Kansas Ave. Suite A
Weslaco, Texas 78596

You may also forward an electronic copy of the completed report to:

Weslacoedc@gmail.com

Please note that if you do submit this form electronically, you must also submit an original hard copy of the report to the above stated physical address for proper filing and review.

For assistance call: (956)969-0838



City of Weslaco Application for Tax Abatement/Reinvestment Zone

I. APPLICANT INFORMATION

Applicant/Property Owner: _____

Company/Project Name: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____

Applicant's Representative for contact regarding abatement request:

Name and Title: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____ **E-mail:** _____

II. PROJECT DESCRIPTION

Address and legal description of property to be considered for Tax Abatement/Reinvestment Zone:

Please attach a statement, fully explaining existing site and all proposed improvements and provide a complete detailed (line item). "Investment budget" will be needed for which the abatement is requested. Description of activities, products, or services produced and/or provided at project location

Current Assessed Value: Real Property: \$ _____ Personal Property: \$ _____

Estimated Start Date of Construction Site Improvements: ____/____/____

Estimated End Date of Construction Site Improvements: ____/____/____

Projected Date of Occupancy/Commencement of Operations at Project Site: ____/____/____

Please Indicate Dates for Phases if Applicable: _____

Location of Existing Company Facilities: _____

Requested level of Tax Abatement: _____ % of Eligible Property for _____ years.

Explain why Tax Abatement is Necessary for the Success of this Project. Include Business Pro-Formas or other Information to Substantiate your Request.

III. Projected Value of Improvements

Estimated Value of Real Property Improvements \$ _____

Estimated Value of Personal Property Improvements \$ _____

Will any Infrastructure Improvements (roads, drainage, etc.) be Requested of the City of Weslaco for this project? Yes ☐ No ☐

If Yes, Describe Requested Infrastructure Improvements: _____

Detail any Direct Benefits to City of Weslaco as a result of this Project (i.e., Inventory Tax, etc.): _____

IV. EMPLOYMENT IMPACT AT PROJECT LOCATION

A. NEW EMPLOYMENT

Projected Number of New Jobs Created as a Result of the Proposed Improvements:

Full-time: _____ Part-Time: _____

Provide Types of Jobs Created and Average Salary Levels: _____

Start Date and Annual Payroll of New Permanent Positions (if positions to be phased in, provide figures for each phase year): _____

Percentage of new jobs to be filled by City of Weslaco residents: _____ %

Number of employees transferring from other company locations: _____

B. CONSTRUCTION RELATED EMPLOYMENTS

Projected Number of Construction Related Jobs: _____ %

Estimated Total Construction Payroll: \$ _____

Commitment as to Percentage of Construction Dollars to be spent with Hidalgo County Contractors or Subcontractors: _____ %

C. CURRENT COMPANY/PROJECT LOCATION EMPLOYMENT

Current Number of Employees: _____ Full-time: _____ Part-time: _____

Average Annual Payroll: \$ _____

D. COMPANY SPONSORED HEALTH CARE BENEFITS ARE AVAILABLE

Full-time Employees ☐ **Part-time Employees** ☐ **Employee Dependents** ☐ **Not Available** ☐

Average Monthly Employee Cost for Health Care Benefits: Individual: \$ _____ Family: \$ _____

Other Employee Benefits Provided or Offered:

V. ENVIRONMENTAL IMPACT OF PROJECT

Indicate if development, construction, equipment, distribution methods, and/or operational processes may impact the environment in the following areas, attach detail if necessary:

Air Quality ☐ Water Quality ☐ Solid Waste Disposal ☐ Storm/Water Runoff ☐
Floodplain/Wetlands ☐ Noise levels ☐ Other (specify) ☐ _____

REQUIRED DOCUMENTATION (TO BE ATTACHED)

- ☐ Letter addressing Economic Qualifications and additional criteria for abatement, of the City of Weslaco Tax Abatement Policy
- ☐ Descriptive list and value of real and personal property improvements
- ☐ Plat/Map of Project Location
- ☐ Project Time Schedule
- ☐ Tax Certificate showing property taxes paid for most recent year

VI. CERTIFICATION

Upon receipt of a completed application, The City of Weslaco may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant.

I, _____ certify the information contained in this application (including all attachments) to be true and correct to the best of my knowledge. I further certify that I have read the "City of Weslaco's Tax Abatement Policy" and agree to comply with the guidelines and criteria stated therein.

Signature

Title

Printed Name

Date

Return completed application and attachments to:
Economic Development Corporation of Weslaco
275 S. Kansas Ave. Suite A
Weslaco, Texas 78596

You may also forward an electronic copy of the completed report to:

weslacoedc@gmail.com

Please note that if you do submit this form electronically, you must also submit an original hard copy of the report to the above stated physical address for proper filing and review.

For assistance call: (956)-969-0839



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2020-3578	
From:			
Subject: Presentation and discussion on the Public Safety Building (Fire/Police) project. (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: Presentation only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4012
From:		
Subject: Presentation and discussion on the Pleasantview 11th Street drainage project. (Staffed by Engineering Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega	Created/Initiated	
Alberto Aldana	Approved	
Mike Perez	Final Approval	
City Manager Comments: Presentation only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2020-3070	
From:			
Subject: Discussion and consideration to approve a Professional Services Agreement with Montalvo Insurance Agency for Loss Control and Risk Management in an amount of \$36,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: A Professional Services Agreement with Montalvo Insurance Agency for Loss Control and Risk Management Services was approved by the Commission in February 2020. The renewal agreement is proposed at \$36,000 with an alternate proposal of \$7,500 for additional hours for site inspections and COVID-19 training is being submitted for consideration. The total proposed fee is \$43,500.00. The alternate proposal includes services provided in the existing agreement in addition to fifty (50) additional hours for site inspections and COVID-19 training. Project Scope includes the following: • Initial Hazard Risk Assessment Evaluation; • Review of Past On-Site Safety Inspections (to follow up on corrective action); • Administrative Report; • On-Site Field Safety Training (Bilingual when necessary); • Monthly/Quarterly Hazard Surveys/On-Site Assessments; • Administrative Report on Findings of Hazard Surveys/On-Site Assessments; • Program Development (based on Past Loss History); • Development Training on Safety Programs; • Train City Department's Supervisors on Noted Hazards; • COVID-19 Training; • On-Site Spot Checks.			
Recommendation: Staff recommends approval of a Professional Services Agreement in the amount of \$36,000.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			

Advisory Review, if any (name of board/committee, date of action, recommendation):	
Andrew Muñoz	Created/Initiated
Andrew Muñoz	Approved
Mike Perez	Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff Recommends Approval	
Attachments, if any: Memo Loss Control and Risk Management 2021, Loss Control Contract 2021, WESLACO PLAN OF ACTION loss control services for 2021	
Responsibilities upon Approval:	

Human Resources Department

Memo

To: Mayor and City Commissioners

From: Andrew Munoz, Asst. City Manager / Interim HR Director

cc: Mike R. Perez, City Manager

Date: February 4, 2021

Re: Professional Services Agreement – Loss Control Proposal

A Professional Services Agreement with Montalvo Insurance Agency for Loss Control and Risk Management Services was approved by the Commission in February 2020. The renewal agreement is proposed at \$36,000 with an alternate proposal of \$7,500 for additional hours for site inspections and COVID-19 training is being submitted for consideration. The total proposed fee is \$43,500.00.

The alternate proposal includes services provided in the existing agreement in addition to fifty (50) additional hours for site inspections and COVID-19 training. Project Scope includes the following:

- Initial Hazard Risk Assessment Evaluation;
- Review of Past On-Site Safety Inspections (to follow up on corrective action);
- Administrative Report;
- On-Site Field Safety Training (Bilingual when necessary);
- Monthly/Quarterly Hazard Surveys/On-Site Assessments;
- Administrative Report on Findings of Hazard Surveys/On-Site Assessments;
- Program Development (based on Past Loss History);
- Development Training on Safety Programs;

- Train City Department's Supervisors on Noted Hazards;
- COVID-19 Training;
- On-Site Spot Checks.

Recommendation:

Staff recommends approval of a Professional Services Agreement for an amount not to exceed \$36,000.

Loss Control & Risk Management Contract

Project Name: City of Weslaco Loss Control & Risk Management Services for the Workers Compensation Program

Project Start Date: February 20, 2021

Project End Date: February 20, 2022

Project Description: Workers Compensation Hazard Inspections & Risk Management Services

City of Weslaco will provide the following data to Montalvo Insurance Agency & *J.C.V.C.C.S.
(Subcontractor)

- Workers Compensation Loss Runs for the last 3 years.
- Contact information for various department heads/administrators to conduct noted monthly/quarterly hazard surveys/inspections.
- Safety manuals used by the City of Weslaco for its employees to review for compliance.

Project Scope includes:

- Initial Hazard Risk Assessment Evaluation
- Review Past On-Site Safety Inspections (to follow up on corrective action)
- Administrative Report
- On-Site Field Safety Training (Bilingual when necessary)
- Monthly/Quarterly Hazard Surveys/On-Site Assessments
- Administrative Report on findings of Hazard Surveys/On-Site Assessments
- Program Development (Based on Past Loss History)
- Development Training on Safety Programs
- Train city department's supervisors on noted hazards. (Train the trainer program)
- Covid-19 Training
- On Site Spot Checks

Project Costs:

- \$43,500 per year (Billing: 50% deposit due after execution of signed contract then balance is due in 6 months) Cost includes 275 projected annual hours of loss control and risk management services. Contract will continue after one year at said cost until a 30 day written notice is acquired by either party advising of cancellation.
- NOTE: Expenses, training materials and travel time/mileage costs are included in our proposed cost assessment.

Offer: Montalvo Insurance Agency

Offer Date: 02/20/2021 – 02/20/2022

Project Approval: _____

Approval Date: _____

* J.C. Villafranca Consulting Claims Service, LLC (Loss Control Subcontractor)

J.C. Villafranca Consulting/Claims Service, LLC.

3217 Banyan Drive
Harlingen, TX 78550

Phone: (956) 536-7642
Fax: (956) 440-1478

General/Auto Liability Claims
Workers' Compensation Claims
Special Investigations
Carrier Representation for Benefit Review Conferences

Loss Control Services
Bilingual Safety Training Services

E-Mail: jcvillafranca@hotmail.com

January 06, 2021

Montalvo Insurance Agency
208 South Texas Blvd.
P.O. Box 2
Weslaco, Texas 78559
Attn.: Ramon Montalvo, Insurance Agent

RE: Additional City of Weslaco Loss Control/Safety Recommendations

Dear Mr. Montalvo:

Please note the following outlined observations/recommendations made by Mr. Daniel Charles (safety consultant) in order to enhance the safety culture in the City of Weslaco.

- **On-Site Spot Checks**
- Increase Spot-Checks in order to continue and increase safety presence out in the field

One of the "root causes" of workplace injuries, illnesses, and incidents is the failure to identify or recognize hazards that are present, or that could have been anticipated. A critical element of any effective safety and health program is a proactive, ongoing process to identify and assess such hazards.

The spot checks that have been performed show an increment in employee safety. Building a safety culture and creating a presence with employees is imperative. Employees will listen when they are trained/educated properly. Spot checks have been an important bridge in communicating to the employee their goals and policy. Spot checks are crucial because it reveals if employees and especially supervisors are following safety guidelines. This also keeps employees on their toes because in time this creates a safety habit and safety becomes part of their everyday routine. This also gives us a chance to provide on-site training which is always more exciting and engages the employees.

- **COVID-19**

All of the material will have constant changes as the CDC changes guidelines daily. This will be done in conjunction with local health officials.

J.C. Villafranca Consulting/Claims Service, LLC.

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Harlingen, TX 78550

Phone: (956) 536-7642
Fax: (956) 440-1478

General/Auto Liability Claims
Workers' Compensation Claims
Special Investigations
Carrier Representation for Benefit Review Conferences

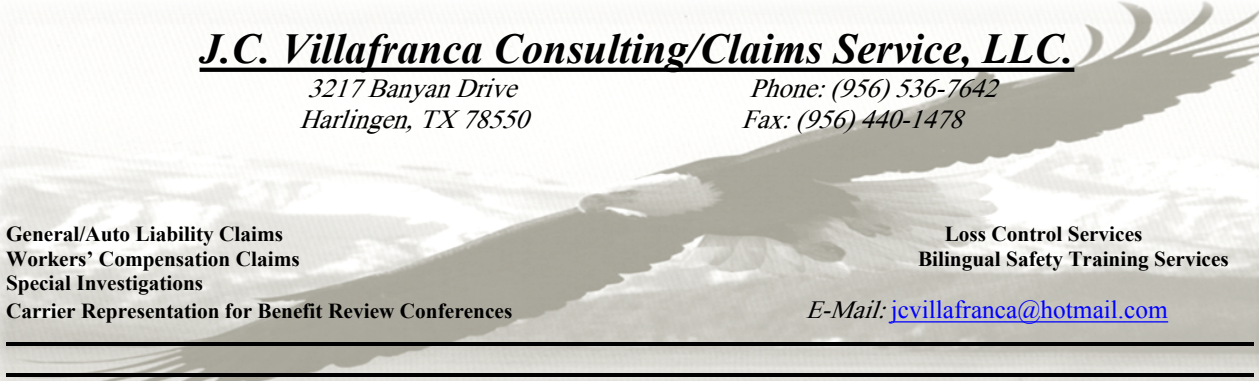
Loss Control Services
Bilingual Safety Training Services

E-Mail: jcvillafranca@hotmail.com

- Guidance on cleaning and disinfecting work areas (COVID-19)
- Safety education on COVID-19 (Cleaning, Hygiene, Social Distancing, Educating Staff)
- Practicing Social Distancing
- Developing, Implementing, Maintaining and Revising Plan for Proper Cleaning
- Safety Training
- PPE Training
- Reducing the Risk Training
- Using Appropriate Cleaning and Disinfecting Products
- Custodial Training
- Implementing Short Term-Dismissal
- Help Implement Emergency Operation Plans
- Providing and Creating Power Points
- Identifying Risk
- Identifying SYMPTOMS
- **Site Inspections**

This creates a safe culture and also increases employee awareness of hazards. An inspection helps to identify and correct regulatory deficiencies, which in turn, can improve workplace safety and help reduce liability. On-site hazard inspections serve to increase employee awareness and understanding of environmental and safety regulations and the process also demonstrates commitment to compliance. Workplace inspections help prevent incidents, injuries and illnesses. Through a critical examination of the workplace, inspections help to identify and record hazards for corrective action. Administration can help plan, conduct, report and monitor inspections. It is recommended that site inspections be performed every 6 months in order to closely gauge the changes that each department has made. This also helps provide an assessment of change per department and implement plan of action for departments not following protocol.

- Identifying hazards in the workplace
- Recommending appropriate safety and loss prevention controls
- Establish best practices for maintaining a safe work environment



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Bilingual Safety Training Services

E-Mail: jcvillafranca@hotmail.com

- **Incidents/Accidents**

Look at incidents/accidents from the past 3 years to identify problematic areas. We will identify and target these areas by creating a plan of action in order to eliminate/decrease the numbers. Our main goal is to ensure the safety of the City of Weslaco employees and the general public.

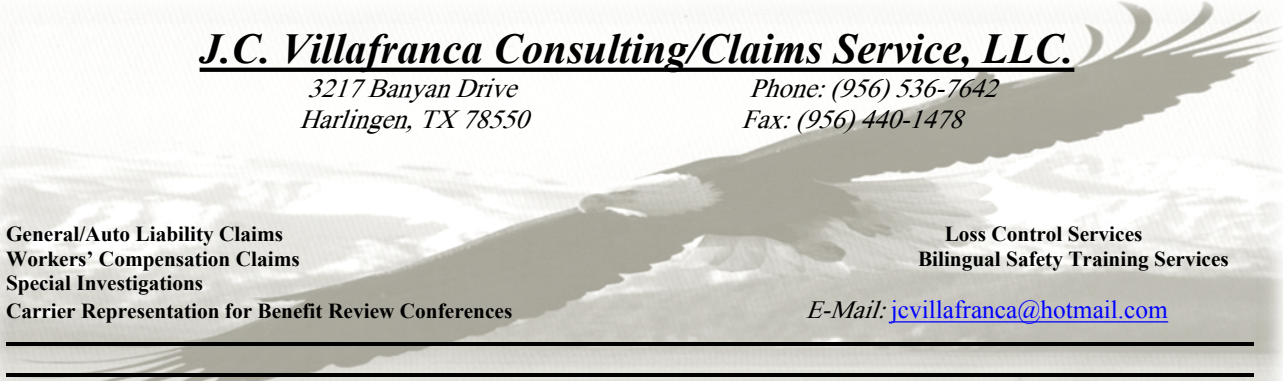
- **Training**

This is crucial because training is your best tool to have. A trained employee is a safe employee. Training shows weaknesses of employees and gauges areas that need to be worked on. Training increases employee morale, increases productivity and most importantly it decreases accidents. Workplace safety training is as vital as workplace safety itself. It enables the management to ensure a safe and healthy work environment. It also helps the employees to recognize safety hazards and correct them. It enables them to understand best safety practices and expectations. Training should be provided once a year to all employees. This is done in order to meet OSHA's annual refresher guidelines. Some of the many benefits for training are

- Less productivity loss due to illness or injury
- Higher employee satisfaction
- Reduced worker compensation for medical leave due work-related injuries and illnesses
- Protection from liability lawsuits
- Future incident prevention.
- Increase safety training for personnel (new employees and refresher courses)
- Provide specific training to management and supervisors
- Revise Safety Manual (Look at policies to determine that they are accurate, up-to-date, in compliance, complete and understandable) Create specific power points that target problematic areas
- Evaluate operations with an understanding of coverage exposures
- Analyze losses, loss trends and the potential for future losses
- Evaluate management controls and loss control programs
- Provide recommendations for risk improvement
- Assist in the development of safety programs

- **Bilingual Safety/Loss Control Training**

- Accident Investigation
- Slip/Trip/Fall Prevention



J.C. Villafranca Consulting/Claims Service, LLC.

3217 Banyan Drive
Harlingen, TX 78550

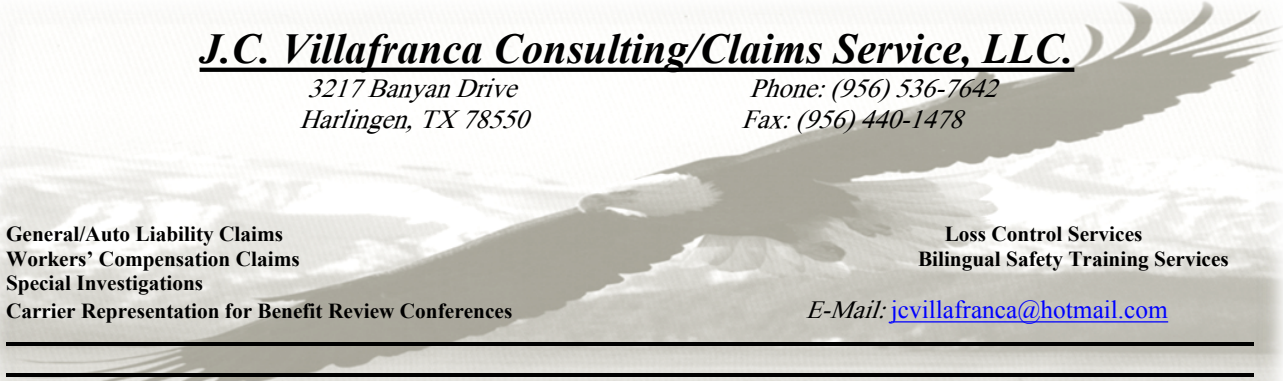
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- Walking and Working Surfaces
- Exit Routes
- Fire Protection
- Fire Prevention Plans
- Emergency Action Plans
- Electrical
- Personal Protective Equipment (PPE)
- Hazard Communication
- Hazardous Materials
- Material Handling
- Machine Guarding
- Ergonomics
- Introduction to Industrial Hygiene
- Blood borne Pathogens
- Safety and Health Program
- Fall Protection
- Lock Out/Tag Out
- Driving Safety
- Emergency Evacuation
- Electrical Safety
- Employee Evacuation
- Fire Extinguisher
- Forklift Training
- Food Handling Safety Training
- Hand Injuries
- Accident Prevention Signs and Tags
- Accident Reporting
- Ladder Safety Training
- Substance Abuse Prevention
- Team Lifting Safety
- Work Place Hazard Surveys
- Lifting Safety
- Maintenance Safety Training
- SDS Compliance/Procedure
- Near Misses
- Back Safety



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- Burns
- New Employee Orientation
- Noise on the Job
- Office Hazards
- Outside Climate
- Heat Stress
- Bee Stings
- OSHA Log-300
- Power Tool Safety
- Safety Label Procedures
- Safety Manual Evaluation
- OSHA-10 CARD
- OSHA 30 CARD

Our consultant will work with management to minimize the potential for accidents, injuries, and property loss. They are capable of providing consultative services to assist in the control of work related injuries, ergonomics, industrial hygiene, property conservation, safety training and program development.

Sincerely,

Martin G. Villafranca
President



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3995
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of Ezequiel Reyna Jr. on Ordinance 2021-05 to 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-2 Duplex and apartment district.to M-1 Mobile home subdivision district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-05. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone property from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Forty-one (41) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on January 18, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request based on surrounding land use at their regular meeting of February 3, 2021.		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Deny.		
Staff Recommendation: Staff recommends denial based on surrounding land use and 2040 land use map.		
Attachments, if any: Rezone- 3701 S Westgate- Memo, Petition Letter- planning department letter--mobile, Petition Letter against rezone-3000 Blk S Westgate, 3701 S WESTGATE-M-1 - ATTACHMENTS, 3701 S Westgate- aerial, O2021-05 rezone 3701 S Westgate		

Responsibilities upon Approval:

Staff will advise applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3701 S Westgate

DATE: February 9, 2021

The property owner is proposing to develop a RV Park at proposed location. The 2040 Future Land Use Map has identified for this area to remain a R-1 One Family Dwelling District. During the public hearing the following property owners spoke out against the item citing issues with traffic and the depreciation in the values of their homes should the rezone be approved given the proposed use.

- Hannah McCann 3809 Tierra Escondido
- Mark Russell 3809 Tierra Escondido

The Planning & Zoning Commission recommended denial based on the existing use of the surrounding properties stating the proposed use would not conform the surrounding neighborhood.

Thank you,

Rebekah de la Fuente, CFM

July 14, 2020

Rebekah De Le Fuente
Planning Director
City of Weslaco
255 S Kansas Ave
Weslaco, TX 78596

Dear Rebekah:

Thank you for speaking with me on the phone. I appreciate the time you took to explain to me the City Code on the project being proposed to sit adjacent to the Tierra Santa neighborhood. I would like to take this opportunity to express my views on the project.

I am a resident of the Tierra Santa community and have lived here since 2012. For the most part, I have enjoyed my time living in the community, meeting my neighbors, playing golf, and, for a while, serving on the Tierra Santa POA Board to make an attempt to make Tierra Santa the gem that it should be for the City of Weslaco.

Now, sadly, less than a year from my last letter of opposition to a project proposed by Mr. Reyna, I must approach you and the Zoning Committee again to ask you to take action to help preserve the Tierra Santa neighborhood and the Tierra Santa Golf Course as the destination features they should be for Weslaco!

My husband and I vehemently oppose this project. This is for the following reasons:

- 1) Allowing a Mobile Home community adjacent to the Tierra Santa Residential Community will cause residences within the community to incur a serious loss in home value and resale value. This will be particularly true for those living in the Tierra De Oro section of Tierra Santa which will share a boundary with the Mobile Home Community. We all purchased homes in Tierra Santa to partake of the increased security and common desire for a well-kept and pleasant neighborhood. We will now lose the secure, beautiful, and neighborly community we believed we were buying into and

it will be compounded when Mr. Reyna begins construction on his Event Center at the Golf Course. Tierra de Oro home values will plummet as we will be completely cut out of Tierra Santa and also completely bordered by a Mobile home park.

- 2) The traffic created by the Mobile Home Park will cause delays and unsafe situations for those living in the Mobile Home Park, the Tierra Santa community, and for customers of the Golf Course. People living in the Mobile Home Park, who will have to cross through the existing median, will create a "long line issue" for those seeking entrance to the Tierra Santa community when the gate is closed. In addition, other traffic issues will be created by increased presence of school buses and/or other large vehicles that would need access to service both the Mobile Home Park and/or Tierra Santa.
- 3) Finally, Mr. Reyna wants to increase the viability of his Golf Course by adding an Event Center. I do not see how placing a mobile home park at the entrance to what is supposed to be a destination for events such as weddings, Quince's, golf tournaments, a nice dinner out, etc. will encourage people to frequent Tierra Santa, never mind make a commitment to making their home there! It would be far more advantageous for him to rezone it to make more homes within the Tierra Santa community.

I am hoping the Weslaco Planning and Zoning Commission can see that these requests are very appropriate and will serve to protect Tierra Santa as a beautiful and desirable neighborhood and destination location for the City of Weslaco!

Thank you

Hannah B. McCann
David R. McCann
3809 Tierra Escondida
Weslaco, Texas 78596
956-998-8931

Rebekah M. De La Fuente

From: Mike Perez
Sent: Thursday, February 11, 2021 7:34 AM
To: Nelda Garcia
Cc: Rebekah M. De La Fuente
Subject: RE: Appealing of zoning

Ms. Garcia, we will share your email with the Mayor and City Commission relating to your concerns. I believe you know that staff is recommending against the rezoning. mike

From: Nelda Garcia <Nelda.Garcia@ideapublicschools.org>
Sent: Wednesday, February 10, 2021 2:13 PM
To: Mike Perez <mrperez@weslacotx.gov>
Cc: neldagg@yahoo.com
Subject: Appealing of zoning

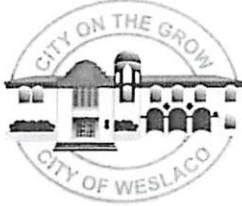
Good afternoon Mr. Perez. I am writing to you about my appeal fo the rezoning of our residential area. I attended and spoke in the meeting opposing the change for a multi-family living because Zeke Reyna wanted to make apartment complexes. I live on 3000 block of S. Westgate, in the entrance od Tierra Santa along with 5 other residents of which 4 of them have elderly retired adults who are related and able to visit one another by walking (assisted) to each others house. With the addition and annexation of Tierra Santa, the traffic and speed of the daily use is quite frightening. It doesn't seem to matter the opposition, the rezoning was passed. Well now, we received another notice of Zeke Reyna wanting to add a mobile home area, directly in front of Tierra Santa and there will also be a hearing. I know the "Notification of Impact" letter is necessary to seem that formal communication was made to surrounding area, but it seems they do not take the appeals into consideration. I even made an appeal to Hidalgo County for my taxes, since this will devaluate my property, with no avail. Now the addition of a mobile home park, again is frightening of the demographics of the owners and devaluation of my property. Is the purpose of the hearings just for repercussions of not conducting them? I know Zeke Reyna is a major influence in the growth of our city, but at what expense?

Thank you for your time with this matter.

Nelda Garcia
Operations Assistant | Headquarters RGV
956-373-1236 | Nelda.Garcia@ideapublicschools.org
Join IDEA's Team and Family: [Apply Today](#) | [Refer-A-Friend](#)
IDEA Celebrates 20 Years: [Click Here to Learn More](#)



[IDEA Public Schools](#) believes that each and every child can go to college. Since 2000, IDEA Public Schools has grown from a small school with 150 students to the fastest-growing network of tuition-free, Pre-K-12 public charter schools in the United States. Currently, the network serves 63,000 college-bound students in 120 schools across Texas and Louisiana. IDEA has been recognized as a "Great Place to Work" and received national rankings on The Washington Post and *U.S. News & World Report's* Top High Schools lists. IDEA remains on-track to uphold its legacy of sending 100% of its graduates to college.



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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot West Tracts 330 & 440 - 5495 N 990 FT 795 15 AC Block GR 1477 AC Net

Subdivision Name _____

Street Address S. Westgate Dr. 3701 S Westgate Dr.

Existing Zoning R2-multi Existing Land Use _____

Proposed Zoning M1 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 (936) 968-2829

Address 702 W. Expressway 83 Fax: (936) 969-9634

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

OWNER

Name Ezequiel Reyna Jr. Phone (936) 968-2829

Address 702 W. Expressway 83 Fax: (936) 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 11/8/21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

Property Tax Balance

[Begin a New Search](#) [Go to Your Portfolio](#)

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

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

Unless otherwise noted, all data refers to tax information for 2020. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: W380000795000080

Pending Credit Card or eCheck Payments:
No Payment Pending

Appraisal District Number: 327142

Pay by Credit Card

Address:
COTTONFIELDS LTD
702 W EXPRESSWAY 83 STE 100
WESLACO, TX 78599-4379

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

Property Site Address:
S WESTGATE DR

Pay by eCheck

Legal Description:
WEST TRACT S330' & E440'-S495'-N990' FT
795 15 AC GR 14.77 AC NET

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

Current Tax Levy: \$2,645.39

Print Current Statement

Current Amount Due: \$0.00

Print Delinquent Statement

Prior Year Amount Due: \$0.00

[Register for Certified Statements by E-mail](#)

Total Amount Due: \$0.00

Gross Value: \$101,193

Last Payment Amount for Current Year Taxes:
\$2,645.39

Land Value: \$56,126

Last Payer for Current Year Taxes:
REYNA FAMILY DEVELOPMENT LTD

Improvement Value: \$45,067

Capped Value: \$0

Last Payment Date for Current Year Taxes:
12/14/2020

Agricultural Value: \$0

Active Lawsuits: None

Exemptions:
None

[Exemption and Tax Rate Information](#)

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

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

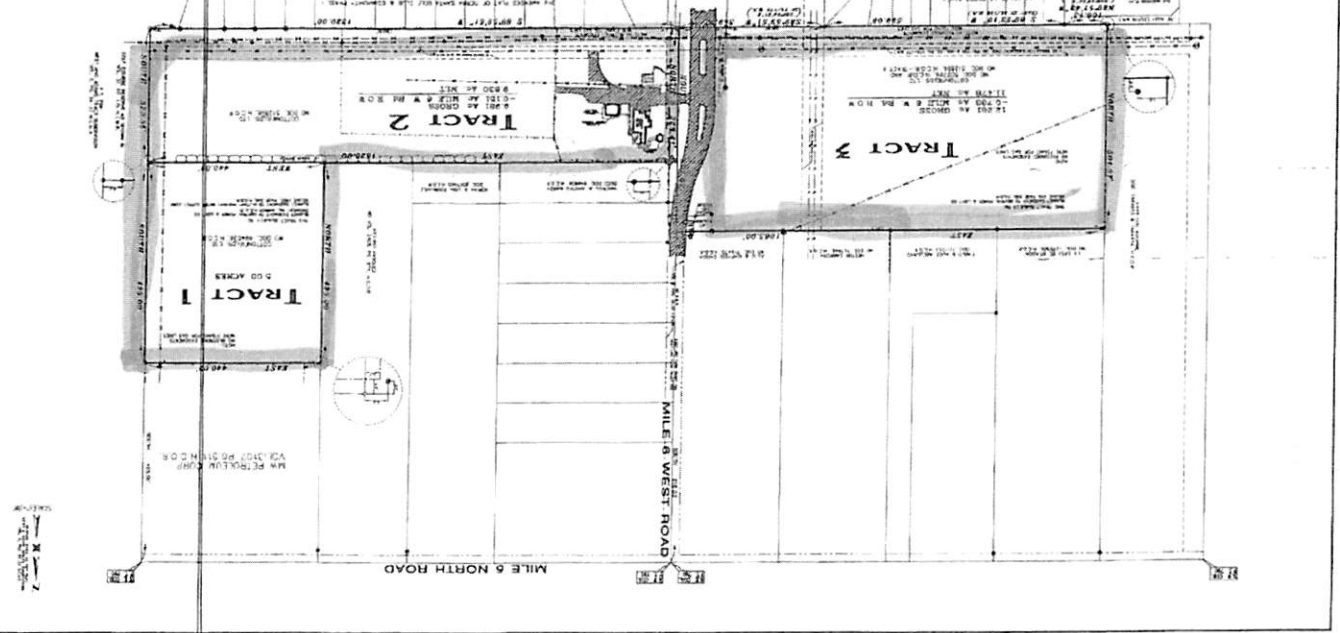


STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESTLACO
WEST & ADAMS TRACTS SUBDIVISION
VOLUME 2, PAGES 34-37 H.C.M.B.
CITY OF WESTLACO
HIDALGO COUNTY, TEXAS

PLAT SHOWING
TRACT 1: BEING 5.00 ACRES
OUT OF FARM TRACT 790
TRACT 2: BEING 9.961 ACRES
OUT OF FARM TRACT 795
TRACT 3: BEING 12.261 ACRES
OUT OF FARM TRACT 795
TRACT 4: BEING 12.261 ACRES
OUT OF FARM TRACT 795
TRACT 5: BEING 12.261 ACRES
OUT OF FARM TRACT 795

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HIDALGO COUNTY, TEXAS
CITY OF WESTLACO
WEST & ADAMS TRACTS SUBDIVISION
VOLUME 2, PAGES 34-37 H.C.M.B.
CITY OF WESTLACO
HIDALGO COUNTY, TEXAS

TRACT 1
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TRACT 100



City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

January 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 3, 2021, and the City Commission will hold a public hearing on February 16, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 832 0582 2197

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 February 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Ezequiel Reyna Jr. is requesting to 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-2 Duplex and apartment district.to M-1 Mobile home subdivision 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.

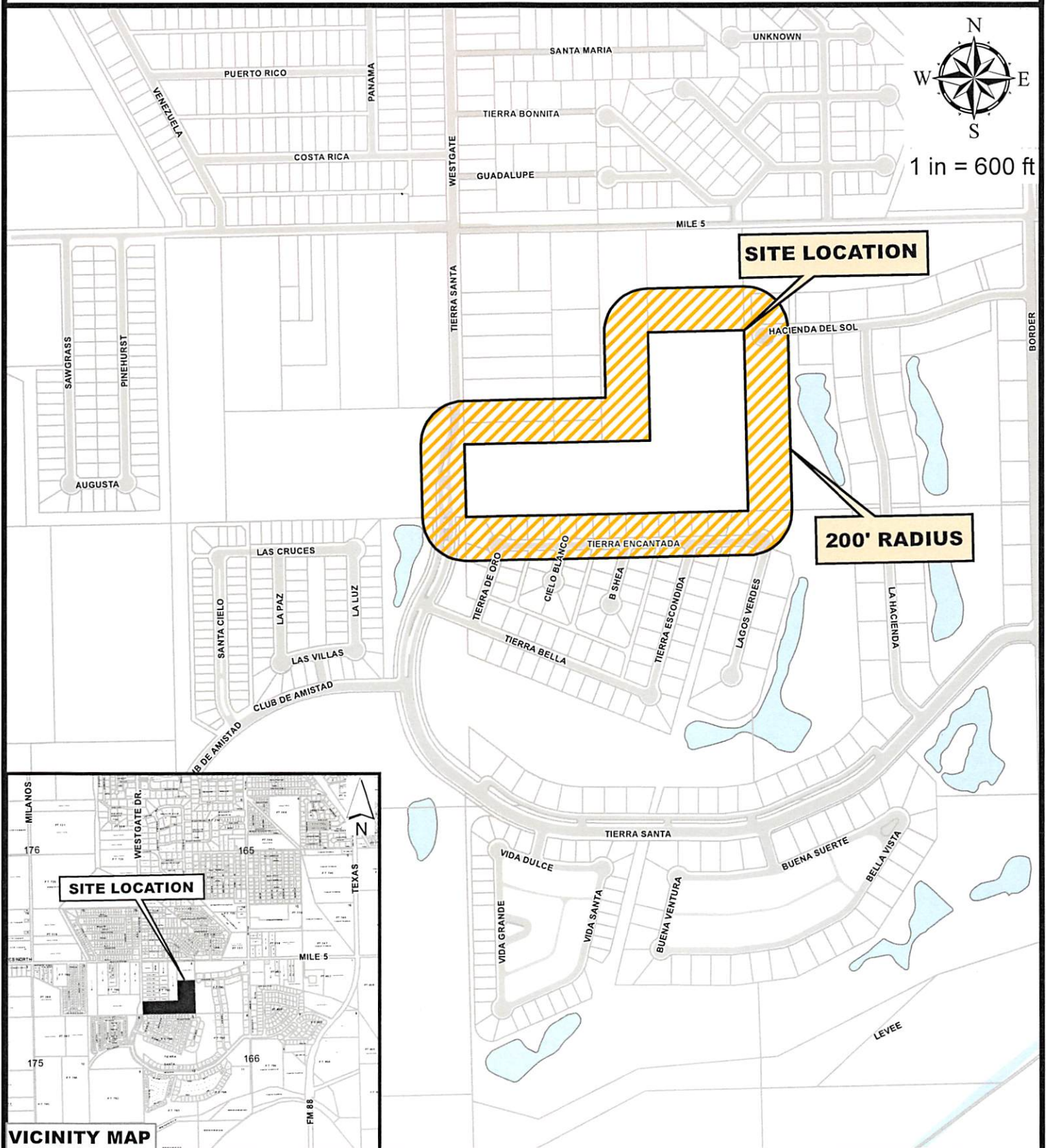
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

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-2
Existing land use:	Multifamily
Proposed zoning:	M-1
Proposed land use:	Mobile Home Subdivision



JAN 21, 2021

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

JAN 21, 2021

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

City of Weslaco Code Enforcement Dept.

JAN 21, 2021

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
MENA OSCAR JR & MELISSA 3611 S WESTGATE DR WESLACO, TX 78596	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 7 95 1AC GR 0.93AC NET 3611 S WESTGATE DR	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 S WESTGATE	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 MILE 5 NORTH	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 MILE 5 NORTH	L: 10070 B: 19793

JAN 21, 2021

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	

Rezone Request

R-2 to M-1

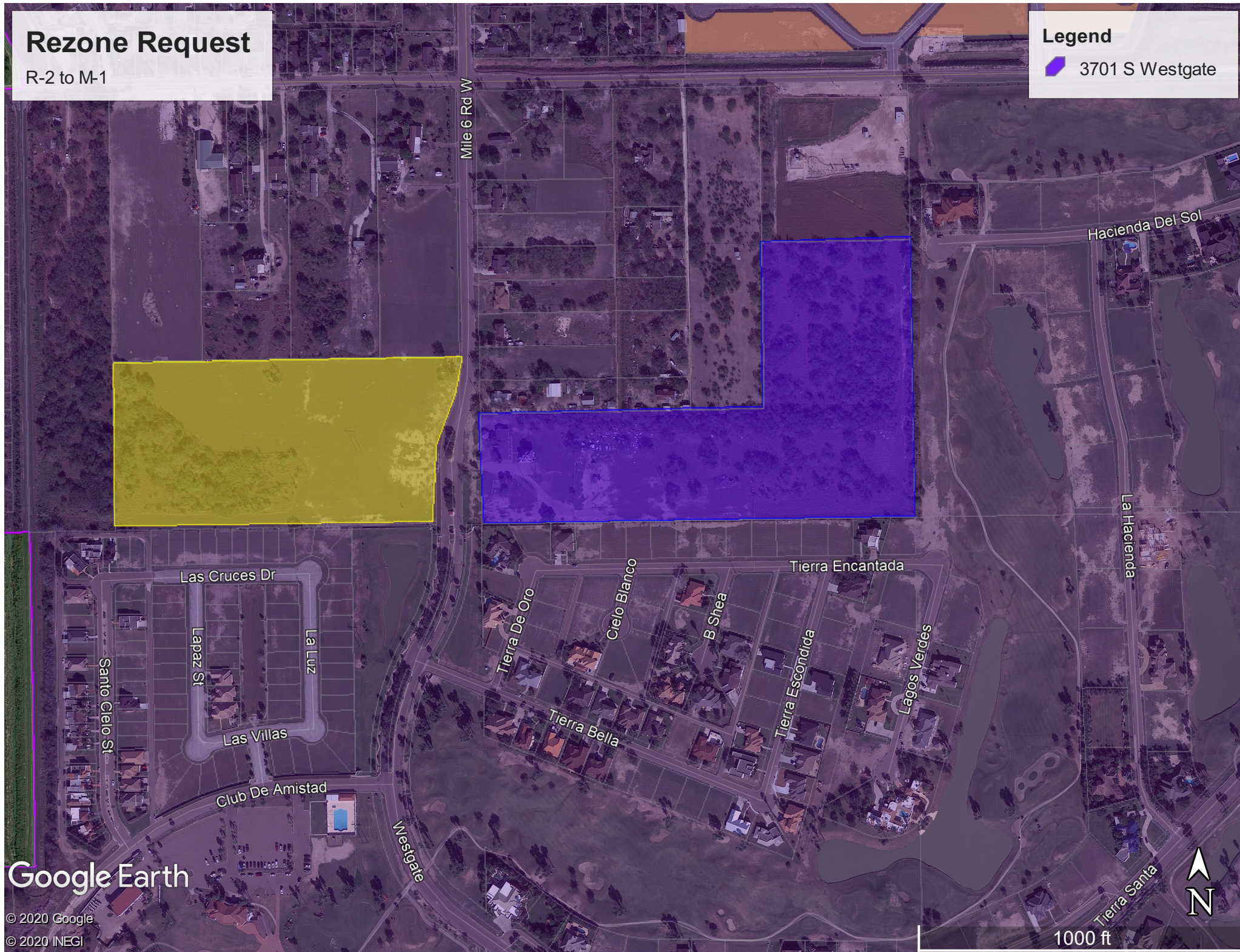
Legend

 3701 S Westgate

Google Earth

© 2020 Google
© 2020 INEGI

1000 ft



ORDINANCE NO. 2021-05

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 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, FROM R-2 DUPLEX AND APARTMENT DISTRICT. TO M-1 MOBILE HOME SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-2 Duplex and apartment district.to M-1 Mobile home subdivision district located at 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Weslaco, Hidalgo County, 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 16th day of February 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2021.

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: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3996	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Ezequiel Reyna Jr. on Ordinance 2021-06 to rezone 3702 S. Westgate also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to M-1 Mobile home subdivision district. and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-06. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Forty (40) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on January 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of February 3, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Deny.			
Staff Recommendation: Staff recommends denial based on surrounding land use and 2040 land use map.			
Attachments, if any: Rezone- 3702 S Westgate- Memo, 3702 S WESTGATE M-1- ATTACHMENTS, 3702 S Westgate- aerial, O2021-06 rezone 3702 S Westgate-			

Responsibilities upon Approval:

Staff will advise applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3701 S Westgate

DATE: February 9, 2021

The property owner is proposing to develop a RV Park at proposed location. The 2040 Future Land Use Map has identified for this area to remain a R-1 One Family Dwelling District.

The Planning & Zoning Commission recommended denial based on the existing use of the surrounding properties stating the proposed use would not conform the surrounding neighborhood.

Thank you,

Rebekah de la Fuente, CFM



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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot West Tract E1065-S501.97FTT9012.27AC GR Block 11.92AC Net

Subdivision Name _____

Street Address Westgate Dr. 3702 S Westgate.

Existing Zoning R-2 multi Existing Land Use _____

Proposed Zoning M-1 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) 964-9634

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) 964-9634

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 1/8/21

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

Property Tax Balance

[Begin a New Search](#) [Go to Your Portfolio](#)

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

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

Unless otherwise noted, all data refers to tax information for 2020. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: W380000790000005

Pending Credit Card or eCheck Payments:
No Payment Pending

Appraisal District Number: 503955

Pay by Credit Card

Address:
COTTONFIELDS LTD
702 W EXPRESSWAY 83 STE 100
WESLACO, TX 78599-4379

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

Property Site Address:
WESTGATE DR

Pay by eCheck

Legal Description:
WEST TRACT E1065'-S501.97' FT 790 12.27
AC GR 11.92 AC NET

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

Current Tax Levy: \$125.58

Print Current Statement

Current Amount Due: \$125.58

Print Delinquent Statement

Prior Year Amount Due: \$0.00

[Register for Certified Statements by E-mail](#)

Total Amount Due: \$125.58

Gross Value: \$113,240

Last Payment Amount for Current Year Taxes:
Not Received

Land Value: \$113,240

Last Payer for Current Year Taxes:
Not Received

Improvement Value: \$0

Last Payment Date for Current Year Taxes:
Not Received

Capped Value: \$0

Agricultural Value: \$4,804

Active Lawsuits: None

Exemptions:
None

[Exemption and Tax Rate Information](#)

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

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

Taxes Due Detail by Year[Begin a New Search](#) [Go to Your Portfolio](#)[Return to the Previous Page](#) [Taxes Due by Jurisdiction](#)**Taxes Due as of** Fri Jan 08 12:56:28 CST 2021**Account No.:** W380000790000005**Appr. Dist. No.:** 503955**Active Lawsuits** None

* Additional Collection Costs

Year	Base Tax Due	IF PAID BY February 1, 2021		IF PAID BY March 1, 2021		IF PAID BY March 31, 2021	
		Penalty, Interest, and ACC*	Total Due	Penalty, Interest, and ACC*	Total Due	Penalty, Interest, and ACC*	Total Due
2020	\$125.58	\$0.00	\$125.58	\$8.80	\$134.38	\$11.30	\$136.88
Total Amount Due:	\$125.58	\$0.00	\$125.58	\$8.80	\$134.38	\$11.30	\$136.88

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The Tax Office makes no representations as to the accuracy or reliability of any information accessed from its computer data base. The Tax Office, its officers, agents, employees and representatives shall not be liable for the information posted on the Tax Office Website in connection with any actions losses, damages, claims or liability in any way related to use of, distribution of or reliance upon such information.

HIDALGO COUNTY TAX OFFICE
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157
You may also [e-mail](#) the office.

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City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

January 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 3, 2021, and the City Commission will hold a public hearing on February 16, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 832 0582 2197

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 February 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Ezequiel Reyna Jr. is requesting to rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, and Texas from R-2 Duplex and apartment district. to M-1 Mobile home subdivision 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.

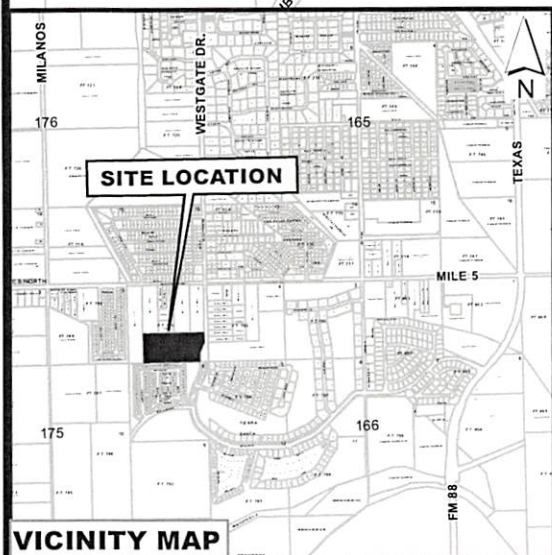
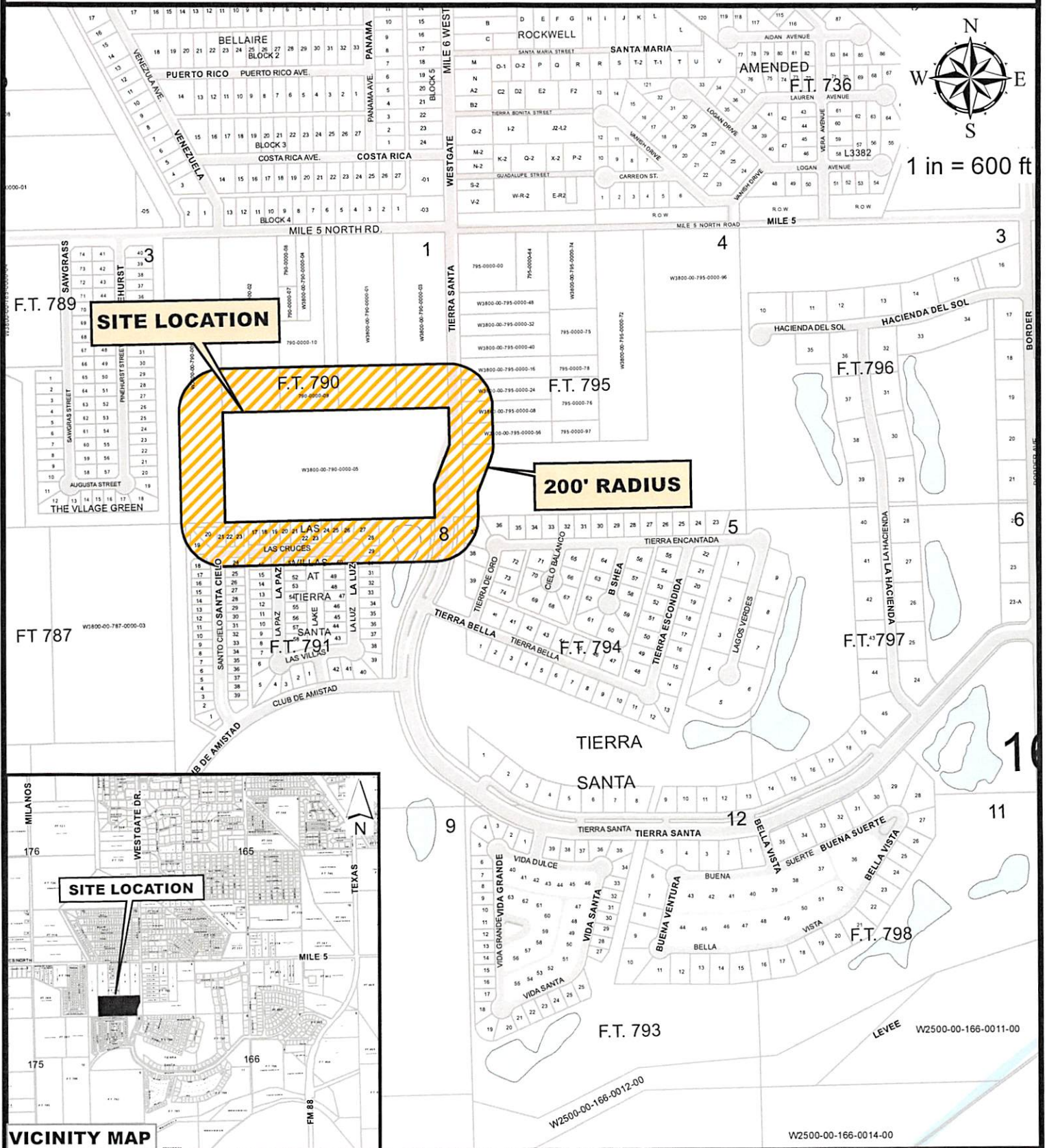
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ezequiel Reyán Jr.

3702 South Westgate Drive
WEST TRACT E1065'-S501.97' FT 790
12.27 AC GR 11.92 AC NET
LOT 1, BLOCK 175, F.T. 790

Purpose for the Rezoning request

Existing zoning: R-2
Existing land use: Multifamily
Proposed zoning: M-1
Proposed land use: Mobile Home Subdivision



JAN 21, 2021

LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0016-00 LAS VILLAS AT TIERRA SANTA LOT 1 6 BLK 2 0 LA PAZ	L: 10759 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0017-00 LAS VILLAS AT TIERRA SANTA LOT 1 7 BLK 2 0 LAS CRUCES	L: 11297 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0018-00 LAS VILLAS AT TIERRA SANTA LOT 1 8 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0019-00 LAS VILLAS AT TIERRA SANTA LOT 1 9 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0020-00 LAS VILLAS AT TIERRA SANTA LOT 2 0 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0021-00 LAS VILLAS AT TIERRA SANTA LOT 2 1 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0022-00 LAS VILLAS AT TIERRA SANTA LOT 2 2 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0023-00 LAS VILLAS AT TIERRA SANTA LOT 2 3 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0024-00 LAS VILLAS AT TIERRA SANTA LOT 2 4 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0025-00 LAS VILLAS AT TIERRA SANTA LOT 2 5 BLK 2 0 LAS CRUCES	L: 10209 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0026-00 LAS VILLAS AT TIERRA SANTA LOT 2 6 BLK 2 0 LAS CRUCES	L: 9683 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0027-00 LAS VILLAS AT TIERRA SANTA LOT 2 7 BLK 2 0 LAS CRUCES	L: 12080 B: 0

JAN 21, 2021

LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0028-00 LAS VILLAS AT TIERRA SANTA LOT 2 8 BLK 2 0 LA LUZ	L: 12497 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0029-00 LAS VILLAS AT TIERRA SANTA LOT 2 9 BLK 2 0 LA LUZ	L: 7716 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0030-00 LAS VILLAS AT TIERRA SANTA LOT 3 0 BLK 2 0 LA LUZ	L: 9703 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0050-00 LAS VILLAS AT TIERRA SANTA LOT 5 0 BLK 2 0 LA LUZ	L: 12180 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0051-00 LAS VILLAS AT TIERRA SANTA LOT 5 1 BLK 2 0 LA PAZ	L: 12180 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
RAMIREZ ANA LIZA 20003 MASON CREEK DR KATY TX 77449-2203	T5438-01-02A-0018-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 18 BLK 2A 3806 SANTO CIELO	L: 11078 B: 127955
ORTEGON JAY R 2018 LAS CRUCES AVE WESLACO TX 78596-8513	T5438-01-02A-0019-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 19 BLK 2A 2018 LAS CRUCES AVE	L: 16626 B: 118328
GONZALEZ MARISELA 2014 LAS CRUCES ST WESLACO TX 78596	T5438-01-02A-0020-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 20 BLK 2A 2014 LAS CRUCES AVE	L: 18627 B: 101001
GONZALEZ MARIA N 306 LAKEWAY DR WESLACO TX 78596-1865	T5438-01-02A-0021-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 21 & 22 BLK 2A 2010 LAS CRUCES AVE	L: 14616 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-02A-0022-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 22 BLK 2A 2006 LAS CRUCES AVE	L: 7308 B: 0

JAN 21, 2021

BREMONT ALICIA LIZETH J 1901 CLUB DE AMISTAD WESLACO TX 78596-8576	T5438-01-02A-0023-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 23 BLK 2A 2002 LAS CRUCES AVE	L: 10513 B: 0
ARAUJO JUAN M GANTE 1601 TRAILER LN LOT 121 IRONDALE AL 35210	T5438-01-02A-0024-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 24 BLK 2A 3805 SANTO CIELO	L: 12725 B: 0
MORENO HECTOR MANUEL SOBRON 313 E COMA AVE STE 579 HIDALGO TX 78557-2506	W3800-00-790-0000-00 WEST TRACT W 255' FT 790 7.73 GR 7.61AC NET 2029 W MI 5 N RD	L: 72295 B: 0
CABRERA FRANCISCO 1725 MILE 5 NORTH WESLACO TX 78596	W3800-00-790-0000-01 WEST TRACT W266'-E532'-N818.03'- FT 790 5.00AC GR 4.88AC NET 0 MILE 5 NORTH	L: 65758 B: 49340
LA CASA DE ORACION 1917 W MILE 5 N WESLACO TX 78596-5057	W3800-00-790-0000-02 WEST TRACT W267'-E1065'-N818.03' FT 790 5.01AC GR 4.89AC NET 1919 W MI 5 N RD	L: 108641 B: 0
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
ABELDANO PABLO & ALICE 1801 W MILE 5 N WESLACO TX 78596-9518	W3800-00-790-0000-09 WEST TRACT W266'-E798'-S204.5'-N 818.03' & W60'-E592'-N613.5' FT 1801 W MILE 5 RD	L: 44381 B: 32989
CARRIZALES RAYMUNDO 1805 W MILE 5 N WESLACO TX 78596-9518	W3800-00-790-0000-10 WEST TRACT W206'-E798'-S204.5'-N 613.5' & W60'-E652'-N613.5' FT 7 1805 W MILE 5 RD	L: 40379 B: 81332
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
MENA OSCAR JR & MELISSA 3611 S WESTGATE DR WESLACO, TX 78596	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 7 95 1AC GR 0.93AC NET 3611 S WESTGATE DR	L: 27555 B: 0

JAN 21, 2021

GARCIA ISMAEL & NELDA G 3605 S WESTGATE DR WESLACO TX 78596-9479	W3800-00-795-0000-16 WEST TRACT W440'-S99'-N693' FT 7 95 1AC GR 0.93AC NET 0 S WESTGATE DR	L: 27555 B: 83144
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 S WESTGATE	L: 27555 B: 8388
COTTONFIELDS, LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-795-0000-80 WEST TRACT S330' & E440'-S495'-N 990' FT 795 15 AC GR 14.77 AC NE 0 S WESTGATE DR	L: 23750 B: 72106

Rezone Request

R-2 to M-1

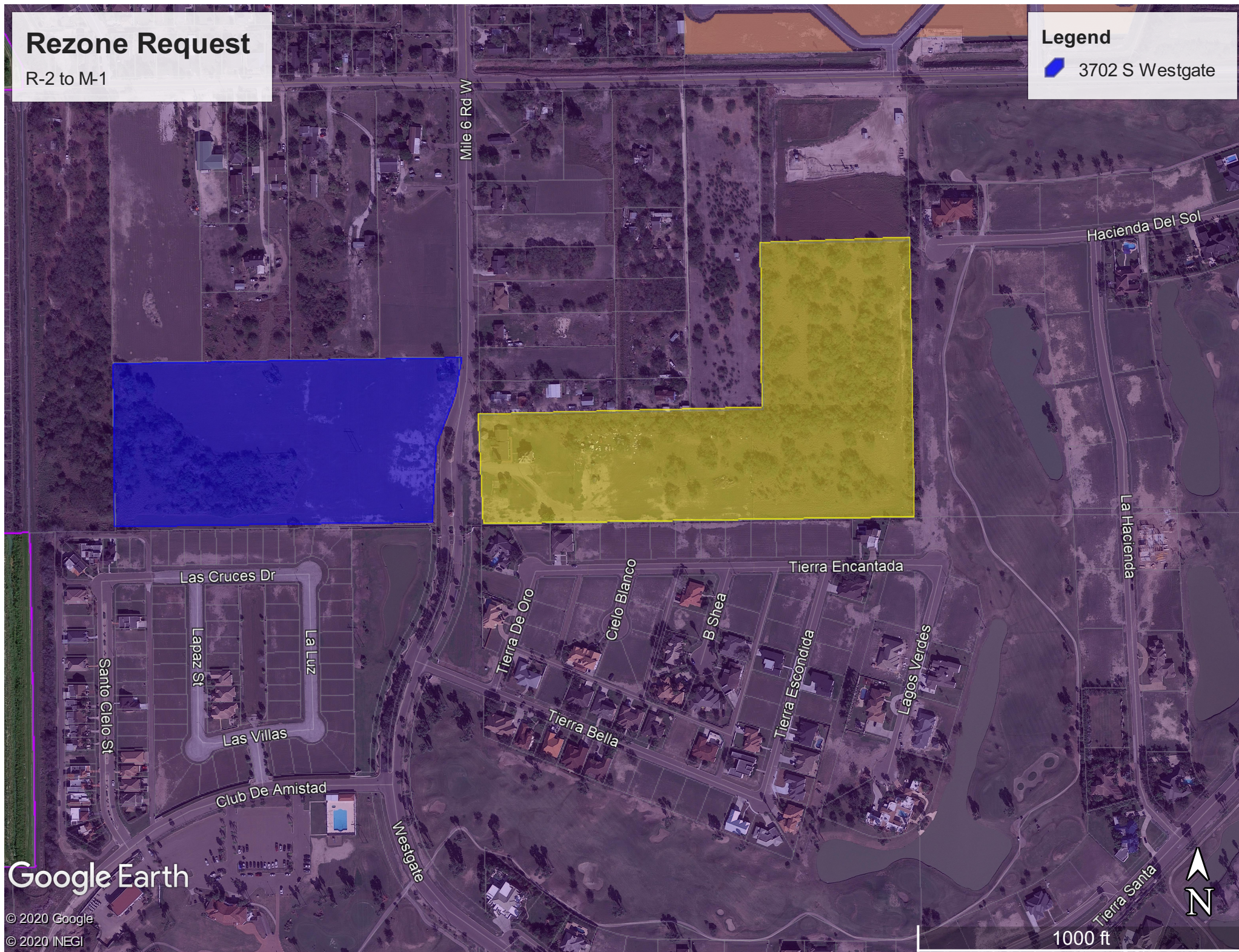
Legend

 3702 S Westgate

Google Earth

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1000 ft



ORDINANCE NO. 2021-06

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3702 S. WESTGATE. ALSO BEING WEST TRACT E1065'-S501.97' FARM TRACT 790 BEING 12.27 AC GR 11.92 AC NET, WESLACO HIDALGO COUNTY, FROM R-2 DUPLEX AND APARTMENT DISTRICT TO M-1 MOBILE HOME SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-2 Duplex and apartment district to M-1 Mobile home subdivision district located at 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET, Weslaco, Hidalgo County, 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 16th day of February 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2021.

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: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3998
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of Rush Transportation L.L.C on Ordinance 2021-07 to rezone 703 & 705 W. 6th St. also being lot 24 & 25, Block 4, Glendale Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-07. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone property from R-1 One-family dwelling to R-2 Duplex and apartment district. Thirty (30) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 18, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on existing apartments and commercial properties within the area at their regular meeting of February 3, 2021.		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval based on surrounding land use.		
Attachments, if any: Rezone- 703&705 W 6th- Memo, 703 & 705 W 6th st-attachment, 703 & 705 W 6th-aerial, O2120-07 rezone 703 &705 W 6th St		

Responsibilities upon Approval:

Staff will advise applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 703 & 705 W 6th Street

DATE: February 9, 2021

The property owner is proposing to develop apartments at the proposed location. Based on the total square footage of the lot size the property owner would be allowed a maximum of seven (7) units and must be able to accommodate on-premise parking. The 2040 Future Land Use Map has identified for this area to remain a R-1 One Family Dwelling District. However, there are several existing businesses and apartments along 6th Street and within the area.

The Planning & Zoning Commission recommended approval based on the existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM



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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 24 & 25 Block 4

Subdivision Name Glendale Addition

Street Address 703 & 705 W 6th St.

Existing Zoning R 1 Single Family Existing Land Use R 1

Proposed Zoning R 2 Multi Family Proposed Land Use R 2

- ☒ \$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 Rush Transportation L.L.C.
Ricardo Robles Phone Please Email

Address 1008 E. Pecan Blvd. Fax: N.A.

City McAllen State Tx Zip Code 78501 E-Mail: roblesrick44@yahoo.com

OWNER

Name Rush Transportation L.L.C. Phone Please Email

Address 1008 E. Pecan Blvd. Fax: N.A.

City McAllen State Tx Zip Code 78501 E-Mail: roblesrick44@yahoo.com

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

Signature [Signature] Date 1/10/21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

2020 TAX STATEMENT



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

Certified Owner:

RUSH TRANSPORTATION LLC
315 N SHARY RD STE 1040
MISSION, TX 78572-8223

Legal Description:

GLENDAL ADDITION LOTS 24 & 25 BLK 4

Account No: G4100-00-004-0024-00

Appr. Dist. No.: 179523

Legal Acres: .2984

Parcel Address: 705 & 703 W 6TH ST

As of Date: 01/13/2021

Print Date: 01/13/2021

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$40,313	\$12,000	\$52,313	\$52,313	\$0	\$0	\$0	\$52,313

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$52,313		\$0.00	\$52,313	0.5750000	\$300.80
DRAINAGE DIST #1	\$52,313		\$0.00	\$52,313	0.1026000	\$53.67
CITY OF WESLACO	\$52,313		\$0.00	\$52,313	0.6967000	\$364.46
WESLACO ISD	\$52,313		\$0.00	\$52,313	1.0189000	\$533.02
SOUTH TEXAS ISD	\$52,313		\$0.00	\$52,313	0.0492000	\$25.74
SOUTH TEXAS COLLEGE	\$52,313		\$0.00	\$52,313	0.1718000	\$89.87

Total Tax: \$1,367.56

Total Tax Paid to date: \$1,367.56

Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

02/01/2021 0%	03/01/2021 7%	03/31/2021 9%	04/30/2021 11%	05/31/2021 13%	06/30/2021 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08/02/2021 18 + up to 15%	08/31/2021 19 + up to 15%	09/30/2021 20 + up to 15%	11/01/2021 21 + up to 15%	11/30/2021 22 + up to 15%	12/31/2021 23 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2020 M&O .99890000 I&S .02000000 Total 1.0189000 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000

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

4.1.69



Print Date: 01/13/2021

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



G4100-00-004-0024-00

RUSH TRANSPORTATION LLC
315 N SHARY RD STE 1040
MISSION, TX 78572-8223

AMOUNT PAID:

\$ _____

00001795230000000000

Payment Result

[Begin a New Search](#) [Go to Your Portfolio](#)

Your payment was submitted to the tax office and will be submitted for approval to your financial institution. Please print this page for your records.

If you would like to search for other accounts please click the "New Search" button.

New Search

PROPERTY PAYMENT INFORMATION

[G410000004002400](#)
RUSH TRANSPORTATION LLC
315 N SHARY RD STE 1040
MISSION, TX 78572-8223

Apply payment to year: 2020
Payment Amount: \$1,367.56

PAYMENT SUMMARY

Reference ID: 3314253
Payment Method: E-Check
Total Payment Amount: \$1,367.56

BANK ACCOUNT INFORMATION

Routing Number: 114917623
Checking Account Number: ...2133

CONTACT INFORMATION

Name: Rush Transportation L.L.C.
Address: 1008 E Pecan Blvd Suite 526
City: McAllen
State: TX
Zip Code: 78501

E-Mail Address: robesrick44@yahoo.com
Phone Number: (956) 968-7622

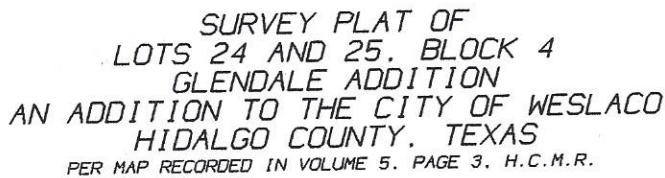
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HIDALGO COUNTY TAX OFFICE
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157
You may also [e-mail](#) the office.

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Z7



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City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

January 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 3, 2021, and the City Commission will hold a public hearing on February 16, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 832 0582 2197

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 February 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Rush Transportation L.L.C. is requesting to rezone 703 & 705 W. 6th St. Also being lot 24 & 25, Block 4, Glendale Addition, Hidalgo County, and Texas from R-1 One-family dwelling 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.

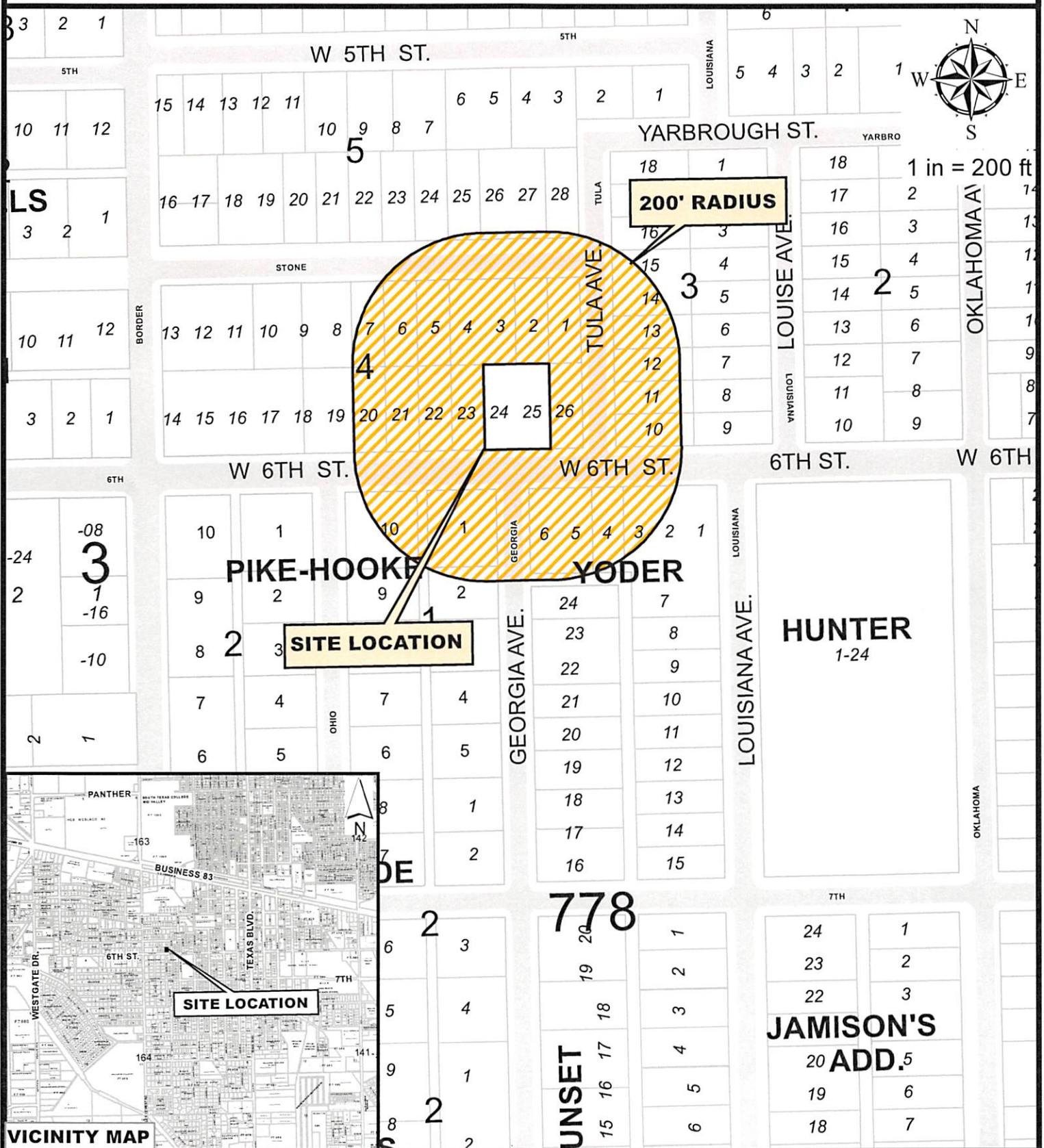
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Rush Transportation L.L.C.

703 and 705 West 6th Street

GLENDAL ADDITION LOTS 24 & 25 BLK 4

LOT 18, BLOCK 163, F.T. 1508

Purpose for the Rezoning request

Existing zoning: R-1
 Existing land use: Single Family
 Proposed zoning: R-2
 Proposed land use: Multifamily



JAN 21, 2021

SUMMY, KENNETH R & LAURA A 501 W 15TH ST WESLACO TX 78596-7433	G4100-00-003-0010-00 GLENDALE LOT 10 BLK 3 608 6TH ST	L: 18600 B: 19568
SALINAS, FORTINA V 515 TULA AVE WESLACO TX 78596-5833	G4100-00-003-0011-00 GLENDALE LOT 11 BLK 3 515 TULA AVE	L: 18600 B: 12938
GRIMALDO SOSTENES & DORA V 513 TULA AVE WESLACO TX 78596-5833	G4100-00-003-0012-00 GLENDALE LOT 12 BLK 3 513 TULA AVE	L: 18600 B: 9076
JIMENEZ, ALEX 511 TULA AVE WESLACO TX 78596-5833	G4100-00-003-0013-00 GLENDALE LOT 13 BLK 3 511 TULA AVE	L: 18600 B: 20900
ORTIZ, RENE, JR 509 TULA AVE WESLACO TX 78596-5833	G4100-00-003-0014-00 GLENDALE LTS 14-15 BLK 3 509 TULA AVE	L: 35400 B: 76971
LOPEZ RUBY 2236 W MILE 13 1/2 N WESLACO TX 78599-9290	G4100-00-003-0016-00 GLENDALE LOT 16 BLK 3 505 TULA AVE	L: 18600 B: 34079
CRUZ ELENA 608 N HUTTO RD DONNA TX 78537-9020	G4100-00-004-0001-00 GLENDALE LTS 1-2 BLK 4 701 STONE ST	L: 38350 B: 19066
RIOS, ENRIQUE & ELENA 707 STONE ST WESLACO TX 78596-5831	G4100-00-004-0003-05 GLENDALE LOT 3 BLK 4	L: 20800 B: 10766
RIOS, ENRIQUE & ELENA 707 STONE ST WESLACO TX 78596-5831	G4100-00-004-0004-00 GLENDALE LOT 4 BLK 4 & LOT 3 707 STONE ST	L: 38350 B: 40729
HINOJOSA EDEN & BERTA A 709 STONE ST WESLACO TX 78596-5831	G4100-00-004-0005-00 GLENDALE LT 5 BLK 4 709 STONE ST	L: 17329 B: 15417
RAMOS SYLVIA & CAMILO JR 711 STONE ST WESLACO TX 78596-5831	G4100-00-004-0006-00 GLENDALE LT 6 BLK 4 711 STONE ST	L: 20150 B: 15381
VELA ADAN 713 STONE ST WESLACO TX 78596-5831	G4100-00-004-0007-00 GLENDALE LOT 7 BLK 4 713 STONE ST	L: 20150 B: 30925

JAN 21, 2021

YBARRA MANAEN & ARTURO DE 715 STONE ST WESLACO TX 78596-5831	G4100-00-004-0008-00 GLENDALE LTS 8 & E 1/2 LOT 9 BLK 4 715 STONE ST	L: 30225 B: 35741
MARTINEZ, ARMANDO L & ANNA PO BOX 1769 WESLACO TX 78599-1769	G4100-00-004-0019-00 GLENDALE LTS E 12 1/2-19 ALL 20 BLK 4 805 W 6TH	L: 26000 B: 17428
TREVINO RUPERTO LOPEZ PO BOX 669 LA BLANCA TX 78558-0669	G4100-00-004-0021-00 GLENDALE LT 21 BLK 4 803 W 6TH ST	L: 20150 B: 17725
GALLEGOS DAGOBERTO & HILDA E 801 W 6TH ST WESLACO TX 78596-5807	G4100-00-004-0022-00 GLENDALE LOT 22 BLK 4 801 W 6TH ST	L: 20150 B: 13487
RODRIGUEZ, BEATRICE 707 W 6TH WESLACO TX 78596-5805	G4100-00-004-0023-00 GLENDALE LT 23 BLK 4 707 W 6TH ST	L: 20150 B: 21034
RUSH TRANSPORTATION LLC 315 N SHARY RD STE 1040 MISSION TX 78572-8223	G4100-00-004-0024-00 GLENDALE LTS 24,25 BLK 4 705 W 6TH ST	L: 38350 B: 12439
ROBLES REYNALDO & ALMA D PO BOX 476 WESLACO TX 78599-0476	G4100-00-004-0026-00 GLENDALE LOT 26 BLK 4 700 W 6TH ST	L: 20150 B: 9822
MARTINEZ, ALFREDO & GRACIE 708 STONE ST WESLACO TX 78596-5832	G4100-00-005-0024-00 GLENDALE LOT 24 BLK 5	L: 21313 B: 77142
RODRIGUEZ MARIA ELIZABETH 706 STONE ST WESLACO TX 78596-5832	G4100-00-005-0025-00 GLENDALE LT 25 BLK 5 706 STONE ST	L: 21313 B: 28999
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	G4100-00-005-0026-00 GLENDALE LOTS 26 & 27 BLK 5 0 STONE ST	L: 46750 B: 0
PUGA DALIA SOLIS 504 TULA AVE WESLACO TX 78596-5834	G4100-00-005-0028-00 GLENDALE LT 28 BLK 5 504 TULA AVE	L: 21313 B: 14282
JOHNSON CHARLES C & LINA F 600 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0001-00 PIKE HOOK BLK 1 LT 1 600 S GEORGIA ST	L: 37136 B: 55084

JAN 21, 2021

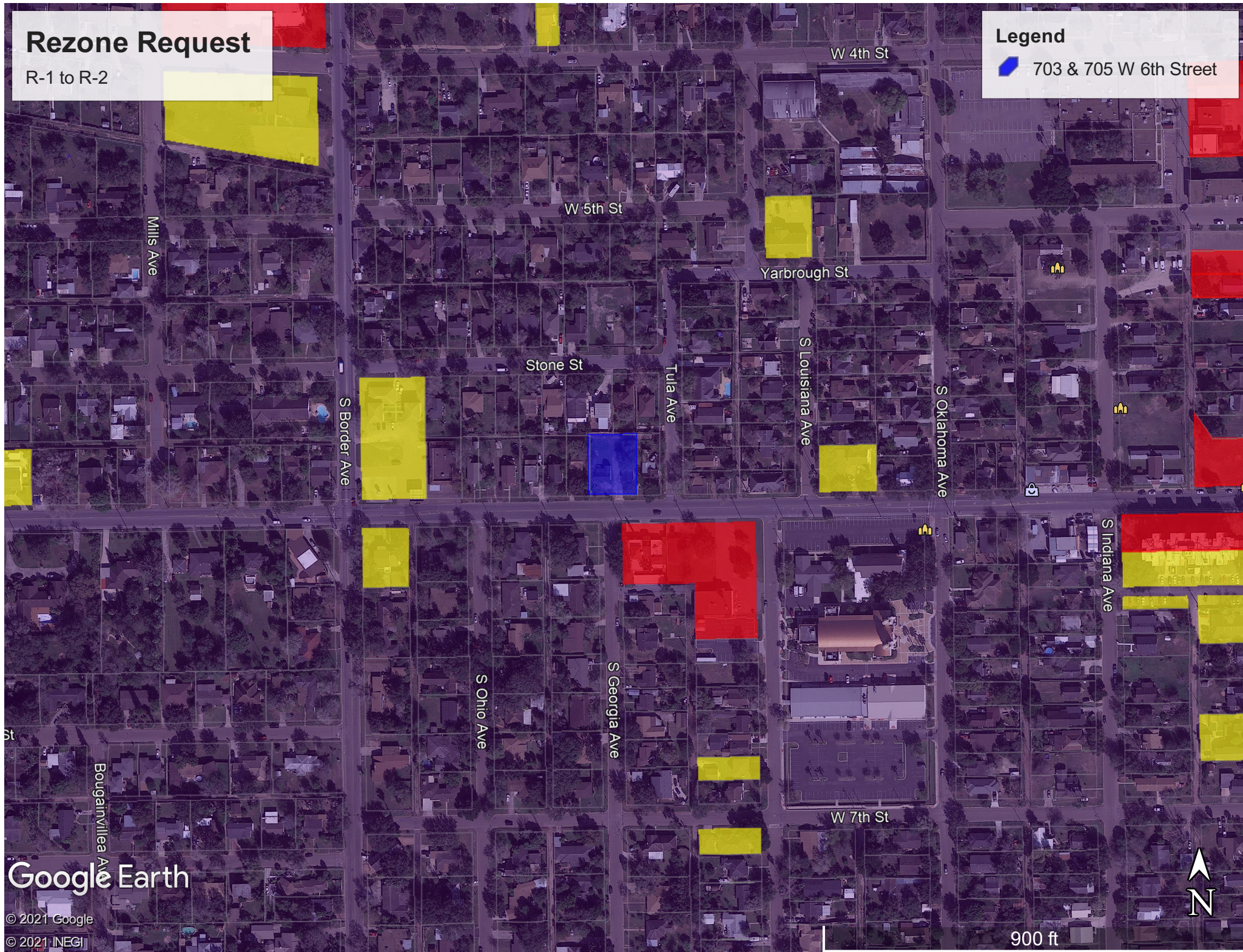
MONTES LEONARDO III & DELILA 2013 DE LEON AVE DONNA TX 78537-3746	P6600-00-001-0002-00 PIKE HOOK BLK 1 LT 2 604 S GEORGIA ST	L: 25392 B: 59890
BARRERA LISA V 601 S OHIO AVE WESLACO TX 78596-6837	P6600-00-001-0010-00 PIKE HOOK BLK 1 LT 10 601 S OHIO	L: 38610 B: 88818
TROPICAL TX CNTR FOR MENTAL 1425 S 9TH AVE EDINBURG TX 78539	Y2000-00-001-0001-00 YODER LOTS 1-3 & LOT 7 BLK 1 601 W 6TH ST	L: 95234 B: 113467
FUENTES, JOSE A & NORMA L 607 W 6TH ST WESLACO TX 78596-5803	Y2000-00-001-0004-00 YODER LOT 4 BLK 1 607 W 6TH ST	L: 20708 B: 29247
PAYNE E M 2401 E EXPRESSWAY 83 WESLACO TX 78599-5512	Y2000-00-001-0005-00 YODER LOT 5 & 6 BLK 1 609 W 6TH ST	L: 46176 B: 111824
GIVILANCZ, MIKE JR & GLORI 609 W 6TH ST WESLACO TX 78596-5803	Y2000-00-001-0006-00 YODER W 10'-LOT 5, ALL LOT 6 BLK 1 0 6TH ST	L: 26390 B: 0

Rezone Request

R-1 to R-2

Legend

 703 & 705 W 6th Street



Google Earth

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ORDINANCE NO. 2021-07

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 703 & 705 W. 6TH ST. ALSO BEING LOT 24 & 25, BLOCK 4, GLENDALE ADDITION, WESLACO HIDALGO COUNTY, FROM R-1 ONE-FAMILY DWELLING TO R-2 DUPLEX AND APARTMENT DISTRICT. SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One-family dwelling to R-2 Duplex and apartment district. located at 703 & 705 W. 6th St. Also being lot 24 & 25, Block 4, Glendale Addition, Weslaco, Hidalgo County, 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 16th day of February 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2021.

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: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3997
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of Ricardo Guerra to approve a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Weslaco, Hidalgo County, Texas. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Hidalgo County, and Texas. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on January 22, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 18, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of February 3, 2021.		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the Conditional Use Permit		
Attachments, if any: CUP- 2720 N Westgate- Memo, 2720 N Westgate - attachments, 2720 N Westgate-		

aerial
Responsibilities upon Approval: Staff will advise applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

MEMO

TO: Mayor and City Commission

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

RE: CUP- 260 S Texas Blvd St 105

DATE: February 9, 2021

The applicant is proposing to obtain an Off-Premise Wine and Beer Retailer's Permit. This is a transfer of location from, the meat market previously located on the Northeast corner of Westgate Drive and Joyce Street has relocated to the Southeast corner N Westgate Drive and Edna Street. The operation of the property will remain the same at the previous location. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

RECEIVED

JAN 08 2021

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lots 1 and 2 Block 5
Subdivision Name Sun Country Estates
Street Address 2720 N. Westgate Dr. Weslaco, TX 78599
Existing Zoning _____ Existing Land Use _____
Purpose for the Conditional Use Permit Request new Mead Market/convenience Store

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

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

APPLICANT

Name Ricardo R. Guerra Phone (956) 968-6773
Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674
City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

OWNER

Name Ricardo R. Guerra Phone (956) 968-6773
Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674
City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

2708369

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

Yes _____ No ✓

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

Signature

[Signature]
Owner

Date

1-7-2021

Signature

[Signature]
Applicant

Date

1-7-2021

Signature

Authorized Agent

Date

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

COPY

RECEIVED

JAN 08 2021



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

Planning &
Code Enforcement Dept.

OFF-PREMISE PREQUALIFICATION PACKET

L-OFF (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☐ Original			
☐ Reinstatement		☐ Reinstatement and Change of Trade Name	
☒ Change of Location		☐ Change of Location and Trade Name	
License/Permit Number BQ632106		License/Permit Number BQ632106	
2. Type of Off-Premise License/Permit			
☒ BQ Wine and Beer Retailer's Off-Premise Permit		☐ LP Local Distributor's Permit	
☐ BF Beer Retail Dealer's Off-Premise License		☐ E Local Cartage Permit	
☐ P Package Store Permit		☐ ET Local Cartage Transfer Permit	
☐ Q Wine Only Package Store Permit		☐ PS Package Store Tasting Permit	
3. Indicate Primary Business at this Location			
☒ Grocery/Market		☐ Convenience Store without Gas	
☐ Liquor Store		☐ Miscellaneous _____	
☐ Convenience Store with Gas			
4. Trade Name of Location (Name of store, business, etc.) WESTGATE MEAT MARKET			
5. Location Address 2720 N WESTGATE DR			
City WESLACO		County HIDALGO	State TX
Zip Code 78599			
6. Mailing Address 6700 N MILE 3 1/2 W		City WESLACO	State TX
Zip Code 78599			
7. Business Phone No. 956-969-4507	Alternate Phone No. 956-607-7487	E-mail Address N_QUINTANILLA@YAHOO.COM	

OWNER INFORMATION

8. Type of Owner		
☒ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☐ Limited Liability Company	☐ Other _____
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business /Applicant (Name of Corporation, LLC, etc.) RICARDO R GUERRA (WESTGATE MEAT MARKET)		

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your permit/license.

10. Contact Person: RICARDO GUERRA	Relation to Business: OWNER
Phone (mandatory): 956-607-7487	Email (mandatory): N_QUINTANILLA@YAHOO.COM

TABC DATESTAMP

11. Is the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Is the applicant, a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name GUERRA	First Name RICARDO	MI R	Title OWNER
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et. seq.

14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.	
15. Will your business be located within 300 feet of any private/public school? ☐ Yes ☒ No	
NOTE: For private/public schools measure in a direct line from the nearest property line of the school to the nearest property line of the place of business, and in a direct line across intersections.	
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	

PACKAGE STORE ACQUISITIONS ONLY

18. Has the business being acquired been in operation in the same county for more than one year before the acquisition? ☐ Yes ☒ No	
If Yes, provide permit number for existing package store: _____	
If No, this does not qualify as an acquisition, and will be considered a new location.	

ALL APPLICANTS

19. CHECK HERE IF NOT IN CITY LIMITS ☐	
I, the applicant, have confirmed the location is not located within city limits, therefore city certifications are not required.	

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-4). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached. If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ N/A
--	---

WARNING AND SIGNATURE

If Applicant Is/Must Sign

Individual/Individual Owner

Partnership/Partner

Limited Partnership/General Partner

Corporation/Officer

Limited Liability Company/ Officer or Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT
NAME

RICARDO R GUERRA

SIGN
HERE

[Signature]

TITLE

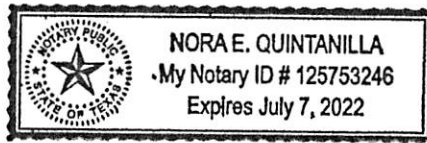
OWNER

Before me, the undersigned authority, on this 7th day of January, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]
NOTARY PUBLIC

SEAL



CERTIFICATE OF CITY SECRETARY FOR P, Q, BF & BQ

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

CERTIFICATE OF COUNTY CLERK FOR P, Q & BF

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

County Clerk

_____, COUNTY

SEAL

CERTIFICATE OF COUNTY CLERK FOR BQ

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court for a Wine and Beer Retailer's Off-Premise Permit.

Most current election for given location was held for:

- ☐ legal sale of all alcoholic beverages for off-premise consumption
- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of mixed beverages
- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
- ☐ legal sale of wine on the premises of a holder of a winery permit
- ☐ legal sale of beer/wine (17%) on-premise or beer/wine off-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise or beer/wine off-premise **BEFORE** Sept. 1, 1999

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____

County Clerk

_____ COUNTY

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Sections 11.46(b) & 61.42(b)

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

FIELD OFFICE _____

S E A L

PUBLISHER'S AFFIDAVIT (FOR BQ, BF, P & Q)

Sections 11.39 & 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date		
Signature of Notary Public		<u>Hover over to see example</u>
SEAL		



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(10/2020)

LOCATION INFORMATION

1. Trade Name of Location
WESTGATE MEAT MARKET

2. Location Address
2720 N WESTGATE DR

City
WESLACO

County
HIDALGO

State
TX

Zip Code
78599

OWNER INFORMATION

3. Type of Owner

- | | | |
|--|--|---|
| ☒ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☐ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

Last Name
GUERRA

First Name
RICARDO

MI
R

Title
OWNER

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

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Last Name

First Name

MI

Title

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

January 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 3, 2021, and the City Commission will hold a public hearing on February 16, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 832 0582 2197

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 February 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ricardo Guerra is requesting a Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Hidalgo County, and Texas.

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

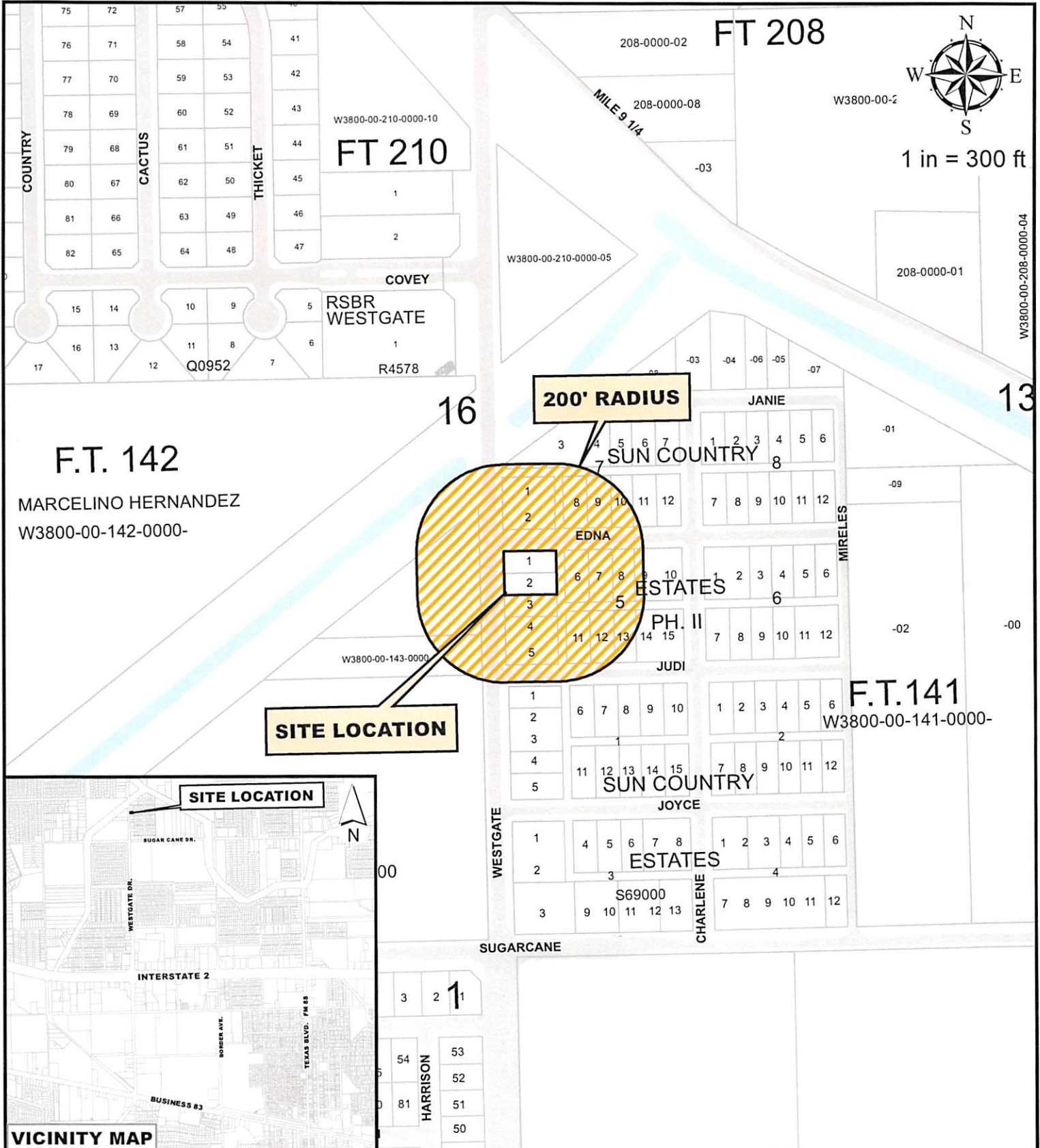
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ricardo R. Guerra

2720 North Westgate Drive
Sun Country Estates Unit No2,
Lots 1 & 2, BLK 5
LOT 13, BLOCK 161, F.T. 141

Purpose for the Conditional Use Permit request

Existing zoning: R-1

Existing land use: One Family Dwelling

CUP request: Meat Market \ Convenience Store



JAN 21, 2021

GUERRA HERMELINDA 6700 N MILE 3 1/2 W WESLACO TX 78596-1479	S6900-00-005-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 1 BLK 5 0	L: 13320 B: 0
GUERRA HERMELINDA 2720 N WESTGATE DR WESLACO TX 78599-3875	S6900-00-005-0002-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 2 BLK 5	L: 21000 B: 12814
CARDOSA SILVIO HECTOR & 2710 N WESTGATE DR WESLACO TX 78599-3875	S6900-00-005-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 3 BLK 5 0	L: 14400 B: 38459
AGUILAR ELIZABETH 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 4 & 5 BLK 5 0	L: 30600 B: 39615
SIFUENTES EMMA 1609 EDNA ST WESLACO TX 78599-4095	S6900-00-005-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 6 BLK 5 0	L: 15840 B: 38290
SALINAS JESUS E & SAN JUANITA 1607 EDNA ST WESLACO TX 78599-4095	S6900-00-005-0007-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 7 BLK 5 0	L: 15840 B: 21048
GONZALEZ JAVIER & DALIA 1509 EDNA ST WESLACO TX 78599-4138	S6900-00-005-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 8 BLK 5 0	L: 14400 B: 0
TYRAQ FAMILY LP 2228 MARTHA'S LN PALMHURST TX 78573-0176	S6900-00-005-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 5 1201 EDNA ST	L: 15840 B: 0
TYRAQ FAMILY LP 2228 MARTHA'S LN PALMHURST TX 78573-0176	S6900-00-005-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 5 1201 EDNA ST	L: 15840 B: 97160
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 5 0	L: 15840 B: 6752
CUELLAR GUADALUPE & ANTONIA 1608 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 12 BLK 5 0	L: 15840 B: 13044
ROBLEDO JUAN 2629 GRANADA WESLACO TX 78599-4540	S6900-00-005-0013-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 13 BLK 5 0	L: 14400 B: 0

JAN 21, 2021

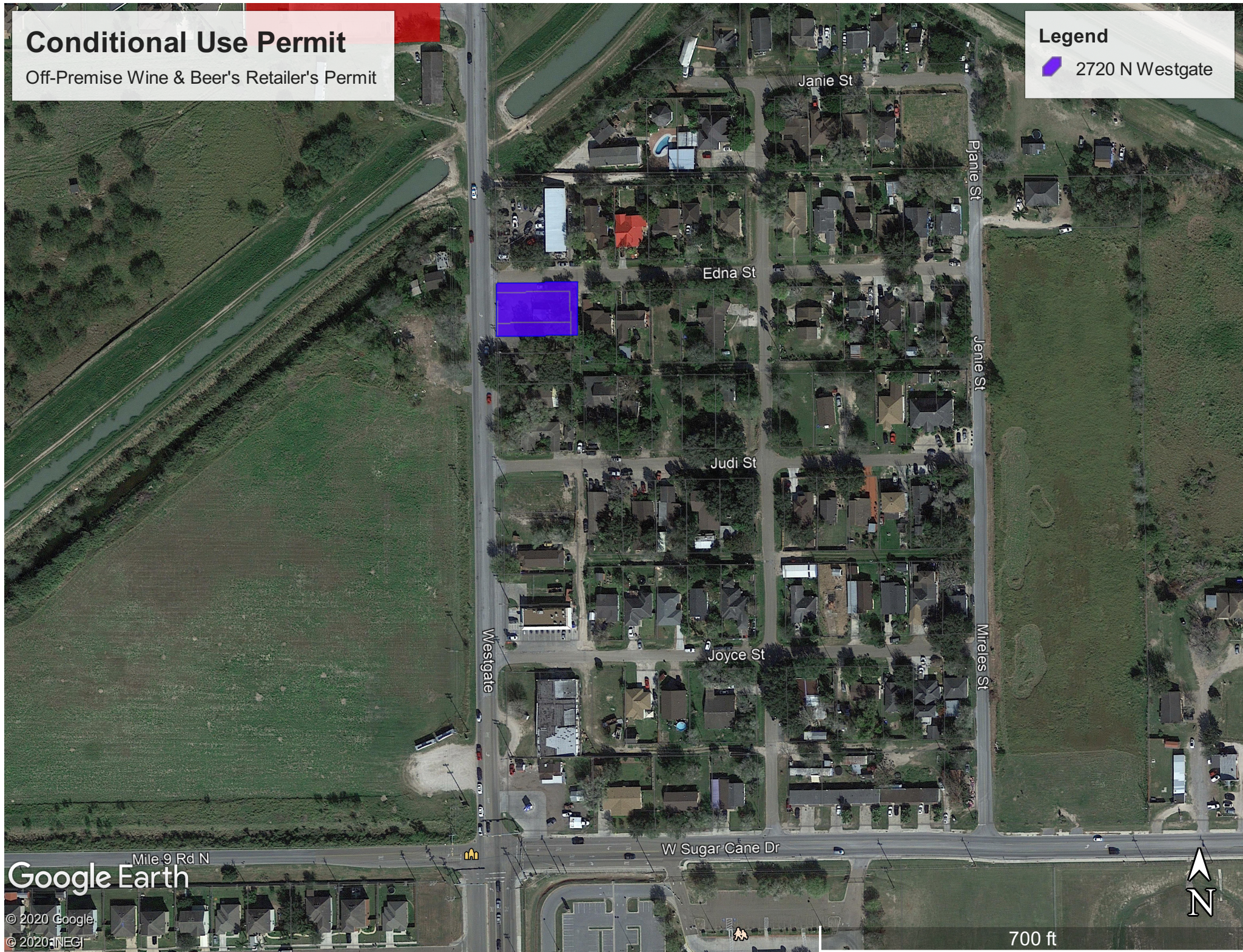
GARCIA ADELINA 900 W 7TH ST WESLACO TX 78596-6702	S6900-00-005-0014-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 14 BLK 5 1602 JUDI ST	L: 15840 B: 22370
GARCIA ADELINA 900 W 7TH ST WESLACO TX 78596-6702	S6900-00-005-0015-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 15 BLK 5 1602 JUDI ST	L: 15840 B: 5217
AGUILAR JUAN R ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-007-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 1 & 2 BLK 7 0	L: 50400 B: 40389
GUERRA SERGIO & DENYS 1609 JANIE ST WESLACO TX 78599-4182	S6900-00-007-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 3 & 4 BLK 7 0	L: 47040 B: 14045
REYNA ROSBEL & REYNA NELIA S 1610 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 8 BLK 7 0	L: 15840 B: 19158
MARTINEZ LEONARDO & IRMA 1608 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 7 0	L: 15840 B: 25909
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 7 0	L: 14400 B: 14840
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 7 0	L: 15840 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-00 WEST TRACT FT 143 13.79AC-15AC E XC 1.0-IMPS 12.37AC NET	L: 253585 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-01 WEST TRACT 1.0AC-15.79AC AN IRR TR-E534.40'-N91.86'-S721.07' FT	L: 20500 B: 27944

Conditional Use Permit

Off-Premise Wine & Beer's Retailer's Permit

Legend

 2720 N Westgate



Google Earth

© 2020 Google
© 2020 INEGI

700 ft



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-3999	
From: Rebekah De La Fuente			
Subject: Discussion and consideration to convert a section of South Border Avenue from a public roadway to a private roadway, heading south from the intersection of Border Avenue and Tierra Santa Blvd to the floodway, Weslaco, Hidalgo County, Texas authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed conversion of South Border Avenue is being requested by the surrounding property owner. The owner has agreed to accept all required maintenance of the street. There is currently an existing gate at the intersection of Mile 5 North Road and Border Avenue as part of Tierra Santa Golf Club and Community.			
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 and Zoning Commission recommended approval of the conversion of South Border Avenue to a private roadway at their regular meeting of February 3, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the conversion			
Attachments, if any: Rezone- Border Ave- Memo, Border Ave Request Letter, S Border Avenue- aerial			
Responsibilities upon Approval: Staff will advise applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

MEMO

TO: Mayor and City Commission

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

RE: Rezone- Border Avenue

DATE: February 9, 2021

The property owner is has requested that a portion of Border Avenue from the intersection of Tierra Santa Blvd to Floodway be converted into a private roadway. The owner has agreed to take over all maintenance of the section of Border Avenue. Currently the City is not able to provide maintenance as there is a gate located on both Border Avenue and Tierra Santa Blvd belonging to Tierra Santa Golf Course and Community. The City does not have any public utilities in this area. The Planning & Zoning Commission recommended approval based on the conversion.

Thank you,

Rebekah de la Fuente, CFM

Ezequiel Reyna Jr.
5000 S. Border
Weslaco, TX 78596

January 11, 2021

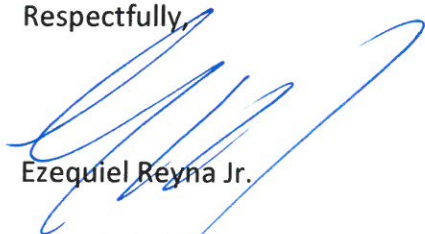
Mike Perez
City Manager
City of Weslaco
255 S. Kansas
Weslaco, TX 78596

Dear Mike Perez:

This letter is to request that the street that accesses my homestead be de-annexed by the City of Weslaco. The boundaries of this road are generally from the intersection of Border Avenue and Tierra Santa Boulevard; going south toward the IBWC floodway. I am the owner of the property located at 5000 S. Border, Weslaco, TX 78596 and all adjacent properties of the aforementioned portion of Border Avenue (referenced above). Seven years ago, my property was annexed by the City of Weslaco. As required by state law, within 2 ½ years of annexation, the City of Weslaco was required to provide "full municipal services" to my property. "Full municipal services" includes water, wastewater, roads and drainage as provided to all residences within city boundaries. I had previously notified the city that it had failed to provide any necessary services within the required timeframe. And while I am a proud tax paying member of my community, it is my belief that this annexation was done inappropriately and without the required and necessary planning. While I have remained patient, I have suffered damages to my vehicles and during the latest rain events, accessibility to my house has become increasingly difficult due to the unattended road improvements.

For these reasons, I am respectfully requesting for the city to de-annex the entire road referenced above (from "curb to curb") so that I may make the street improvements to the property myself. At your request, I will provide any necessary information for the de-annexation. I can be reached at 956-968-9556, as well.

Respectfully,



Ezequiel Reyna Jr.

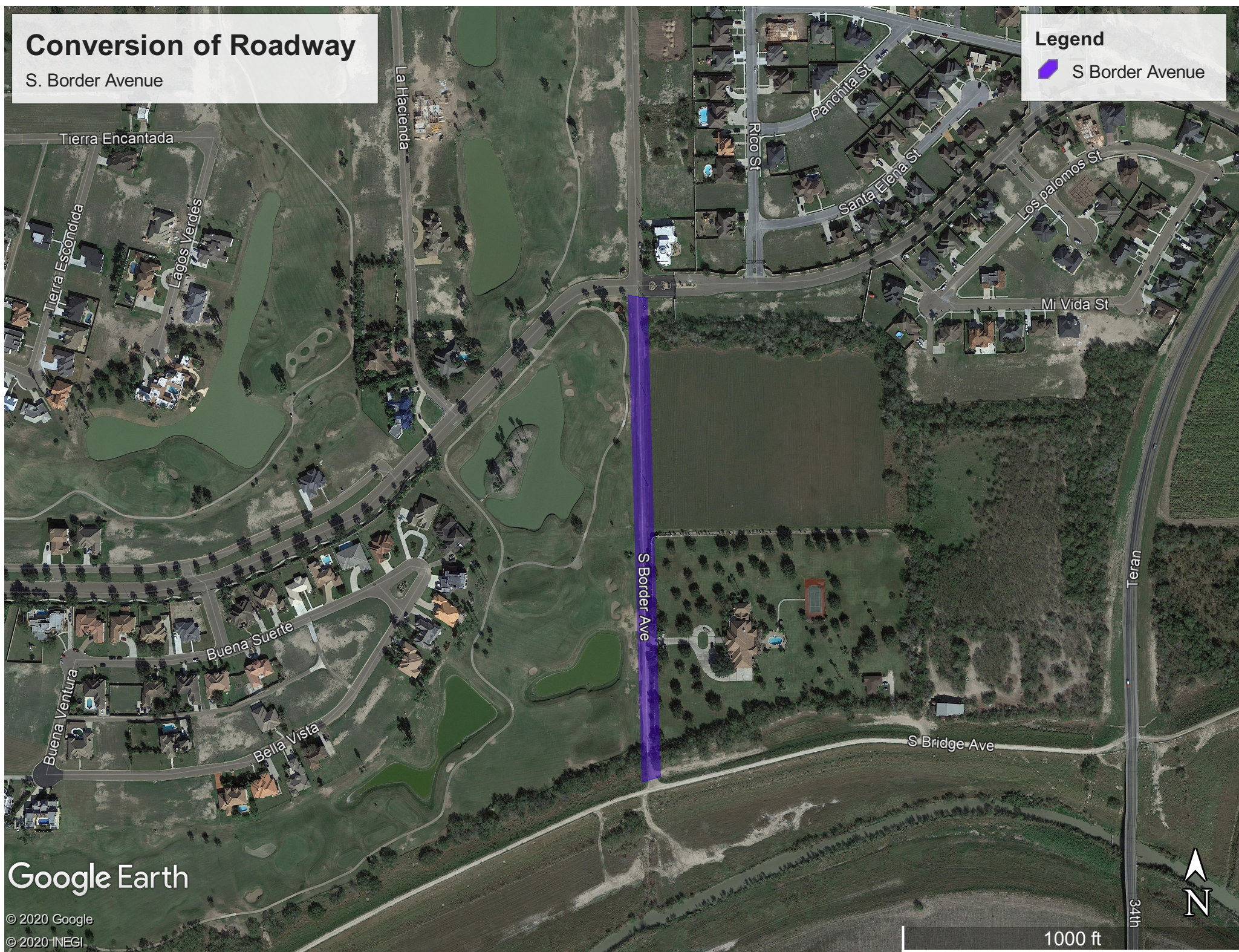
Cc: Rebekah de la Fuente, City of Weslaco Planning Department

Conversion of Roadway

S. Border Avenue

Legend

 S Border Avenue



Google Earth

© 2020 Google
© 2020 INEGI



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4001	
From:			
Subject: Discussion and consideration on Hold Harmless Agreement between City of Weslaco and BFI Waste Services of Texas regarding residential garbage services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: City staff is requesting approval of a hold harmless agreement with BFI Waste Services of Texas, LP. In the past few months and as a result of the pandemic the process for receiving new and/or replacements of residential garbage bins from BFI Waste Services has been delayed and not being delivered in a timely manner. Considering that the city is soon taking over sanitation services, we decided to purchase 100 96-gallon garbage bins to fulfill these requests in the event that BFI Waste Services does not have bins in stock when requested. However, BFI Waste Services will continue providing residential garbage services on city-owned garbage containers as needed until the City of Weslaco begins providing full garbage services in January 2021 if the city agrees to hold them harmless from any claims and/or damages to our containers.			
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	
Olga Garza		Approved	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Memo Hold Harmless Agreement, BFI Hold Harmless Agreement for Residential Bins			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Letty Lopez, Commissioner, District 5
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: February 16, 2021
To: City Commission
From: Olga Garza, Assistant Public Works Director
Subject: Hold Harmless Agreement Residential Garbage Services
Cc: Mike Perez, City Manager

City staff is requesting approval of a hold harmless agreement with BFI Waste Services of Texas, LP. In the past few months and as a result of the pandemic the process for receiving new and/or replacements of residential garbage bins from BFI Waste Services has been delayed and not being delivered in a timely manner. Considering that the city is soon taking over sanitation services, we decided to purchase 100 96-gallon garbage bins to fulfill these requests in the event that BFI Waste Services does not have bins in stock when requested. However, BFI Waste Services will continue providing residential garbage services on city-owned garbage containers as needed until the City of Weslaco begins providing full garbage services in January 2021 if the city agrees to hold them harmless from any claims and/or damages to our containers.

Hold Harmless Agreement

This **HOLD HARMLESS AGREEMENT** (this “Agreement”) is made effective on March 1, 2021 by and between The City of Weslaco, Texas (“City”), and BFI Waste Services of Texas, LP, a Delaware limited partnership, qualified to do and actually doing business in the State of Texas as Republic Services of Rio Grande Valley (“Company”).

WHEREAS, BFI Waste Services of Texas, LP will be performing the following services for the City of Weslaco: continue existing residential garbage pickup services on city-owned 96 gallon residential garbage containers as needed until the City of Weslaco begins providing full garbage pickup services to residents within Weslaco, Texas city limits; and

WHEREAS, in exchange for valuable consideration, the City of Weslaco desires to hold harmless BFI Waste Services of Texas, LP from any claims and/or litigation arising out of BFI Waste Services of Texas, LP’s damage to city owned 96 gallon residential garbage containers;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the City of Weslaco and BFI Waste Services of Texas, LP hereby agree as follows:

TERMS

1. **Hold Harmless.** The City of Weslaco shall fully defend, indemnify, and hold harmless BFI Waste Services of Texas, LP, its officers, owners, personnel, employees, agents, contractors, invitees, or volunteers, from any and all claims, lawsuits, demands, causes of action, liability, loss, damage and/or injury, for any damage caused to city owned 96 gallon residential garbage containers (including without limitation all claims for monetary loss and property damage) whether brought by an individual or their entity, or imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency.
2. **Authority to Enter Agreement.** Each Party warrants that the individuals who have signed this Agreement have the actual legal power, right, and authority to make this Agreement and bind each respective Party.
3. **Amendment; Modification.** No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.
4. **Waiver.** No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual right by custom, estoppel, or otherwise.
5. **Entire Agreement.** This Agreement contains the entire agreement between the Parties related to the matters specified herein, and supersedes any prior oral or written statements or agreements between the Parties related to such matters.
6. **Enforceability, Severability, and Reformation.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed

to be written, construed, and enforced as so limited. The intent of the Parties is to provide as broad an indemnification as possible under Texas law. In the event that any aspect of this Agreement is deemed unenforceable, the court is empowered to modify this Agreement to give the broadest possible interpretation permitted under Texas law.

7. **Applicable Law.** This Agreement shall be governed exclusively by the laws of Texas, without regard to conflict of law provisions.
8. **Venue** Any litigation arising from this agreement shall lie exclusively in State court in Hidalgo County, Texas.
9. **Signatures.** This Agreement shall be signed on behalf of City of Weslaco by David Suarez, Mayor, and on behalf of BFI Waste Services of Texas, LP by Jon M. Deicla, General Manager, and effective as of the date first written above.

City of Weslaco

By: _____
David Suarez, Mayor

ATTEST:

By: _____
Norma A. Cantu, City Secretary

BFI Waste Services of Texas, LP

By: _____
Jon M. Deicla, General Manager

APPROVED AS TO FORM

By: _____
Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4006
From:		
Subject: Discussion and consideration to approve Ordinance 2021-08 amending Ordinance 2011-28 adopting rates for brush and bulky items to multifamily structures effective April 1, 2021 and authorize Mayor to execute any related documents. First reading on Ordinance 2021-08. Possible action. (Staffed by Public Works Department.)		
Background: City staff is requesting Ordinance 2021-08 amending Ordinance 2011-28 to include apartment structures as part of the brush and bulky item pickup services, effective April 1, 2021, as a pilot program for about 2 – 3 months. The recommended fee is \$3.00 per month per unit. As per the current ordinance brush services are not available to commercial properties and apartments therefore no fees are in place for such. At the minimum, the cost for residential brush services with a lot frontage ranging from 0 to 30 ft is \$10.51 per month and increases depending on lot size up to \$15.95. City staff receives numerous complaints and has been having to pick up piles of brush and bulky items located outside of apartment properties and recommends approval.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Olga Garza Pete Garcia Mike Perez	Created/Initiated Approved Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo Ordinance Brush Rates, O2021-08 Brush Rates for apartments		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Letty Lopez, Commissioner, District 5
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: February 16, 2021
To: City Commission
From: Olga Garza, Assistant Public Works Director
Subject: Amendment to Ordinance for Apartment Brush Rates
Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

City staff is requesting Ordinance 2021-08 amending Ordinance 2011-28 to include apartment structures as part of the brush and bulky item pickup services, effective April 1, 2021, as a pilot program for about 2 – 3 months. The recommended fee is \$3.00 per month per unit. As per the current ordinance brush services are not available to commercial properties and apartments therefore no fees are in place for such. At the minimum, the cost for residential brush services with a lot frontage ranging from 0 to 30 ft is \$10.51 per month and increases depending on lot size up to \$15.95. City staff receives numerous complaints and has been having to pick up piles of brush and bulky items located outside of apartment properties and recommends approval.

ORDINANCE 2021-08

AN ORDINANCE AMENDING ORDINANCE NUMBER 2011-28 CODIFIED IN THE CITY OF WESLACO CODE OF ORDINANCES AS CHAPTER 62, GARBAGE, TRASH AND RUBBISH BY AMENDING ARTICLE II, CHARGES FOR COLLECTION SECTION 62-54 “BRUSH RATES”; ADOPTING NEW BRUSH RATES FOR MULTIFAMILY STRUCTURES; EFFECTIVE APRIL 1, 2021 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: to amend Chapter 62 Article II Sec. 62-54 – Brush Rates of the Weslaco Code of Ordinances to include subsection (c) as follows below:

Sec. 62-54. Brush Rates.

- (a) The brush rates hereby established for funding the brush pick-up services shall be applicable for all customers within the city limits, except for those customers included in subsection (b) of this section, shall be based on the lot frontage of the property served by the customer's water meter, payable monthly and included in the customer's city utility bill. Such monthly rates shall be set as follows:

Lot Frontage (in feet)	Charge
0 to 30	\$10.51
30 to 60	10.51
60 to 90	13.50
90 and above	15.95

- (b) Business, commercial, industrial and mobile home/recreational vehicle park customers, serviced by a master water meter, shall haul and dump their brush at an appropriate dump site. If they do not have the equipment to haul their brush, they should contract with a responsible third party for these services.
- (c) The monthly rate for the collection and removal of brush and bulky items by the city from multifamily (apartments, duplexes, fourplexes, condominiums, and townhouses) shall be \$3.00 per month per unit.

SECTION II: In the event any part of this ordinance is declared invalid, such invalidity shall not apply to the other parts as they are hereby severally established.

SECTION III: This ordinance shall be in full force after the second and final reading of this

ordinance and publication.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of February 2021

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2021.

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: February 16, 2021	Agenda Item No. (to be assigned by CSO): 2021-4003	
From:		
Subject: Discussion and consideration of award of bid RFB No.:2020-21-05 Industrial Employee Uniform Service Contract to AlSCO Linens and Uniform Rental Services for 3 years and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)		
Background: On January 22, 2021, the City opened bids for the Industrial Employee Uniform Rental Service – RFB N.: 2020-21-05. These uniforms are provided for employees in Public Works, Parks, and Utility Departments for approximately 70 employees. We received bids submittals from Cintas, Unifirst and AlSCO. Only Cintas and AlSCO provided bonafide bids, as the Unifirst bid was blank when opened. A committee reviewed and evaluated the bids as submitted. The apparent low bidder for the base bid for rental and laundering service is AlSCO Linen and Uniform Rental Services . The estimated pricing extended based on current staffing levels and the selected uniforms is as follows: <u>BIDDER WEEKLY ANNUAL 3 YEAR CONTRACT</u> ALSCO \$374.40 \$19,468.80 \$58,406.40 CINTAS \$390.72 \$20,317.44 \$60.952.32 Bids were also received for a Uniform Insurance Program to cover costs of repairs and to replace garments that are damaged in the normal course of wear beyond repair; This service would cover costs not included in the base bid specifications. The apparent low bidder would be AlSCO Linen and Uniform Rental Services . The estimated pricing (including base bid) extended based on current staffing levels and the selected uniforms is as follows: <u>BIDDER WEEKLY ANNUAL 3 YEAR CONTRACT</u> ALSCO \$515.64 \$26,813.28 \$80,439.84 CINTAS \$525.14 \$27,307.28 \$81,921.84 Also, bids were received for the purchase of Embroidered Oxford Shirts for supervisors. The apparent low bidder was CINTAS. <u>BIDDER EMBROIDERED OXFORD SIZE UP</u> CINTAS \$16.00 \$16.00 ALSCO \$20.26 \$22.06		
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 Omar Rodriguez Pete Garcia Mike Perez	Created/Initiated Approved Approved Final Approval
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends award of contract to AlSCO Linens and Uniform Services for the base bid of providing Industrial Employee Uniform Rental Services without the Uniform Insurance Program for a three year contract; and, to award the Embroidered Oxford Shirt to Cintas as bid.	
Attachments, if any: MEMO INDUSTRIAL UNIFORM RENTAL SERVICES CONTRACT, EMPLOYEE UNIFORMS BID ANALYSIS, EMPLOYEE UNIFORMS BID TABULATION, INDUSTRIAL UNIFORM RENTAL SERVICES CONTRACT - DRAFT	
Responsibilities upon Approval:	

City of Weslaco

“
e City on the Grow”



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
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

INTER-OFFICE MEMORANDUM

DATE: February 3, 2021

TO: MIKE R. PEREZ, CITY MANAGER

FROM: OMAR RODRIGUEZ, PARKS & RECREATION – DIRECTOR
PETE GARCIA, JR., PUBLIC WORKS – DIRECTOR
OLGA N. GARZA, PUBLIC WORKS – ASSISTANT DIRECTOR

SUBJECT: INDUSTRIAL EMPLOYEE UNIFORM RENTAL SERVICES – RFB NO.: 2020-21-05

On January 22, 2021, the City opened bids for the Industrial Employee Uniform Rental Service – RFB N.: 2020-21-05. These uniforms are provided for employees in Public Works, Parks, and Utility Departments for approximately 76 employees. The terms of the bids were to provide selected uniforms to be laundered, maintained and steam finished or pressed on a weekly basis for a three-year contract. To include repairing, replacing, and sewing of buttons, patches, alterations, etc. We received bid submittals from Cintas, Unifirst and AlSCO Linens and Uniforms Rental Services. Only Cintas and AlSCO provided qualified bids, as the Unifirst bid was blank when opened.

A committee reviewed and evaluated the bids submitted (bid tab attached). The apparent low bidder for the base bid for rental and laundering service is **AlSCO Linen and Uniform Rental Services**. The estimated pricing extended based on current staffing levels and the selected uniforms is as follows:

BIDDER	WEEKLY	ANNUAL	3 YEAR CONTRACT
ALSCO	\$374.40	\$19,468.80	\$58,406.40
CINTAS	\$390.72	\$20,317.44	\$60,952.32

Bids were also received for a **Uniform Insurance Program** to cover costs of repairs and to replace garments that are damaged in the normal course of wear beyond repair; This service would cover costs not included in the base bid specifications. The apparent low bidder is **AlSCO Linen and Uniform Rental Services**. However, based on the City's history of replacing damaged uniforms staff is recommending against award of this service. The City would have to replace approximately 157 sets of uniforms to break-even on this service. Instead, the bid includes fixed pricing for the term of the contract to replace damaged or lost garments. The estimated pricing (including base bid) extended based on current staffing levels and the selected uniforms is as follows:

BIDDER	WEEKLY	ANNUAL	3 YEAR CONTRACT
ALSCO	\$515.64	\$26,813.28	\$80,439.84
CINTAS	\$525.14	\$27,307.28	\$81,921.84

Also, bids were received for the purchase of **Embroidered Oxford Shirts** for supervisors. The apparent low bidder was CINTAS.

BIDDER	EMBROIDERED OXFORD	SIZE UP
CINTAS	\$16.00	\$16.00
ALSCO	\$20.26	\$22.06

CITY OF WESLACO

INDUSTRIAL EMPLOYEE UNIFORM RENTAL SERVICES – RFB NO.: 2020-21-05RFB No.: 2020-21-05

INDUSTRIAL UNIFORM RENTAL SERVICE

BID ANALYSIS - BASED ON CURRENT STAFFING AND SELECTED UNIFORM STYLES

Uniformed Employees: 76

CINTAS						ALSCO LINENS AND UNIFORM RENTAL SERVICES					
AVG. COST SET OF 11			\$	578.00		AVG. COST SET OF 11			\$	513.80	
				RENTAL COST	\$ 390.72					RENTAL COST	\$ 365.40
				SERVICE CHARGE	\$ -					SERVICE CHARGE	\$ 9.00
EA	<u>SHIRTS</u>	<u>PANTS</u>		WEEKLY TOTAL	\$ 390.72	EA	<u>SHIRTS</u>	<u>PANTS</u>		WEEKLY TOTAL	\$ 374.40
SET	69	76				SET	69	76			
	759	836		ANNUAL TOTAL	\$ 20,317.44		759	836		ANNUAL TOTAL	\$ 19,468.80
				CONTRACT TOTAL	\$ 60,952.32					ESTIMATED CONTRACT TOTAL	\$ 58,406.40

UNIFORM INSURANCE PLAN

BID ANALYSIS - BASED ON CURRENT STAFFING AND SELECTED UNIFORM STYLES

CINTAS						ALSCO LINENS AND UNIFORM RENTAL SERVICES					
TOTAL GARMENTS			WEEKLY			TOTAL GARMENTS			WEEKLY		
ADVANTAGE PLAN	\$ 0.04	1,595	\$ 63.80	\$ 3,317.60	ANNUAL	UNIFORM SHIELD	\$ 0.06	1,595	\$ 95.70	\$ 4,976.40	ANNUAL
				\$ 9,952.80	CONTRACT					\$ 14,929.20	CONTRACT
PREP CHARGE	\$ 0.03	1,595	\$ 47.85	\$ 2,488.20	ANNUAL	N/A	\$ -	1,595	\$ -	\$ -	ANNUAL
				\$ 7,464.60	CONTRACT					\$ -	CONTRACT
EMBLEM (shirts only)	\$ 0.03	759	\$ 22.77	\$ 1,184.04	ANNUAL	PREP/EMBLEM	\$ 0.06	759	\$ 45.54	\$ 2,368.08	ANNUAL
				\$ 3,552.12	CONTRACT					\$ 7,104.24	CONTRACT
SHIRTS	PANTS	PER WEEK		\$ 134.42		PER WEEK		\$ 141.24			
		PER YEAR		\$ 6,989.84	Break-even	PER YEAR		\$ 7,344.48		Break-even	
		CONTRACT		\$ 20,969.52	12 sets	CONTRACT		\$ 22,033.44		14 sets	
					133 uniforms					157 uniforms	
		SERVICE CHARGE		\$ -	\$ -	SERVICE CHARGE		\$ 9.00	1	\$ 9.00	
		WEEKLY TOTAL		\$ 525.14		WEEKLY TOTAL		\$ 515.64			
		ANNUAL TOTAL		\$ 27,307.28		ANNUAL TOTAL		\$ 26,813.28			
		CONTRACT TOTAL		\$ 81,921.84		ESTIMATED CONTRACT TOTAL:		\$ 80,439.84			

DIRECT PURCHASE - EMBROIDERED OXFORD SHIRT FOR SUPERVISORS

BID ANALYSIS - BASED ON CURRENT STAFFING AND SELECTED UNIFORM STYLES

CINTAS						ALSCO LINENS AND UNIFORM RENTAL SERVICES					
SETS of 11											
STANDARD SIZE:	5	\$ 16.00	\$ 55.00	\$ 880.00		STANDARD SIZE:	4	20.06		\$ 882.64	
SIZE-UP:	2	\$ 16.00	\$ 352.00			SIZE-UP:	2	22.06		\$ 485.32	
		ESTIMATED TOTAL:		\$ 1,232.00						\$ 1,367.96	

CITY OF WESLACO

BID TAB

RFB No.: 2020-21-05

LOW BIDDER		CINTAS		CINTAS		ALSCO	
Item	Garments	Weekly Rental Price	Replacement Cost per garment	Weekly Rental Price	Replacement Cost per garment	Weekly Rental Price	Replacement Cost per garment
INDUSTRIAL UNIFORM RENTAL SERVICE							
1	Men's Industrial Work Shirt - Solid, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Standard Size 11	1.43	12.50	1.75	12.14		
2	Men's Industrial Work Shirt - Solid, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Size-up / Non-Standard 11	3.08	12.50	1.75	14.36		
3	Men's Industrial Work Shirt Enhanced Visibility - Solid with reflective striping (non ANSI standard, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Standard Size 11	2.86	34.00	2.50	31.73		
4	Men's Industrial Work Shirt Enhanced Visibility - Solid with reflective striping (non ANSI standard, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Size-up / Non-Standard 11	4.51	34.00	2.50	31.73		
5	Men's FR Work Shirt - Solid, ARC2, 9.5 ATPV, ASTM 1506, NFPA 2112 Certified 70E; Two pockets, Min. Weight 6.5 oz 88% FR Cotton 12% Nylon Standard Size 11	4.18	48.00	4.50	48.87		
6	Men's FR Work Shirt - Solid, ARC2, 9.5 ATPV, ASTM 1506, NFPA 2112 Certified 70E; Two pockets, Min. Weight 6.5 oz 88% FR Cotton 12% Nylon Size-up / Non-Standard 11	5.83	48.00	4.50	48.77		
7	Woman's Industrial Work Shirt - Solid, Flex Fabric; Min. Weight 3.5 oz 65% Polyester 35% Cotton Poplin Standard Size 11	1.43	17.00	1.75	12.14		
8	Men's Industrial Cotton Workshirt - Solid, two pockets; Min. weight 6 oz. 100% Cotton; Emblem Name and Emblem City Logo. Standard Size 1	2.20	17.00	2.50	13.32		
9	Men's Industrial Cotton Workshirt - Solid, two pockets; Min. weight 6 oz. 100% Cotton; Emblem Name and Emblem City Logo. Size-up / Non-Standard 1	3.85	17.00	2.50	13.32		
10	Men's Crew Shirt - Stretch panels and underarm mesh gussets, Concealed button front placket, two pockets; Stain resistant and moisture-wicking; Min. Weight 4.25 oz. 65% polyester 35% cotton ripstop, stretch panels 100% polyester; Emblem Name and Emblem City Logo. Standard Size 1	2.31	15.85	2.50	26.77		
11	Men's Crew Shirt - Stretch panels and underarm mesh gussets, Concealed button front placket, two pockets; Stain resistant and moisture-wicking; Min. Weight 4.25 oz. 65% polyester 35% cotton ripstop, stretch panels 100% polyester; Emblem Name and Emblem City Logo. Size-up / Non-Standard 1	3.96	15.85	2.50	26.77		
15	Men's Industrial Work Pant- Solid Color, Flex Fabric, front pockets, hip pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Standard Size 11	1.43	15.00	1.75	12.98		

CITY OF WESLACO

BID TAB

RFB No.: 2020-21-05

LOW BIDDER

LOW BIDDER		CINTAS	CINTAS	ALSCO	ALSCO
Item	Garments	Weekly Rental Price	Replacement Cost per garment	Weekly Rental Price	Replacement Cost per garment
INDUSTRIAL UNIFORM RENTAL SERVICE					
16	Men's Industrial Work Pant - Solid Color, Flex Fabric, front pockets, hip pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Size-up / Non-Standard 11	3.08	15.00	1.75	12.98
17	Men's Industrial Cargo Pant - Solid Color, Flex Fabric, mitered cargo pockets, front pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Standard Size 11	1.76	18.00	1.75	21.06
18	Men's Industrial Cargo Pant - Solid Color, Flex Fabric, mitered cargo pockets, front pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Size-up / Non-Standard 11	3.41	18.00	1.75	21.06
19	Men's FR Work Pant - ARC2, ATPV 12.0, ASTM 1506, NFPA 2112 Certified 70E; Min. Weight 9 oz 88% FR Cotton 12% Nylon Standard Size 11	4.18	44.00	4.80	42.96
20	Men's FR Work Pant - ARC2, ATPV 12.0, ASTM 1506, NFPA 2112 Certified 70E; Min. Weight 9 oz 88% FR Cotton 12% Nylon Size-up / Non-Standard 11	5.83	44.00	4.80	42.96
21	Woman's Industrial Work Pant - min. weight 7.7 oz. 65% Polyester 35% Cotton Standard Size 11	1.43	18.00	1.75	12.98
UNIT RENTAL/REPLACEMENT COST:		56.76	443.70	47.60	446.90

STAFF RECOMMENDS AWARD TO ALSCO LINEN AND UNIFORM RENTAL SERVICES.

CITY OF WESLACO

BID TAB

RFB No.: 2020-21-05

LOW BIDDER

			CINTAS	CINTAS	ALSCO	ALSCO
			Weekly	Replacement	Weekly	Replacement
			Rental	Cost per	Rental	Cost per
Item	Garments		Price	garment	Price	garment
UNIFORM INSURANCE PROGRAM						
22	Uniform Advantage Plan per garment	1	0.04		0.06	
23	Prep Advantage per garment	1	0.03			
24	Emblem Advantage per garment	1	0.03		0.06	
		UNIT COST:	0.10		0.12	
25	Minimum Charge per invoice City will not be charged		0.00		0.00	
26	Service Charge per invoice	1	0.00		9.00	
		UNIT RENTAL COST WITH UNIFORM INSURANCE:	56.86		56.72	

NOT RECOMMENDED FOR AWARD

CITY OF WESLACO

BID TAB

RFB No.: 2020-21-05

LOW BIDDER

LOW BIDDER		CINTAS	CINTAS	ALSCO	ALSCO
		Weekly Rental Price	Replacement Cost per garment	Weekly Rental Price	Replacement Cost per garment
Item	Garments				
DIRECT PURCHASE					
12	Men's Executive Oxford Shirt - Solid, Button Down Collar, Center Back Pleat; Min. wieght 4.95 oz. 57% Cotton 43% Polyester; Embroidered Name and City Logo.	0	16.00	0.00	20.06
	Standard Size - Direct Purchase 1	2.04	10.05	2.50	14.56
13	Men's Executive Oxford Shirt - Solid, Button Down Collar, Center Back Pleat; Min. wieght 4.95 oz. 57% Cotton 43% Polyester; Embroidered Name and City Logo.	0	16.00	0.00	22.06
	Size-up / Non-Standard - Direct Purchase 1	2.4	10.05	2.50	16.56
14	Direct Embroidery Fee for name & emblem on Supervisory Shirt - Direct Purchase 1		5.95		5.50

STAFF RECOMMENDS AWARD TO CINTAS.



CITY OF WESLACO

Industrial Employee Uniform Rental Service Agreement

This agreement made this XX day of February 2021, by and between the City of Weslaco, a home-ruled municipal corporation; 255 S. Kansas Ave. Weslaco, Texas 78596, (hereinafter referred to as "CITY"), and ALSCO LINEN AND UNIFORM RENTAL SERVICES, 2121 N. 77 Sunshine Strip, Harlingen, TX 78550 hereinafter referred to as "SUPPLIER".

In consideration of the mutual promises and undertakings set forth herein, receipt of said consideration being acknowledged, the parties hereby agree as follows:

1. The SUPPLIER agrees to furnish to CITY all the requirements of an INDUSTRIAL EMPLOYEE UNIFORM RENTAL SERVICE as described by this agreement during the term of this agreement all in accordance with the pricing, terms and conditions contained herein. Pricing is based on 52 weeks billing per rental item per year.
2. The fees will remain firm for the approved period of this bid (including extensions) as described per EXHIBIT A – FEE SCHEDULE.
3. All uniforms remain the property of the SUPPLIER.
4. All uniforms must be laundered, maintained and steam finished by SUPPLIER on a weekly basis. Any garments that require replacement due to normal wear will be replaced by SUPPLIER at no charge to CITY.
5. SUPPLIER will make all repairs (buttons, small tears, patches, zippers, etc.) on uniforms as needed and will replace all uniforms damaged beyond repair in the normal course of city operations at no cost to the CITY. Worn or damaged uniforms will be replaced with "Semi-new or New" garments that will match those worn by other employees as specified in this contract. If the replacement uniforms are not satisfactory to city specifications, new uniforms will be provided at no cost to the CITY.
6. Emblems will be heat sealed on or sewn onto each garment. There will be one (1) emblem on the Right side above the pocket to read the employee's name and one (1) CITY department emblem above the left pocket.
7. Exchange Schedule will be done weekly and will consist of five (5) uniforms. The SUPPLIER pick-up and delivery location(s) will be specified by the CITY (each

department will designate an area). The SUPPLIER will provide a printed receipt to CITY's point of contact at each designated location at time of pick-up indicating inventory received for service. The day of the week and the time will be agreed upon by both parties.

8. At the inception of service contract, each employee will be supplied with "NEW GARMENTS" following the specifications for the respective department. Each employee will receive eleven (11) new uniforms. This process must be completed within three 3 weeks to four weeks from date employees have been sized.
9. New employees starting the service at any time during the contract period will receive new uniforms. Uniforms furnished will match those worn by the other employees as specified in this contract.
10. The weekly rental charge for any individual leaving the employ of CITY will be terminated upon written notification to SUPPLIER. The CITY will return all uniforms or pay the replacement values for those lost or damaged as specified in EXHIBIT A – SPECIFICATION & FEE SCHEDULE.
11. The CITY will be billed on a weekly basis for the uniforms used. All invoices are paid "net 30 days" from date of service, or receipt of invoice whichever is later. A copy of invoice shall be given to the respective departments upon delivery of uniforms.
12. The SUPPLIER agrees to indemnify and save harmless the CITY from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he/she shall pay all royalties and charges which are legal and equitable.
13. The term of the contract is for three (3) years beginning on or about March 1, 2021 and ending February 29, 2024.
14. If the SUPPLIER cannot continue the services described herein, a written notification must be submitted to the CITY at least ninety (90) days in advance. Furthermore, CITY will continue to use the SUPPLIER's uniforms for that time period. CITY may terminate contract if unsatisfactory services are rendered by SUPPLIER, given (90) days' notice.
15. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall be the forum for any lawsuit arising from or incident to this Agreement. Venue shall be the state and federal courts located in Hidalgo County, Texas.
16. This agreement contains the entire agreement of the parties with respect to the subject matter of this agreement and supersedes all prior agreements and understandings with respect thereto. This agreement may only be amended by a written document executed by all parties.

IN WITNESS WHEREOF, the undersigned hereby execute this license agreement as of the day and year first above written

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

NORMA CANTU, CITY SECRETARY

APPROVED AS TO FORM:

JUAN E. GONZALEZ, CITY ATTORNEY

AUTHORIZED SIGNATURE

INDUSTRIAL EMPLOYEE UNIFORM RENTAL SERVICE AGREEMENT
EXHIBIT A – SPECIFICATIONS & FEE SCHEUDULE

Item		Garments
1	Men's Industrial Work Shirt - Solid, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Standard Size	11
2	Men's Industrial Work Shirt - Solid, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Size-up / Non-Standard	11
3	Men's Industrial Work Shirt Enhanced Visibility - Solid with reflective striping (Non-ANSI standard, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Standard Size	11
4	Men's Industrial Work Shirt Enhanced Visibility - Solid with reflective striping (Non-ANSI standard, Flex Fabric, with Two Chest Pockets; Min. Weight 4.25 oz, 65% Polyester 35% Cotton Size-up / Non-Standard	11
5	Men's FR Work Shirt - Solid, ARC2, 9.5 ATPV, ASTM 1506, NFPA 2112 Certified 70E; Two pockets, Min. Weight 6.5 oz 88% FR Cotton 12% Nylon Standard Size	11
6	Men's FR Work Shirt - Solid, ARC2, 9.5 ATPV, ASTM 1506, NFPA 2112 Certified 70E; Two pockets, Min. Weight 6.5 oz 88% FR Cotton 12% Nylon Size-up / Non-Standard	11
7	Woman's Industrial Work Shirt - Solid, Flex Fabric; Min. Weight 3.5 oz 65% Polyester 35% Cotton Poplin Standard Size	11
8	Men's Industrial Cotton Work shirt - Solid, two pockets; Min. weight 6 oz. 100% Cotton; Emblem Name and Emblem City Logo. Standard Size	1
9	Men's Industrial Cotton Work shirt - Solid, two pockets; Min. weight 6 oz. 100% Cotton; Emblem Name and Emblem City Logo. Size-up / Non-Standard	1

10	Men's Crew Shirt - Stretch panels and underarm mesh gussets, Concealed button front placket, two pockets; Stain resistant and moisture-wicking; Min. Weight 4.25 oz. 65% polyester 35% cotton ripstop, stretch panels 100% polyester; Emblem Name and Emblem City Logo. Standard Size	1
11	Men's Crew Shirt - Stretch panels and underarm mesh gussets, Concealed button front placket, two pockets; Stain resistant and moisture-wicking; Min. Weight 4.25 oz. 65% polyester 35% cotton ripstop, stretch panels 100% polyester; Emblem Name and Emblem City Logo. Size-up / Non-Standard	1
12	Men's Executive Oxford Shirt - Solid, Button Down Collar, Center Back Pleat; Min. weight 4.95 oz. 57% Cotton 43% Polyester; Embroidered Name and City Logo. Standard Size - Direct Purchase	1
13	Men's Executive Oxford Shirt - Solid, Button Down Collar, Center Back Pleat; Min. weight 4.95 oz. 57% Cotton 43% Polyester; Embroidered Name and City Logo. Size-up / Non-Standard - Direct Purchase	1
14	Direct Embroidery Fee for name & emblem on Supervisory Shirt - Direct Purchase	1
15	Men's Industrial Work Pant - Solid Color, Flex Fabric, front pockets, hip pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Standard Size	11
16	Men's Industrial Work Pant - Solid Color, Flex Fabric, front pockets, hip pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Size-up / Non-Standard	11
17	Men's Industrial Cargo Pant - Solid Color, Flex Fabric, mitered cargo pockets, front pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Standard Size	11
18	Men's Industrial Cargo Pant - Solid Color, Flex Fabric, mitered cargo pockets, front pockets; min. weight 7.75 oz. 65% Polyester 35% Cotton Size-up / Non-Standard	11
19	Men's FR Work Pant - ARC2, ATPV 12.0, ASTM 1506, NFPA 2112 Certified 70E; Min. Weight 9 oz 88% FR Cotton 12% Nylon Standard Size	11
20	Men's FR Work Pant - ARC2, ATPV 12.0, ASTM 1506, NFPA 2112 Certified 70E; Min. Weight 9 oz 88% FR Cotton 12% Nylon Size-up / Non-Standard	11

DRAFT



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4004	
From:			
Subject: Discussion and consideration to authorize the solicitation of bids for construction of the Regional Detention Facility for the Pleasantview Drainage project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Alberto Aldana		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: 02-11-21CCMemo_RDF			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

DATE: February 11, 2021

TO: Weslaco City Commission &
Mr. Mike Perez, City Manager

FROM: Albert J. Aldana, P.E. 
City Engineer

SUBJECT: Pleasantview & 11th St Drainage Improvements
Proposed Solicitation of Bids for Construction of RDF

Dear Commissioners,

Authorization for solicitation of bids for the construction of the RDF for the Pleasantview & 11th St Drainage Improvements Project is sought because of a time limitation on this project. This project is scheduled for completion by April 30th and we would like for the construction of the RDF to be constructed prior to the beginning of the next storm season which begins in June. Given the large volume of excavation (≈300k cy) and our current workforce and equipment it is estimated that the construction of the RDF with Public Works forces would require in excess of 12 months to complete.

In addition, the Kansas-Los Torritos Drainage Project requires that the proposed RDF be constructed by City forces. The RDF for phase I of this project is much smaller in volume (≈100k cy) and the project allots more time for its completion (October 2022). This RDF is better suited for our Public Works personnel to complete.

We have also received preliminary estimates of probable costs to excavate the Pleasantview RDF and these look very favorable. It is estimated that the RDF could be excavated for approximately \$300k to \$350k and be completed within a reasonable time window.

For these reasons, staff recommends that this proposed solicitation for bids be approved.



Standardized Agenda Request Form

Date of Meeting: February 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4005
From:		
Subject: Discussion and consideration to amend the SWG Professional Service Agreement for design services for the Pleasantview Regional Detention Facility and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: These services are for the Pleasantview Drainage Improvements Project.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Alberto Aldana Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Recommend Approval		
Attachments, if any: 02-11-21CCMemo_Services		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

DATE: February 11, 2021

TO: Weslaco City Commission &
Mr. Mike Perez, City Manager

FROM: Albert J. Aldana, P.E. 
City Engineer

SUBJECT: Pleasantview & 11th St Drainage Improvements
Proposed Engineering Services – Amend SWG Agreement

Dear Commissioners,

This item seeks your approval to amend the existing engineering services agreement with SWG to provide additional services for the design of an inlet/outlet control structure at the downstream point of the proposed RDF.

Engineering staff is presently occupied working on the following projects:

- Preparation of construction documents for the 2020 City of Weslaco Water & Sewer Improvements Project for Urban County Program. (Due February 26, 2021)
- Preparation of construction documents for proposed infrastructure improvements (paving, water, sewer, storm drain) for the Weslaco Public Services Facility. (Due May 2021)
- Preparation of plans for the Mayor Pablo Peña Park RDF and utility relocations. (Due June 19, 2021)
- Preparation of plans for grading, paving, utility, and drainage improvements at the Recycling Center on Border & Mile 5N Rd.

The proposed fees for the engineering services are presently under negotiation. Staff recommends approval of the proposed amendment to engineering services contract with SWG Engineering.