



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 20, 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, July 20, 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 seventy-nine (79) 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 July 20, 2021. A staff member will contact you with instructions via phone call to address your public comments.

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

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the

City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. PUBLIC HEARING

- A. To solicit input on behalf of Juan Rodriguez to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westview Estates Subdivision, Weslaco, Hidalgo County, Texas.
- B. To solicit input on behalf of Amado Sanchez to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to B-2 secondary and highway business district.
- C. To solicit input on behalf of Felix De La Cruz to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district.

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 July 6, 2021. (Staffed by City Secretary Department.) Attachment.
- B. Approval of the request by the Economic Development Corporation of Weslaco to close Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street on the third (3) Thursday, of the month from August 2021 to February 2022 between the hours 3:00 PM and 10:00 PM for Alfresco Weslaco Music & Art on the Street; in addition, authorizing the sale of wine and beer by a TABC licensed vendor; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Weslaco EDC.) Attachment.
- C. Approval of the renewal of the agreements with Muniservices for local hotel occupancy tax program and sales tax audit and administration services for a one year term in the amount of \$6,624 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- D. Authorization to apply to BJA FY2021 Edward Byrne Memorial Justice Assistance

Grant Program - Local Solicitation in the amount of \$12,010 with NO MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

- E. Authorization to apply to BJA FY21 Preventing School Violence: BJA's STOP School Violence Program Grant in the amount not to exceed \$1,000,000 with NO MATCH REQUIRED AND NO RECURRING FEES REQUIRED and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

V. OLD BUSINESS

- A. Discussion and consideration on realignment of drainage ditch at Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. Possible action. (This item was tabled May 4, 2021; Staffed by Parks and Recreation Department.) Attachment.
- B. Discussion and consideration to approve scoring matrix for Fire and Police with Municipal Court construction project and authorize the Mayor to execute any related documents. Possible action. (There was no action on this item on June 15, and July 6, 2021; staffed by Airport Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Juan Rodriguez to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westview Estates Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Domingo Gonzalez on Ordinance 2021-25 to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to B-2 secondary and highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-25. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Felix De La Cruz on Ordinance 2021-26 to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-26. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve Ordinance 2021-27 for the Voluntary

Annexation of Weslaco Industrial Park Subdivision – being a 146.09 acre tract of land out of Farm Tract 1056, 1057, and 1058, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the Northeast Intersection of Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-27. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Discussion and consideration to approve the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11th North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to approve the Final Plat for Chavez De Los Santos Subdivision– being a 6.364 acre tract out of Farm Tract 256, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the West side of Mile 4 ½ West, approximately 1770 ft. South of Mile 12 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration on Ordinance 2021-28 first and final reading approving a negotiated resolution between the City of Weslaco and Texas Gas Service regarding the company's Cost of Service Adjustment tariff filing declaring an effective date and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-28. Possible action. (Staffed by Finance Department.) Attachment.
- H. Discussion and consideration to accept and file the Financial Reports for the General Fund, Water/Wastewater and Solid Waste funds for the period ending June 30, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- I. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending June 30, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- J. Discussion and consideration on amendment to the inter-local agreement between the City of Weslaco and County of Hidalgo Tax Office for the assessment and collection of property taxes for another year effective September 1, 2021 in the amount of \$48,564 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- K. Discussion and consideration to approve authorization to solicit bids for the purchase of Commercial Dumpsters with lock bars and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works.) Attachment.
- L. Discussion and consideration of removal of commercial dumpster from city parks and

authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

- M. Discussion and consideration to award Southern Trenchless Solutions (Buyboard Contract #635-21) in the amount not to exceed \$127,511 for pipebursting project on S. Indiana St., S. Oklahoma St., and Lee Garza, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works.) Attachment.
- N. Discussion and consideration to solicit for Request for Proposals (RFP's) for EMS Billing services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.
- O. Discussion and consideration to approve rerates on current Health Insurance Plan with UnitedHealthcare, Dental Insurance with BC/BS, and Vision Insurance with Avesis for Fiscal Year October 01, 2021 through September 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by HR Department.) Attachment.
- P. Discussion and consideration to approve request by contractor to amend contract amendment and reduce retainage amount from 10% to 5% for the Pleasantview & 11th St. Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- Q. Discussion and consideration to authorize seeking of Bids for proposed Traffic Signal Improvements at intersections of Westgate and 6th, Bridge and 18th, Bridge and Pike Blvd, and Bridge and 6th St and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- R. Discussion and consideration to approve seeking of bids for proposed new sidewalks and maintenance of existing sidewalks throughout the city of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

VII. REPORTS

- A. Report by Engineering Department - Pleasantview project.
- B. Report by Siemens: Year 2 Annual Performance Assurance report.
- C. Report by Parks and Recreation.
- D. Report by Public Works.
- E. Report by Emergency Management - COVID-19.

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 Professional Services Agreement for Municipal Court Judge Samuel V. Sanchez 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 Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code.
- D. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.
- E. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney relating to WEDC loan of \$12,500,000 for land and improvements at real property described as Tract 1 out of Farm Tracts 1056, 1057 and 1058, West and Adams Tract Subdivision as authorized by section §551.071 of the Texas Government Code.
- G. Legal Consultation - Consultation with City Attorney regarding potential claim from Leonel Garza, Juan Guadalupe Velasquez, Jose Gonzalez, Judy Velasquez, Individually and as next friend of D.T. and A.G., Minors vs. City of Weslaco, Weslaco Police Department and Jose Alberto Lozoya as authorized by section §551.071 of the

Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 15th day of July 2021 on or before 4:00 pm 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: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4378	
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: 15th day of July 2021 on or before 4:00 pm			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Mike Perez		Created	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Robin Wiley from First Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission 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: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4495
From: REBEKAH DE LA FUENTE		
Subject: To solicit input on behalf of Juan Rodriguez to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westview Estates Subdivision, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's Permit. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 25, 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 June 21, 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 July 7, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4497	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Amado Sanchez to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to B-2 secondary and highway business district.			
Background: The applicant is requesting to rezone property R-1 One family Dwelling district to B-2 secondary and highway business district. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of rezone request at regular meeting of July 7, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of rezone based on 2040 land use map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4499
From: REBEKAH DE LA FUENTE		
Subject: To solicit input on behalf of Felix De La Cruz to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district.		
Background: The applicant is requesting to rezone property R-1 One family Dwelling district R-2 <u>Duplex and apartment district</u> to B-1 neighborhood business district. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request at their regular meeting of July 7, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New	
City Manager Comments: Deny.		
Staff Recommendation: Staff recommends denial based on 2040 land use map.		
Attachments, if any:		

Responsibilities upon Approval:

Staff will advise the applicant



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4383	
From:			
Subject: Approval of the Minutes of the Regular Meeting on July 6, 2021. (Staffed by City Secretary Department.) Attachment.			
Background: Record of Commission action for Regular Commission meeting on July 6, 2021.			
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 ADELAIDA VEGA Mike Perez		Created	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any: 21-07-06 minutes DRAFT			
Responsibilities upon Approval:			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JULY 6, 2021**

On Tuesday, July 6, 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	J.P. Rodriguez
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez

ABSENT:	Commissioner	Adrian Farias
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STAFF PRESENT:	Mike R. Perez	City Manager
	Andrew Muñoz	Asst. City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Vidal Roman, Finance Director, Antonio "Tony" Lopez, Fire Chief, Juan Salas, IT Department, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joel Rivera, Police Chief, Albert Aldana, City Engineer, Pete Garcia, Public Works Director, Martin Vela, IT Director, Arnold Becho, Library Director, David Arce, Deputy Public Works Director, Olga Garza, Asst. Public Works Director, Rosa Huerta, Municipal Court, George Quilantan, Inframark, and Molly Vallejo.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 2, 2021.

B. Invocation.

Pastor Steven Wagenknect, Abiding Savior Lutheran Church led in the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the "Pledge of Allegiance and Texas Flag."

D. Mayoral Recognition.

E. Roll Call.

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

II. PUBLIC COMMENTS

Rojelio Melendrez reported concerns of flooding in his area at 501 San Carlos Street. He would like to know what the City and TxDOT's plans are for drainage improvements in his neighborhood to ease flooding. He shared some pictures of the flooding area.

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 June 15, 2021 (Staffed by City Secretary Department.)

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

1) Approval on Ordinance 2021-21 establishing a Series 2021 C.O. (Certificate of Construction) Construction Fund for Police, Fire and Library facilities and authorize the Mayor to execute any related documents. (First reading held June 15, 2021; staffed by Finance Department.)

2) Approval on Ordinance 2021-22 approving a budget amendment for the Series 2021 C.O. Construction fund for construction of public safety facilities and library project costs in the amount of \$12,397,753 and authorize the Mayor to execute any related documents. (First reading held June 15; staffed by Finance Department.)

3) Approval of Ordinance 2021-23 establishing an Interest & Sinking Debt Fund on the Series 2021 Certificate of Obligation related to public facilities namely Police, Fire and Library and authorize the Mayor to execute any related documents. (First reading held June 15, 2021; staffed by Finance Department.)

4) Approval of Ordinance 2021-24 budget amendments for purchase of a 40 yd. Grapple Brush Truck not to exceed \$194,640 and purchase of 96-Gallon Residential

Bins not to exceed \$594,398 and authorize the Mayor to execute any related documents. First reading held June 15, 2021; staffed by Public Works Department.)

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

D. Approval of Lease of Mayor Pablo Pena City park Baseball/Softball Fields, Isaac Rodriguez Park Minor, Multi, and T-Ball Fields, and Harlon Block Sports Complex East/West Fields, and Baseball/Softball Fields for youth programs by Boys & Girls Club of Weslaco and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation.) Attachment.

E. Approval of a memorandum of agreement between RATES and City of Weslaco to provide for a summer engineering internship program which jointly funds two (2) internship positions for UTRGV students for a period of approximately 10 weeks and authorize Mayor to execute any related documents. (Staffed by Engineering Department.) Attachment.

F. Approval to accept Wal-Mart's Community Grant (Request ID 68492373) from Facility #1041 and Facility # 6159 for the total amount of \$6,000 with NO MATCH and REOCCURING COSTS required to purchase supplies, promotional products, and gifts for community events and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

G. Approval of a Memorandum of Understanding between U.S. Immigration and Customs Enforcement and Weslaco Police Department for assistance with Homeland Security Investigations and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

H. Authorization to apply to the 2021 Community Policing Development (CPD) De-Escalation Training Solicitation Program for an amount not to exceed \$200,000 with NO MATCH REQUIRED and NO RECURRING COSTS to support our ability to build and maintain our officer's de-escalation proficiency and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

I. Authorization to apply to the BJA FY21 Body-Worn Camera Policy and Implementation Program for an amount not to exceed \$250,000 with a 50% MATCH and RECURRING COST of \$20,000 to purchase Body Worn Camera Kits and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

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

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2021-37 appointing a member to the Parks and Recreation Advisory Board for a term set to expire August 1, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreations Department.)

Omar Rodriguez, Parks & Recreation Director stated Carl McCaleb has expressed an interest in continuing to serve as a member to the Parks & Recreation Advisory Board.

Mayor Pro Tem Munoz seconded by Commissioner Lopez moved to appoint Carla McCaleb to the Parks and Recreation Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

RESOLUTION NO. 2021-37

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE PARKS & RECREATION BOARD.

WHEREAS, the City of Weslaco has established the Parks & Recreation Board pursuant to Section 98-83 of the Weslaco Municipal Code of Ordinances; and

WHEREAS, the terms of the members of this board are for three years; however, following the restructuring of this Board to consist of seven members, certain terms shall be assigned for two years so that terms are staggered such that no quorum of members expires simultaneously; and

WHEREAS, the Parks & Recreation Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS appoint/reappoint the following individual to serve on the Parks & Recreation Board:

NAME
Carla McCaleb

UNEXPIRED TERM
08/01/2024

PASSED AND APPROVED on this 6th day of July 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

V. OLD BUSINESS

A. Discussion and consideration to approve scoring matrix for Fire and Police with Municipal Court construction project and authorize the Mayor to execute any related documents. Possible action. (There was no action June 15, 2021; staffed by Airport Department.)

Andrew Munoz, Airport Director/Asst. City Manager, stated revisions to the Matrix were specifically to Section 4. They are: 4.1) limit to 10 projects listed for government entities; 4.2) list out cost of any change orders; and 4.3) omit and add to provide four (4) reference letters that are received. Staff will make the revisions and bring back to the commission for approval.

Mayor Suarez recommended no action and bring back to the commission with change recommendations to the Scoring Matrix for final approval.

B. Discussion and consideration after public hearing on behalf of Eric Fonseca to approve Conditional Use Permit to obtain a Retail Dealer's On-Premise Late Hours License at 606 S. Missouri also being Lot 4, Block 51, Original Townsite of Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Three-fourths vote required. Possible action. (There was no action June 15, 2021; Staffed by Planning and Code Enforcement Department.)

Commissioner Rodriguez abstained from voting and discussion.

Rebekah de la Fuente, Planning & Code Enforcement Director, stated at last meeting City Attorney was going to review the Conditional Use Permit.

City Attorney stated the Conditional Use Permit can be renewed on a yearly basis however the statute does allow for a shorter amount of time. You can have a Conditional Use Permit for one month, three months or six months with a list of violations that will result in an automatic termination such as an arrest, disturbances and/or intoxicated individuals. You can also make it more stringent with any conditions you might have such as loud noise or loud outdoor music.

Gilbert Longoria stated he had only received two complaints for noise. He had closed for two weeks during COVID and upon opening he provided curbside service to patrons. He offers soft music in the patio for dinner and does not provide loud music. Mr. Longoria also stated he is trying to expand his business by extending the late hours and locally promoting artist. He gives back to the community and is a resident of the City of Weslaco.

Mayor Suarez recommended no action be taken, consultation with the City Attorney in executive session.

VI. NEW BUSINESS

A. Discussion and consideration of award of Buyboard Contract 592-19 for the purchase and installation of sports field lighting at Judge Gilbert Garza Park in the amount not to exceed \$541,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by

Parks and Recreation Department.)

Omar Rodriguez stated this project is authorization to purchase lighting system for Judge Gilbert Garza City Park and will replace soccer lighting field at Mayor Pablo Peña City park. Estimates then were \$500,000 in which prices have gone up. Ask for two different options; Option A: 29-27-foot candle at a price of \$569,400 and Option B: 26-24-foot candle for \$541,000. Staff recommends Option B.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to award Buyboard Contract 592-19 for purchase and installation of sports field lighting at Judge Gilbert Garza Park in the amount not to exceed \$541,000 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to award the bid SPORT LIGHTING SALVAGE & DEMOLITION - RFB No.: 2020-21-26 located at Mayor Pablo Pena City Park to the lowest responsive bidder TRI-GEN Construction of Weslaco, Texas in the amount of \$92,646 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez stated received two bids and Tri-Gen being the lowest bidder at \$92,646 to remove all equipment and declare it surplus. Staff recommends approval.

Commissioner Lopez seconded by Commissioner Rodriguez moved to award bid SPORT LIGHTING SALVAGE & DEMOLITION – RFB No.: 2020-21-26 located at Mayor Pablo Peña City Park to the lowest responsive bidder TRI-GEN Construction in the amount of \$92,646 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on request from EDC on the Contract for Professional Services with SAMES Inc Engineering and Weslaco Economic Development Services for the proposed Weslaco Industrial Park Phase I in the amount of \$339,314 & Phase II in the amount of \$115,686 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco-EDC.)

Commissioner Kerr abstained from voting and discussion.

Mike R. Perez, City Manager, stated this item is for design cost of the new industrial park on north of International Blvd. This is the property that Commission approved for Weslaco EDC to proceed with the purchase of all the infrastructure such as paving, water, sewer, drainage, etc.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve request from EDC on Contract for Professional Services with SAMES Inc Engineering & Weslaco EDC services for Weslaco Industrial Park Phase I in the amount of \$339,314 & Phase II in the amount of \$115,686 as presented. The motion carried with Commissioner Kerr abstaining; Mayor Suarez was present and voting.

D. Discussion and consideration to ratify Purchase Order No. 21-4424 to contract OMT Utilities for emergency repairs on a collapsed manhole located at 2206 North Gate Circle in the amount of \$56,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce, Deputy Director of Public Works, stated emergency repairs were conducted on June 18th at 2206 N. Gate Circle posed safety concerns to residents; three quotes were obtained and selected OMT in the amount of \$56,500; presenting item to ratify Purchase Order No. 21-4424 to contract OMT Utilities for manhole repairs. Staff recommends approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve ratify Purchase Order No. 21-4424 to contract OMT Utilities for emergency repairs on a collapsed manhole located at 2206 North Gate Circle in the amount of \$56,500 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration of proposed change order #10 to extend the date of project completion from July 7th to November 30, 2021 for the Pleasantview & 11th Street Drainage Improvements Project and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated at a previous meeting, it was requested a report on the number of additional construction days required to complete the change orders and the number of rain/wet days for the project in order to perform a better assessment of the project. There's a total of 13 rain days and 22 wet days for a total of 35 rain/wet days with a total of 120 days. Staff recommended approval of extension to November 30, 2021.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve change order #10 to extend the date of project completion from July 7th to November 30, 2021 for Pleasantview & 11th Street Drainage Improvements Project as presented. Motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to approve proposed change order #11 in the amount of \$35,000 for the Pleasantview & 11th St Drainage Improvements Project and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

Albert Aldana stated subcontractor Total Commitment requested that City provide additional compensation due to cost of materials for unforeseen expenses.

Armando Gutierrez from Total Commitment stated that prices of materials have increased significantly. Expenses such as manpower, fuel, construction materials and encountering

numerous delays with the hurricane season and the hold up from the Texas Parks & Wildlife permit, therefore justifying this proposed change order. Mr. Gutierrez then stated he will be constructing a large concrete slab so that he is able to work better due to rain making the area very sludgy and making the concrete slab an asset to the City.

Mayor Suarez recommended no action and bring back to the commission once City Manager and City Engineer meet with Mr. Gutierrez and work on details with Total Commitment.

G. Discussion and consideration of proposed change order #12 in the amount of \$45,500 for the Pleasantview & 11th St Drainage Improvements Project and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana stated this proposed change order #12 is for storm line extensions that will alleviate flooding occurring along Pleasantview Drive and will also provide grated inlets to drain low area for two properties along the ditch alignment.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve change order #12 in the amount of \$45,500 for Pleasantview & 11th Street Drainage Improvements Project as presented. Motion carried unanimously; Mayor Suarez was present and voting.

VII. REPORTS

- A. Report by Perdue Brandon Fielder Collins & Mott LLP on delinquent tax collection.
Hiram Gutierrez gave presentation on delinquent tax collections for the City of Weslaco.
- B. Report by Public Works.
No report until the next meeting.
- C. Report by Parks and Recreation.
No report until the next meeting.
- D. Report by Emergency Management - COVID-19
No report until the next meeting.
- E. Report by Engineering Dept. - Pleasantview project
No report until the next meeting.

VIII. EXECUTIVE SESSION

At 6:39 p.m. Commissioner Rodriguez 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 7:31 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

B. Discussion and consideration after public hearing on behalf of Eric Fonseca to approve Conditional Use Permit to obtain a Retail Dealer's On-Premise Late Hours License at 606 S. Missouri also being Lot 4, Block 51, Original Townsite of Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Three-fourths vote required. Possible action. (There was no action June 15, 2021; Staffed by Planning and Code Enforcement Department.)

Commissioner Rodriguez abstained from voting and discussion.

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to recommend and award a conditional use permit for 6 months with standard ordinance conditions as set forth in the ordinance and inspection by fire and police due before 6 months expiration as discussed in executive session. The motion carried with Commissioner Rodriguez abstaining; Mayor Suarez was present and voting.

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 Professional Services Agreement for Municipal Court Judge Samuel V. Sanchez 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.

Commissioner Rodriguez abstained from voting and discussion.

No action.

D. 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 Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code.

No action.

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

No action.

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

No action.

G. Legal Consultation - Consultation with City Attorney regarding potential claim from The P. Garza Law Firm representing Michael Vega as authorized by section §551.071 of the Texas Government Code.

Commissioner Lopez abstained from voting and discussion.

No action.

H. Legal Consultation - Consultation with City Attorney regarding potential claim from Moore Law Firm representing Humberto Perez as authorized by section §551.071 of the Texas Government Code.

No action.

I. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property described as a 0.726 acre of land out of Farm Tract 15 located northeast of the US 83 Expressway in the West and Adams Tract Subdivision as authorized by section §551.072 of the Texas Government Code.

No action.

J. 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.

No action.

X. ADJOURNMENT

Commissioner Kerr seconded by Commissioner Pedraza moved to adjourn the meeting of July 6, 2021 at 7:32 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Norma A. Cantu, CITY SECRETARY



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4492	
From:			
Subject: Approval of the request by the Economic Development Corporation of Weslaco to close Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street on the third (3) Thursday, of the month from August 2021 to February 2022 between the hours 3:00 PM and 10:00 PM for Alfresco Weslaco Music & Art on the Street; in addition, authorizing the sale of wine and beer by a TABC licensed vendor; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Weslaco EDC.)			
Background: This celebration will be free to the public to attend, while providing a platform for local musicians, artists, food vendors and different merchants to reach the community. It will serve as a great marketing opportunity to showcase the great quality of life in Weslaco, Texas.			
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):			
JUANITA VALLEJO Mike Perez		Created	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any: MEMO City Comm. Meeting Approval			
Responsibilities upon Approval:			



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

MEMO:

To: City of Weslaco Mayor and Commissioners
From: Lillie Delgado, EDC-Weslaco
Date: July 7, 2021

RE: Alfresco Weslaco Music and Arts Festival Event

This is an official request to place the following item on the agenda for the City Commissions meeting scheduled for Tuesday, July 20, 2021

A. Agenda Item

Annual request by Weslaco EDC for approval to close Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth St. on the third (3rd) Thursday of the month from August 2021 to February 2022 between 3:00 PM and 10:00 PM for Alfresco Weslaco Music & Art on the Street; in addition, authorizing the sale of wine and beer by a TABC licensed vendor; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recs, Public Works, Police, Fire and EMS Departments.

B. Background

This celebration will be free to the public to attend, while providing a platform for local musicians, artists, food vendors and different merchants to reach the community. It will serve as a great marketing opportunity to showcase the great quality of life in Weslaco, TX.



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4493	
From: VIDAL ROMAN			
Subject: Approval of the renewal of the agreements with Muniservices for local hotel occupancy tax program and sales tax audit and administration services for a one year term in the amount of \$6,624 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: The agreements is for a one year extension. Muniservices has been auditing and collecting our Hotel Occupancy Tax and Sales Tax since 2013.			
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):			
Rosalinda Cavazos VIDAL ROMAN Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Recommend Renewal			
Attachments, if any: 2021 Muniservices			
Responsibilities upon Approval:			



**FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT
BETWEEN
THE CITY OF WESLACO AND
MUNISERVICES, LLC**

This Amendment No.1 is made effective as of April 23, 2021 by and between the City of Weslaco, a municipal corporation of the State of Texas ("City"), and MuniServices, LLC, a Delaware limited liability company ("Consultant") collectively the Parties.

RECITALS

- On or about August 20, 2018, the Parties entered into a Consultant Services Agreement for Local Occupancy Tax Audit and Administration("Agreement").
- The initial term of the Agreement was for a one-year period with automatic renewal for two subsequent one-year terms.
- By way of this, Amendment No.1, the City desires to exercise its right to extend the terms of the agreement for an additional one-year period through August 20, 2022.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained here, the Parties agree as follows:

AGREEMENT

1. Amend Section C.1. Term of this Agreement:
Add the following to the end of the paragraph:

City hereby exercises its option to extend the term of the Agreement for an additional one-year period through August 20,2022.

2. Other Terms
All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, the parties hereto as of the date first above written have duly executed this Agreement.

MuniServices, LLC

City of Weslaco
a municipal corporation

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____



**FIRST AMENDMENT TO
THE CONSULTANT SERVICES AGREEMENT
BETWEEN
THE CITY OF WESLACO AND
MUNISERVICES, LLC**

THIS FIRST AMENDMENT is made and entered into this 23rd day of April 2021 by and between the City of Weslaco, a municipal corporation existing under the laws of Texas ("City"), and MuniServices, LLC, a Delaware limited liability company ("CONSULTANT") collectively the Parties.

RECITALS

- On or about September 10, 2018, the Parties entered into a Consultant Services Agreement for Sales Tax Compliance Review and Sales/Use Tax Analysis & Reporting Services ("Agreement").
- The initial term of the Agreement was a one-year term with automatic renewal for two (2) subsequent one-year terms.
- By the way of this Amendment No. 1, the Parties desire to extend the terms of the Agreement for an additional one-year period through September 9, 2022.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained here, the Parties agree as follows:

AGREEMENT

1. Amend Section C1 "Term of the Agreement"

The Parties hereby extend the term of this Agreement for an additional one-year period through September 9, 2022.

2. Other Terms

Except as modified by this Amendment, all other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, the parties hereto as of the date first above written have duly executed this Agreement.

MuniServices, LLC

City of Weslaco
a municipal corporation

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____



Term Rates

Date: April 26, 2021

Client: City of Weslaco

Product	Term Rate 2020	Term Rate 2021
Clearview Reporting	\$6,533.92	\$6,623.85
TOTAL		



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4514	
From: OMAR RODRIGUEZ			
Subject: Discussion and consideration on realignment of drainage ditch at Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. Possible action. (This item was tabled May 4, 2021; Staffed by Parks and Recreation Department.)			
Background: The Los Torritos Kansas Drainage project calls for a stormwater regional detention facility (RDF) at Mayor Pablo Pena Park. Phase one of the project was recently approved for funding and the design phase is in progress. Staff has developed a plan to realign the ditch from the north boundary of the park to traverse the park and reshape the north side connecting the neighborhood to the park. Staff met with the Manager of Hidalgo and Cameron Counties Irrigation District No. Nine regarding this possibility and it was received with support by simply recognizing equal right of way with the new alignment.			
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 Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: MEMO DITCH REALIGNMENT MAYOR PABLO PENA PARK, Mayor Pablo G. Pena City Park Schematic Drainage channel reroute, Mayor Pablo G. Pena City Park Drainage channel realignment, Project Los Torritos Kansas RDF project area, Mayor Pablo Pena Park RDF project area aerial			

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

INTER-OFFICE MEMORANDUM

DATE: April 27, 2021

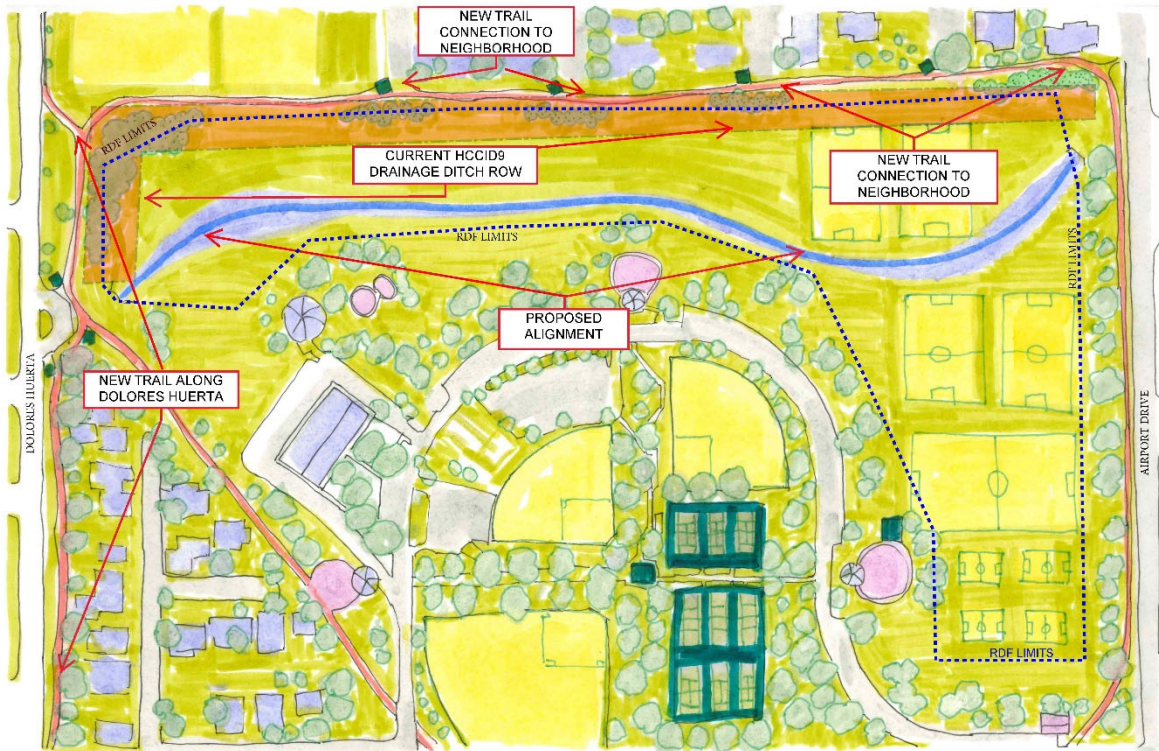
TO: Mike R. Perez, City Manager

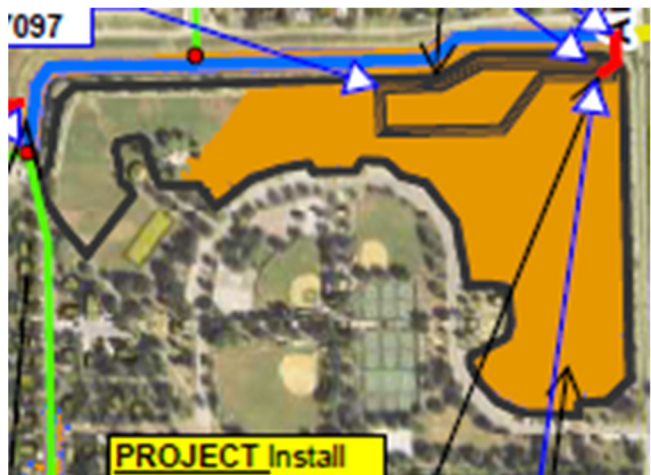
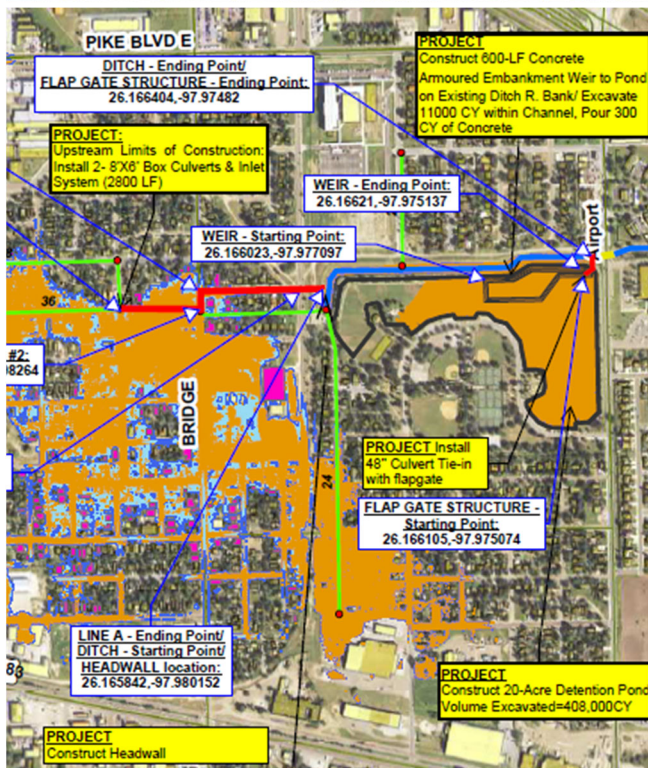
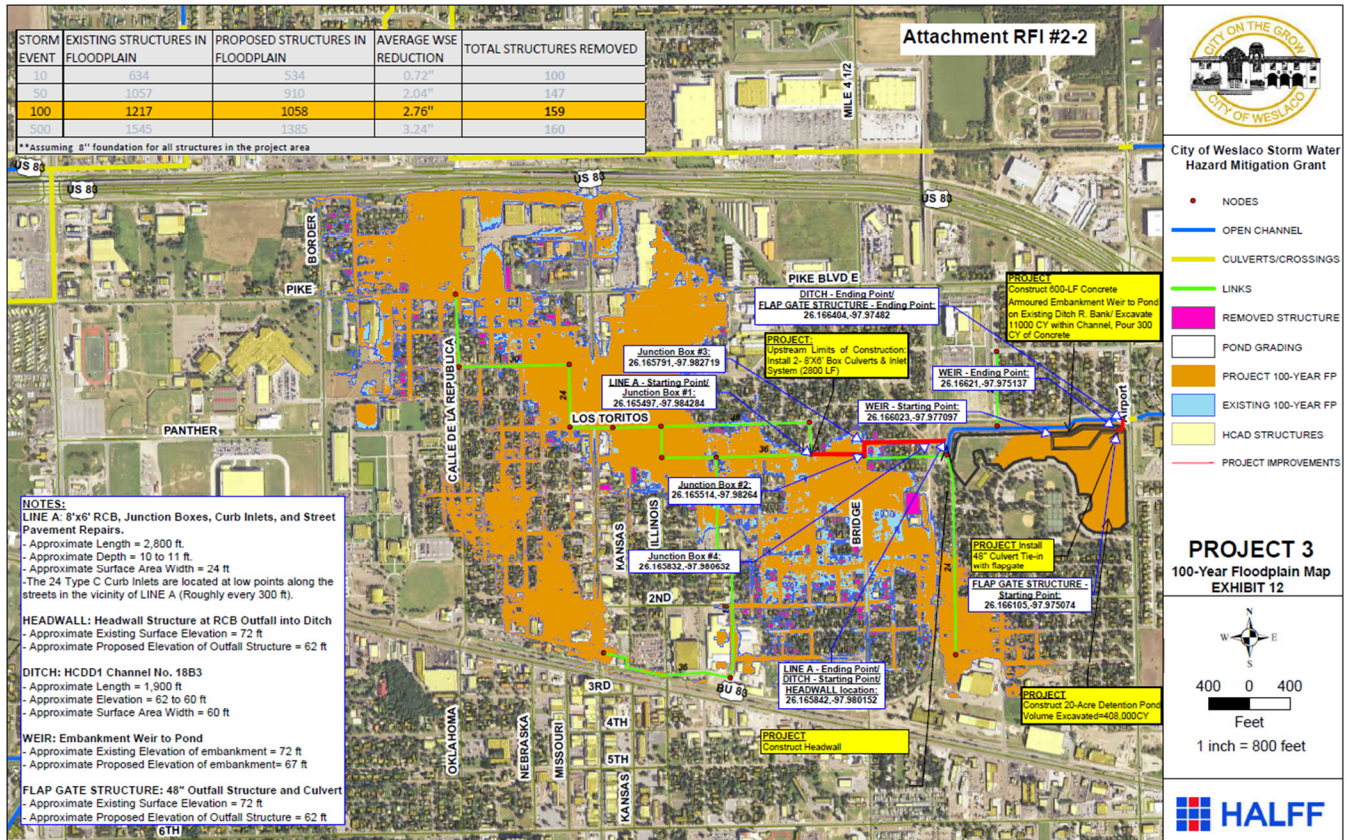
FROM: Omar Rodriguez, Parks & Recreation - Director 

SUBJECT: REALIGNMENT OF HCCID9 DITCH ROW AT MAYOR PABLO PENA PARK

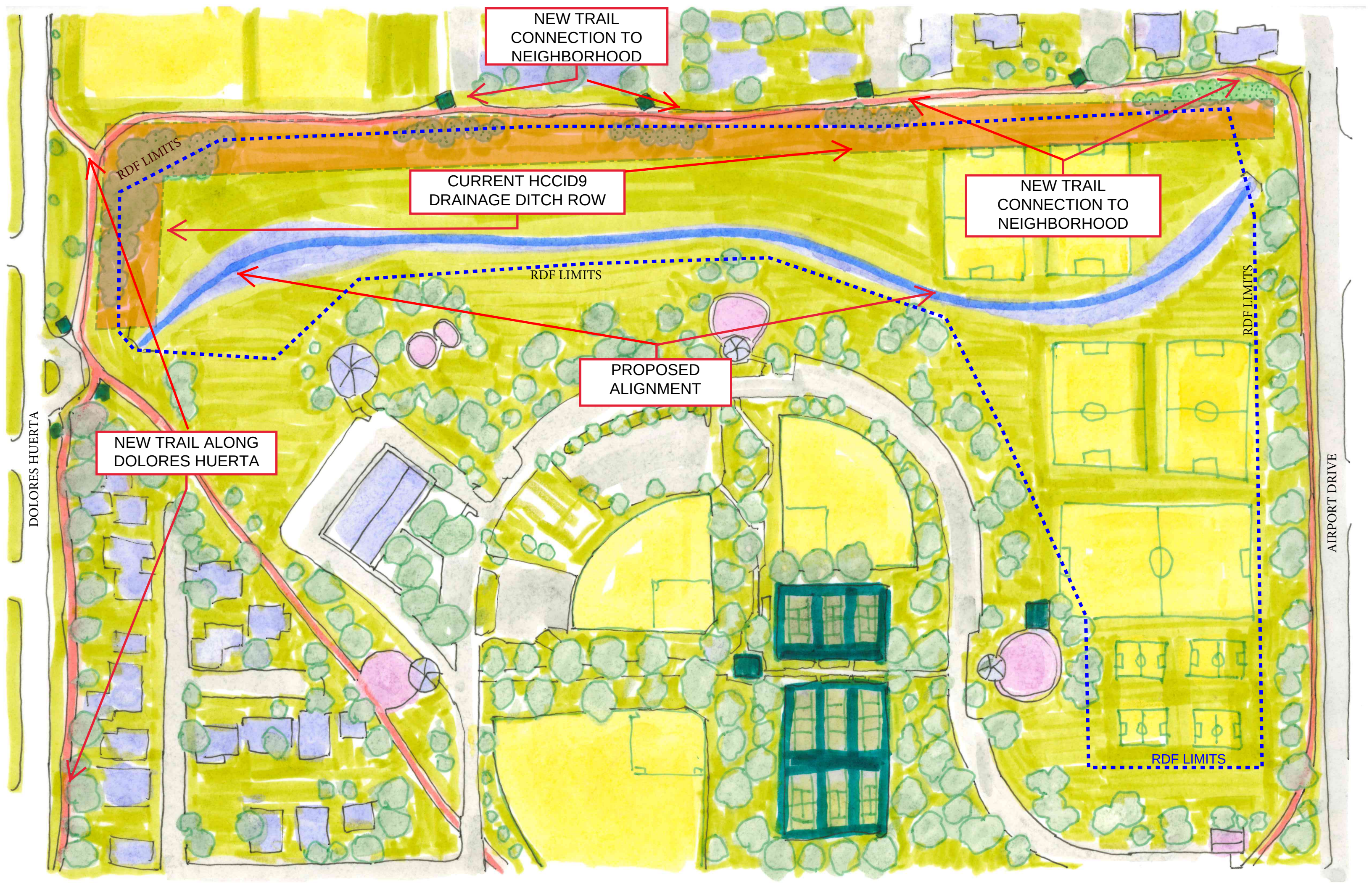
The Los Torritos Kansas Drainage project calls for a stormwater regional detention facility (RDF) at Mayor Pablo Pena Park. Phase one of the project was recently approved for funding and the design phase is in progress.

Staff has developed an alternate plan to realign the ditch from the north boundary of the park to traverse the park and reshape the north side connecting the neighborhood to the park. Staff met with the Manager of Hidalgo and Cameron Counties Irrigation District No. Nine regarding this possibility and it was received with support by simply recognizing equal right of way with the new alignment. Once the realignment is finalized, the Mayor can proceed with executing a memorandum of understanding establishing the new right of way.





"The City on the Grow"



NEW TRAIL
CONNECTION TO
NEIGHBORHOOD

CURRENT HCCID9
DRAINAGE DITCH ROW

NEW TRAIL
CONNECTION TO
NEIGHBORHOOD

PROPOSED
ALIGNMENT

NEW TRAIL ALONG
DOLORES HUERTA

RDF LIMITS

RDF LIMITS

RDF LIMITS

RDF LIMITS

DOLORES HUERTA

AIRPORT DRIVE

Mayor Pablo Pena City Park

Realignment of HCCID9 Drainage ROW

HCCID9 Current Alignment

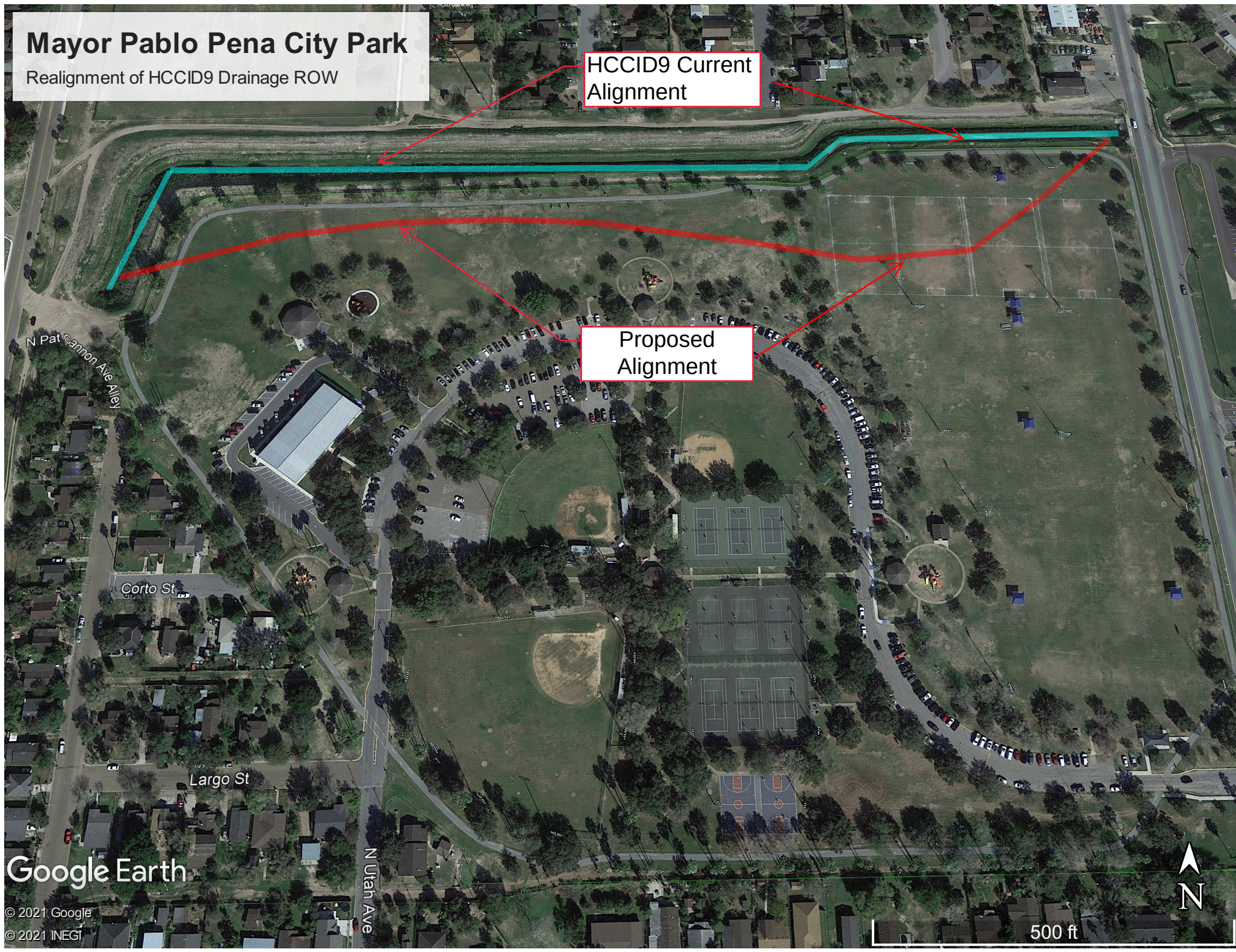
Proposed Alignment

Google Earth

© 2021 Google
© 2021 INEGI



500 ft



STORM EVENT	EXISTING STRUCTURES IN FLOODPLAIN	PROPOSED STRUCTURES IN FLOODPLAIN	AVERAGE WSE REDUCTION	TOTAL STRUCTURES REMOVED
10	634	534	0.72"	100
50	1057	910	2.04"	147
100	1217	1058	2.76"	159
500	1545	1385	3.24"	160

**Assuming 8" foundation for all structures in the project area

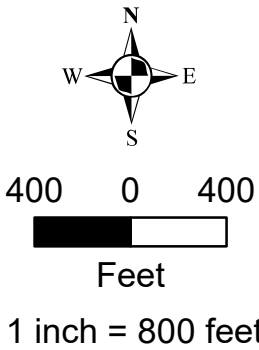
Attachment RFI #2-2



City of Weslaco Storm Water Hazard Mitigation Grant

- NODES
- OPEN CHANNEL
- CULVERTS/CROSSINGS
- LINKS
- REMOVED STRUCTURE
- POND GRADING
- PROJECT 100-YEAR FP
- EXISTING 100-YEAR FP
- HCAD STRUCTURES
- PROJECT IMPROVEMENTS

PROJECT 3
100-Year Floodplain Map
EXHIBIT 12



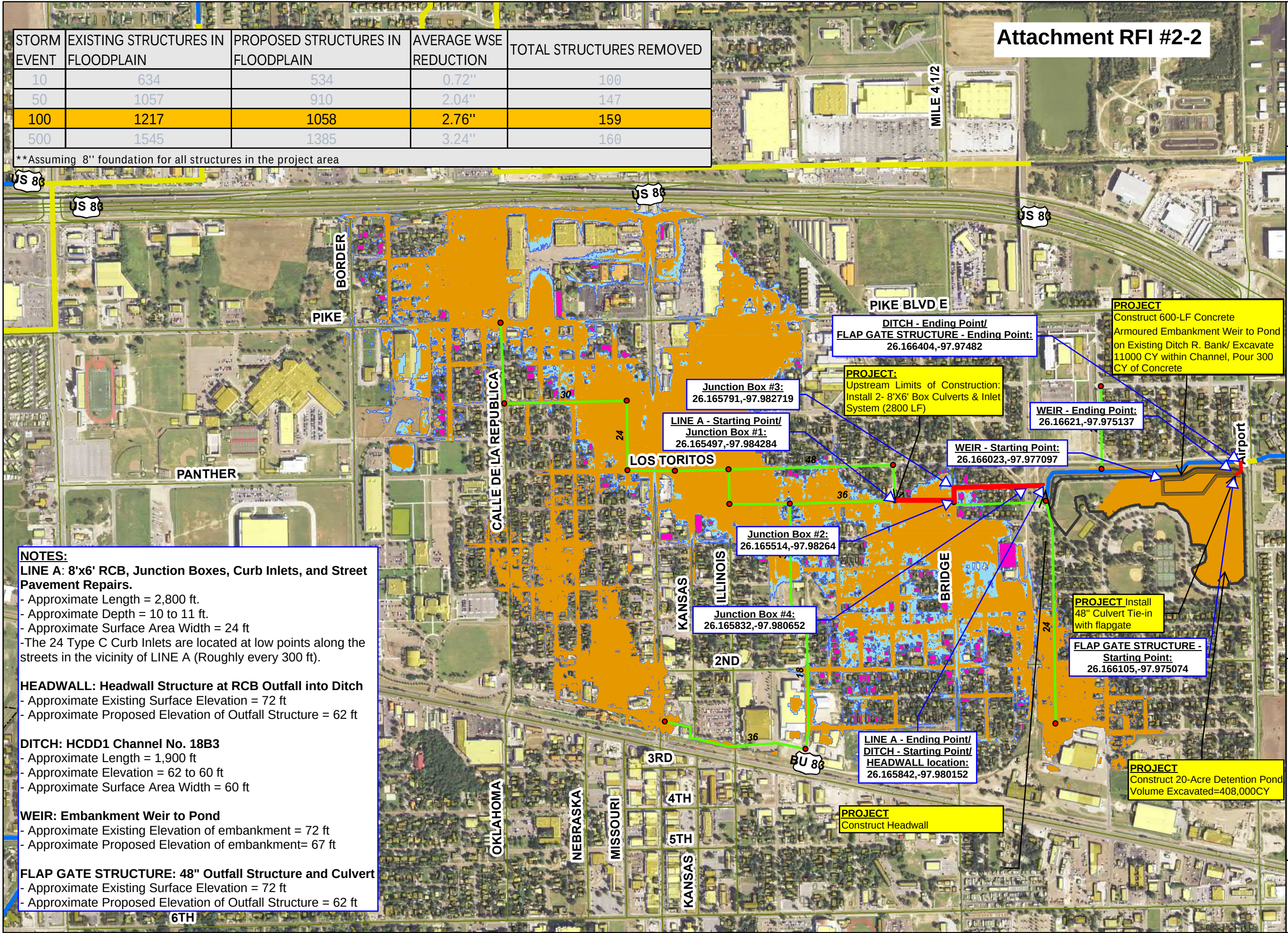
NOTES:
LINE A: 8'x6' RCB, Junction Boxes, Curb Inlets, and Street Pavement Repairs.
- Approximate Length = 2,800 ft.
- Approximate Depth = 10 to 11 ft.
- Approximate Surface Area Width = 24 ft
-The 24 Type C Curb Inlets are located at low points along the streets in the vicinity of LINE A (Roughly every 300 ft).

HEADWALL: Headwall Structure at RCB Outfall into Ditch
- Approximate Existing Surface Elevation = 72 ft
- Approximate Proposed Elevation of Outfall Structure = 62 ft

DITCH: HCDD1 Channel No. 18B3
- Approximate Length = 1,900 ft
- Approximate Elevation = 62 to 60 ft
- Approximate Surface Area Width = 60 ft

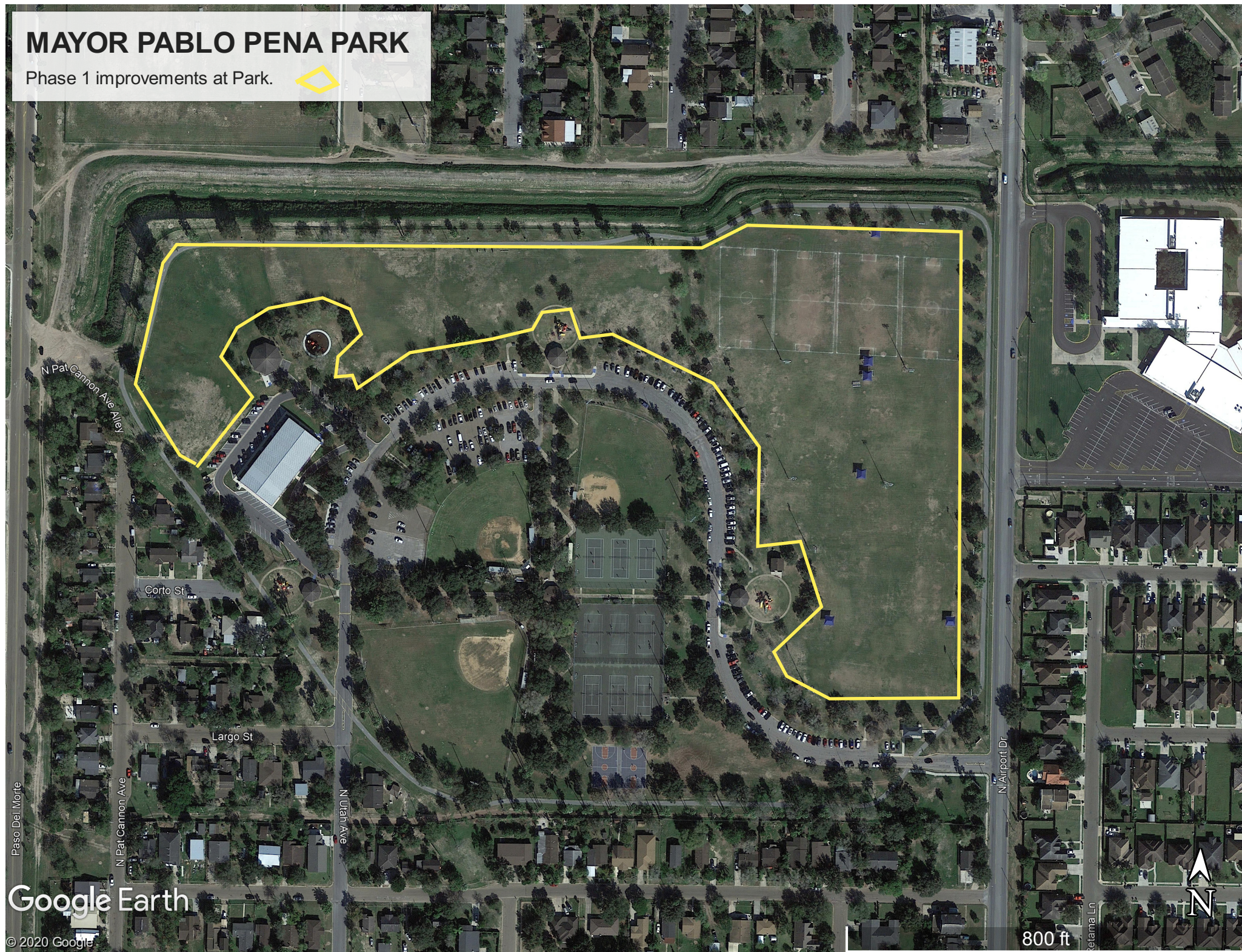
WEIR: Embankment Weir to Pond
- Approximate Existing Elevation of embankment = 72 ft
- Approximate Proposed Elevation of embankment= 67 ft

FLAP GATE STRUCTURE: 48" Outfall Structure and Culvert
- Approximate Existing Surface Elevation = 72 ft
- Approximate Proposed Elevation of Outfall Structure = 62 ft



MAYOR PABLO PENA PARK

Phase 1 improvements at Park.



Google Earth

© 2020 Google

800 ft





Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4482
From:		
Subject: Discussion and consideration to approve scoring matrix for Fire and Police with Municipal Court construction project and authorize the Mayor to execute any related documents. Possible action. (There was no action on this item on June 15, and July 6, 2021; staffed by Airport 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):		
NORMA CANTU ANDREW MUNOZ Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation:		
Attachments, if any: Fire PD Scoring Matrix		
Responsibilities upon Approval:		

Weslaco Fire and Police Scoring Matrix

1 Proposal Price: 50 Points Max

1.1 Base Bid (Bid Proposal Form) **50 Points Max**

2 Qualifications/Experience: 10 Points Max

2.1 Number of years in business **Three Points Max**

2.2 List similar projects, client and construction cost **Three Points Max**

2.3 Provide contractor's qualification statement form (Ex. AIA 305) **Four Points Max**

3 Financial Strength: 10 Points Max

3.1 List similar projects with a budget of over \$8 million dollars **Three Points Max**

3.2 Number of Liens placed on the project **Two Points Max**

3.3 Bonding capacity **Five Points Max**

4 Past Performance: 18 Points Max

4.1 List ten (10) projects for which company have provided services in the past five years. **Four Points Max**
Provide name, telephone number of contact person

4.2 Of the 10 projects, please list the history of change orders and the outcome **Ten Points Max**

4.3 Past Performance and References **Four Points Max**

5 Contractor Management/Personnel: 7 Points Max

5.1 Provide resume of proposed project manager, project superintendent and oth key personnel **Three Points Max**

5.2 Provide proposed project team strucutre **Two Points Max**

5.3 Requests for Proposal completeness **Two Points Max**

6 Sub-Contractors List: 5 Points Max

6.1 List proposed Subcontractors for this Project **Three Points Max**

6.2 Number of accidents/injuries on the worksite **Two Points Max**



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4496
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration after public hearing on behalf of Juan Rodriguez to approve a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westview 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 On-Premise Retail Dealer's Wine and Beer Retailer's Permit. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 25, 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 P&Z Commission and the City Commission appeared in The Monitor on June 21, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The P & Z Commission recommended approval of conditional use permit at regular meeting of July 7, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 2721 W Bus 83 -attachments, CUP-2721 W Bus 83- Memo, 2721 W Business- aerial		
Responsibilities upon Approval: Staff will advise the applicant		



USE-000076-2021

APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED

JUN 03 2021

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

Planning & Community Development Dept.
FILE NO.

PROPOSED PROJECT

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

Lot 7 Block 1

Subdivision Name WEST VIEW ESTATES SUBDIVISION

Street Address 2721 W HWY 83 WESLACO TEXAS 78596

Existing Zoning Existing Land Use

Purpose for the Conditional Use Permit Request DRIVE THRU SELLING WINE AND BEER FOR ON PREMISE CONSUMPTION

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 JUAN J. RODRIGUEZ Phone 956-562-8268

Address 2408 W MOBILE AVENUE Fax:

City McALLEN State TEX Zip Code 78501 E-Mail: rodriguez.juan94@yahoo.com

OWNER

Name Phone

Address Fax:

City State Zip Code E-Mail:

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 X _____

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

Signature  Date _____
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

42,241
JUN 03 2021
USE-000076-2021
ON-PREMISE
PREQUALIFICATION PACKET

L-ON (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. Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit. 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	☐ Add Late Hours Only	License/Permit Number
		☐ Reinstatement	☐ Reinstatement and Change of Trade Name	License/Permit Number
		☐ Change of Location	☐ Change of Location and Trade Name	License/Permit Number
2. Type of On-Premise License/Permit				
☒ BG	Wine and Beer Retailer's Permit	☐ LB	Mixed Beverage Late Hours Permit	
☐ BE	Beer Retail Dealer's On-Premise License	☐ MI	Minibar Permit	
☐ BL	Retail Dealer's On-Premise Late Hours License	☐ CB	Caterer's Permit	
☐ BP	Brewpub License	☐ FB	Food and Beverage Certificate	
☐ V	Wine & Beer Retailer's Permit for Excursion Boats	☐ PE	Beverage Cartage Permit	
☐ MB	Mixed Beverage Permit	☐ RM	Mixed Beverage Restaurant Permit with FB	
☐ O	Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E	Local Cartage Permit - Wine/Beer retailers (BG) Only	
3. Indicate Primary Business at this Location				
☐ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar		
☐ Grocery/Market	☐ Sexually Oriented	☒ Miscellaneous	Drive Thru	
4. Trade Name of Location (Name of restaurant, bar, store, etc.) Martha's Sweets				
5. Location Address 2721 W BHWY 83				
City Weslaco		County Hidalgo	State TX	Zip Code 78596
6. Mailing Address 2408 W Mobile Avenue		City McAllen	State TX	Zip Code 78501
7. Business Phone No. 956-562-8268	Alternate Phone No. N/A	E-mail Address rodriguez.juan94@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.) Juan J. Rodriguez		

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: Juan J Rodriguez	Relation to Business: Owner
Phone (mandatory): 956-562-8268	Email (mandatory): rodriguez.juan94@yahoo.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Are you, 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 Rodriguez	First Name Juan	MI J	Title Owner
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	
<i>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.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>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.</i>	
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	

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) 03/01/2021
---	--

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, 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 3-5). 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 ☒ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A
--	--

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/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."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT
NAME

Juan J. Rodriguez

SIGN
HERE

[Signature]

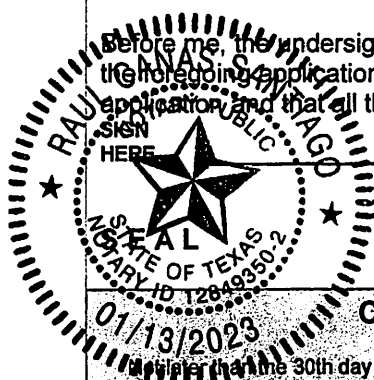
TITLE

OWNER

Before me, the undersigned authority, on this 20TH day of APRIL, 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

Paul C. Santiago
NOTARY PUBLIC



CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

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.

- ☐ MB Mixed Beverage Permit
☐ RM Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☐ BG Wine and Beer Retailer's Permit

- ☐ BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
OR
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

- ☐ BE Beer Retail Dealer's On-Premise License

OR

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

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

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

SIGN
HERE

City Secretary/Clerk

City

_____, TEXAS

S E A L

CERTIFICATE OF COUNTY CLERK FOR MB, RM, BG & BE

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 26th day of May, 2021, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- ☒ **BG** Wine and Beer Retailer's Permit

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☒ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
OR
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

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

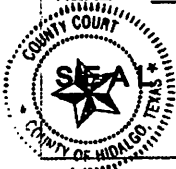
SIGN
HERE

ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

_____, COUNTY



Horacio Garza Jr.

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

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

SIGN
HERE

County Clerk

COUNTY

SEAL**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 11.46 (b) & 61.42 (b)

This is to certify on this 28th day of April, 2021, 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 32040533732 Outlet Number 00003Print Name of Comptroller Employee Milagros CavazosPrint Title of Comptroller Employee Enforcement officerSIGN
HEREHeidi CavazosFIELD OFFICE McAllen 12411**SEAL****PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V**

Section 11.39 and 61.38

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.	
Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED

COPY OF THE

NOTICE HERE

Hover over to see example

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

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

SIGN
HERE

County Clerk

COUNTY

SEAL**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 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 _____

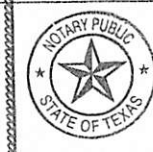
SIGN
HERE

FIELD OFFICE

SEAL**PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V**

Section 11.39 and 61.38

Name of newspaper	Advance News Journal
City, County	Pharr, Hidalgo County
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	04/21/2021 & 04/28/2021
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.	
Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	04/28/2021
Signature of Notary Public	Ruben Acosta

SEAL

RUBEN ACOSTA
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 9/25/21
NOTARY ID 12805954-4

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's On-Premise Permit by Juan J. Rodriguez, dba Martha's Sweets to be located at 2721 W BHUY 83, Weslaco, Hidalgo County, Texas.

(Published in the Advance News Journal on April 21 & April 28, 2021.)

le

J/2020)

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

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 20, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Juan Rodriguez is requesting a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westveiw Estates Subdivision, Weslaco, 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



FT 1 in = 300 ft

W3800-00-151-0000-02

5

W3800-00-163-0000-03

6

W3800-00-163-0000-04

W3800-00-163-0000-05

W3800-00-163-0000-01

163-0000-10

163-0000-02

W3800-00-151-0000-00

200' RADIUS

BUSINESS 83

VILLA-REAL

SITE LOCATION

WESTVIEW ESTATES

BUSINESS HIGHWAY 83

W3800-00-626-0000-01

W3800-00-626-0000-02

W3800-00-163-0000-01

V3671

MEADOW LARK

W4350

BLUE JAY

MEADOW LARK

178

TROPICAL WEST TRACT

12

F.T. 632

-01

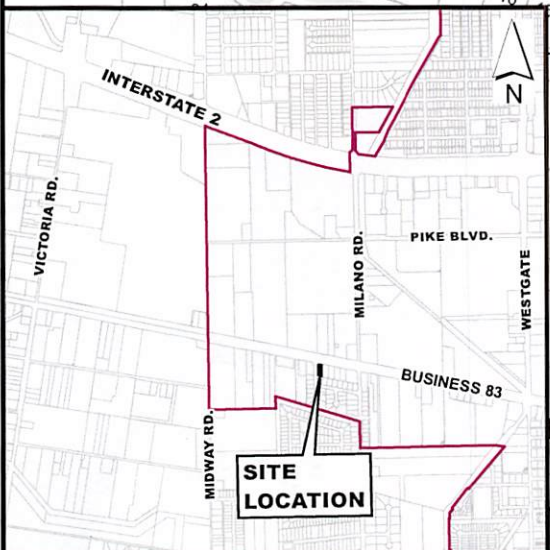
FRANTZ,
NORMAN
& SUSAN
BARGE

T7948

W3

W

-03



SITE
LOCATION

Ruben Salinas

2721 West Business 83

WESTVIEW ESTATES LOT 7 BLK 1

LOT 6, BLOCK 178, F.T. 627

Purpose for the Conditional Use Permit request

Existing zoning: B-2

Existing land use: Convenient Store

CUP request: Drive-Thru, Selling Wine
and Beer on Premises Consumption



JUN 24, 2021

MID VALLEY CHEMICALS INC ATTN TAX DEPARTMENT 3005 ROCKY MOUNTAIN AVE LOVELAND CO 80538	W3800-00-163-0000-03 WEST TRACT FT 163 6.12-W 8.62-S 0	L: 125460 B: 0
CHRISTIAN MINISTRIES OF THE PO BOX 1290 WESLACO TX 78599	W3800-00-163-0000-04 WEST TRACT 2.39AC-E3.91AC-W10AC 0	L: 89379 B: 151078
JUAREZ, JUANA 2610 N BUSINESS 83 WESLACO TX 78596	W3800-00-163-0000-05 WEST TRACT 1.52AC-W10AC-S16.29AC 2610 US BUS 83	L: 54864 B: 27270
VILLA ANTONIO & ELISA E 2656 ALEJANDRO ST DONNA TX 78537-0589	W3800-00-627-0000-01 WEST TRACT AN IRR TR W170.21'-E1 020.58'-FT 627 2.66 AC GR 2.46AC 2745 W BUS HWY 83	L: 190677 B: 0
MIRELES JAIME & ROSA V 2701 WEST BUSINESS 83 WESLACO TX 78596	W4350-00-001-0004-00 WESTVIEW ESTATES LOT 4 BLK 1 2701 W BUS HWY 83	L: 107371 B: 109485
MIRELES JAIME & ROSA V 2701 WEST BUSINESS 83 WESLACO TX 78596	W4350-00-001-0005-00 WESTVIEW ESTATES LOT 5 BLK 1 2709 W BUS HWY 83	L: 107371 B: 19785
UGALDE RAUL & GABRIELA 3404 ROSEWOOD DR WESLACO TX 78596	W4350-00-001-0006-00 WESTVIEW ESTATES LOT 6 BLK 1 2717 W BUS HWY 83	L: 113022 B: 0
REYES ROOSEVELT JR & GILBERTO 1804 JOHNSON LN DONNA TX 78537	W4350-00-001-0007-00 WESTVIEW ESTATES LOT 7 BLK 1 2721 W BUS HWY 83	L: 113124 B: 28286
CASTILLO ESMERALDA MARICELA MUNIZ 2714 BLUEJAY ST WESLACO TX 78596	W4350-00-001-0008-00 WESTVIEW ESTATES LOT 8 BLK 1 2714 BLUE JAY DR	L: 27665 B: 76083
GRAHAM A PO BOX 951 WESLACO TX 78599	W4350-00-001-0009-00 WESTVIEW ESTATES LOT 9 BLK 1 2710 BLUE JAY DR	L: 25663 B: 84410
ARIAS MARIA TOMASA 2706 BLUE JAY WESLACO TX 78596	W4350-00-001-0010-00 WESTVIEW ESTATES LOT 10 BLK 1 2706 BLUE JAY DR	L: 25663 B: 65411
MIRELES INOCENCIO & GLORIA 2702 BLUEJAY ST WESLACO TX 78596	W4350-00-001-0011-00 WESTVIEW ESTATES LOT 11 BLK 1 2702 BLUE JAY DR	L: 25663 B: 61423

JUN 24, 2021

GOMEZ-HERMOSILLO JORGE A & 2719 TESORO DR WESLACO TX 78596	W4350-00-002-0001-00 WESTVIEW ESTATES LOT 1 BLK 2 2729 W BUS HWY 83	L: 149046 B: 0
SANCHEZ MARIA V 217 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0002-00 WESTVIEW ESTATES LOT 2 BLK 2 217 MEADOW LARK CIR	L: 27671 B: 83773
HERRERA JOSE RICARDO 209 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0003-00 WESTVIEW ESTATES LOT 3 BLK 2 209 MEADOW LARK CIR	L: 24780 B: 67202
SUMMERS JOHN Jr 205 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0004-00 WESTVIEW ESTATES LOT 4 BLK 2 205 MEADOW LARK CIR	L: 24780 B: 20352
ECHAVARRIA EDUARDO & MARIA 201 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0005-00 WESTVIEW ESTATES LOT 5 BLK 2 201 MEADOW LARK CIR	L: 24780 B: 57650
GONZALES SANDRA 719 BERKLEY PLAZA IRVING TX 75061	W4350-00-002-0013-00 WESTVIEW ESTATES LOT 13 BLK 2 206 MEADOW LARK DR	L: 24689 B: 35937
IBARRA ANSELMO & MARIBEL PO BOX 871 DONNA TX 78537	W4350-00-003-0014-00 WESTVIEW ESTATES LOT 14 BLK 3 205 MEADOW LARK CIR	L: 27117 B: 75822

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- 2721 W Bus 83

DATE: July 12, 2021

The applicant is proposing to obtain a permit for an On-Premise Retail Dealer's Wine and Beer Retailer's permit at the existing convenience store. Similar request have been approved for Juan Bota's on S. Texas Blvd and Crazy About Mangonadas on W. Pike Blvd. Planning & Zoning recommended approval of the conditional use permit.

Thank you,

Rebekah de la Fuente, CFM

Conditional Use Permit

On-Premise Wine & Beer Retailers Permit

Legend

 2721 W Business 83

 2721 W Business 83

Google Earth

© 2021 Google
© 2021 INEGI

400 ft





Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4498
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration after public hearing on behalf of Domingo Gonzalez on Ordinance 2021-25 to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, Texas R-1 One family Dwelling district to B-2 secondary and highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-25. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone property R-1 One family Dwelling district to B-2 secondary and highway business district. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2021		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request at their regular meeting of July 7, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval of rezone based on 2040 land use map.		
Attachments, if any:		

403 w pike -attachments, Rezone-403 W Pike Memo, 403 W Pike Blvd- aerial, O2021-25 rezone 403 W Pike

Responsibilities upon Approval:

Staff will advise the applicant



APPLICATION FOR REZONING

RZNE-000079-2021

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 2-3 Block 20

Subdivision Name Esplanada

Street Address 403 W. Pike Blvd

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning B-2 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 Amado Sanchez Phone 956-453-3331

Address 4009 Everglade Dr. Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: amado.sanchez

OWNER

Name ACSS Properties LLC Phone 956-405-3140

Address 300 S. Texas Blvd. Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: _____

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

Signature [Signature] Date 6/11/21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02766785 6/16/2021 4:39 PM
OPER: NV TERM: 039
REF#: 3056
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00001980 305.00CR
SANCHEZ, AMADO
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

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

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021, and the City Commission will hold a public hearing on July 20, 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: 861 6670 7978

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 planning@weslacotx.gov by 12:00 pm on July 7, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Amado Sanchez is requesting to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

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

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

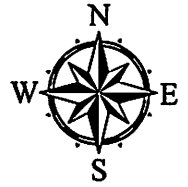
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

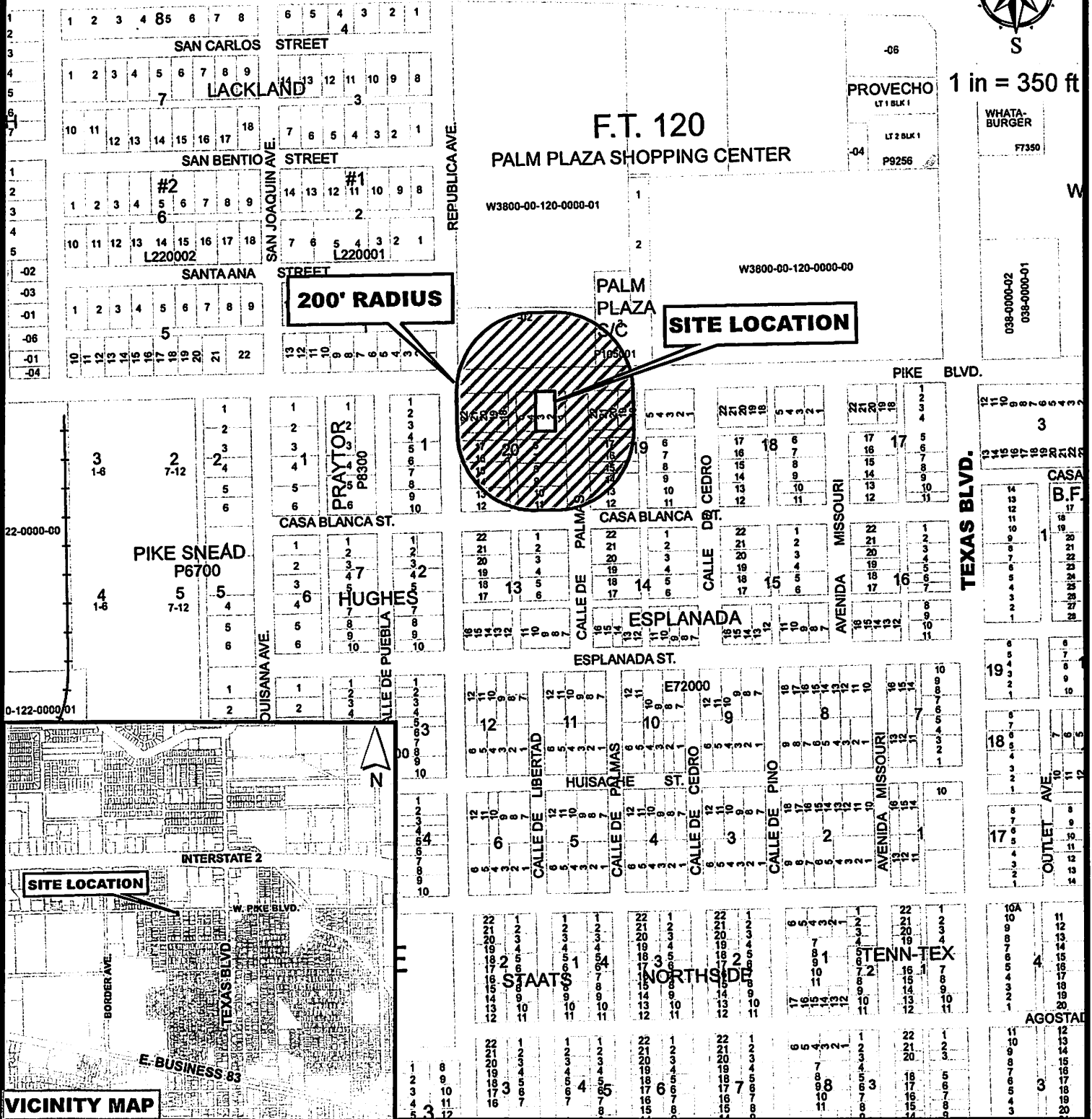
CITY OF WESLACO

Engineering Department

INTERSTATE 2



1 in = 350 ft



Amando Sanchez

403 West Pike Blvd.

ESPLANADA BLK 20 LTS 2-3

BLOCK 163, F.T. 121, LOT 1

Purpose for the Rezoning request

Existing zoning: R-1
 Existing land use: Residential
 Proposed zoning: B-2
 Proposed land use: Commercial



JUN 24, 2021

SOSA JOSE PO BOX 1121 WESLACO TX 78599	E7200-00-019-0012-00 ESPLANADA BLK 19 LTS 12-13-14 804 N PALMAS ST	L: 39938 B: 24359
GARCIA SAUL & GLENDA D 808 N PALMAS ST WESLACO TX 78596	E7200-00-019-0015-00 ESPLANADA BLK 19 LT 15 808	L: 13313 B: 38710
GARCIA SAUL & MA VICTORIA 810 N PALMAS ST WESLACO TX 78596	E7200-00-019-0016-00 ESPLANADA BLK 19 LTS 16-17 810	L: 26625 B: 23281
GONZALEZ DOMINGO J 328 W ZACATECAS ST WESLACO TX 78599	E7200-00-019-0018-00 ESPLANADA BLK 19 LTS 18-19 313 W PIKE BLVD	L: 17750 B: 0
ZAVALA MARIA A 805 N PALMAS ST WESLACO TX 78596	E7200-00-019-0020-00 ESPLANADA BLK 19 LTS 20-21-22 321 W PIKE BLVD	L: 26625 B: 28165
CASTILLO DAVID JR & ELIDA G 6723 N WESTGATE DR WESLACO TX 78599	E7200-00-020-0001-00 ESPLANADA BLK 20 LT 1 815 N PALMAS ST	L: 8875 B: 14741
MORA MAXIMO & SANDRA GUERRA & 2513 ULEX AVE MCALLEN TX 78504	E7200-00-020-0002-00 ESPLANADA BLK 20 LTS 2-3 403 W PIKE BLVD	L: 17750 B: 25586
MARTINEZ CATARINO Jr 407 W PIKE BLVD WESLACO TX 78596	E7200-00-020-0004-00 ESPLANADA BLK 20 LTS 4-5 407 W PIKE BLVD	L: 17750 B: 63238
GARZA MARIA ESTELLA 811 N PALMAS ST WESLACO TX 78596	E7200-00-020-0006-00 ESPLANADA BLK 20 LTS 6-7 811	L: 26625 B: 20360
ZAVALA MARIA TORRES & ROLANDO 805 N PALMAS ST WESLACO TX 78596	E7200-00-020-0008-00 ESPLANADA BLK 20 LTS 8-9 805	L: 26625 B: 81200
RODRIGUEZ RENE & GUADALUPE 801 N PALMAS ST WESLACO TX 78596	E7200-00-020-0010-00 ESPLANADA BLK20 LTS 10-11 801	L: 26625 B: 84949
PENA JUAN & BASILISA GARZA 800 N REPUBLIC WESLACO TX 78596	E7200-00-020-0012-00 ESPLANADA BLK 20 LTS 12-13 800 N REPUBLIC ST	L: 26625 B: 11359

JUN 24, 2021

GARCIA ELOY & MARIA H 806 N REPUBLIC ST WESLACO TX 78596	E7200-00-020-0014-00 ESPLANADA BLK 20 LTS 14-15 & S 5' OF 16 806 N REPUBLIC ST	L: 28844 B: 24003
LUCIO CRISELDA 810 N REPUBLIC ST WESLACO TX 78596	E7200-00-020-0016-00 ESPLANADA BLK 20 - N 25' OF LT 16 & ALL 810 N REPUBLIC ST	L: 24407 B: 18271
WILSON CHARLES A & MARIA M 2305 SILVERADO N MISSION TX 78573	E7200-00-020-0018-00 ESPLANADA BLK 20 LTS 18-19-20-21-22 413 W PIKE BLVD	L: 68750 B: 227002
RODRIGUEZ, DAVID DBA LEGACY BUILDERS 1014 N TEXAS BLVD STE 20-A WESLACO TX 78596	E7200-00-020-0021-00 ESPLANADA BLK 20 LTS 21-22 0	L: 17500 B: 0
WESLACO PALM PLAZA LTD 4515 SAN PEDRO AVE SAN ANTONIO TX 78212	P1050-01-001-0001-00 PALM PLAZA SHOPPING CENTER UT NO. LOT 3 BLK 1 1025 N TEXAS BLVD	L: 307704 B: 709911
WESLACO PALM PLAZA LTD 4515 SAN PEDRO AVE SAN ANTONIO TX 78212	W3800-00-120-0000-02 WEST TRACT S175.2'-W381'-FT 120 R A-2 1.53AC GR 1.18AC NET 310 PIKE BLVD	L: 413528 B: 610833

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- 403 W Pike

DATE: July 12, 2021

The property owner is proposing a candy apple store at the proposed location and will need to comply with all building and parking requirements. The 2040 Land Use Map has identified Pike Blvd as a commercial corridor and proposed use will conform to the surrounding neighborhood. There are currently commercial properties to the north and west of the site. No petitions were received for or against this item.

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

Thank you,

Rebekah de la Fuente, CFM

Rezone

R-1 One family dwelling to B-2 Secondary & Highway

Legend

 2721 W Business 83

 403 W Pike Blvd

Google Earth

© 2021 Google
© 2021 INEGI

200 ft



ORDINANCE NO. 2021-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 403 W PIKE BLVD. ALSO BEING LOT 2-3, BLOCK 20, ESPLANADA SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS 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 district to B-2 secondary and highway business district located at 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, 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 20th day of July, 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: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4500
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration after public hearing on behalf of Felix De La Cruz on Ordinance 2021-26 to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-26. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone property R-1 One family Dwelling district R-2 Duplex and apartment district to B-1 neighborhood business district. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone request at their regular meeting of July 7, 2021.		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New	
City Manager Comments: Deny.		
Staff Recommendation: Staff recommends denial based on 2040 land use map.		

Attachments, if any:

105 Adelita -attachments, Rezone-105 Adelita St Memo, 105 Adelita- aerial, O2021-26 rezone 105 Adelita St

Responsibilities upon Approval:

Staff will advise the applicant



APPLICATION FOR REZONING

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

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

RZNE-000078-2021
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 10, 9, 8 Block _____

Subdivision Name San Francisco

Street Address 105 Adelita St. • Weslaco, TX

Existing Zoning _____ Existing Land Use _____

Proposed Zoning B-1 ~~or B-2~~ 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 Felix DE LA CRUZ Phone 956-460-8538

Address 2411 Durango Dr. Fax: 956-600-8020

City MISSION State TX Zip Code 78573 E-Mail: Felix DLC9@AOL.COM

OWNER

Name (Same as Above) Phone _____

Address _____ Fax: _____

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

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

Signature Felix De La Cruz Date 6-04-21
Owner

Signature Felix De La Cruz Date 6-04-21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02764838 6/11/2021 1:31 PM
OPER: NV TERM: 039
REF#: 4897
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00001968 305.00CR
DE LA CRUZ, FELIX
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

JUNE 04, 2021

We are requesting a zone change in our property to be able to have enough parking for the retail grocery store that we are considering building in the City of Weslaco. The three lots are adjacent to a commercial property that contains a mechanic shop. The building that we want to build is 110 by 80 ft. and we plan to hire between 40 and 50 employees. The name of our business is Aguilar's Meat Market, Freshest Meat In the Valley. We operate in San Juan, Mission and we are fixing to start Harlingen. We do not want to skip Weslaco. We get many requests to open here in Weslaco and it has always been our intention to operate here.

Thanks in Advance for your help in this matter.

FELIX & IRMA AGUILAR DE LA CRUZ

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

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021, and the City Commission will hold a public hearing on July 20, 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: 861 6670 7978

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on July 7, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Felix de la Cruz is requesting to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district. to B-1 neighborhood business district

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

JUN 24, 2021

BAG INVESTMENTS INC 5924 N SHARY RD MISSION TX 78573	S0650-00-000-0003-00 SAN FRANCISCO LT 3 2209 N TEXAS BLVD	L: 53125 B: 155051
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0004-00 SAN FRANCISCO LOTS 4 & 5 2113 N TEXAS BLVD	L: 77180 B: 196951
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0005-00 SAN FRANCISCO LT 5 2113 N TEXAS BLVD	L: 38590 B: 169930
DE LA CRUZ FELIX 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0006-00 SAN FRANCISCO LT 6 2105 N FM 88	L: 35753 B: 1956
DE LA CRUZ FELIX 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0007-00 SAN FRANCISCO LT 7 2105 N TEXAS BLVD	L: 38750 B: 19593
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0008-00 SAN FRANCISCO LT 8 105 ADELITA ST	L: 16041 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0009-00 SAN FRANCISCO LT 9 107 ADELITA ST	L: 16041 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0010-00 SAN FRANCISCO LT 10 109 ADELITA ST	L: 16043 B: 0
LARA ELEAZAR & LIANA A B PO BOX 1970 DONNA TX 78537	S0650-00-000-0011-00 SAN FRANCISCO LT 11 111 ADELITA ST	L: 23682 B: 186794
BLOOM PROPERTIES LLC 1316 CITRINE DR WESLACO TX 78596	S0650-00-000-0012-00 SAN FRANCISCO LT 12 113 ADELITA ST	L: 23682 B: 218379
LF TRINITY DEVELOPMENT GROUP 3533 MORELAND DR STE A WESLACO TX 78596	S0650-00-000-0013-00 SAN FRANCISCO LT 13 115 ADELITA ST	L: 23682 B: 190080
PENA BENIGNO 4793 W EXPRESSWAY 83 HARLINGEN TX 78552	S0650-00-000-0014-00 SAN FRANCISCO LOT 14 116 ADELITA ST	L: 13306 B: 22619

City of Weslaco Code Enforcement Dept.

JUN 24, 2021

GILL EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0022-00 SAN FRANCISCO LT 22 1907 MARIA ISABEL DR	L: 21483 B: 126246
GILL, EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0023-00 SAN FRANCISCO LT 23 1905 MARIA ISABEL DR	L: 20693 B: 266507
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0024-00 SAN FRANCISCO LT 24	L: 14018 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0025-00 SAN FRANCISCO LT 25 108 ADELITA ST	L: 13306 B: 0
GONZALEZ JUAN & NELDA 3308 ROSEWOOD DR WESLACO TX 78599	S0650-00-000-0026-00 SAN FRANCISCO LT 26 110 ADELITA ST	L: 13306 B: 0
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0027-00 SAN FRANCISCO LT 27 112 W ADELITA ST	L: 13306 B: 94322
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0028-00 SAN FRANCISCO LT 28	L: 13306 B: 105516
ESTRADA EDUARDO R & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0029-00 SAN FRANCISCO LT 29 1912 MARIA ISABEL DR	L: 14553 B: 35042
RODRIGUEZ EDUARDO E & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0030-00 SAN FRANCISCO LT 30 1910 MARIA ISABEL DR	L: 13306 B: 30962
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0031-00 SAN FRANCISCO LT 31 1908 MARIA ISABEL DR	L: 13929 B: 47794
WILSON STEVE R & ELSA A 301 W STEVE DR WESLACO TX 78599	W3800-00-117-0000-04 WEST TRACT S108'- E660' FT 117 C K 1.64 AC GR 1.52 AC NET 118 W STEVE DR	L: 191252 B: 37637

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- 105 Adelita St

DATE: July 12, 2021

The property owner is proposing to construct Aguila's Meat Market at the location, which will include the old mechanic shop located on the Southwest corner of Texas Blvd and Adelita St. The applicant is proposing to use the lots as future parking for the meat market. The 2040 Land Use Map has not identified Adelita Street as a commercial corridor and proposed use will not conform to the surrounding residential neighborhood. Staff received one petition against this item, who owns three properties within the 200ft radius.

The Planning & Zoning Commission recommended denial based on the 2040 Land Use map and existing use of the surrounding properties.

Thank you,

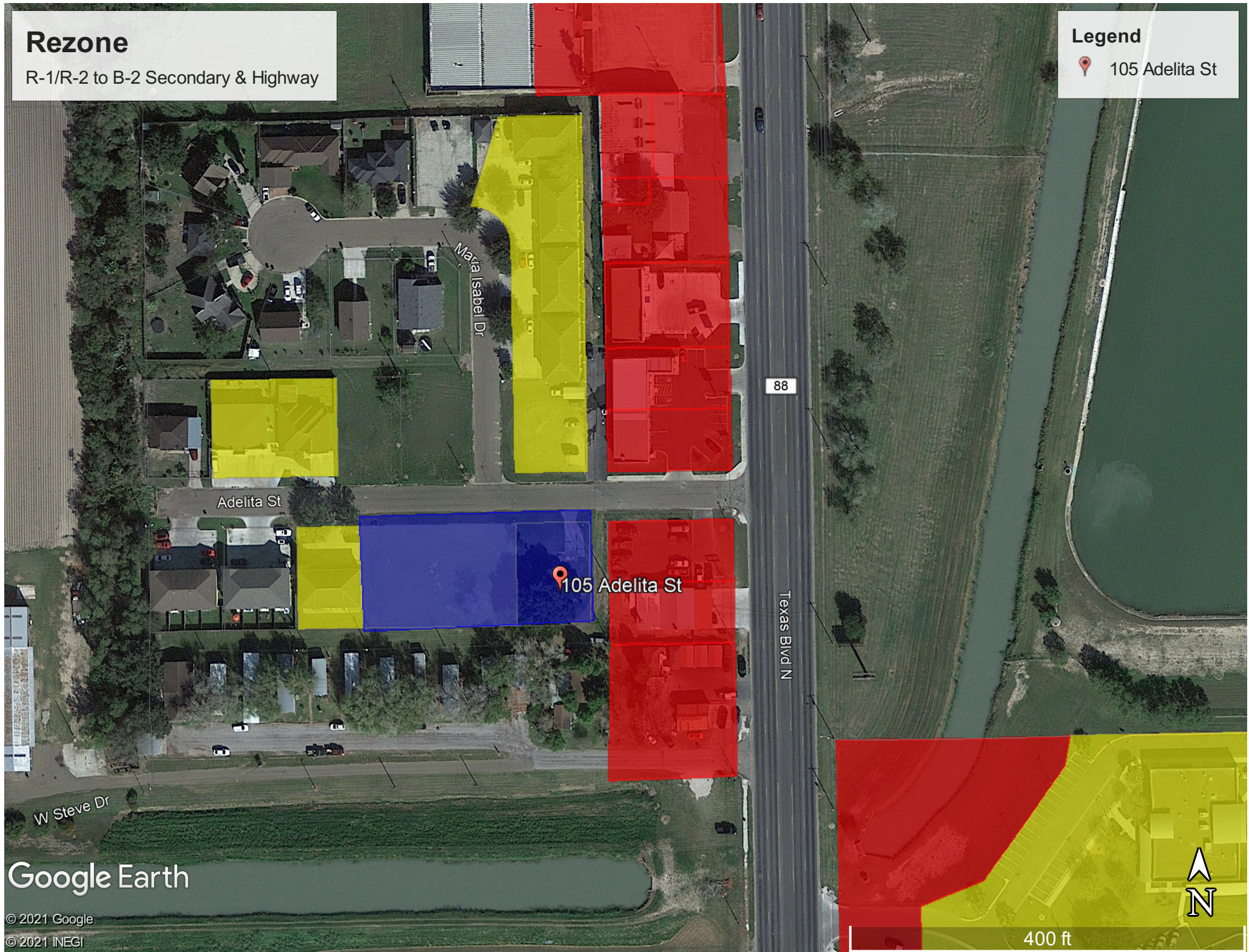
Rebekah de la Fuente, CFM

Rezone

R-1/R-2 to B-2 Secondary & Highway

Legend

 105 Adelita St



Google Earth

© 2021 Google

© 2021 INEGI

ORDINANCE NO. 2021-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 105 ADELITA ST. ALSO BEING LOT 8-10, SAN FRANCISCO SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT AND R-2 DUPLEX AND APARTMENT DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS 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 district and R-2 Duplex and apartment district to B-2 secondary and highway business district located at 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, 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 20th day of July, 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: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4503
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration to approve Ordinance 2021-27 for the Voluntary Annexation of Weslaco Industrial Park Subdivision – being a 146.09 acre tract of land out of Farm Tract 1056, 1057, and 1058, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the Northeast Intersection of Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-27. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The property is within a Flood Zone “X”. Developer will begin subdivision process in the next few months, for the next Phase of the Mid Valley Industrial Park. City services are available adjacent to the property. Voluntary annexation will be step one in the platting process.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the voluntary annexation at their regular meeting of July 7, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New	
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: WESLACO INDUSTRIALPARK ANNEX - ATTACHMENTS, Voluntary Annexation-aerial, Voluntary Annexation- Mid Valley Industrial Park- Memo, O2021-27 Voluntary		

Annexation Valley Industrial Park
Responsibilities upon Approval: Staff will advise the applicant



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000089-2021

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Weslaco Industrial Park

Location: Located at the Northeast Intersection of Mile 9 & FM 1015

Legal Description: 1. ADAMS TRACT FT 1056 EXC N80' 37.060AC GR 35.84AC NET 2. ADAMS TRACT FT 1057 50.18 AC EXC AN IRR TR N80' 46.462AC GR 45.702AC NET
3. ADAMS TRACT AN IRR TR N80'-FT 1057; 61.56AC-FT1058. 65.17 AC NET 4. ADAMS TRACT FT 1056 N80' 2.43AC GR 2.35AC NET

- ☒ Petition for annexation signed and notarized by property owners.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Survey and metes and bounds.
- ☒ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Economic Development Corporation of Weslaco Telephone: 956-969-0838

Address: 275 S. Kansas Ave. Ste A

Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: svaldez@weslacoedc.com

ENGINEER INFORMATION

Name: SAMES, Inc. - Nadia Lopez, P.E. Telephone: 956-702-8880

Address: 200 S. 10th St. Suite 1500

Fax: _____

City: McAllen State: TX Zip: 78501 E-mail: nlopez@samengineering-surveying.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Steven M. Valdez
Owner Signature: [Signature] Date: 6-25-21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO



June 15, 2021

Steven M. Valdez, Director
Weslaco Economic Development Corporation
275 S. Kansas Ave
Weslaco, TX 78596

Re: Voluntary Annexation Request

To Whom it May Concern,

As the owners of the below referenced property, we would like the City of Weslaco to consider our request for annexation. The property in question is located at the Northeast corner of intersection Mile 9 & FM 1015 (property ID's 1240511, 1240512, 108458, and 108460). The property is currently undeveloped and will be zoned accordingly. The size of the tracts in total are 151.23 acres. Should have any questions please feel free to reach us at the number provided below.

Sincerely,

Steven M. Valdez
Executive Director
Weslaco Economic Development Corporation

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION

**A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS,
TRACT OF LAND OUT OF FARM TRACTS 1056, 1057, AND 1058, ADAMS TRACT SUBDIVISION, AS RECORDED IN
VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

TRACT I:

A 35.26 ACRE (1,535,942.23 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1056, AND A 44.95 ACRE (1,957,987.89 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1057, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 322370, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

TRACT II:

A 6.04 ACRES (263,119.42 SQ.FT.) TRACT OF LAND OUT OF FARM TRACTS 1056 AND 1057, AND A 59.84 ACRES (2,606,613.45 SQ.FT.) TRACT OF LAND OUT OF FARM TRACT 1058, ADAMS TRACT SUBDIVISION, THEREOF CONVEYD TO SAN JACINTO ENTERPRISES, LLC, DOCUMENT No. 3053281, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1056, ADAMS TRACT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, **THENCE;** SOUTH 01°09'51" EAST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND 1040, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF MILE 3 ROAD WEST, **THENCE;** SOUTH 88°50'09" WEST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 110.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, AT THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD (HAVING A 60.0' RIGHT OF WAY) NORTH, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1161696.9262, N=165592940.5393, ALONG A CORNER CLIP TO A SET (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 46°09'51" WEST, A DISTANCE OF 70.71 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILE 3 ROAD WEST (HAVING A 120.0' RIGHT OF WAY), FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" EAST (NORTH), ALONG THE EAST RIGH OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, FOR AN EXTERNAL CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 2,346.50 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 50°06'51" WEST (NORTH 48°57'00" WEST), ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SAID RAUL PEREZ AND RAQUEL PEREZ, A DISTANCE OF 1,984.65 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF A 220.00' IRRIGATION CANAL RIGHT OF WAY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 65°30'10" EAST (NORTH 66°40'00" EAST), ALONG A DISTANCE OF 2,244.88 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°39'51" WEST (SOUTH 00°30'00" WEST), AT A DISTANCE OF 2,322.59 FEET, PASS A HALF (1/2) INCH IRON ROD, A TOTAL DISTANCE OF 3,492.59 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 2,830.62 FEET, TO A HALF (1/2) INCH FOUND IRON ROD, BEING THE **POINT OF BEGINNING**, CONTAINING A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE (4205) (NAD 83 2011 ADJUSTMENT), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, OSCAR HERNANDEZ, R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JUNE 9, 2021 UNDER MY DIRECTION.


OSCAR HERNANDEZ. DATE 6.28.2021
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005



TAX CERTIFICATE



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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT FT 1057 50.18 AC EXC AN IRR
TR N80° 46.57 AC NET

Fiduciary Number: 27114773

Parcel Address: MILE 9 NORTH

Legal Acres: 46.5700

Account Number: **A0800-00-000-1057-00**

Deposit No.: ED2117641TC

Print Date: 06/25/2021 09:02:43 AM

Certificate No: 243582714

Paid Date: 06/25/2021

Certificate Fee: \$10.00

CASH

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

HANSEN LARS KEVIN
220 ROBLEDO VERDE ST
SAN ANTONIO, TX 78232-1114

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
28 CITY OF MERCEDES
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2020 Value:	745,120
2020 Levy:	\$499.70
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 108460

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

TAX CERTIFICATE



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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT 1.0AC-40.0AC FT 1056 1AC NET

Fiduciary Number: 27114773

Parcel Address: MI 9

Legal Acres: 1.0000

Account Number: **A0800-00-000-1056-00**

Deposit No.: ED2117641TC

Print Date: 06/25/2021 08:55:06 AM

Certificate No: 243582710

Paid Date: 06/25/2021

Certificate Fee: \$10.00

CASH

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

HANSEN LARS KEVIN
220 ROBLEDO VERDE ST
SAN ANTONIO, TX 78232-1114

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2020 Value:	16,000
2020 Levy:	\$309.94
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE (TAX ROLL SECTION 31.08(B)).
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 108458

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

TAX CERTIFICATE



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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT FT 1056 N80' 2.43AC GR
2.35AC NET

Fiduciary Number: 27114773

Parcel Address:

Legal Acres: 2.3500

Account Number: **A0800-00-000-1056-04**

Deposit No.: ED2117641TC

Certificate No: 243582711

Certificate Fee: \$10.00

CASH

Print Date: 06/25/2021 08:57:35 AM

Paid Date: 06/25/2021

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:**Certified Owner:**

SAN JACINTO ENTERPRISES LLC
2100 W EXPRESSWAY 83
MERCEDES, TX 78570-9764

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2020 Value:	17,625
2020 Levy:	\$341.40
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 1240512

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

TAX CERTIFICATE



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

Issued To:

SAMES INC
200 S 10TH ST. STE#1500
MCALLEN, TX 78570-1

Legal Description

ADAMS TRACT AN IRR TR N80'-FT 1057;
61.56AC-FT1058. 65.17 AC NET

Fiduciary Number: 27114773

Parcel Address:

Legal Acres: 65.1700

Account Number: **A0800-00-000-1057-02**

Deposit No.: ED2117641TC

Certificate No: 243582712

Certificate Fee: \$10.00

CASH

Print Date: 06/25/2021 09:01:17 AM

Paid Date: 06/25/2021

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

SAN JACINTO ENTERPRISES LLC
2100 W EXPRESSWAY 83
MERCEDES, TX 78570-9764

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
28 CITY OF MERCEDES
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2020 Value:	488,775
2020 Levy:	\$699.28
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 1240511

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

Annexation

Mid Valley Industrial Park

Legend

 Mid Valley Industrial Park

Google Earth

© 2021 Google
© 2021 INEGI

Mile 9 Rd N

W Manzanillo

Sabatini Dr

Gabriella Dr

Monica Dr

Moracost Dr

Seles Dr

De Oros Dr

Mile 2 1/2 Rd W

Chapa Dr



2000 ft

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: Voluntary Annexation- Mid Valley Industrial Park

DATE: July 12, 2021

The proposed sixteen (16) lot subdivision is located just outside the City of Weslaco city limits on the Northeast corner of FM 1015 and Sugarcane Drive, which will be the next phase of the Weslaco Mid Valley Industrial Park. The location will be provided with water by NAWSC and sanitary sewer by the City of Weslaco. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM

ORDINANCE NO. 2021-27

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 146.09 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 146.09 acres and are more specifically described as follows, to-wit:

METES & BOUNDS DESCRIPTION

**A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS,
TRACT OF LAND OUT OF FARM TRACTS 1056, 1057, AND 1058, ADAMS TRACT
SUBDIVISION, AS RECORDED IN
VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

TRACT I:

A 35.26 ACRE (1,535,942.23 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1056, AND A 44.95 ACRE (1,957,987.89 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1057, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 322370, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

TRACT II:

A 6.04 ACRES (263,119.42 SQ.FT.) TRACT OF LAND OUT OF FARM TRACTS 1056 AND 1057, AND A 59.84 ACRES (2,606,613.45 SQ.FT.) TRACT OF LAND OUT OF FARM TRACT

1058, ADAMS TRACT SUBDIVISION, THEREOF CONVEYD TO SAN JACINTO ENTERPRISES, LLC, DOCUMENT No. 3053281, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1056, ADAMS TRACT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, **THENCE;** SOUTH 01°09'51" EAST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND 1040, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF MILE 3 ROAD WEST, **THENCE;** SOUTH 88°50'09" WEST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 110.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, AT THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD (HAVING A 60.0' RIGHT OF WAY) NORTH, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1161696.9262, N=165592940.5393, ALONG A CORNER CLIP TO A SET (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 46°09'51" WEST, A DISTANCE OF 70.71 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILE 3 ROAD WEST (HAVING A 120.0' RIGHT OF WAY), FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" EAST (NORTH), ALONG THE EAST RIGH OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, FOR AN EXTERNAL CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 2,346.50 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 50°06'51" WEST (NORTH 48°57'00" WEST), ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SAID RAUL PEREZ AND RAQUEL PEREZ, A DISTANCE OF 1,984.65 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF A 220.00' IRRIGATION CANAL RIGHT OF WAY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 65°30'10" EAST (NORTH 66°40'00" EAST), ALONG A DISTANCE OF 2,244.88 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°39'51" WEST (SOUTH 00°30'00" WEST), AT A DISTANCE OF 2,322.59 FEET, PASS A HALF (1/2) INCH IRON ROD, A TOTAL DISTANCE OF 3,492.59 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 2,830.62 FEET, TO A HALF (1/2) INCH FOUND IRON

ROD, BEING THE **POINT OF BEGINNING**, CONTAINING A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of July, 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**

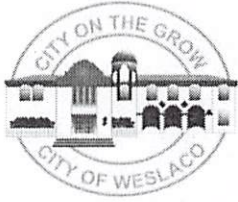


Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4501	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Highland Manor PH 2—being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11th North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eighteen (18) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage. The letters of support have been received from the Drainage district and the Irrigation District.			
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 final plat and the variance request at their regular meeting of July 7, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance for the variance requests.			
Attachments, if any: HIGHLAND MANOR PH 2- Application & Drianage Report, Highland Manor- aerial, HIGHLAND MANOR PH.2 - Full Set, Highland Manor Ph II- Final Plat- Memo			

Responsibilities upon Approval:

Staff will advise the applicant



SUBDIVISION PLATTING APPLICATION

PIAT-000068-2021

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: HIGHLAND MANOR PHASE 2 SUBDIVISION

Location: APPROX. 550 FEET NORTH OF THE INTERSECTION OF W MILE 11 N ROAD & N MILE 5-1/2 W ROAD ON THE WEST RIGHT-OF-WAY OF N MILE 5-1/2 W ROAD.

Legal Description: 12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURAL Proposed Land Use: SINGLE-FAMILY RESIDENTIAL

Number of Lots Proposed: 18 Gross Acreage: 12.46 AC

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: DAVID GARCIA -DASC INVESTMENTS, LLC Telephone: 956-351-7291

Address: 4104 COCONUT PALM DRIVE

Fax: _____

City: PALMHURST State: TX Zip: 78573 E-mail: dgarcia72@gmail.com

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E. R.P.L.S. Telephone: 956-380-5152

Address: 921 S. 10TH AVE.

Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: RIODELTA2004@YAHOO.COM

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NORTH ALAMO W.S.C.
☐ YES ☒ NO Wastewater Provision: _____
☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP.

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**
- _____ **\$355.00 Planning Review fee**
- _____ **One 11" X 17" reduced copy of plat**
- _____ **Plat Layout**
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ **Drainage plans and calculations with engineer's seal**
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ **Proof of ownership of the property**
- _____ **If septic tank system required, submit soil evaluation report**
- _____ **Water Rights associated with the property**
- _____ **Tax Receipt for all taxing entities showing that taxes are paid in full**

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ **Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**
- _____ **\$350.00 (one time fee for preliminary and final plat)**
- _____ **One 11" X 17" reduced copy of plat**
- _____ **Plat Layout**
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: David Garcia

Owner Signature: [Signature] Date: 5/20/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 5/20/21

Authorized Agent Printed Name: Ivan Garcia, PE, RPLS - Rio Delta Engineering

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

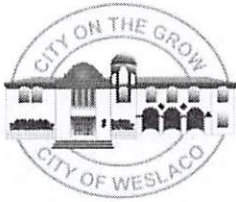
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000069-2021

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: HIGHLAND MANOR PHASE 2 SUBDIVISION

Location: APPROX. 550 FEET NORTH OF THE INTERSECTION OF W MILE 11 N ROAD & N MILE 5-1/2 W ROAD ON THE WEST RIGHT-OF-WAY OF N MILE 5-1/2 W ROAD.

Legal Description: 12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THERE IS NOT AN EXISTING SANITARY SEWER COLLECTION SYSTEM IN THE IMMEDIATE AREA THAT WOULD BE ABLE TO SERVICE THE SUBDIVISION.

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THERE IS NOT AN EXISTING DRAINAGE SYSTEM IN THE IMMEDIATE AREA THAT WOULD BE ABLE TO SERVICE THE SUBDIVISION.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: DAVID GARCIA -DASC INVESTMENTS, LLC Telephone: 956-351-7291

Address: 4104 COCONUT PALM DRIVE

Fax: _____

City: PALMHURST State: TX Zip: 78573 E-mail: dgarcia72@gmail.com

Application fees

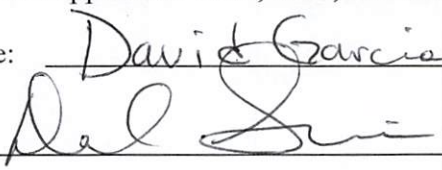
2 \$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: David Garcia

Owner Signature: 

Date: 5/20/21

Authorized Agent Signature: 

_____ is the authorized agent

Date: 5/20/21

Authorized Agent Printed Name: Ivan Garcia, PE, RPLS - Rio Velta Engineering

May 20, 2021

City of Weslaco
Planning and Zoning Commission
255 S Kansas Ave
Weslaco, TX 78596

Re: Highland Manor Phase 2 Subdivision – Looping of Water Line

Dear Sirs,

I, David Garcia, Manager of DASC Investments LLC, Owner of the subdivision to be named “Highland Manor Phase 2 Subdivision” shown on the attached preliminary plat and more particularly described as follows:

12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

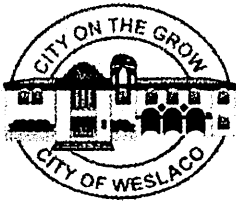
confirm that the looping of the proposed interior 6-inch water line will be completed during the construction stage of the future Highland Manor Phase 3 Subdivision, which will be located just north of Phase 2.

Please call Rio Delta Engineering at (956) 380-5152 or E-mail at riodelta2004@yahoo.com if you have any questions, comments or need anything else regarding this matter.

Respectfully submitted,



David Garcia
DASC Investments, LLC
4104 Coconut Palm Dr.
Palmhurst, TX 78573



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. _____

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

GENERAL INFORMATION

Name of Subdivision: HIGHLAND MANOR PHASE 2 SUBDIVISION

Location: APPROX. 550 FEET NORTH OF THE INTERSECTION OF W MILE 11 N ROAD & N MILE 5-1/2 W ROAD ON THE WEST RIGHT-OF-WAY OF N MILE 5-1/2 W ROAD.

Legal Description: 12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURAL Proposed Land Use: SINGLE-FAMILY RESIDENTIAL

Number of Lots Proposed: 18 Gross Acreage: 12.46 AC

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: DASC INVESTMENTS, LLC Telephone: _____

Address: 12130 W MILE 11 NORTH RD. Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E. R.P.L.S. Telephone: 956-380-5152

Address: 921 S. 10TH AVE. Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: RIODELTA2004@YAHOO.COM

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NORTH ALAMO W.S.C.

☐ YES ☒ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP.

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

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

_____ \$55.00 Subdivision Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing & Proposed street names

_____ Utility Layout

_____ Existing & Proposed Utilities

_____ Proposed Fire Hydrants

_____ Adjoiners

_____ Street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

_____ Number of fire hydrants proposed for subdivision

_____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: David Garcia

Owner Signature: David Garcia Date: 3/1/21

RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/1/21

Authorized Agent Printed Name: IVAN GARCIA, P.E. R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

February 23, 2021

City of Weslaco
Planning and Zoning Commission
255 S Kansas Ave
Weslaco, TX 78596

Re: Highland Manor Phase 2 Subdivision – Subdivision Application

Dear Sirs,

I, David Garcia, Manager of DASC Investments LLC, Owner of the subdivision to be named “Highland Manor Phase 2 Subdivision” shown on the attached preliminary plat and more particularly described as follows:

12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

grant permission to Rio Delta Engineering and their representatives to submit a subdivision application for this property, and act as agents on my behalf for this purpose.

Please call Rio Delta Engineering at (956) 380-5152 or E-mail at riodelta2004@yahoo.com if you have any questions, comments or need anything else regarding this matter.

Respectfully submitted,



David Garcia
DASC Investments, LLC
12130 W Mile 11 N Rd.
Weslaco, TX 78596



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

May 3, 2021

Mike R. Perez
City Manager
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: HIGHLAND MANOR PHASE 2 SUBDIVISION

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Highland Manor Phase 2 Subdivision, Ivan Garcia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID9 ditch, maintained by the HCDD1. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the West of the subdivision and dedicating 75.0 feet of right of way from the property line.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in cursive script that reads "Hector Garcia".

Hector H. Garcia De Pena, EIT
District Engineer in Training

CC: Mr. Raul E. Segin, PE CFM – Hidalgo County Drainage District General Manager

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

Date: 06/18/2021

Mr. Ivan Garcia P.E.
Rio Delta Engineering
921 South 10th Avenue
Edinburg, TX 78539

RE: **HIGHLAND MANOR PHASE 2** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 05/03/21 for the **HIGHLAND MANOR PHASE 2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

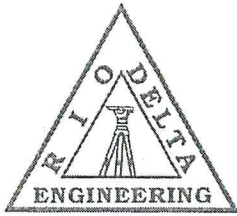
HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

HIGHLAND MANOR PHASE 2 SUBDIVISION DRAINAGE REPORT

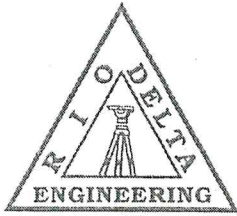
Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
March 15, 2021



INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. FEMA DETERMINATION
5. PROJECT LOCATION MAP
6. HYDRAULIC CALCULATIONS
7. "C" VALUES FOR METHOD
8. RAINFALL INTENSITY FOR HIDALGO COUNTY
9. FLOOD PLAIN
10. SOIL SURVEY
11. PRELIMINARY PLAT AND DRAINAGE LAYOUT



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TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT Highland Manor Phase 2 Subdivision, Hidalgo County, TEXAS

Highland Manor Phase 2 Subdivision is a proposed 18 lot Residential Subdivision, same being a 11.79 acres tract of land out of Farm Tract 238, the West and Adams Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

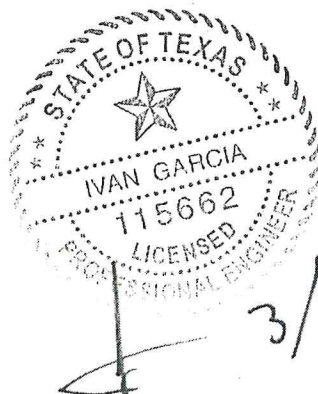
The subdivision is in zone "X" of the flood insurance rate, areas determined to be outside 500-year floodplain according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0450 C dated: June 6, 2000.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 80.5% of Hidalgo fine sandy loam (25), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. Additionally, it consists of 19.5% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability moderately is high to high and the water capacity is moderate. These soils are classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a easterly direction and overflows to the existing road side ditch on the west right of way of Mile 5 1/2 West in front of this subdivision, to follow the drainage patterns of the area in an easterly direction with outfall to the 701 drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 7.38 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 16.31 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 8.93 CFS of storm runoff.

In accordance with the County's drainage requirements, we have calculated that approximately a total of 35,520 CF or 0.815 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Linear detention will be provided by improving the existing 17B2A1A drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1). Storm waters will be collected by an on-site collection system and routed to the existing 17B2A1A drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre. Tables and calculations, are attached.



F.T. 231

F.T. 236

1605500

F.T. 239

F.T. 244

MILE 6 MEADOWS

STUART STREET

CELESTE STREET

CARY STREET

M41700

THE ESTATES AT WESTHAVEN
WESTHAVEN DRIVE

MILE 6 WEST

MILE 6 WEST RD.

SABLE DRIVE

SAGO DRIVE

COCO DRIVE

DATE DRIVE

DRAINAGE DITCH

57 DRAINAGE R.O.W.

60 DRAINAGE R.O.W.

CHLOE RAE CIR.

NICOLE CIR.

COTTON EST. PH. 3

SASHA CIR.

PROJECT SITE

MILE 11 NORTH

F.T. 190

F.T. 179

F.T. 245

MILE 5 1/2 WEST

COUNTRY AIRE ESTATES
#4 C85004

COUNTRYSIDE DR.

VELASCO

STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

City: **WESLACO**

State: **Texas**

County: **HIDALGO COUNTY**

Total Area: **11.79** Acres Gross

Total lots: **18**

Area already developed:	0.00	Acres	*Pre-existing condition
Area unimproved:	11.79	Acres	
Existing Run off:	7.23	cfs	*10 year storm
Future Run off:	16.17	cfs	*50 year storm
Total on site detention required:	35,520	cft	*50 year storm
	0.815	Ac-ft	

*References for calculations and procedure: 1) TxDOT Hydraulic Design Manual
Revised March 2009

2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009



3/15/21

*Pre-existing condition

I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

City: **WESLACO**
State: **Texas**

Highest elevation= **72.00** ft
Lowest elevation= **69.00** ft
Watercourse length, L= **1300.00** ft
Slope, S_p = **0.23** %

Average flow velocity, V = **0.34** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$
 $k = 0.213$

*From Table 3-2 - Intercept Coefficients
*For short grass pasture

Time of concentration, t_c = **64.56** min (calculated)
64.56 min (used)

$$t_c = L / 60V$$

Intensity, i = **3.06** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
*For a recurrence interval of 10 years

e = **0.778**
 b = **87**
 d = **9.2**

Area already developed = **0.00** SQFT
0.00 ACRES *Pre-existing condition

Area unimproved = **513,572** SQFT
11.79 ACRES *Pre-existing condition

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **7.23** CFS

$$Q = C_i A$$

II. FUTURE RUN OFF (50 YEAR STORM)

*Rational Method

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

City: **WESLACO**
State: **Texas**

Highest elevation= **72.00** ft
Lowest elevation= **69.00** ft
Watercourse length, L= **1300.00** ft
Slope, S_p = **0.23** %

Average flow velocity, V = **0.34** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u = 3.28

k = 0.213

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **64.56** min (calculated)

$$t_c = L / 60V$$

64.56 min (used)

Intensity, i = **3.95** min

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 50 years

e = 0.749
 b = 99.0
 d = 9.2

Area to be developed **108,000** SQFT
2.48 ACRES

*Avg 6000 SF home, driveways and walks per lot

Existing Run off Coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **405,572** SQFT
Total area left unimproved= **9.31** ACRES

*Remaining area

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **16.17** CFS

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

City: **WESLACO**
State: **Texas**

Highest elevation= **72.00** ft
Lowest elevation= **69.00** ft
Watercourse length, L= **1300.00** ft
Slope, S_p = **0.23** %

Average flow velocity, V = **0.34** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u = 3.28

k = 0.213

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **64.56** min (calculated)

$$t_c = L / 60V$$

64.56 min (used)

Intensity, i = **3.95** min

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1 - Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 50 years

e = 0.749
 b = 99.0
 d = 9.2

Area already developed = **108,000** SQFT
2.48 ACRES

*Avg 6000 SF home, driveways and walks per lot

Existing runoff coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved = **405,572** SQFT
Total area left unimproved = **9.31** ACRES

*Remaining area

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **16.17** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
0	18.78	76.89	0	7.23	0	0
5	13.57	55.55	16,664	7.23	2,168	14,497
10	10.83	44.31	26,588	7.23	4,336	22,253
15	9.10	37.26	33,535	7.23	6,504	27,031
20	7.91	32.37	38,846	7.23	8,671	30,174
25	7.03	28.76	43,136	7.23	10,839	32,297
30	6.34	25.96	46,734	7.23	13,007	33,727
35	5.80	23.73	49,835	7.23	15,175	34,660
40	5.35	21.90	52,561	7.23	17,343	35,218
45	4.98	20.37	54,996	7.23	19,511	35,486
50	4.66	19.07	57,199	7.23	21,678	35,520
55	4.38	17.94	59,211	7.23	23,846	35,365
60	4.14	16.96	61,066	7.23	26,014	35,051
65	3.93	16.10	62,786	7.23	28,182	34,604
70	3.75	15.33	64,393	7.23	30,350	34,043
75	3.58	14.64	65,900	7.23	32,518	33,383
80	3.43	14.03	67,321	7.23	34,686	32,636

Total on site detention required=

35,520
0.815

 cft
acres-ft

Duration: Duration in minutes

Intensity: Intensity for respective duration (50-year event)

Q in: Developed conditions peak discharge ($C_{dev} \times i_{50} \times \text{Area}$)

Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)

Q out: Pre-developed peak discharge ($C_{pre} \times i_{10} \times \text{Area}$)

V out: (duration $\times$ Qout $\times$ 60)

Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Table 3-2. Intercept Coefficients for Velocity vs. Slope Relationship

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

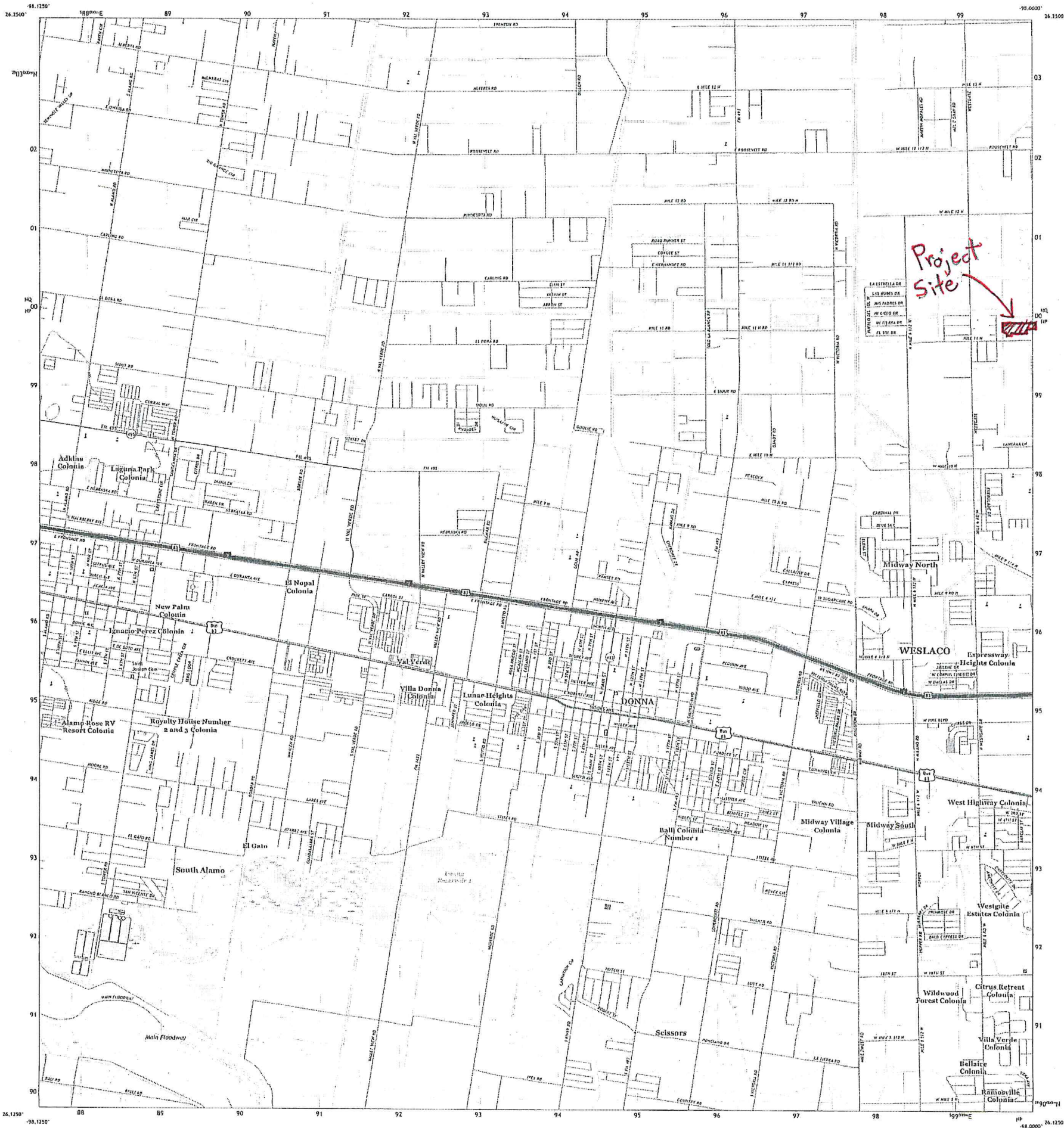
Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)



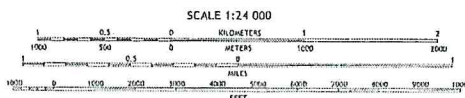
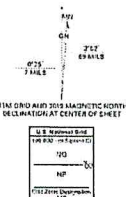
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES

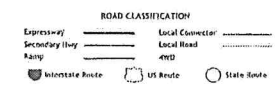


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1000 meter grid/Universal Transverse Mercator, Zone 14E
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Other permission before
entering private lands.
Integrity: NAD83, October 2016 - January 2017
Data: U.S. Census Bureau, 2012
Name: GNS, 1979 - 2012
Hydrography: National Hydrography Dataset, 2012 - 2018
Contours: National Elevation Dataset, 2003 - 2008
Boundaries: Multiple sources; see metadata file 2016 - 2017
Vegetation: FWS National Wetlands Inventory 1982 - 1994



1	2	3
4	5	6
7	8	9

ADJUTING QUADRANGLES



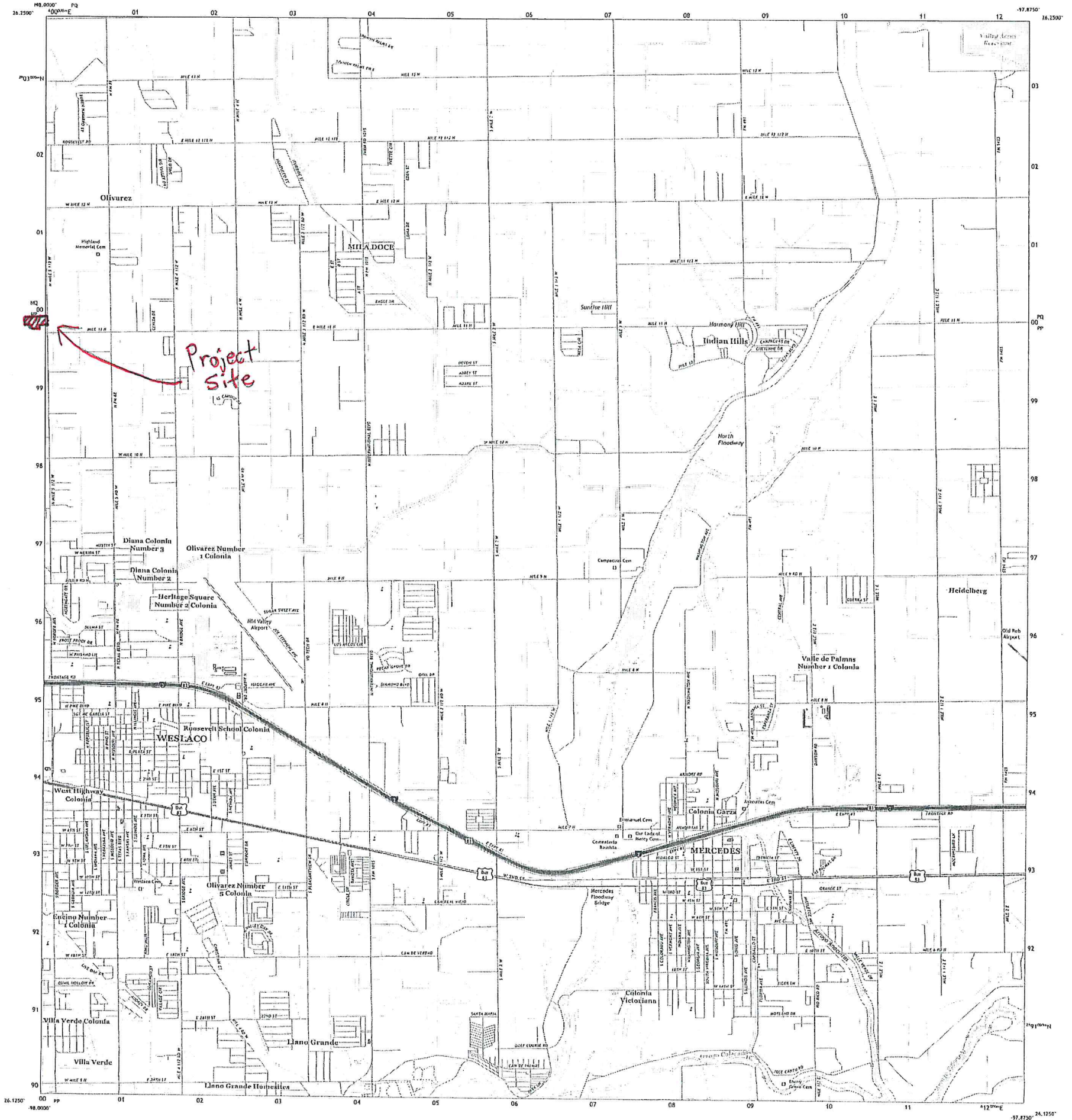
DONNA, TX
2019



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



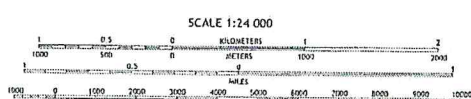
MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
United States National Map Series
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands with government reservations may not be shown. Obtain permission before entering private lands.

UTM GRID AND TOWN AND RANGE COORDINATES
DECLINATIONS AT CENTER OF SHEET

UTM Zone	UTM Easting	UTM Northing
18Q	500000	1600000
18R	500000	1600000
18S	500000	1600000
18T	500000	1600000



1	2	3
4	5	6
7	8	9

ADjoining Quadrangles

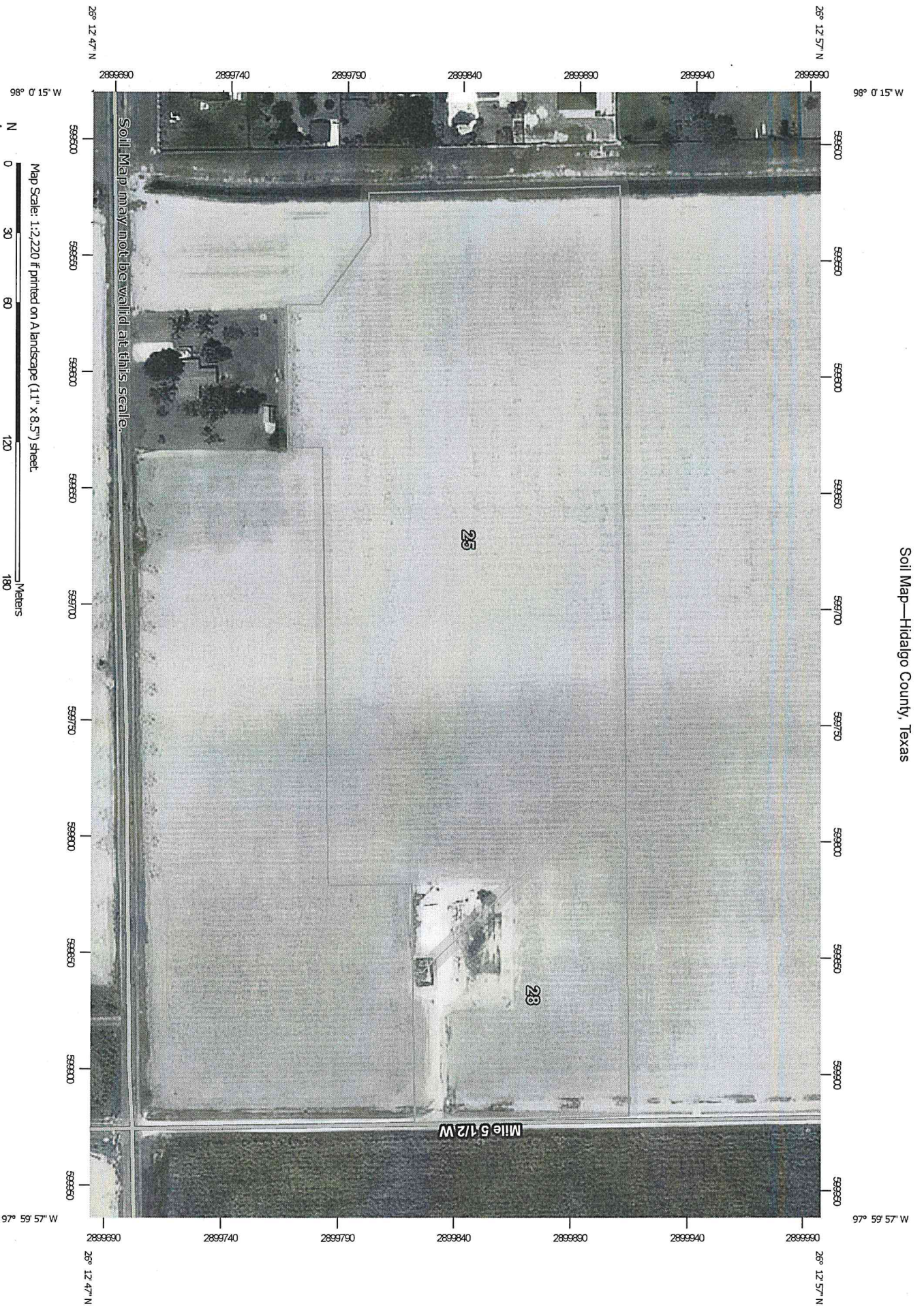
ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Road	Driv
Interstate Route	US Route
	State Route

MERCEDES, TX
2019



Soil Map—Hidalgo County, Texas



MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	9.6	80.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.3	19.5%
Totals for Area of Interest		11.9	100.0%

Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas									
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio	
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>		
25—Hidalgo fine sandy loam, 0 to 1 percent slopes									
Hidalgo	0-17	2.6-10	—	7.9-8.4	1-5	0	0.0-2.0	0-2	
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5	
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6	
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes									
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4	
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5	
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6	
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10	

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 19, Jun 11, 2020

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

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

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

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

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

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk ¹ denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
25—Hidalgo fine sandy loam, 0 to 1 percent slopes			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	
Hidalgo	85 B		0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	1-7-8	
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	11-17-22	
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	11-17-22	
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	11-17-22	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	11-15-18	
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	11-17-22	
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	11-17-22	
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	11-17-22	

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (Ksat), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (ovendry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
25—Hidalgo fine sandy loam, 0 to 1 percent slopes	60,332						
		85	Hidalgo	Series	0.0	0.5	1.0
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvn

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

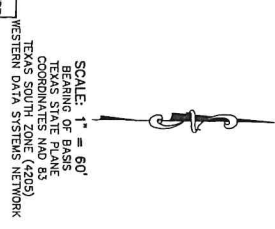
Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

DASC INVESTMENTS LLC.
REMANDER OF 23.92 ACRES
DOC#2258166, M.R.H.C.



ABBREVIATION LEGEND	
B.O.M.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
F.V.A.	FRONT-VEHICLE
U.E.	UTILITY EASEMENT
L	LOT LINE
LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	CALCULATED INTERSECTION
△	ADJACENT STREET
□	POWER POLE
(XXXX)	WE RECORD
XXXX	NATURAL GROUND
○	CHAINED IRON ROD SET

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PURPOSES



RIO DELTA ENGINEERING

 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

PRELIMINARY

DRAINAGE LAYOUT
HIGHLAND MANOR PHASE 2 SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

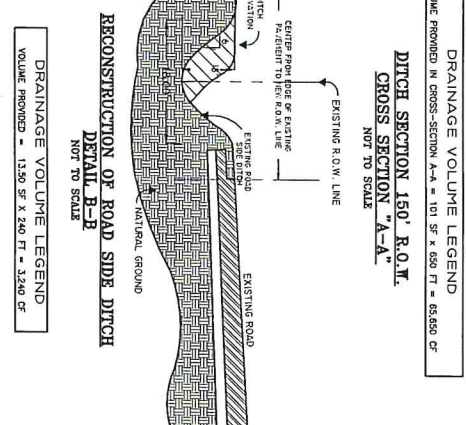
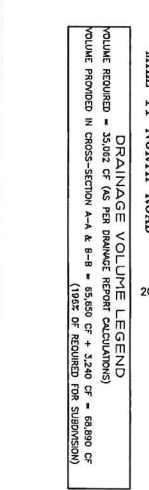
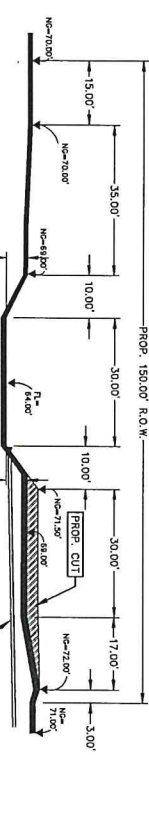
MAN GARCIA P.E. R.P.L.S.
SURVEYOR:
MAN GARCIA P.E. R.P.L.S.
RECEIVED:

NAME:	YVAN GARCIA P.E. R.P.L.S.
BRANCH:	DANIEL RODRIGUEZ
SCALE:	

DATE:	MARCH 9, 2021
PROJECT:	

SUB 20 046	AGE NO. 2 OF 2
EMISIONS:	

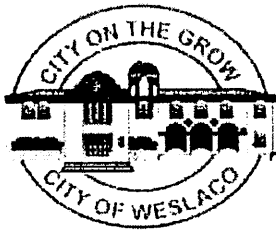
3-10-3

[illegible][illegible]

NANA GARCIA, P.E., R.P.L.S. _____

 DATE _____

SHEET 3: HAZARD INDEX, LOCATION MAP, PHYSICAL CHARACTER MAP, LOT SHEETS, AND DISTRICT MAP. THIS SHEET PROVIDES THE HAZARD INDEX, LOCATION MAP, PHYSICAL CHARACTER MAP, LOT SHEETS, AND DISTRICT MAP. THE HAZARD INDEX IS A MAP OF THE DISTRICT SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, THE EXISTING AND PROPOSED ZONING, AND THE EXISTING AND PROPOSED PHYSICAL CHARACTER MAP. THE LOT SHEETS ARE A MAP OF THE DISTRICT SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, THE EXISTING AND PROPOSED ZONING, AND THE EXISTING AND PROPOSED PHYSICAL CHARACTER MAP. THE DISTRICT MAP IS A MAP OF THE DISTRICT SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, THE EXISTING AND PROPOSED ZONING, AND THE EXISTING AND PROPOSED PHYSICAL CHARACTER MAP.



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: HIGHLAND MANOR PHASE 2 SUBDIVISION
Location: APPROX. 500 FEET NORTH OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST
Applicant: DAVID GARCIA ☒ Owner ☐ Agent
Address: 2130 W. MILE 11 NORTH Phone Number: 956-380-5152

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE-FAMILY DETACHED HOUSING	11.79	n/a	18	25	33	58

Comments: _____
Prepared by: RIO DELTA ENGINEERING Date: _____
Address: 921 S. 10TH AVENUE Phone Number: 956-380-5152

(For Official Use Only, Do Not Write In This Box)

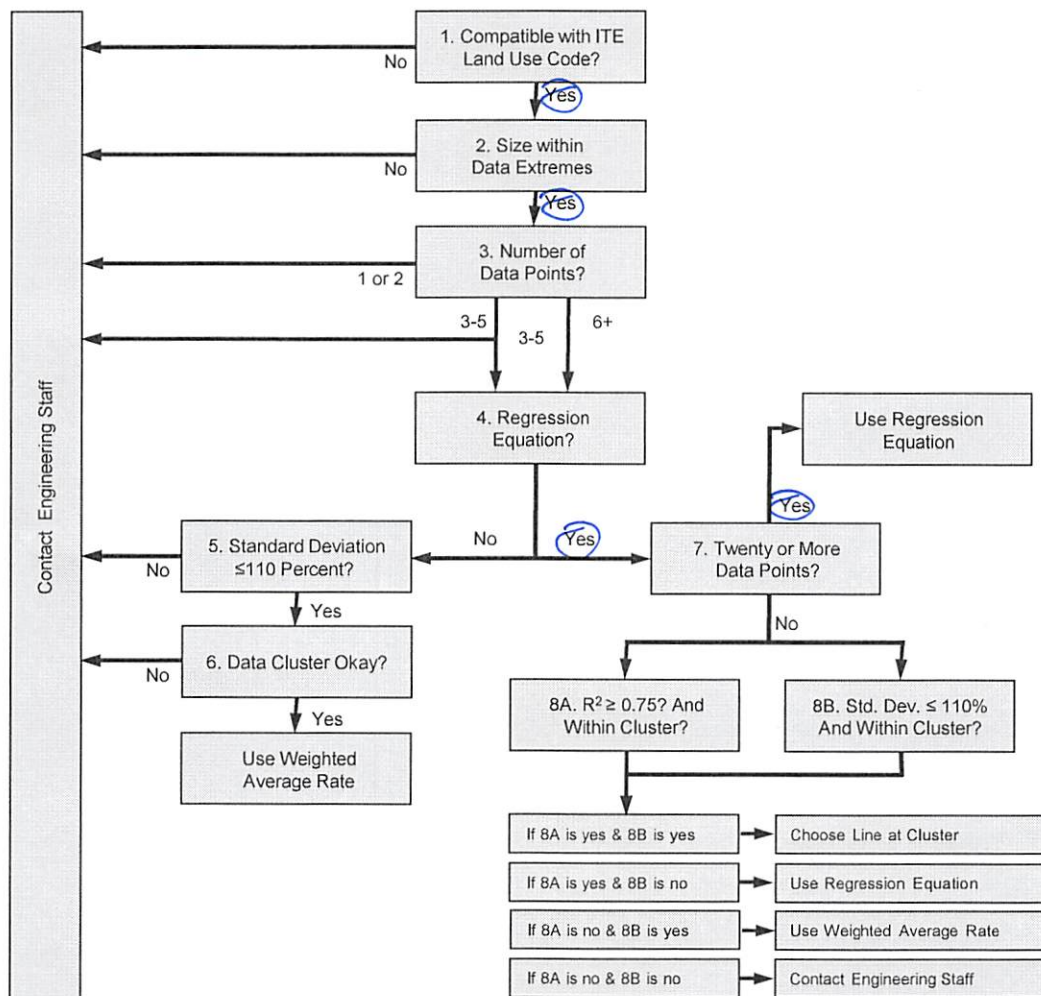
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Single-Family Detached Housing (210)

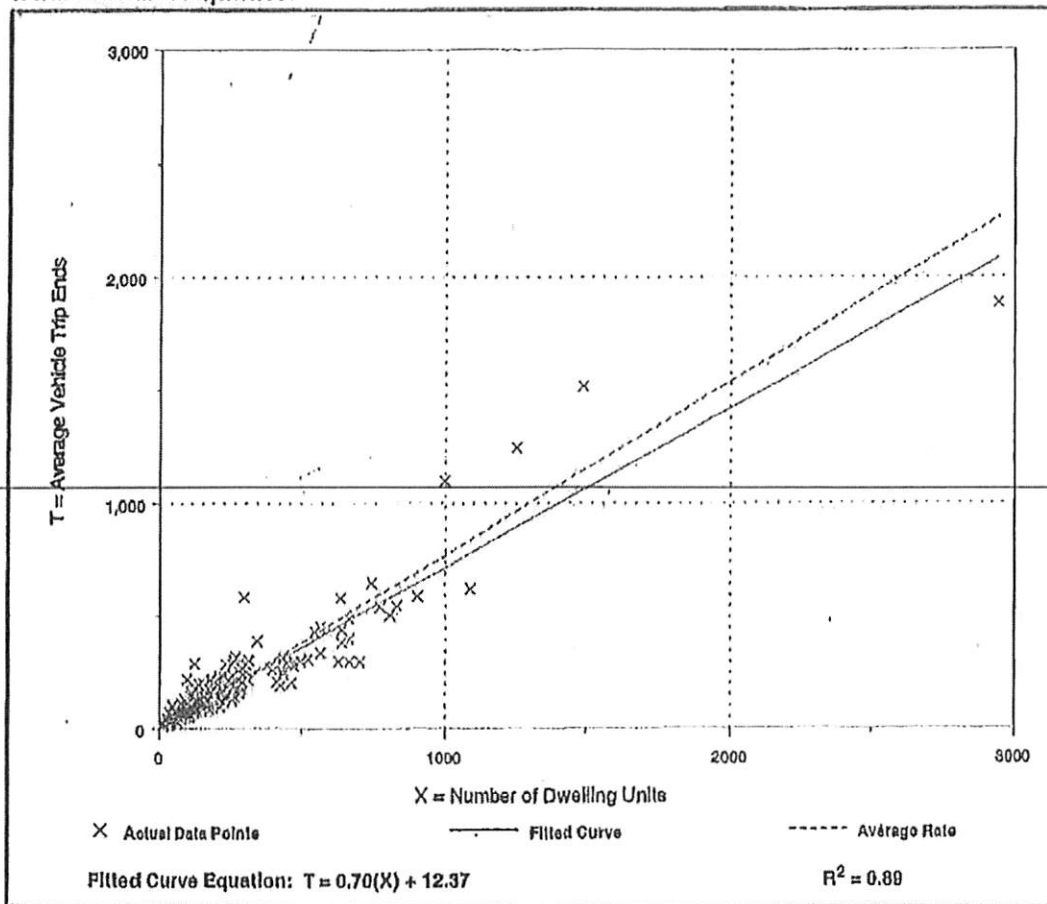
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.38 - 2.27	0.91

Data Plot and Equation



A.M. Trip Generation, 8th Edition

$$T = 0.7(X) + 12.37$$

$$T = 0.7(18) + 12.37$$

$$T = 12.6 + 12.37$$

$$T = 24.97 \approx$$

25 Trip Ends

Single-Family Detached Housing (210)

Average Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

P.M. Peak Hour of Generator

Number of Studies: 360

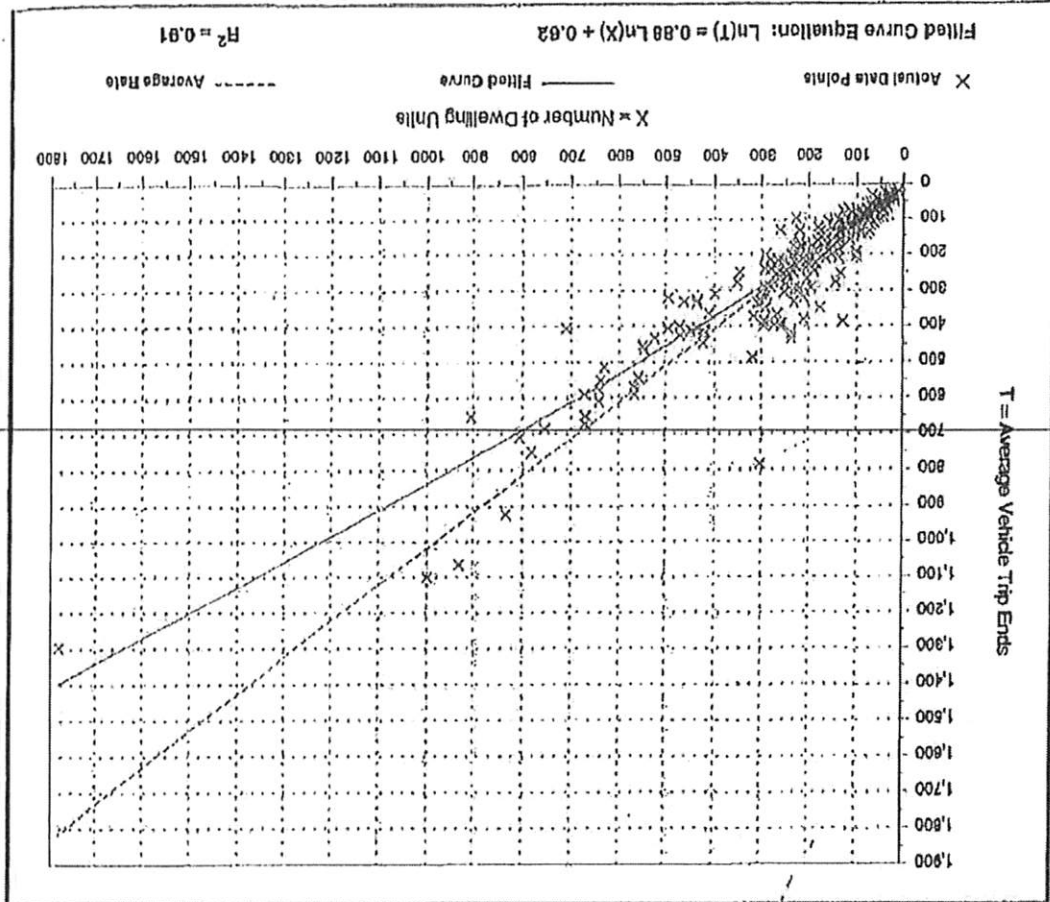
Avg. Number of Dwelling Units: 174

Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	1.02
Range of Rates	0.42 - 2.98
Standard Deviation	1.05

Data Plot and Equation



$$\begin{aligned} \ln(T) &= 0.88 \ln(X) + 0.62 \\ \ln(T) &= 0.88 \ln(18) + 0.62 \\ \ln(T) &= (2.89 + 0.62) \end{aligned}$$

$$T = 33.45 \approx 33 \text{ Trip Ends}$$

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2011 02258166

Instrument Number: 2011-2258166

Recorded On: November 16, 2011

As
Recording

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment: GEN WAR DEED112422068

** Examined and Charged as Follows: **

Recording	24.00
Total Recording:	24.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2011-2258166
Receipt Number: 1237075
Recorded Date/Time: November 16, 2011 04:19P

Record and Return To:

DASC INVESTMENTS, LLC
P.O. BOX 54
WESLACO TX 78599

User / Station: A Rodriguez - Cash Superstation 09



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

SJTC/L

GF #

112422008A

2258166

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

General Warranty Deed

Date: OCTOBER 13, 2011

Grantor: UPLIFTING INVESTMENTS, L.L.C., a Texas limited liability company

Grantor's Mailing Address: P. O. BOX 54
WESLACO, TEXAS 78599
HIDALGO COUNTY

Grantee: DASC INVESTMENTS, LLC

Grantee's Mailing Address: 2130 W. MILE 11 NORTH
WESLACO, TEXAS 78596
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A tract of land out of Farm Tracts 238 and 239, THE WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle found at the Southwest corner of Farm Tract 238, for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE, North, with the West line of Farm Tract 238, at 1320.00 feet pass the Northwest corner of said Farm Tract 238, same being the Southwest corner of Farm Tract 239, at 1,424.21 feet in all to the Northwest corner of this tract of land;

THENCE, East, a distance of 1,140.09 feet to a corner of this tract of land;

THENCE, North 04 degrees, 12 minutes East, a distance of 55.80 feet to a corner of this tract of land;

THENCE, North 02 degrees, 56 minutes, 11 seconds East, a distance of 80.76 feet to a corner of this tract of land;

THENCE, North 02 degrees, 06 minutes, 57 seconds East, a distance of 19.49 feet to a corner of this tract of land;

THENCE, North 45 degrees, 54 minutes, 53 seconds East, a distance of 21.56 feet to a corner of this tract of land;

THENCE, East, at 140.48 feet pass a one-half (1/2) inch rod set at the West right-of-way line of Mile 5 1/2 West Road, at 155.48 feet in all to the East line of said Farm Tract 239 for the Northeast corner of this tract of land;

THENCE, South with said East line, a distance of 395.00 feet to a corner of the tract of land;

THENCE, West, at 15.0 feet pass a 1/2 inch rod set at the West right-of-way line of said Mile 5 1/2 West Road, at 190.00 feet in all to an inner corner of this tract of land;

THENCE, South, a distance of 140.00 feet to a 1/2 inch rod set for a corner of this tract of land;

THENCE, East, at 175.00 feet pass a 1/2 inch rod found at the West right-of-way line of said Mile 5 1/2 West Road, 190.00 feet in all to a corner of this tract of land;

THENCE, South, a distance of 1,060.00 feet to a cotton picker spindle found at the Southeast corner of said Farm Tract 238 for the Southeast corner of this tract of land;

THENCE, West, with the South line of said Lot 238, a distance of 660.00 feet to a corner of this tract of land;

THENCE, North, at 20.00 feet pass a 1/2 inch rod found to the North right-of-way line of Mile 11 North Road, at 660.00 feet in all to a 1/2 inch rod found for a corner of this tract of land;

THENCE, West, a distance of 495.00 feet to a 1/2 inch rod found for a corner of this tract of land;

THENCE, South, at 640.00 feet pass a 1/2 inch rod found at the North right-of-way line of said Mile 11 North Road, at 660.00 feet in all to the South line of said Farm Tract 238 for a corner of this tract of land;

THENCE, West, with the said South line, a distance of 165.00 feet to the POINT OF BEGINNING.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
- d. Easements across the roads and highways for operating plants, canals, drains, and pipe lines, poles and lines of wire for the distribution and sale of water, heat, light and power, for drainage, and for telegraph and telephone lines, and for the purpose of operating lines of transportation for the carrying of freight and passengers, and for bridges, canals and laterals, dated April 1, 1913, recorded in Volume 30, Page 6, Deed Records of Hidalgo County, Texas.
- e. Easements for roadways, canals, ditches, etc. as shown by instrument dated May 17, 1918, recorded in Volume 74, Pages 29 and 31, Deed Records of Hidalgo County, Texas.
- f. Right of way easement dated November 30, 1959 from D.C. Williams and wife, Georgie B. Williams to Northern Pump Company, recorded in Volume 964, Page 570, Deed Records of Hidalgo County, Texas.
- g. Two inch gas lines and two gas wells as disclosed by instrument dated November 19, 2004, filed December 2, 2004 under Document No. 1409698, Official Records of Hidalgo County, Texas.
- h. Oil, Gas and Mineral Lease executed by W.H. Blanton and wife, Bertha Blanton to The Chicago Corporation, dated May 12, 1947, recorded in Volume 73, Page 130, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- i. Oil, Gas and Mineral Lease executed by D. C. Williams to The Chicago Corporation dated April 20, 1954, recorded in Volume 158, Page 47, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. Terms, stipulations and conditions contained in Declaration of Unit as set forth in

instrument dated June 9, 1958, recorded in Volume 215, Pages 38 and 45, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- k. Mineral reservations and/or conveyances as set forth in instrument dated September 16, 1947 from W. H. Blanton and wife, Bertha Blanton to D.C. Williams and Georgia Dell Williams, recorded in Volume 626, Page 587, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- l. Mineral reservations and/or conveyances as set forth in instrument dated November 19, 2004, from John C. Anderson to Willis John Taylor and wife, Feliza Taylor, filed under Clerk's File No. 1409698, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- m. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- n. Zoning and building ordinances in favor of the County of Hidalgo.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

UPLIFTING INVESTMENTS, L.L.C., a Texas limited liability company

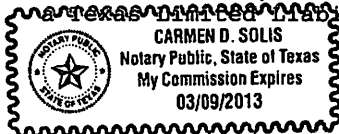
By: [Signature]
MAYTE C. GARCIA, MEMBER

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13th day of October, 2011, by ~~UPLIFTING INVESTMENTS, L.L.C., a Texas limited liability company~~
MAYTE C. GARCIA, MEMBER OF UPLIFTING INVESTMENTS, LLC,
~~a Texas limited liability company~~



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE. F-3
McALLEN, TEXAS 78504
GF# 112422068

AFTER RECORDING, RETURN TO:

DASC INVESTMENTS, LLC
P.O. BOX 54
WESLACO, TEXAS 78599

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3047999

Billable Pages: 4

Recorded On: September 16, 2019 02:40 PM

Number of Pages: 5

*****Examined and Charged as Follows*****

Total Recording: \$ 48.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3047999
Receipt No: 20190916000351
Recorded On: September 16, 2019 02:40 PM
Deputy Clerk: Ariana Abitua
Station: Mcallen-CC-K24

Record and Return To:

Corporation Service Company
na
na TX



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

SIERRA TITLE
CLOSER 15 GF# 318266**Exchange Warranty Deed**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 12, 2019

Grantor: BLJDD, LTD., A TEXAS LIMITED PARTNERSHIP

**Grantor's Mailing Address: 107 Laurel Drive
Weslaco, Texas 78596
Hidalgo County**

Grantee: DASC INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

**Grantee's Mailing Address: 2130 W. Mile 11 North
Weslaco, Texas 78596
Hidalgo County**

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and the further consideration of the exchange by Grantee herein in an Exchange Deed of even date herewith on 8.62 acre tract of land out of Farm Tracts 238 and 239, the West and Adams Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas, and subject to the exceptions set out in that deed.

Property (including any improvements):

Tract 1:

Being 5.7228 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 238, Block 159, of the West Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas, and said 5.7228 acres also being out of a called 7.5 acre tract previously owned in its entirety by Joseph M. Kopecky (Deed Ref.: Vol. 599, Page 440-441, Deed Records, Hidalgo County, Texas) and said 5.7228 acres being more particularly described by metes and bounds as follows:

Commencing for reference at a cotton picker spindle set on a previous survey for corner at the Southwest corner of said 7.5 acre tract and also being on the South line of Farm Tract 238 in the center of Mile 11 North (a county road) and bears East, 165.00 feet from the Southwest corner of Farm Tract 238;

Thence North, at 20.00 feet pass a #4 rebar 24" long with a plastic cap stamped "RLS 1651" set on previous survey for reference on the apparent North right-of-way line of said county road and continuing for a total distance of 225.70 feet to a #4 rebar with plastic cap stamped "RPS 1651" set for the most Westerly Southwest corner and Point of Beginning of this tract;

Thence North, 434.30 feet, with the West line of said 7.5 acre tract to a #4 rebar with plastic cap stamped "RLS 1651" set on a previous survey for the Northwest corner of said 7.5 acre tract and the Northwest corner of this tract;

Thence East, 495.00 feet to a #4 rebar (same as above) set on a previous survey for the Northeast corner of this tract;

Thence South, at 640.00 feet pass a #4 rebar (same as above) set on a previous survey for reference on the apparent right-of-way of said county road and continuing a total distance of 660.00 feet to a cotton picker spindle set on a previous survey for the Southeast corner of

this tract; said spindle also being on the South line of said Farm Tract 238 and bears West, 660.00 feet from the southeast corner of said Farm Tract 238;

Thence West, 152.00 feet, with the centerline of said county road and with the South line of said Farm Tract 238 to a concrete nail set for corner;

Thence North, at a distance of 20.00 feet pass a #4 rebar 24" long with a plastic cap stamped "RPS 1651" set for reference on the apparent North right-of-way line of said county road and continuing for a total distance of 225.70 feet to a #4 rebar(same as above) set for an interior corner of this tract;

Thence West, 343.00 feet to the Place of Beginning and containing 5.7228 acres of land, of which 0.0698 acres lies in the right-of-way of said county road, leaving 5.6530 acres net.

Tract 2:

Being 0.7772 acre of land out of Farm Tract 238, Block 159 West and Adams Tract Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a concrete nail set for corner at the Southwest corner of this tract; said nail also being on the South line of Farm Tract 238 in the center of Mile 11 North (a county road) and bears East, 358.00 feet from the Southwest corner of Farm Tract 238;

Thence North, at 20.00 feet pass a #4 rebar 24 inches long with a plastic cap stamped "RPS 1651" set for reference on the apparent North right of way of said county road and continuing a total distance of 225.70 feet to a #4 rebar (same as above) set for the Northwest corner of this tract;

Thence East, 150.00 feet to a #4 rebar (same as above) set for the Northeast corner of this tract;

Thence South, at 205.70 feet pass #4 rebar (same as above) set for reference on the apparent right of way of said county road and continuing a total distance of 225.70 feet to a concrete nail set for the Southeast corner of this tract; said nail also being on the South line of said Farm Tract 238 and bears West, 812.00 feet from the Southeast corner of this Farm Tract 238;

Thence West, along the South line of said Farm Tract 238 and the center of said county road, 150.00 feet to the Place of Beginning.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Easements reserved in deed from American Rio Grande and Irrigation Company, to C. A. Lathrop, by instrument dated May 17, 1918, recorded in Volume 74, Page 31, deed Records of Hidalgo County, Texas.

Easements and conditions as shown on plat recorded in Volume 2, Page 34-36, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Easements, or claims of easements, which are not of public record.

Declaration of Unit as set out by instruments dated June 9, 1958, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 215, Page 38 and Volume 215, Page 45, Oil and Gas Lease Records Hidalgo County, Texas.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2020 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

BLJDD, LTD., A TEXAS LIMITED PARTNERSHIP

By: **BLJDD MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, Its General Partner**

By: *Barry W. Dickerson*
BARRY W. DICKERSON, Manager

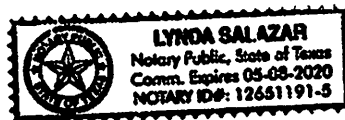
By: *Linda R. Dickerson*
LINDA R. DICKERSON, Manager

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of Septmeber, 2019, by **BARRY W. DICKERSON, Manager of BLJDD MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, General Partner of BLJDD, LTD., A TEXAS LIMITED PARTNERSHIP**, on behalf of said limited liability company and limited partnership.

(SEAL)



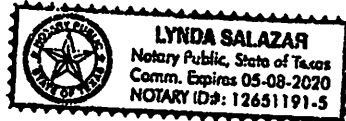
Lynda Salazar
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of Septmeber, 2019, by **LINDA R. DICKERSON, Manager of BLJDD MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, General Partner of BLJDD, LTD., A TEXAS LIMITED PARTNERSHIP**, on behalf of said limited liability company and limited partnership.

(SEAL)



Lynda Salazar
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
DASC Investments, LLC
2130 W. Mile 11 North
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3182669;LS/ee

Final Plat

Highland Manor Phase II

Legend

 Highland Manor Phase II

Chloe Rae Cir

Nicolas Cir

Sasha Cir

Nicole Ave

Mile 11 N

Sable Dr

Sago Dr

Coco Dr

Google Earth

Date Dr

© 2021 Google

© 2021 INEGI

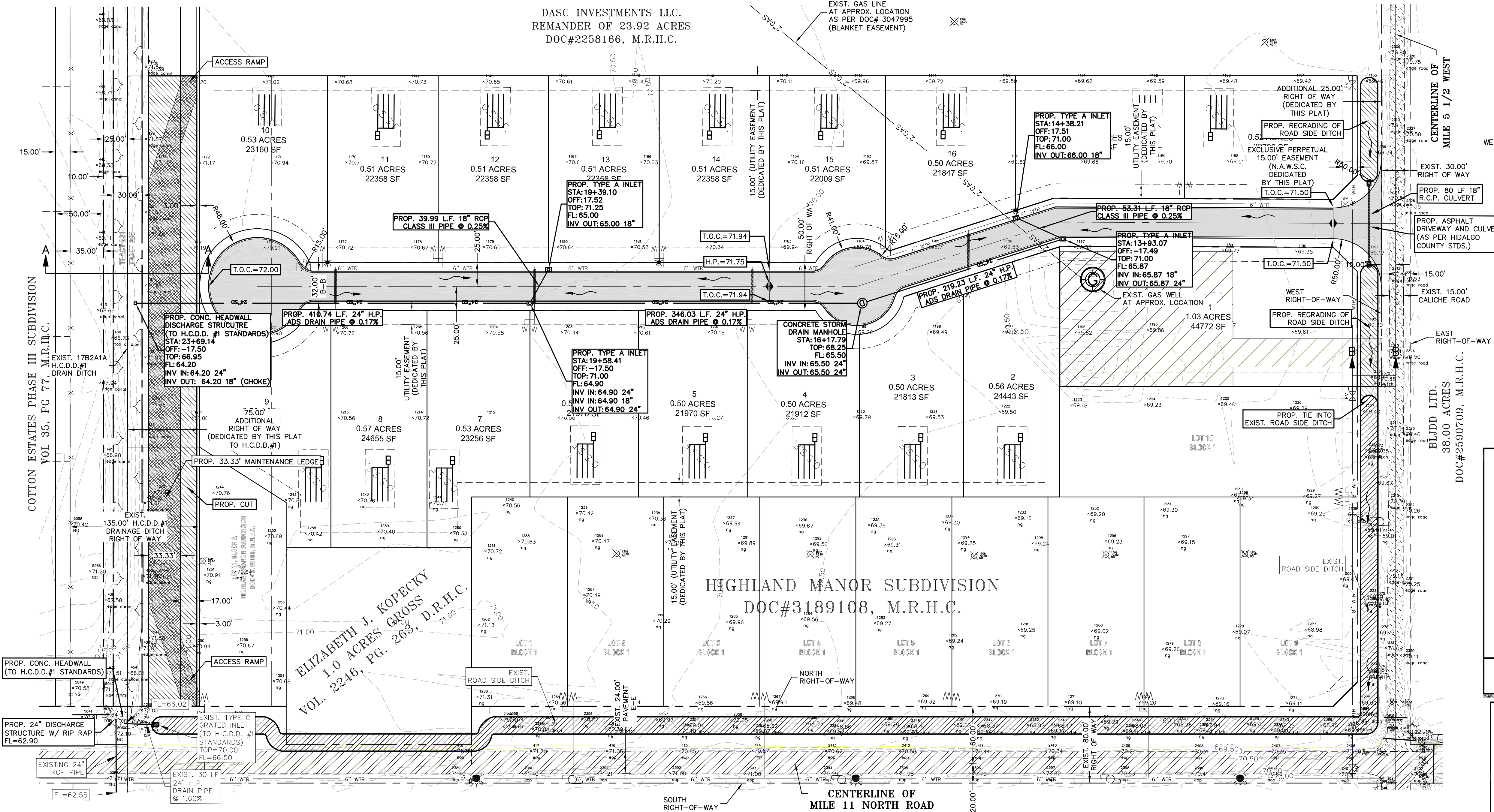
Mile 5 1/2 W



1000 ft

HIGHLAND MANOR PHASE 2 SUBDIVISION

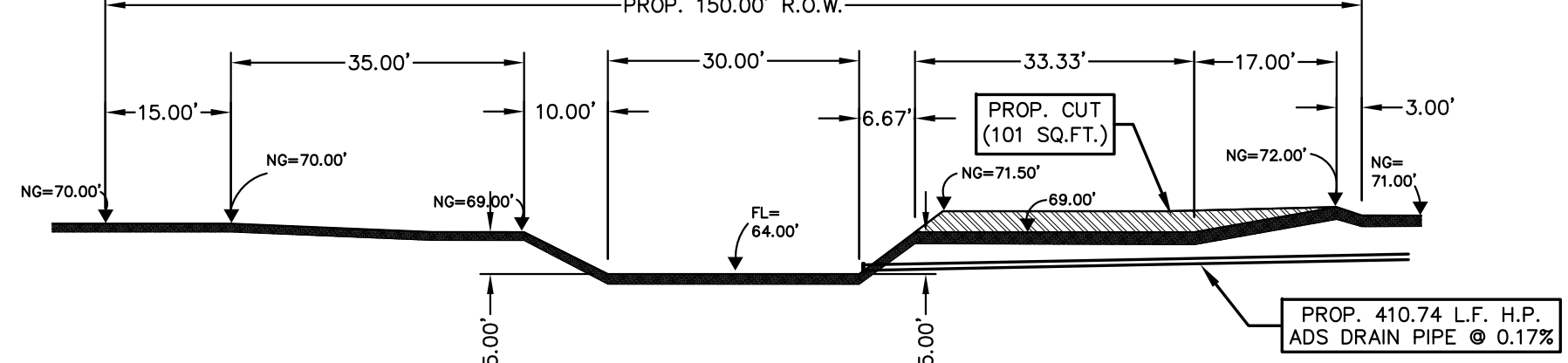
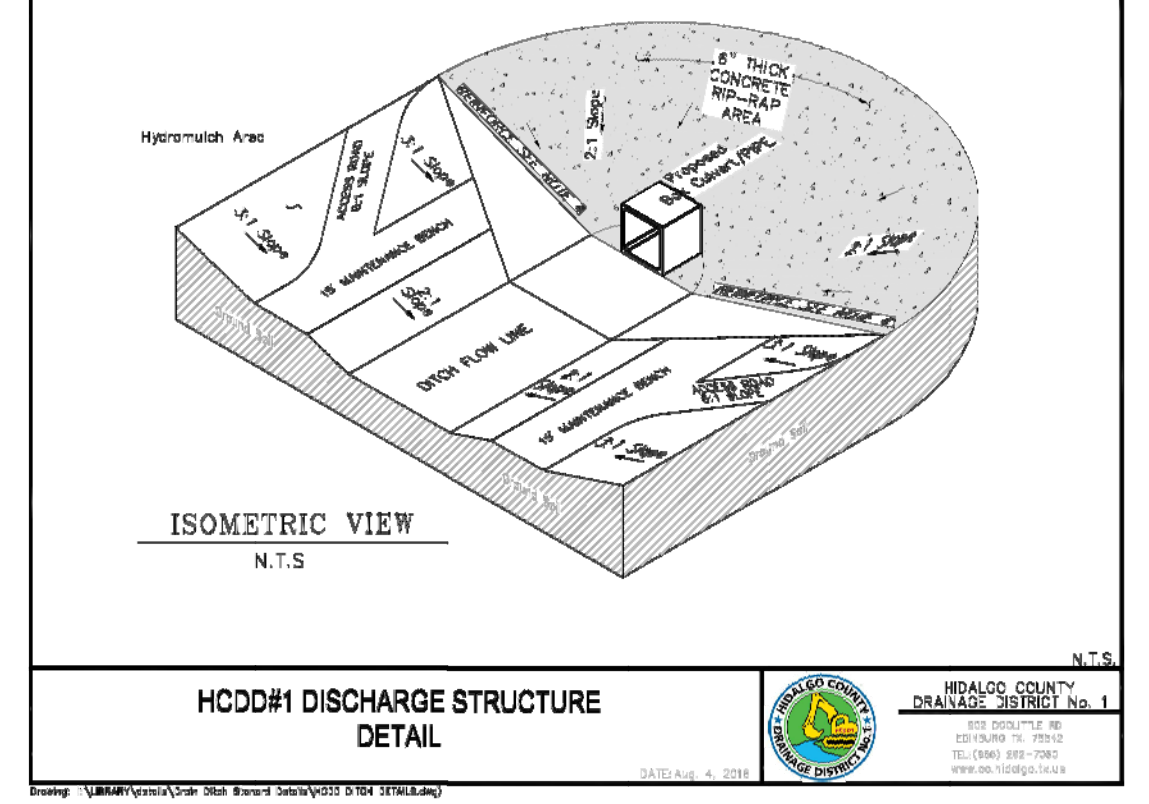
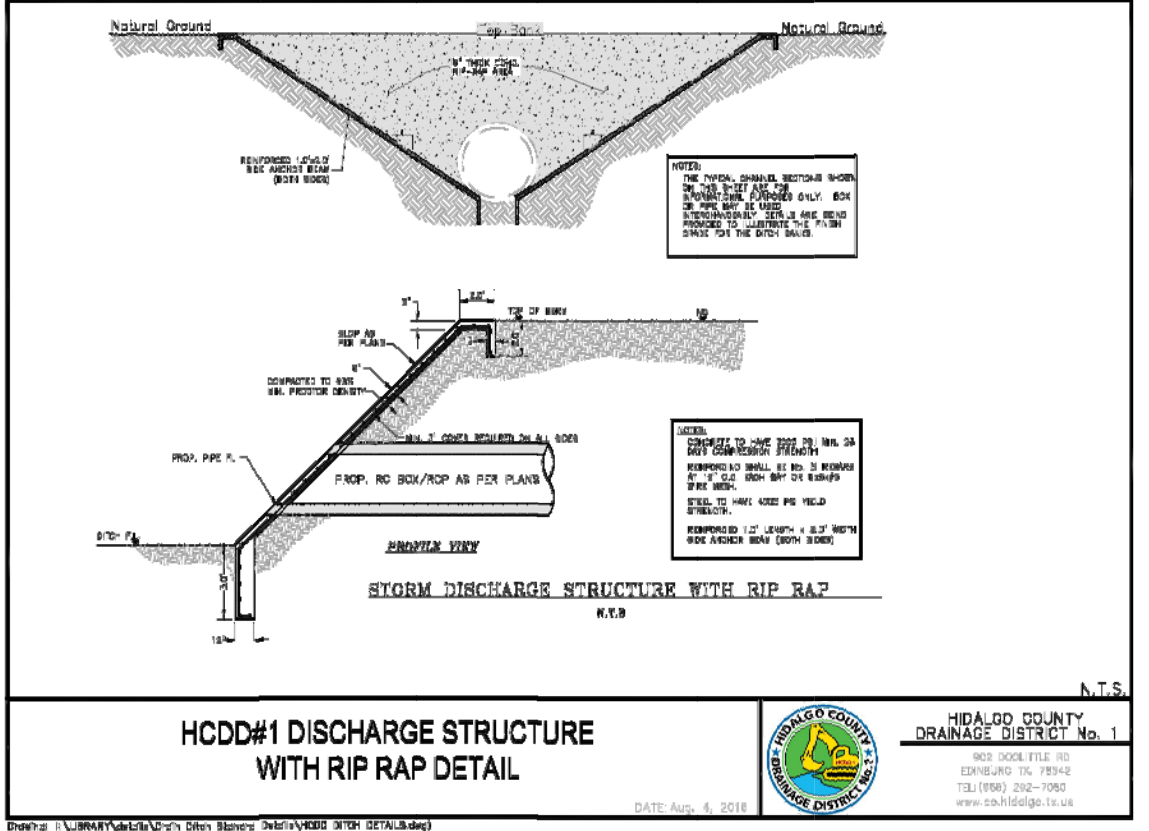
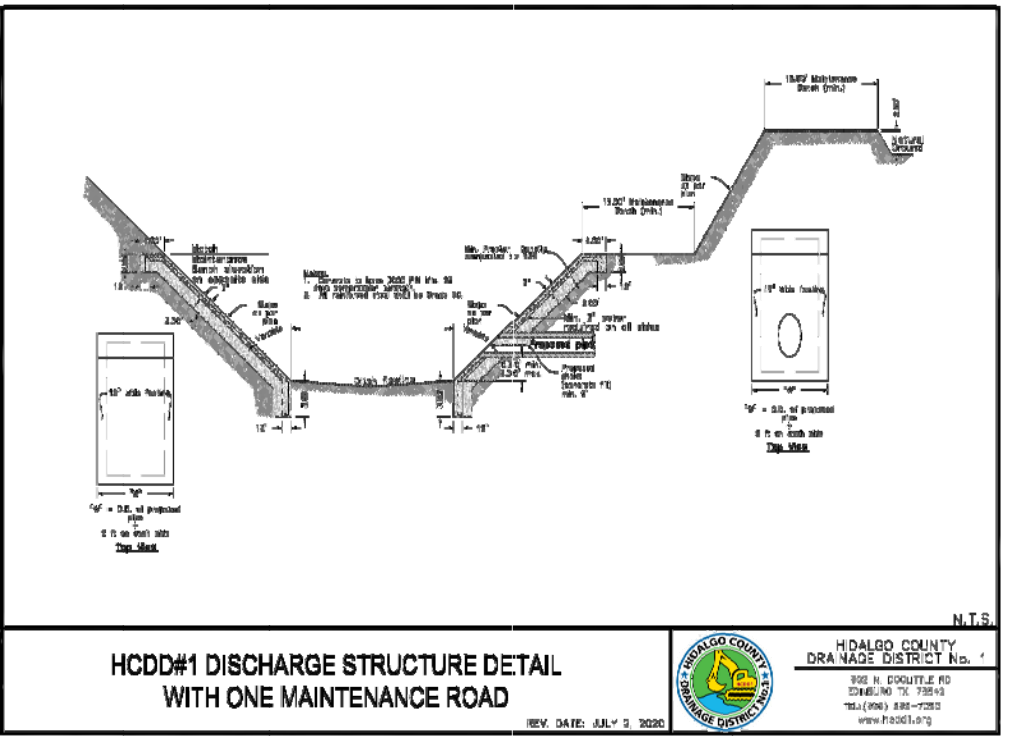
DASC INVESTMENTS LLC.
REMANDER OF 23.92 ACRES
DOC#2258166, M.R.H.C.



ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
U.E.	UTILITY EASEMENT
C.E.	CENTER LINE
L.O.T.	LOT LINE

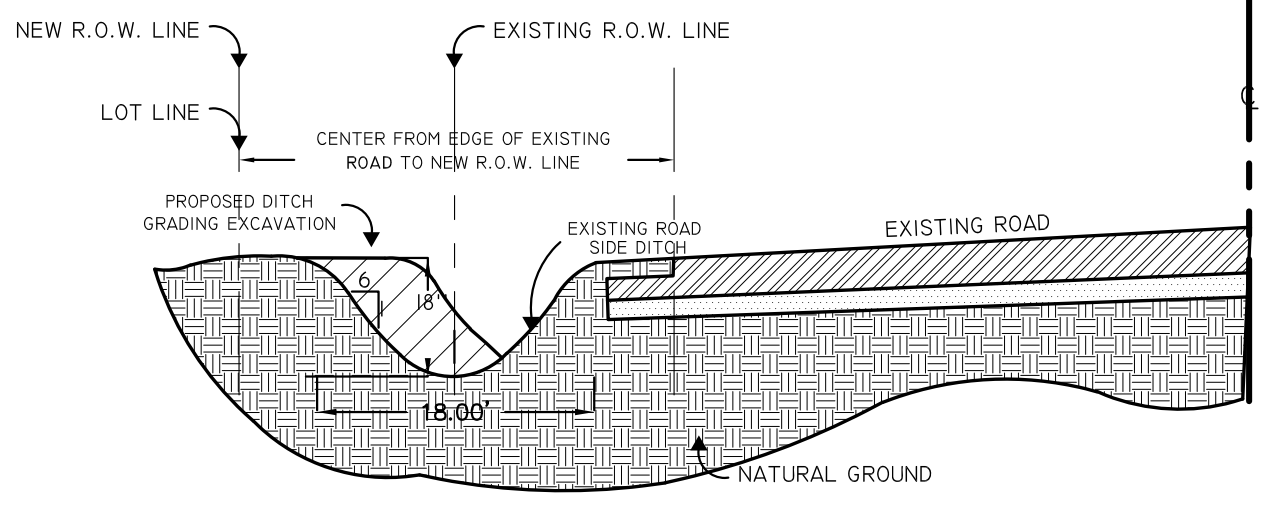
LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	CALCULATED POINT
○	POWER POLE
(XXXX)	MAP RECORD
XXXX	NATURAL GROUND
○	CAPPED IRON ROD SET

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 35,520 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION A-A = 101 SF x 456.5 FT = 46,106.5 CF
(130% OF REQUIRED FOR SUBDIVISION)

DITCH SECTION 150' R.O.W.
CROSS SECTION "A-A"
NOT TO SCALE



CAST-IN-PLACE SAFETY END TREATMENT
NOT TO SCALE

DRAINAGE REPORT

HIGHLAND MANOR PHASE 2 SUBDIVISION IS A PROPOSED 18 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 11.79 ACRES TRACT OF LAND OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "2" OF THE FLOOD INSURANCE RATE. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 48034 0450 C DATED: JUNE 6, 2000.

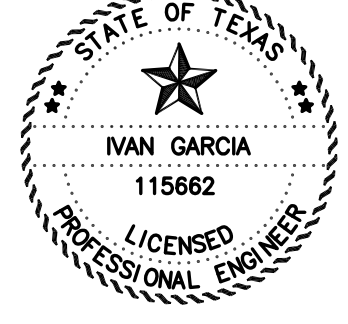
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 80.5% OF HIDALGO FINE SANDY LOAM (2S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 19.5% OF HIDALGO SANDY CLAY LOAM (2S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY MODERATELY IS HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THESE SOILS ARE CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND AND IN AN EASTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROAD SIDE DITCH ON THE WEST RIGHT OF WAY OF MILE 5 1/2 WEST IN FRONT OF THIS SUBDIVISION. TO FOLLOW THE DRAINAGE PATTERNS OF THE AREA IN AN EASTERLY DIRECTION WITH OUTFALL TO THE 70' DRAIN DITCH, THEN CONVEYED TO THE EAST LATERAL DRAIN, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 7.38 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 16.31 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 8.93 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 35,520 CF OR 0.815 AC-FT, WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING THE EXISTING 1782A1A DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES' IRRIGATION DISTRICT 9, AND MAINTAINED BY HIDALGO COUNTY'S DRAINAGE DISTRICT 1). STORM WATERS WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM AND ROUTED TO THE EXISTING 1782A1A DRAIN DITCH, THEN CONVEYED TO THE EAST LATERAL DRAIN, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

IVAN GARCIA, P.E., R.P.L.S.



DATE

SUBDIVIDER CERTIFICATION

I-, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I-, **DAVID GARCIA**, SUBDIVIDER OF **HIGHLAND MANOR PHASE 2 SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DAVID GARCIA - MANAGING EMER
DASC INVESTMENTS, LLC.
OWNER

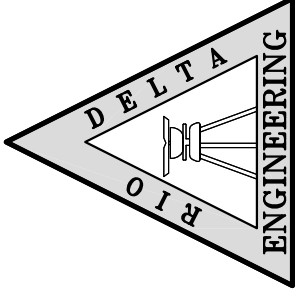
STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY, 2021**. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

DRAINAGE LAYOUT
HIGHLAND MANOR PHASE 2 SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:
DANIEL RODRIGUEZ

SCALE:
1"=60'

DATE:
MAY 17, 2021

PROJECT:
SUB 20 046

REVISIONS:
3-OF-3

INDEX TO SHEETS OF HIGHLAND MANOR PHASE 2 SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; DELTA LAKE IRRIGATION DISTRICT, R.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSFP AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	

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: Highland Manor Ph II-Final Plat

DATE: July 12, 2021

The proposed use for the 18-lot subdivision will be for single family residential homes. The developer is requesting a variance for OSSF with the nearest sanitary sewer line being located 1.09 miles away on the intersection of Mile 5 ½ West and Mile 10. The developer has also requested a variance to permit off-sit drainage and has received a letter of support from the Drainage District and the Irrigation District. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4502	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Chavez De Los Santos Subdivision– being a 6.364 acre tract out of Farm Tract 256, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the West side of Mile 4 ½ West, approximately 1770 ft. South of Mile 12 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of July 7, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance for the variance request			
Attachments, if any: CHAVEZ DE LOS SANTOS- Application & Drianage Report, Chavez de los Santos- Final Plat- Memo, Chavez de los Santos- aerial, CHAVESZ DE LOS SANTOS- Plats			

Responsibilities upon Approval:

Staff will advise the applicant

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: M.A.W.S.C.
- ☐ YES ☒ NO Wastewater Provision: DSSF
- ☒ YES ☐ NO Electric Company: Magic Valley

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jaime Chavez

Owner Signature: [Signature] Date: 5/22/21

[Signature] is the authorized agent

Authorized Agent Signature: [Signature] Date: 5/22/21

Authorized Agent Printed Name: Willie Arreola

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

VAR-000072-2021

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: CHAVEZ DE LOS SANTOS SUBDIVISION

Location: WEST SIDE OF MILE 4 1/2 WEST 1,770 FEET SOUTH OF MILE 12 NORTH

Legal Description: A 6.364 ACRE TRACT OF LAND OUT OF FARM TRACT 256, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

THERE IS NO SANITARY SEWER AVAILABLE AT THIS TIME
USCF WILL BE USE

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: JARME Chavez

Owner Signature: [Signature] Date: 5/21/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 5/21/21

Authorized Agent Printed Name: Wilke Arctic

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

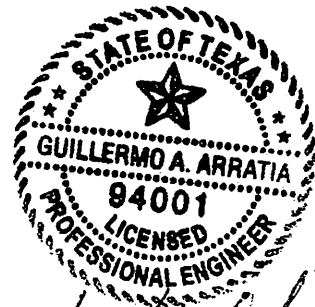
Variance Granted: _____

General Comments: _____

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
CHAVEZ DE LOS SANTOS SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
1/4/2021

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit “A”**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit “B”**
- 8-9 FEMA Map Location “Exhibit “C”**
- 10-11 Soil Map – Exhibit “D”**

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
CHAVEZ DE LOS SANTOS SUBDIVISION

I. PROJECT LOCATION

A 6.364 acre Tract of land out of Farm Tract 256, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 584473 and is located on the east side of Mile 4 ½ West Road, 1,770.00 feet south of Mile 12 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", (shaded) Areas of 500-year flood; areas of 100-year flood with average depths less than 1 square mile; and are protected by levees from 100-year flood. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) sandy clay loam soil that has a low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (2.42 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 2 lots for residential use. The storm runoff after development will increase 2.08 cfs for a total 4.5 cfs, I have calculated that 13,409 cf of storm runoff for a 50 year design frequency, will be detained within the property by existing natural low areas, and will be out falling into the re-graded road side ditch of Mile 4 ½ West Road. A 24 inch pipe with safety end treatment will be required at driveways.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>2/25/21</u>
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia
1/31/2021

DRAINAGE CALCULATIONS EXHIBIT "A"

AREA= 6.364 Ac.

TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions

Length= 1320 ft.

Slope= 0.1 %

Cexist.= 0.2

Time of Concentration= 127 min.

Texist. = 127 min.

Iexist.= 1.90 in/hr

Qexist.= 2.42 cfs.

10 year storm

b= 87

e= 0.778

d= 9.2

50 year storm

b= 99

e= 0.749

d= 9.2

Proposed Conditions

Length= 1320 ft.

Slope= 0.15 %

Cfut.= 0.25

Time of Concentration= 105 min.

Tfut.= 105 min.

Ifut.= 2.85 in/hr

Qfut.= 4.5 cfs.

Qin= 1.59 i

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	17.22	10334	2.42	8332	2,002
20	7.91	12.58	15098	2.42	9059	6,039
30	6.34	10.09	18164	2.42	9786	8,378
40	5.35	8.51	20428	2.42	10513	9,915
50	4.66	7.41	22231	2.42	11240	10,991
60	4.14	6.59	23734	2.42	11967	11,767
70	3.75	5.96	25027	2.42	12694	12,333
80	3.43	5.45	26165	2.42	13421	12,744
90	3.16	5.03	27184	2.42	14148	13,036
110	2.76	4.39	28955	2.42	15601	13,353
120	2.60	4.13	29737	2.42	16328	13,409

Storage Requires= 13,409 cubic feet = 0.31 ac-ft



Guillermo A. Arratia
1/4/2021

permanent high water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material.

Table 1: Runoff coefficients for the Rational method

Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.4	.51	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.51	.51	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.25	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
B. Unpaved	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
Lawns, Walks, & Roofs	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface ¹ (By Slope) ²												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

¹ Undeveloped Surface Definition: Forest and agricultural land, open space.

² Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

- 2. Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.
- 3. Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.6	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	105	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.768	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

[illegible]

add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



SCALE 1" = 2000'

2000

0

2000

FEET

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

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

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000

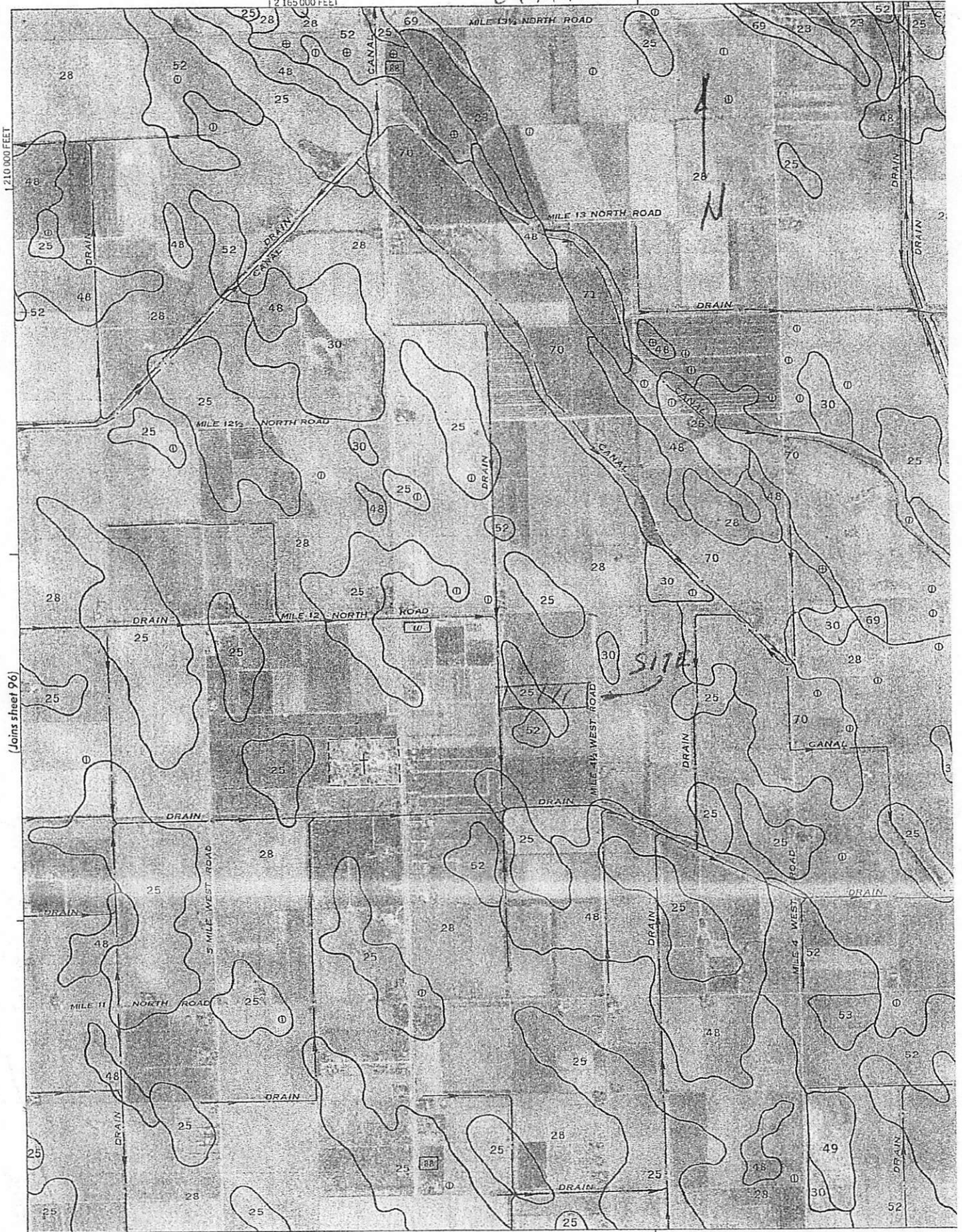


REVISED TO
REFLECT LOMR
DATED 6/6/2002

Federal Emergency Management Agency

EXHIBIT "D"

1:216,000 FEET



(Joins sheet 96)

TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

U.S.G. MAP

MILE 12 1/2 W. 114

OLD

RAILROAD

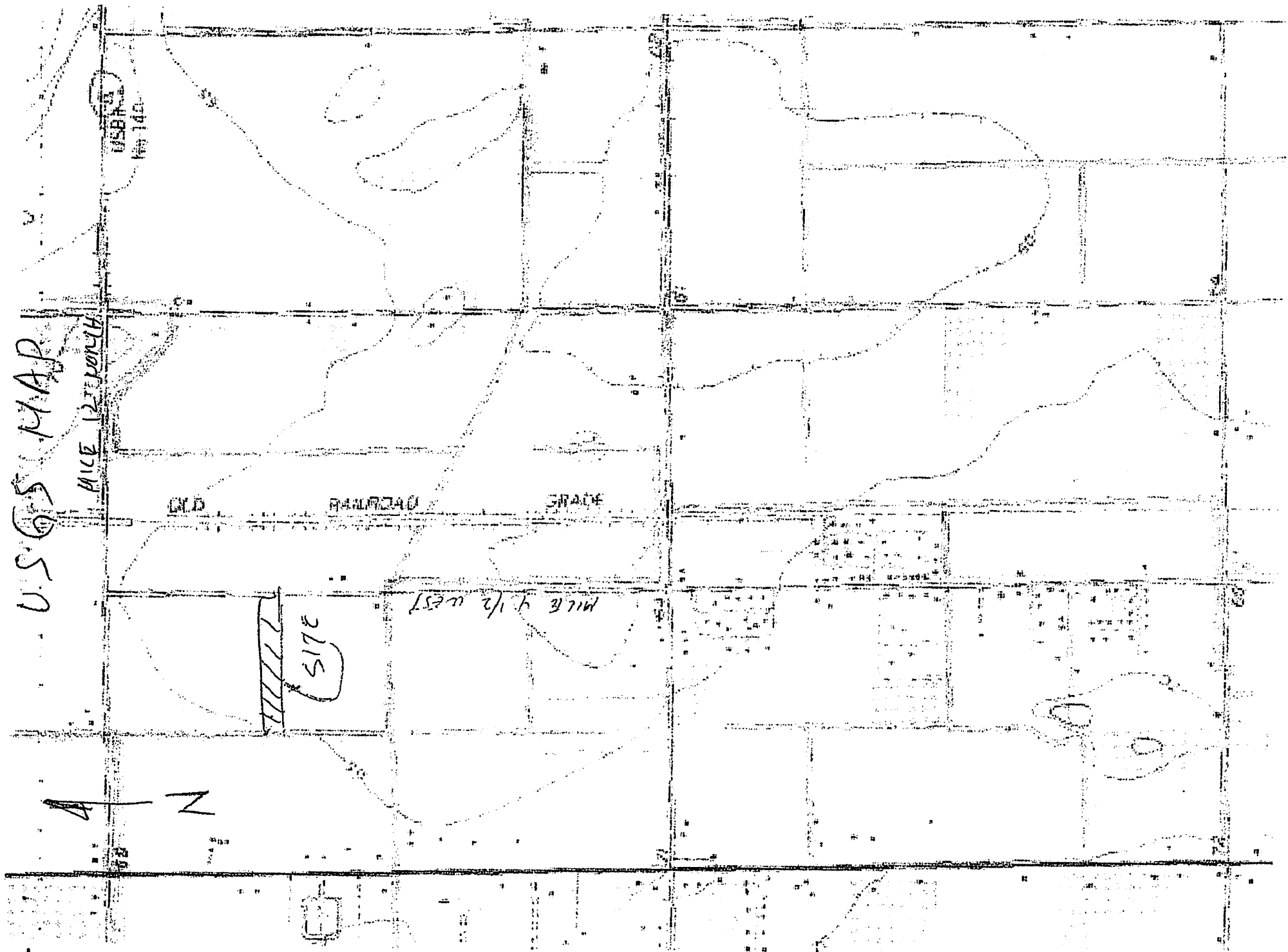
GRADE

MILE 4 1/2 WEST

SITE

N

USBA
100 140



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: Chavez de los Santos Final Plat

DATE: July 12, 2021

The proposed use for the 2-lot subdivision will be for single family residential homes and is a small family partition. The developer is requesting a variance for OSSF with the nearest sanitary sewer line being located 2.62 miles away on the intersection of Mile 4 ½ West and Mile 9/Sugarcane Drive. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

Final Plat

Chavez de los Santos

Legend



Chavez de los Santos

Google Earth

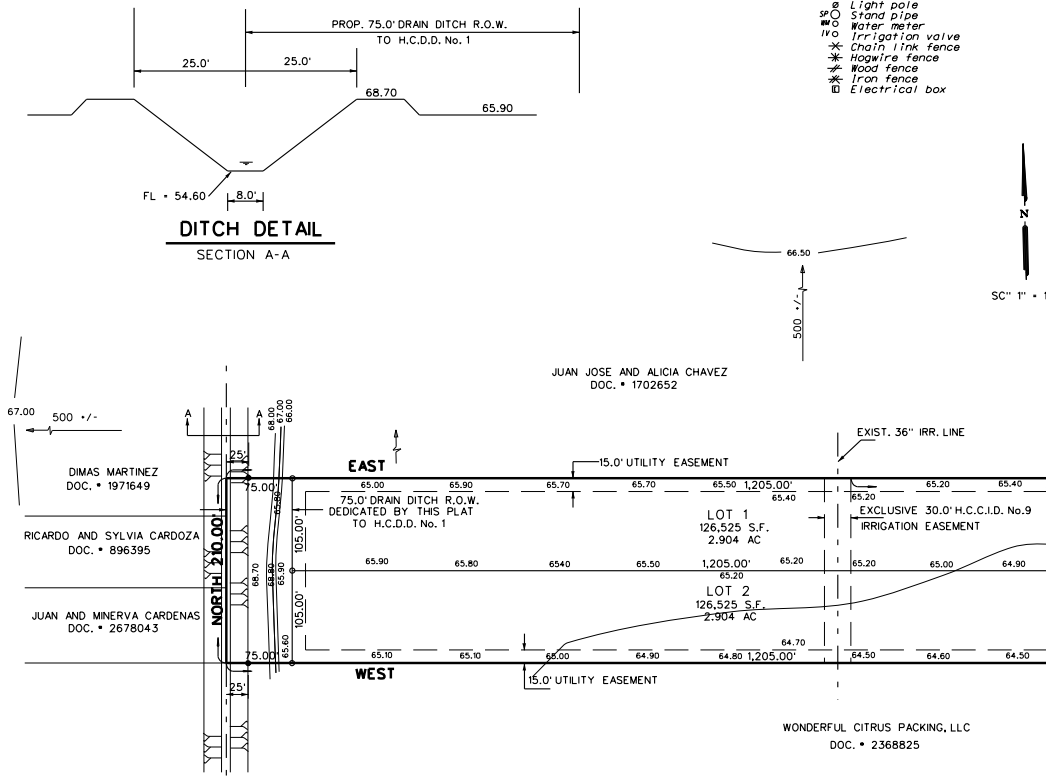
© 2021 Google
© 2021 INEGI

1000 ft



526 N. 5TH STREET
DONNA, TEXAS. 78537

MAP OF WATER DISTRIBUTION SYSTEM



SUBDIVIDER CERTIFICATION:
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1.- I JAIME CHAVEZ SUBDIVIDER OF CHAVEZ DE LOS SANTOS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

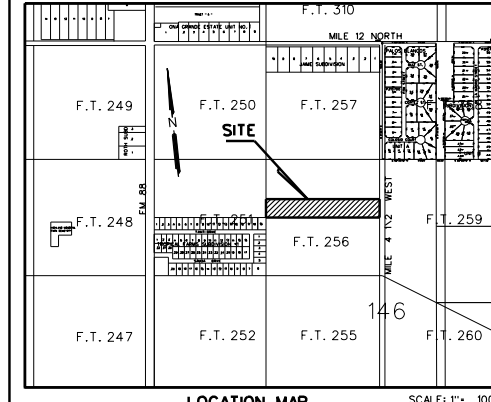
OWNER: JAIME CHAVEZ
ADDRESS: 6745 N. MILE 4 1/2 WEST
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JAIME CHAVEZ PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC, FOR THE STATE OF TEXAS

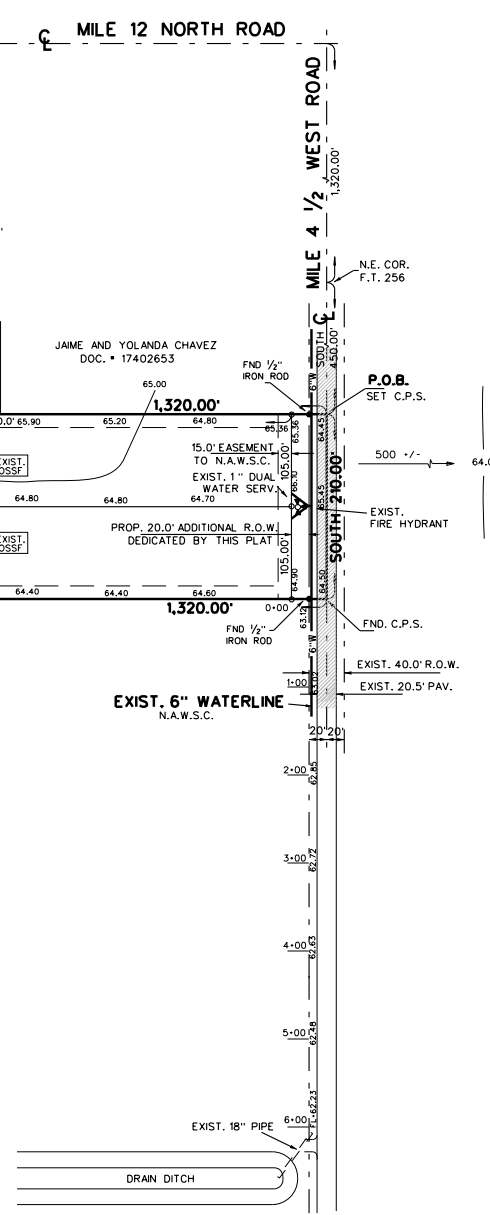


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CHAVEZ DE LOS SANTOS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE WESTSIDE OF MILE 4 1/2 WEST, 1,770.00 FEET SOUTH OF MILE 12 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 (2015 CENSUS)). CHAVEZ DE LOS SANTOS SUBDIVISION LIES APPROXIMATELY 1.7 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

CHAVEZ DE LOS SANTOS SUBDIVISION

A 6.364 ACRE TRACT OF LAND OUT OF FARM TRACT 256, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.



RECONSTRUCTION OF ROAD SIDE DITCH

DRAINAGE DETENTION REQUIRED: 13,409 CF
AREA = 26' x 2.5' = 65 SF x 210' = 13,650 CF

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAIME CHAVEZ	6745 N. MILE 4 1/2 WEST	WESLACO, TEXAS. 78596	956-376-6366
ENGINEER: GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	784-0218
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

NAIN ENGINEERING, L.L.C.

526 N. 5TH STREET
DONNA, TEXAS. 78537

FIRM NO. F-9050

PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM

MAP OF TOPOGRAPHY AND DRAINAGE MAPA DE TOPOGRAFIA Y DRENAJE

JANUARY 03, 2021
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.
CHAVEZ DE LOS SANTOS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE WEST SIDE OF MILE 4 1/2 WEST ROAD
1,770.00 FEET SOUTH OF MILE 12 NORTH ROAD

FLOOD PLAIN:
THE SUBJECT TRACT LIES IN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL No. 480334 0450 C
MAP REVISED: JUNE 6, 2000.
MAP REVISED TO REFLECT LOMR: MAY 30, 2002.

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY (25) (28) HIDALGO SANDY CALY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED, THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%). EXISTING RUNOFF IS 2.42 CFS FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTHEAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 2 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 2.08 CFS FOR A TOTAL 4.5 CFS HAVE CALCULATED THAT 13,409 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENT AND WILL BE DETAINED WITHIN THE PROPERTY BY EXISTING NATURAL OW AREAS, AND WILL BE OUT FALLING INTO THE RE-GRADED ROAD SIDE DITCH OF MILE 4 1/2 WEST ROAD. AN 24 INCH PIPE WITH SAFETY END TRATEMENTS WILL BE REQUIRED AT DRIVEWAYS



CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL No. 480334 0450 C
MAP REVISED: JUNE 6, 2000.
MAP REVISED TO REFLECT LOMR: MAY 30, 2002.

Guillermo A. Arratia PE 5/10/2021
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

COST ESTIMATE:

STREET PAVING:	\$ 0.00
WATER SUPPLY SYSTEM	\$ 10,000.00
SANITARY SEWER SYSTEM	\$ 3,000.00
DRAINAGE	\$ 0.00

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 10,000.00
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 3,000.00 FOR THE ENTIRE SUBDIVISION.

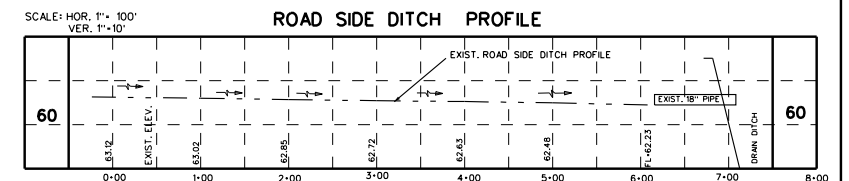
FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
LA SUBDIVISION DE CHAVEZ DE LOS SANTOS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE CHAVEZ DE LOS SANTOS CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 6 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 4 1/2 WEST ROAD Y SE INSTALARA UN SERVICIO DE UNA PULGADA DOBLE Y UN HYDRANTE DE AGUA.
PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 6,500.00.
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$3,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR, ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA, AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE, SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES ORJESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$3,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

CERTIFICATION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$10,000.00
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 3,000.00 PARA TODA LA SUBDIVISION

Guillermo A. Arratia PE 5/10/2021
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



INDEX TO SHEET OF CHAVEZ DE LOS SANTOS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.O. CERTIFICATION; H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL; REVISION NOTES; H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4470
From: VIDAL ROMAN		
Subject: Discussion and consideration on Ordinance 2021-28 first and final reading approving a negotiated resolution between the City of Weslaco and Texas Gas Service regarding the company's Cost of Service Adjustment tariff filing declaring an effective date and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-28. Possible action. (Staffed by Finance Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU Mike Perez		Created/Initiated Final Approval
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: TGS COSA Memo, 2021 Model Staff Report in Support of TGS COSA Rate Increase Ordin, SETTLEMENT 2021 RGVSA COSA Tariffs, 2021 RGV COSA Settlement Ordinance		
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: July 20, 2021

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Ordinance for adopting a rate increase for Texas Gas Service.

Attached is the ordinance whereas the City is approving a reasonable rate increase in the Texas Gas Service provided within the city limits.

The tariffs will become effective July 28, 2021.

Please do not hesitate to contact me at 956.968.3181

Model Staff Report in Support of TGS COSA Rate Increase Ordinance

Background

On April 29, 2021, Texas Gas Service Company (“TGS” or “Company”) filed for a rate increase pursuant to the Cost of Service Adjustment (“COSA”) tariff adopted by the Rio Grande Valley Service Area (“RGVSA”) Cities. TGS claimed an entitlement to rate relief under the tariff in the amount of \$4,262,987 on a system-wide basis. Attorney, Thomas Brocato, and consultant, Karl Nalepa, relied upon by the city coalition to review the TGS filing and negotiate a settlement, agreed to recommend a settlement of \$3,842,357 on a system-wide basis.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program (“GRIP”). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff. In 2017, Cities and TGS agreed to revise the existing COSA tariff. This is the third filing under the revised tariff.

Resolution of the 2021 Filing

Cities’ consultant found that TGS’ cost of service calculations were consistent with the terms of the COSA tariff. However, he identified several adjustments that were appropriate. After meeting to discuss the adjustment, the parties were able to reach negotiated resolution of the 2021 COSA.

In summary, the parties agreed to a total revenue requirement adjustment of \$780,364 off of the Company’s original request of \$4,262,987. The agreed reductions to the revenue requirement results in a total increase of \$3,842,357.

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS IN THE ORDINANCE

- Section 1. When rates change, it is critical for the regulatory authority to find existing rates to be unreasonable and for the new rates to be just and reasonable. This section finds that the new rates reflected in tariffs for each customer class attached to the Ordinance are reasonable.
- Section 2. This paragraph authorizes TGS to collect an additional \$3,842,357 in revenue.
- Section 3. This paragraph requires the Company to reimburse the City for consulting and legal costs associated with the requested increase.

- Section 4. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 5. This paragraph recites compliance with the Open Meetings Act.
- Section 6. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 7. Pursuant to the COSA tariff, the new rates are to become effective on or after the first billing cycle of August each year. This paragraph allows the Company to implement the new rates on meter reads that occur on or after July 28, 2021.
- Section 8. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and outside counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Ordinance and tariffs establishing new rates.

COST OF SERVICE ADJUSTMENT CLAUSE

A. APPLICABILITY

This Cost of Service Adjustment Clause applies to all gas sales and standard transportation rate schedules of Texas Gas Service, a division of ONE Gas, Inc. (the "Company") currently in force in the incorporated areas of the Company's Rio Grande Valley Service Area ("RGVSA"). All rate calculations under this tariff shall be made on a RGVSA system wide basis. If, through the implementation of the provisions of this mechanism, it is determined that rates should be decreased or increased, then rates will be adjusted accordingly in the manner set forth herein. The rate adjustments implemented under this mechanism will reflect annual changes in the Company's cost of service and rate base as computed herein. This Rate Schedule 1-1 is authorized for an initial implementation period of three years commencing with the Company's filing under this rate schedule for the calendar year 2017, effective the first billing cycle of August 2018 and shall automatically renew for successive annual periods unless either the Company or the regulatory authority having original jurisdiction gives written notice to the contrary to the other by February 1, 2021, or February 1 of each succeeding year. Both the cities and the Company retain their statutory right to initiate a rate proceeding at any time.

B. EFFECTIVE DATE

Rate adjustments shall be made in accordance with the procedures described below on an annual basis. The Company shall make its annual filing no later than May 1, with the rate adjustments to be effective for meters read on or after the first billing cycle of August each year. The first filing pursuant to this Rider shall be no later than May 1, 2018 and shall be based on the financial results for the calendar year ending December 31, 2017.

C. COMPONENTS OF THE RATE ADJUSTMENT

Calculation of the rate adjustment will be based on operating expenses, return on investment, and Federal Income Tax. The first \$0.50 of the residential rate adjustment shall be included in the residential monthly Customer Charge of the applicable rate schedules with the excess of that amount applied to the Commodity Charge. The rate adjustment shall be included in the monthly Customer Charge of all other applicable rate schedules. The actual percentage change in total calendar year operating expenses shall not exceed five percent (5%), provided that the costs for the Company to provide public notice and reimburse City and Company rate case expenses as required herein, shall not be included in calculating the five (5%) limitation. The Company shall file with each regulatory authority having original jurisdiction over the Company's rates the schedules specified below, by FERC Account, for the prior calendar year period. The schedules will be based upon the Company's audited financial data, as adjusted, and provided in a format that will allow for the same analysis as that undertaken of a Company Statement of Intent filing, and shall include the following information:

C.1 Operating Expenses - Operating expenses will be those reported as part of our audited financials that are reconciled to the general ledger and assigned to the RGVSA level (either directly or allocated) in a manner consistent with the most recent RGVSA rate case.

The applicable expenses are:

Depreciation and Amortization Expense (Account Nos. 403-405) *

Taxes Other Than FIT (Account No. 408) **

Operation and Maintenance Expenses (Account Nos. 850-894, excluding any cost of gas related expenses)

Customer Related Expenses (Account Nos. 901-916) ***

Administrative & General Expenses (Account Nos. 920-932)

Interest on Customer Deposits (Account No. 431)

This information will be presented with supporting calculations.

* Based on the last approved depreciation methods and lives.

** Includes Texas Franchise Tax. Excludes City Franchise Fees, Gross Receipts, and any other revenue-based tax.

COST OF SERVICE ADJUSTMENT CLAUSE

*** Account 9040, bad debt reserve accruals, will be replaced by Account 1440, bad debt actual write-offs, beginning with the COSA filed for calendar year ending December 31, 2021.

All shared expenses allocated to the RGVSA must be supported by workpapers containing the allocated amount, methodology and factors. The Company shall provide additional information for all operating expenses upon request by the regulatory authority during the ninety (90) day review period specified in Section D.

C.2 Return on Investment - The rate of return will remain constant at the Weighted Cost of Capital authorized in the most recent RGVSA rate case. The return on investment is the rate of return multiplied by the rate base balance for the applicable calendar year.

The rate base balance is composed of:

Net Utility Plant in Service at year-end *
RRC 8.209 Regulatory Asset Balance

Plus:

Other Rate Base Items:

Materials and Supplies Inventories -13-month average
Prepayments (including Prepaid Pension) – 13-month average
Cash Working Capital – shall be calculated using the lead/lag days from the most recent RGVSA rate case

Less:

Customer Deposits (Account No. 235) at year-end
Customer Advances (Account No. 252) at year-end
Deferred Federal Income Taxes at year-end, adjusted to reflect the federal income tax rate in C.3.

* Net Utility Plant in Service as shown by FERC account. Gross utility plant in service and accumulated depreciation by account will be shown separately

Supporting information for all rate base items shall be provided to the regulatory authority during the ninety (90) day review period specified in Section D upon request by the regulatory authority.

C.3 Federal Income Tax

Applicable calendar year federal income taxes will be calculated as follows:

Net Taxable Income (applicable calendar-year end rate base multiplied by rate of return from the most recent RGVSA rate case included in Section C.2.)

Less: Interest on Long Term Debt (applicable calendar-year end rate base multiplied by debt cost component of return from the most recent RGVSA rate case)

Multiplied by: Tax Factor $(.21 / (1-.21))$ or .265823.

The Tax Factor will be calculated using the federal income tax rate(s) in effect during the period revenues from the COSA will be collected, including newly enacted federal tax rates to the extent such new rates are known at the time of the annual filing.

COST OF SERVICE ADJUSTMENT CLAUSE

C.4 Cost of Service Adjustment - The amount to be collected through the Cost of Service Adjustment will be the sum of the amounts from Sections C.1, C.2, and C.3 that total to the revenue requirement, less the calendar year actual non-gas revenue and other revenue (i.e., transportation revenue and service charges), adjusted for the revised Texas Franchise Tax described in Chapter 171 of the Texas Tax Code.

The formula to calculate the Cost of Service Adjustment is:

$$\frac{[(C.1 \text{ Operating Expenses} + C.2 \text{ Return on Investment} + C.3 \text{ Federal Income Tax} - \text{Actual Non-Gas and Other Revenues})]}{\div (1 - \text{Texas Franchise Tax statutory rate})}$$

C.5 Cost of Service Adjustment Rate and Cost of Service Adjustment Volumetric Rate

The Cost of Service Adjustment as calculated in Section C.4 will be allocated among the customer classes in the same manner as the cost of service was allocated among classes of customers in the Company's latest effective rates for the RGVSA. The cost of service adjustment for each customer class will then be converted into a per-customer per-month amount to produce the Cost of Service Adjustment Rate. The per customer adjustment will be the Cost of Service Adjustment as allocated to that class, divided by the average number of gas sales customers in each class for the RGVSA. The Cost of Service Adjustment Rate will be this per customer adjustment amount divided by 12 to produce a monthly adjustment amount, either an increase or decrease, which will be included in the gas sales and standard transportation customer charges. For the residential class only, the Cost of Service Adjustment rate will be limited to \$0.50 in any one year, and the remaining portion of the Cost of Service Adjustment allocated to the residential class will be recovered through a Cost of Service Adjustment Volumetric Rate, which will be calculated by dividing the remaining portion to be recovered from residential customers by annual, weather-normalized residential volumes.

C.6 Attestation

A sworn statement shall be filed by the Company's Director of Rates, affirming that the filed schedules are in compliance with the provisions of this tariff and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed.

C.7 Proof of Revenues

The Company shall also provide a schedule demonstrating the "proof of revenues" relied upon to calculate the proposed Cost of Service Adjustment rate. The proposed rates shall conform as closely as practicable to the revenue allocation principles in effect prior to the adjustment.

C.8 Notice

Notice of the annual Cost of Service Adjustment shall be provided in a form similar to that required under Section 104.103, TEX. UTIL. CODE ANN not later than the 60th day after the date the utility files the COSA with the regulatory authority. The notice to customers shall include the following information:

- a) a description of the proposed revision of rates and schedules;
- b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer class;
- c) the service area or areas in which the proposed rate adjustment would apply;

COST OF SERVICE ADJUSTMENT CLAUSE

- d) the date the proposed rate adjustment was filed with the regulatory authority; and
- e) the Company's address, telephone number, and website where information concerning the proposed cost of service adjustment may be obtained.

D. REGULATORY REVIEW OF ANNUAL RATE ADJUSTMENT

The regulatory authority with original jurisdiction will have a period of not less than ninety (90) days within which to review the proposed annual rate adjustment. During the review period, Company shall provide additional information and supporting documents as requested by the regulatory authority and such information shall be provided within ten (10) working days of the original request.

The rate adjustment shall take effect for meters read on or after the first billing cycle of August each year. This Cost of Service Adjustment Rate Schedule does not limit the legal rights and duties of the regulatory authority. The Company's annual rate adjustment will be made in accordance with all applicable laws. If at the end of the ninety (90) day review period, the Company and the regulatory authority with original jurisdiction have not reached an agreement on the proposed Cost of Service Adjustment Rate, the regulatory authority may take action to deny such adjustment or approve a different adjustment. If at the end of the ninety (90) day review period, the regulatory authority takes no action, the proposed Cost of Service Adjustment Rate will be deemed approved.

The Company shall have the right to appeal any action by the regulatory authority to the Railroad Commission of Texas not later than the 30th day after the date of the final decision by the regulatory authority. Upon the filing of any appeal, the Company shall have the right to implement its Cost of Service Adjustment Rate, subject to refund.

To defray the cost, if any, of regulatory authorities conducting a review of Company's annual rate adjustment, Company shall reimburse the regulatory authorities for their reasonable expenses for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made.

A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company following the final approval of the COSA but no later than October 1 of the year in which the adjustment is made. The Company shall reimburse the regulatory authorities in accordance with this provision no later than thirty (30) days of receiving the request for reimbursement.

Texas Gas Service Company, a Division of ONE Gas, Inc.

Rio Grande Valley Service Area

RATE SCHEDULE 10

RESIDENTIAL SERVICE RATE

APPLICABILITY

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, for domestic purposes. A residential consumer includes an individually-metered residential unit or dwelling that is operated by a public housing agency acting as an administrator of public housing programs under the direction of the U.S. Department of Housing and Urban Development. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$17.52 plus
All Ccf @	\$0.74376 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated
July 29, 2020

Meters Read On and After
July 28, 2021

Texas Gas Service Company, a Division of ONE Gas, Inc.

Rio Grande Valley Service Area

RATE SCHEDULE 20

COMMERCIAL SERVICE RATE

APPLICABILITY

Applicable to commercial consumers and to consumers not otherwise specifically provided for under any other rate schedule. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$122.11 plus (For Commercial Service)
	\$104.11 plus (For Church Service)

All Ccf @	\$0.31650 per Ccf
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OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated
July 29, 2020

Meters Read On and After
July 28, 2021

Texas Gas Service Company, a Division of ONE Gas, Inc.

Rio Grande Valley Service Area

RATE SCHEDULE 30

INDUSTRIAL SERVICE RATE

APPLICABILITY

Applicable to any qualifying industrial customer whose primary business activity at the location served is included in one of the following classifications of the Standard Industrial Classification Manual of the U.S. Government.

Division B - Mining - all Major Groups

Division D - Manufacturing - all Major Groups

Divisions E and J - Utility and Government - facilities generating power for resale only

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$712.83 plus

All Ccf @ \$0.30336 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

PUBLIC AUTHORITY SERVICE RATE

APPLICABILITY

Applicable to any qualifying public authority, public and parochial schools and colleges, and to all facilities operated by Governmental agencies not specifically provided for in other rate schedules or special contracts. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$112.04 plus
All Ccf @	\$0.38068 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

TRANSPORTATION SERVICE RATE

APPLICABILITY

Applicable to customers who have elected Transportation Service not otherwise specifically provided for under any other rate schedule.

Service under this rate schedule is available for the transportation of customer-owned natural gas through Texas Gas Service Company, a Division of ONE Gas, Inc.'s (the "Company") distribution system. The customer must arrange with its gas supplier to have the customer's gas delivered to one of the Company's existing receipt points for transportation by the Company to the customer's facilities at the customer's delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

AVAILABILITY

Natural gas service under this rate schedule is available to any individually metered, non-residential customer for the transportation of customer owned natural gas through the Company's Rio Grande Valley distribution system which includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas. Such service shall be provided at any point on the Company's System where adequate capacity and gas supply exists, or where such capacity and gas supply can be provided in accordance with the applicable rules and regulations and at a reasonable cost as determined by the Company in its sole opinion.

COST OF SERVICE RATE

During each monthly billing period, a customer charge per meter per month listed by customer class as follows:

Commercial	\$464.11 per month
Industrial	\$962.83 per month
Public Authority	\$467.04 per month

Plus – All Ccf per monthly billing period listed by customer class as follows:

Commercial	The First 5000 Ccf @	\$0.31650 per Ccf
	All Over 5000 Ccf @	\$0.01777 per Ccf

TRANSPORTATION SERVICE RATE
(Continued)

Industrial	The First 5000 Ccf @	\$0.30336 per Ccf
	All Over 5000 Ccf @	\$0.03453 per Ccf
Public Authority	The First 5000 Ccf @	\$0.38068 per Ccf
	All Over 5000 Ccf @	\$0.01595 per Ccf

ADDITIONAL CHARGES

- 1) A charge will be made each month to recover the cost of taxes paid to the State of Texas pursuant to Texas Utilities Code, Chapter 122 as such may be amended from time to time which are attributable to the transportation service performed hereunder.
- 2) A charge will be made each month to recover the cost of any applicable franchise fees paid to the cities.
- 3) In the event the Company incurs a demand or reservation charge from its gas supplier(s) or transportation providers in the unincorporated areas of the Rio Grande Valley Service Area, the customer may be charged its proportionate share of the demand or reservation charge based on benefit received by the customer.
- 4) Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider RCE.
- 5) The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.
- 6) The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

SUBJECT TO

- 1) Tariff T-TERMS, General Terms and Conditions for Transportation.
- 2) Transportation of natural gas hereunder may be interrupted or curtailed at the discretion of the Company in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residential and other higher priority customers served. The curtailment priority of any customer served under this schedule shall be the same as the curtailment priority established for other customers served pursuant to the Company's rate schedule which would otherwise be available to such customer.
- 3) Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

ORDINANCE NO. 2021-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS, (“CITY”) APPROVING A NEGOTIATED RESOLUTION BETWEEN THE CITY AND TEXAS GAS SERVICE (“TGS” OR “THE COMPANY”) REGARDING THE COMPANY’S APRIL 29, 2021 COST OF SERVICE ADJUSTMENT (“COSA”) FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING NEW TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; PROVIDING FOR THE RECOVERY OF THE CITY’S AND TGS’ REASONABLE AND NECESSARY RATE CASE EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY’S AND THE CITY’S LEGAL COUNSEL.

WHEREAS, the City of Weslaco, Texas (“City”) is a gas utility customer of Texas Gas Service (“TGS” or “the Company”), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, pursuant to the terms of the agreement settling TGS’ 2017 Statement of Intent to increase rates, to which City was a signatory, the City and other municipalities within the Rio Grande Valley Service Area and TGS worked collaboratively to develop the Cost of Service Adjustment (“COSA”) tariff that allows for an expedited comprehensive rate review process; and

WHEREAS, on or about April 29, 2021, TGS filed with the City a COSA tariff seeking to increase natural gas rates to all customers residing in the City; and

WHEREAS, the Company requested a system-wide increase of \$4,262,987; and

WHEREAS, the City coordinated a review of TGS' COSA filing and designated attorneys and consultants to resolve issues in the Company's COSA filing; and

WHEREAS, the Company has filed evidence that existing rates are unreasonable and should be changed; and

WHEREAS, independent analysis by the City's rate expert concluded that TGS is able to justify an increase over current rates; and

WHEREAS, the City's attorney and consultant recommend that the City approve the Settlement Agreement reflecting increased revenues of \$3,842,357 on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by the City and are just, reasonable, and in the public interest; and

WHEREAS, the negotiated resolution of the Company's COSA filing and the resulting rates are, as a whole, in the public interest; and

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

Section 1. That the City Council finds that the existing rates for natural gas service provided by TGS are unreasonable and the new tariffs implementing this Ordinance, which are attached hereto and incorporated herein as Attachment A, are just and reasonable and are hereby adopted.

Section 2. That a rate increase of \$3,842,357 on a system-wide basis is reasonable.

Section 3. That TGS shall reimburse the reasonable ratemaking expenses of the City in processing the Company's rate application.

Section 4. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 7. That the tariffs attached as Attachment A to this Ordinance shall become effective for meters read on and after July 28, 2021 consistent with the COSA tariff.

Section 9. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, 1301 South Mopac, Suite 400, Austin, Texas 78746, and to Thomas L. Brocato, Special Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 20TH day of July, 2021.

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: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4489
From:		
Subject: Discussion and consideration to accept and file the Financial Reports for the General Fund, Water/Wastewater and Solid Waste funds for the period ending June 30, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
VIDAL ROMAN VIDAL ROMAN Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval and filing.		
Attachments, if any: Financial Reports Memo, City Financials for P.E. 6.30.21		
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: July 20, 2021

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: City of Weslaco Financial Report – June 30, 2021

I have included the financials for the General, Water/Wastewater and Solid Waste funds for your review and acceptance for the period ending June 30, 2021.

General fund had a net surplus of \$2.8M in operations prior to transferring of funds. The number of days in working capital decrease to 69. Property tax collections have leveled off, yet sales taxes continue to show an increase.

Water/Wastewater has improved this quarter since things are back to normal. Now that the Bond been made, the goal is to increase the working capital funds balance.

Solid Waste fund net change in fund equity reflects a deficit yet has decrease the deficiency in number of working days from 170 to 80 .

Staff recommends acceptance and filing of these reports.

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - GENERAL FUND COMBINED
6/30/2021
(Unaudited)

ASSETS

Cash and Equivalents	9,627,275
Investment in Lease	2,874,000
A/R Taxes-Current & Delinquent	871,940
A/R Other	305,706
A/R Ambulance Fees	1,527,271
Due from other Funds	607,960
Due from other Govt	543,097
Inventory	53,371
Prepaid Expense	9,316
Restricted Assets - Other	3,390
Restricted Assets (PEG)	463,616
TOTAL ASSETS	16,886,941

LIABILITIES

Accounts Payable	420,029
Accrued Salaries & Wages	575,668
Due to other Funds	457,836
Other Liabilities	413,775
Escrow	333,526
Trusts	463,616
Deposits	4,053
Deferred Revenues	2,582,621
TOTAL LIABILITIES	5,251,124

FUND BALANCE

Nonspendable fund balance	19,361
Committed fund balance	7,874,000
Unassigned fund balance	4,027,509
Change in net position	(285,051)
TOTAL FUND BALANCE	11,635,819
TOTAL LIABILITIES AND FUND BALANCE	16,886,942

CITY OF WESLACO, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GENERAL FUND COMBINED

6/30/2021

REVENUES	Actual	Annual Budget
Ad Valorem Taxes	10,093,005	10,318,561
Sales Tax	8,934,972	10,200,000
Franchise Taxes	366,677	1,901,471
Permits & Licenses	567,790	629,800
Intergovernmental Revenue	2,659,331	2,757,028
Charges for Services	1,464,301	2,762,500
Fines and Forfeitures	331,478	491,500
Investment Income	32,246	203,000
Rentals and Royalties	6,877	446,958
Other Revenue	113,270	96,070
TOTAL REVENUES	24,569,947	29,806,888
EXPENDITURES		
General Government	2,567,104	3,920,800
Judicial and Legal	400,557	552,259
Public Safety	12,119,510	15,916,820
Public Works	434,661	581,510
Streets and Highways	1,324,028	2,153,944
Planning, Inspections & Engineering	963,595	1,476,961
Culture and Recreation	1,014,193	1,569,761
Nondepartmental	926,716	1,002,263
Capital Outlay	1,918,032	2,670,619
Debt Service	78,688	176,722
TOTAL EXPENDITURES	21,747,082	30,021,658
EXCESS OF REVENUES OVER EXPENDITURES	2,822,865	(214,770)
OTHER FINANCING SOURCES (USES)		
Settlements	-	-
Transfers In	1,117,921	1,530,561
Transfers In (Out)	(4,225,838)	(5,206,055)
Economic Development and Assistance	-	-
OTHER SOURCES (USES)	(3,107,917)	(3,675,494)
NET CHANGE IN FUND BALANCE	(285,051)	(3,890,264)
Fund Balance - October 1 (Beginning)	12,044,822	
Fund Balance - September 30 (Ending)	11,759,771	
Number of days in working capital	71	

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - WATER & WASTEWATER FUND COMBINED
6/30/2021
(UNAUDITED)

	WATER	WASTEWATER	COMBINED
ASSETS			
Cash and Equivalents	1,246,022	324,052	1,570,074
Restricted Cash	1,729	-	1,729
Current Receivables	1,127,592	973,900	2,101,492
Inventory	152,718	101,812	254,530
Deferred Resource Outflow	71,607	21,876	93,483
Assets, net of Depr	10,611,153	30,043,594	40,654,747
TOTAL ASSETS	13,210,821	31,465,234	44,676,055
LIABILITIES			
Accounts Payable	189,617	195,707	385,324
Accrued Salaries & Wages	81,931	5,632	87,563
Customers Deposits	1,352,523	-	1,352,523
Due to Other Funds	12,684	2,682	15,366
Lease Payable	527,602	336,553	864,155
Other Liabilities	686,988	190,264	877,253
Deferred Resource Inflow	85,955	23,428	109,383
Long Term Liabilities - Bonds/Leases	5,257,641		5,257,641
TOTAL LIABILITIES	8,194,942	754,266	8,949,208
FUND EQUITY			
Net Investment in Capital Assets			-
Capital Fee Reserve	-	822,320	822,320
Unrestricted fund equity	3,074,020	30,483,399	33,557,419
Change in net position	1,941,859	(594,751)	1,347,108
TOTAL FUND EQUITY	5,015,879	30,710,968	35,726,847
TOTAL LIABILITIES AND FUND EQUITY	13,210,821	31,465,234	44,676,055

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
WATER AND WASTEWATER FUNDS
6/30/2021

			Combined	
REVENUES	WATER	WASTEWATER	Actual	Annual Budget
Charges for Services	5,578,360	3,942,294	9,520,654	12,730,696
Utility Billing Penalties	87,535	67,168	154,703	165,550
Other Financing Sources (CIP)	-	502,103	502,103	755,000
Other Revenue	200,087	3,596	203,683	101,000
TOTAL REVENUES	5,865,982	4,515,161	10,381,143	13,752,246
EXPENDITURES				
Treatment	1,218,754	975,467	2,194,221	3,064,750
Distribution & Collection	482,657	1,355,285	1,837,942	2,603,987
Utility Billing	267,227	-	267,227	330,701
Water Meter Division	243,589	-	243,589	399,954
Capital Outlay	-	-	-	-
Bad Debt	-	-	-	-
Debt Service/Leases	527,602	58,552	586,154	598,154
TOTAL EXPENDITURES	2,739,829	2,389,304	5,129,133	6,997,545
EXCESS OF REVENUES OVER EXPENDITURES	3,126,153	2,125,857	5,252,011	6,754,701
OTHER FINANCING SOURCES (USES)				
Transfers In	250,000	-	250,000	500,000
Transfers (Out)	(1,434,295)	(2,720,608)	(4,154,903)	(6,972,461)
OTHER SOURCES (USES)	(1,184,295)	(2,720,608)	(3,904,903)	(6,472,461)
NET CHANGE IN FUND EQUITY	1,941,859	(594,751)	1,347,108	282,240
Fund Balance - October 1 (Beginning)			34,510,394	
Fund Balance - September 30 (Ending)			35,857,502	
Number of days in working capital			114	

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - SOLID WASTE FUND
6/30/2021
(UNAUDITED)

ASSETS

Cash and Equivalents	(1,412,982)
Current Receivables	735,109
Noncurrent Receivable	2,000,000
Deferred Resource Outflow	2,628
Assets, net of Depr	<u>1,076,701</u>
TOTAL ASSETS	2,401,455

LIABILITIES

Accounts Payable	52,505
Accrued Salaries & Wages	20,806
Other Liabilities	30,954
Noncurrent Liabilities	942,861
Deferred Resource Inflow	<u>3,728</u>
TOTAL LIABILITIES	1,050,854

FUND EQUITY

Contributed Capital	-
Reserved fund equity	-
Unreserved fund equity*	1,630,147
Change in net position	<u>(279,546)</u>
TOTAL FUND EQUITY	1,350,601

TOTAL LIABILITIES AND FUND EQUITY	2,401,456	(0)
--	------------------	-----

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

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
SOLID WASTE FUND
6/30/2021

REVENUES	Actual	Annual Budget
Intergovernmental Revenue	23,810	-
Charges for Services	4,069,027	5,355,000
Other Revenue	53,605	82,000
TOTAL REVENUES	4,146,442	5,437,000
EXPENDITURES		
Collection	2,715,952	3,428,799
Transfer Station/Recycling	72,966	104,288
Landfill	40,174	48,100
Brush Collection	753,145	491,476
Capital Outlay	-	-
Debt Service	-	122,849
TOTAL EXPENDITURES	3,582,238	4,195,512
EXCESS OF REVENUES OVER EXPENDITURES	564,204	1,241,488
OTHER FINANCING SOURCES (USES)		
Transfers In	-	-
Transfers (Out)	(843,750)	(1,125,000)
OTHER SOURCES (USES)	(843,750)	(1,125,000)
NET CHANGE IN FUND EQUITY	(279,546)	116,488
Fund Balance - October 1 (Beginning)	1,631,053	
Fund Balance - September 30 (Ending)	1,351,507	
Number of days in working capital	-80	



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4490
From:		
Subject: Discussion and consideration to accept and file the Quarterly Investment Report for the period ending June 30, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)		
Background: In accordance to the Investment Policy adopted by the City and Chapter 2256 of the Government code known as the Public Investment Act, the city is complying with the presentation and filing of the report		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
VIDAL ROMAN	Created/Initiated	
VIDAL ROMAN	Approved	
Mike Perez	New	
City Manager Comments:		
Staff Recommendation: Staff recommends approval and filing.		
Attachments, if any: Investment report		
Responsibilities upon Approval: File Quarterly Investment Report		

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: July 13, 2021

TO: Mayor and City Commission

FROM: Vidal Roman, Finance Director
Sonia Flores, Assistant Finance Director

RE: **Quarterly Investment Report – June 30, 2021**

.....

I respectfully submit the Quarterly Investment report for the period ending June 30, 2021.

Cash on Deposits reflects an increase due to the 2021 bond proceeds received at the end of May. BBVA Compass interest rates drop significantly from .1% in December to .03% in the month of June bringing interest revenue down by over \$4,000

Staff recommends acceptance and filing of these reports.

City of Weslaco, Texas
Investment Report
June 30, 2021

Deposits:

Cash on Deposit
 BBVA Compass
Tex Pool
Tex Pool Prime
Certificates of Deposit
 Navy Army CU 3/28/2019
 Navy Army CU 5/24/2021
 Lonestar Nat'l Bank 2/21/20 -2/21/21
Total

3rd Quarter 06/30/21	2nd Quarter 03/31/21	1st Quarter 12/31/20
\$ 38,178,987	\$ 29,379,111	\$ 28,961,202
865,978	865,961	865,706
822,996	822,881	822,466
258,583	256,467	254,391
240,300	-	-
-	-	242,713
\$ 40,366,844	\$ 31,324,419	\$ 31,146,477

Rates:

Cash - Interest Earning
 BBVA Compass
Tex Pool
Tex Pool Prime
Certificate of Deposits
 Navy Army CU 3/28/19
 Navy Army CU 05/28/2021
 Lonestar Nat'l Bank - 2/21/20

3rd Quarter 06/30/21	2nd Quarter 03/31/21	1st Quarter 12/31/20
0.003%	0.007%	0.01%
0.01%	0.01%	0.09%
0.07%	0.06%	0.12%
3.34%	3.34%	3.34%
1.20%	0.00%	0.00%
0.00%	0.00%	0.38%

Total Interest Earned for Period

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

\$ 8,384.31	\$ 12,892.60	\$ 26,820.85
0.04%	0.04%	0.04%
0.05%	0.01%	0.08%
3.55	2.41	3.87

Total Interest Earned Year to Date **\$ 48,097.76**

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

Prepared by:



Sonia Flores
Assistant Finance Director

7/14/21

Date

Reviewed by:



Mike R. Perez
City Manager

7/14/21

Date



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4491
From:		
Subject: Discussion and consideration on amendment to the inter-local agreement between the City of Weslaco and County of Hidalgo Tax Office for the assessment and collection of property taxes for another year effective September 1, 2021 in the amount of \$48,564 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)		
Background: The City of Weslaco has had an interlocal agreement with the County since September, 1994 for the collection and assessment of taxes through the Hidalgo County Tax Assessor Collector office. There will no increase in fees from last year. Fees will be \$48,564.		
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):		
VIDAL ROMAN		Created/Initiated
VIDAL ROMAN		Approved
Mike Perez		New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Hid. Co Tax Memo, Hidalgo County Tax Letter, 2021 City Amendment - Agreement HC Tax AC		
Responsibilities upon Approval: Submit original executed agreement to County office with letter.		

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: July 20, 2021

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Renewal of Interlocal Agreement with Hidalgo Co. Tax Office

Attached is the letter and interlocal agreement with the Hidalgo County Tax Office for the assessment and collection of the City's taxes.

The fee associated with these services will remain the same as last year in the amount of \$48,564.

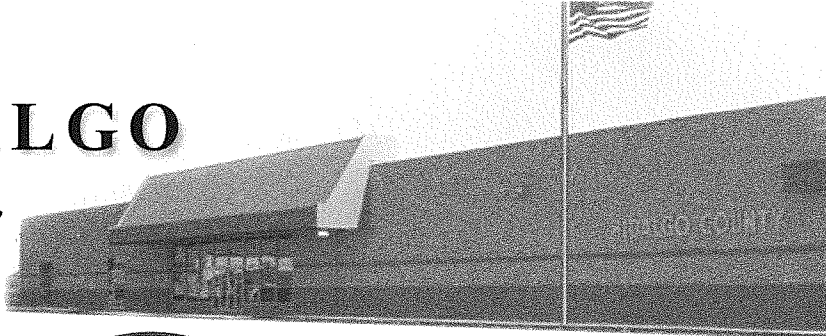
Staff recommends approval. The interlocal will become effective September 1, 2021.

Please do not hesitate to contact me at 956.968.3181

Office of Tax Assessor-Collector

COUNTY of HIDALGO

Pablo "Paul" Villarreal, Jr. PCC.



June 1, 2021

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



P.O. Box 178
Edinburg, Texas 78540-0178
Ph. (956) 318-2157
Fax (956) 318-2733
www.hidalgocountytax.org

Dear Mr. Perez:

As per Clause VI, consideration of our Collection of Taxes Contract be advised that the fee for the taxable year 2021 will remain at **\$48,564**. Effective September 1, 2021.

Please sign, date and return this letter to us as soon as possible.

Sincerely,

Pablo (Paul) Villarreal, Jr. PCC
Hidalgo County Tax Assessor-Collector

XC: Hon. Richard F. Cortez
Hidalgo County Judge

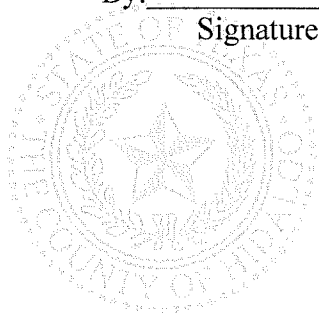
Mrs. Arcilia Duran CPA
Hidalgo County Auditor

Accepted & Agreed:

By: _____
Signature

Title

Date



STATE OF TEXAS
COUNTY OF HIDALGO

AMENDMENT TO
INTER-LOCAL COOPERATION AGREEMENT
FOR TAX ASSESSMENT AND COLLECTION

This AMENDMENT TO INTER-LOCAL COOPERATION AGREEMENT FOR TAX ASSESSMENT AND COLLECTION ("AMENDMENT"), dated __, is made between the **CITY OF WESLACO**, hereinafter referred to as "CITY," and Hidalgo County, hereinafter referred to as "COUNTY", pursuant to the provisions of the Texas Inter-local Cooperation Act, as follows:

WHEREAS, on or about September 1, 1994, COUNTY entered into an Inter-local Cooperation Agreement "(Inter-local)" with CITY for the consolidation of the assessment and collection of property taxes; and

WHEREAS, COUNTY and CITY, now desire to amend the Inter-local as hereinafter provided.

NOW THEREFORE, for the purpose stated herein, COUNTY and CITY hereby agree to the following amendments to the Inter-local:

1. Section VI of the Inter-local is amended to read as follows:

1. CITY hereby agrees to pay and COUNTY agrees to accept a fee of \$48,564. of all current and delinquent base taxes collected from October 1st, 2021 through September 30, 2022. For subsequent years after reviewing actual collection costs, COUNTY will submit to CITY, prior to July 21st, the fee for the following year. In no event will the cost increase by more than five percent (5%) per year. CITY will have until August 1st to accept the recommended fee.
2. COUNTY will be paid by deducting the fee at the rate of \$4,047.00 from monthly collections and will submit Monthly Collections Reports. For following years, if the fee changes, the COUNTY will be paid by deducting the fee at the rate of 1/12th collection fee from monthly collections and will submit Monthly Collections Reports.

Except as modified herein, all terms and conditions of the Inter-local, as amended, remain in full force and effect.

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

CITY OF WESLACO

BY: _____

David Suarez
City Mayor

ATTEST:

Norma A. Cantu,
Secretary, City of Weslaco

HIDALGO COUNTY

By: _____

Richard F. Cortez
Hidalgo County Judge

ATTEST:

Arturo Guajardo Jr.
Hidalgo County Clerk



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4506
From: Olga Garza		
Subject: Discussion and consideration to approve authorization to solicit bids for the purchase of Commercial Dumpsters with lock bars and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works.)		
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):		
NORMA CANTU Pete Garcia Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo RFB for Commercial Containers		
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

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: July 20, 2021

To: City Commission

From: Olga Garza, Assistant Public Works Director

Subject: Authorization to Solicit Bids for Purchase of Commercial Containers

Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

The City is getting ready to take over the garbage collection services for commercial accounts and so we are requesting authorization to bid out the purchase of all commercial containers varying in sizes (from 2cy - 8cy). Currently, it is optional for business owners to request a lock bar on their container at a fee. However, we have had numerous complaints from business owners that general public is illegally dumping trash in their containers. For sanitary reasons and have better control over illegal dumping we would like to make it mandatory for all commercial containers to include a lock bar which would have to be part of our specifications during the bidding process.

Staff recommends approval.



Figure 1- Texas Inn



Figure 2- Hacienda Santa Ana



Figure 3 - AW Produce



Figure 4 - La Abuelita Mexican Foods



Figure 5 - Feldman's



Figure 6 - Tortilleria Factory Fiesta



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4426	
From: OMAR RODRIGUEZ			
Subject: Discussion and consideration of removal of commercial dumpster from city parks and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Dept.)			
Background: Trash and Bulky items being left at Parks is a dilemma. On a weekly, sometimes daily basis, people are using our parks trash containers to drop off their trash, bulky items and construction/demolition debris. This becomes a health hazard at the parks as well as very unsightly. Republic Services only empties what is in the container not what is dumped around the bins or on the ground. This requires staff to follow up and often fill the containers with the trash that was left behind. Thus, filling the bin up again and not being available for "Park" use. These containers are specifically for the trash generated at our parks from park use. Our users are typically exercising, picnicking, attending practices or games or generally just enjoying the outdoors. These park users dispose of drink containers and typical fast-food containers at the most. We are finding, instead, domestic trash - tall kitchen bags, 30-gallon trash bags, etc., that are obviously brought from people's homes. Most of the trash being dropped off is placed in the large commercial containers, however we're seeing trash being placed in our 55-gallon drums located near parking areas or close to street which is intended for our picnic units. Often times these are filled to the brim and spilling over. This was previously brought up last year (memo attached: Sept 4, 2020) when the parks were "considered" closed, but trash dumped at park did not correlate with park use.			
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 OMAR RODRIGUEZ		Created/Initiated Approved	

Mike Perez	New
City Manager Comments: Approved.	
Staff Recommendation: Staff recommends removing these containers from the parks and possibly relocating to another site that is not as accessible.	
Attachments, if any: MEMO REMOVAL OF COMMERCIAL TRASH CONTAINERS AT PARKS	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"



INTER-OFFICE MEMORANDUM

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: July 14, 2021

TO: Mike R. Perez, City Manager

FROM: Omar Rodriguez, Parks & Recreation - Director 

SUBJECT: REMOVAL OF COMMERCIAL TRASH CONTAINERS AT PARKS

Trash and Bulky items being left at Parks is a dilemma. On a weekly, sometimes daily basis, people are using our parks trash containers to drop off their trash, bulky items and construction/demolition debris. This becomes a health hazard at the parks as well as very unsightly. Republic Services only empties what is in the container not what is dumped around the bins or on the ground. This requires staff to follow up and often fill the containers with the trash that was left behind. Thus, filling the bin up again and not being available for "Park" use.

These containers are specifically for the trash generated at our parks from park use. Our users are typically exercising, picnicking, attending practices or games or generally just enjoying the outdoors. These park users dispose of drink containers and typical fast-food containers at the most.

We are finding, instead, domestic trash - tall kitchen bags, 30-gallon trash bags, etc., that are obviously brought from people's homes. Most of the trash being dropped off is placed in the large commercial containers, however we're seeing trash being placed in our 55-gallon drums located near parking areas or close to street which is intended for our picnic units. Often times these are filled to the brim and spilling over.

This was previously brought up last year (memo attached: Sept 4, 2020) when the parks were "considered" closed, but trash dumped at park did not correlate with park use.

I'm recommending removing these containers from the parks and possibly relocating to another site that is not as accessible.



"The City on the Grow"



"The City on the Grow"



"The City on the Grow"



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4471
From: David Arce		
Subject: Discussion and consideration to award Southern Trenchless Solutions (Buyboard Contract #635-21) in the amount not to exceed \$127,511 for pipebursting project on S. Indiana St., S. Oklahoma St., and Lee Garza, and authorize Mayor to execute any related documents. Possible action. (Staffed by Public Works.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Olga Garza	Created/Initiated	
Pete Garcia	Approved	
Mike Perez	New	
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Pipebursting S. Indiana, Memo Pipe Bursting S. Indiana		
Responsibilities upon Approval:		



P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued: 6/29/2021

Quote: 21075

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Pipeburst S. Indiana, S. Oklahoma, Lee Garza, & Bridge Ave.

Buyboard Proposal Code No: 635-21

Line No.	Item No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization / Demobilization	1	EA	\$ 7,500.00	\$ 7,500.00
2	51	Burst Existing 6"or8" to 8" IPS SDR 19(0'-8' deep)	760	LF	\$ 50.00	\$ 38,000.00
3	55	deep)	131	LF	\$ 82.50	\$ 10,807.50
4	190	External Reconnect (0'-8' deep)	16	EA	\$ 1,150.00	\$ 18,400.00
5	499	Repair/Rehab 6" Concrete Driveway	1	SF	\$ 15.00	\$ 15.00
6	510	Traffic Control	25	DAYS	\$ 500.00	\$ 12,500.00
7	194	Access Pit (0'-8' deep)	2	EA	\$ 4,500.00	\$ 9,000.00
8	63	8"-12" Pipeburst Setup Charge Per Install Length	891	LF	\$ 19.80	\$ 17,641.80
9	90	Premium Manhole Frame & Cover (Composite)	2	EA	\$ 1,650.00	\$ 3,300.00
10	95	Manhole Rehabilitation - Cementitious	176	SF	\$ 16.00	\$ 2,816.00
11	98	Manhole Rehabilitation - Epoxy	176	SF	\$ 16.00	\$ 2,816.00
12	104	Manhole Bench Reconstruction	2	EA	\$ 500.00	\$ 1,000.00
13		Payment & Performance Bonds	1	EA	\$ 3,713.89	\$ 3,713.89
Total						\$ 127,510.19
Exclusion:						
1 Does Not Include Bypass or Point Repairs.						
2 Water to be provided by the City of Weslaco at no charge to Southern Trenchless, LLC.						
3 Waste site to be provided by City of Weslaco.						
Instructions: ** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.						
Signature: _____ Print Name: _____						
Title: _____						

*** Please Make Checks Payable To:

Southern Trenchless Solutions, LLC.

P.O. Box 8084

Weslaco, Texas 78599



We Appreciate Your Business!!!



CONTRACTOR PRICING WORKSHEET

JOB ORDER CONTRACTING NO:

17110501

PROJECT NAME: Weslaco Alley Pipe Bursting Rehabilitation

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to Contract Administration @ 281-901-5336. Please type or carefully print; thank you.

[illegible]



**THE INTERLOCAL
PURCHASING SYSTEM**
"PURCHASING MADE PERSONAL"



CONTRACTOR PRICING WORKSHEET

JOB ORDER CONTRACTING NO:

17110501

PROJECT NAME: Weslaco Alley Pipe Bursting Rehabilitation

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents **MUST** be faxed to Contract Administration @ 281-901-5336.
Please type or carefully print; thank you.

Item	Description of Item	Est. Quant.	Unit
TOTAL BASE + SUPPLEMENTAL (less Bonds)			

LIST PRICING	
Unit Price	Total
	\$ 331,630.00

PROJECT SPECIFIC DISCOUNT	
Unit Price	Total
	\$ 255,100.00

Items NOT included in quote unless expressly noted:

Manhole Removal/Replacement or Coatings, Point Repairs,
Dewaterings, Traffic Control outside of typical cones and signage,
Heavy Bypass Pumping, Surface Restoration beyond Sodding, SWPPP, Vibration Monitoring,
Smoke Testing, Bonds, Mechanical Pipe Cleaning

Insurance, Coop Administrative Fee: \$ 12,755.00

Pricing Date: 4/29/2021 TOTAL w/ Bonds: \$ 267,855.00

Buying Agency:	City of Weslaco
Contact Person:	
Phone:	
Fax:	
Email:	

Contractor:	Vortex Services, LLC
Prepared By:	Brent Keller
Phone:	281-924-1718
Fax:	281-901-5336
Email:	bkeller@vortexcompanies.com

NOTE:

The Customer shall be responsible for providing:

- Access to hydrants or free water source as necessary (including meters)
- All Heavy Traffic Control including DOT
- All Permits and Permissions which may be necessary (Federal, State, Local, etc.)

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

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: July 20, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: Pipe Bursting of Sewer Lines FY 2020-2021
Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

Public Works staff has identified the following sewer line locations that need repairs this FY 2020-2021.

- S. Indiana from Business 83 – 4th St.
- S. Oklahoma from Business 83 – 4th St.
- Lee Garza St. and Bridge Ave. (140 ft East of Bridge Ave.)

The locations were selected due to the poor conditions of the sewer lines, numerous sewer backups, and sewer insurance claims against the city. The city has been using pipe bursting repairs because it's the cleanest sewer solution out there compared with traditional sewer repair. Pipe Busting is also the least disruptive to our surrounding environment since it avoids the need to dig up any roads or landscaping. Below are the two proposals we received, and we are recommending approval to award the lowest bid to Southern Trenchless Solutions in the amount not to exceed \$127,511.

Vendor	Proposal Amount	Purchasing Contract
Southern Trenchless Solutions	\$127,510.19	Buy Board Contract #635-21
Vortex Services LLC	\$267,855.00	TIPS Contract #17110501

Staff recommends approval.



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4512	
From: ANTONIO LOPEZ			
Subject: Discussion and consideration to solicit for Request for Proposals (RFP's) for EMS Billing services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)			
Background: Solicit for Request for Proposals (RFP's) for EMS Billing services. As the result of the increased amount of EMS calls their has been a greater demand on staff to keep up with incoming collections. Due to this demand there has become the need to contract out the billing services.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU		Created/Initiated	
ANTONIO LOPEZ		Approved	
Mike Perez		New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval to solicit for RFP.			
Attachments, if any: 2021 Weslaco EMS Billing Services RFP_V1			
Responsibilities upon Approval: Staff will solicit for RFP's			

EMS Medical Billing Services Request for Proposal (RFP)

Contents

A. INTRODUCTION	3
B. DESCRIPTION OF CITY EMS SERVICES	3
C. RESPONSE CONTENTS.....	3
1. Transmittal Letter	4
2. Signed Forms	4
3. Executive Summary	4
4. Company Overview.....	4
5. Experience	4
6. Requirments.....	7
7. Approach to the Scope of Work	5
8. Implementation and Training	6
9. Service Plan.....	7
10. Cost Proposal and Projections	7
11. Attachments	7
D. PROPOSAL TIMELINE	8
E. FORMS	8

A. INTRODUCTION

City of Weslaco ("the CITY") is requesting proposals from qualified companies interested in performing EMS Medical Billing Services. There is no expressed or implied obligation for the Provider to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

The CITY is seeking a long term, mutually beneficial relationship for EMS Medical Billing Services. The successful bidder will be asked to enter into an Agreement for services in accordance with the performance standards outlined in this RFP.

The CITY reserves the right to retain all proposals submitted and to use any idea(s) in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the company of the conditions contained in this Request for Proposal, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the CITY and the company selected.

B. RFP PROCESS

During the evaluation process, the CITY also reserves the right, where it may serve its best interest, to request additional information or clarification from proposers or to allow corrections of errors or omissions.

1. Questions

Any questions regarding this RFP should be directed to (Homer Rhodes) at (hrhodes@weslacotx.gov) NO LATER THAN (insert Day) (insert Date) by (insert Time). All answers to submitted questions will be distributed to RFP recipients on (insert Day) (insert Date).

2. Pre-Bid Conference

The CITY may elect to conduct a Pre-Bid Conference for all eligible bidders. More detail about any Pre-Bid Conference after the RFP is released.

3. Response Submission

To be considered, the bidder should forward an electronic copy to (Homer Rhodes at hrhodes@weslacotx.gov) by NO LATER THAN (insert Time) on (insert Date).

4. Oral Presentations

At the discretion of the CITY, companies submitting proposals may be requested to make oral presentations as part of the evaluation process.

5. Potential proposers are not to contact elected officials and/or staff once the City advertises for services. If such contact is made proposer will automatically be disqualified.

C. DESCRIPTION OF EMS SERVICES

1. History of the Organization

Include a brief history of your organization: when founded, key dates, what type of services you provide, what your organization looks like (i.e., big employers, schools/universities, tourist influx of tourists or day workers, etc.)

2. EMS Operating Profile

The CITY operates an active program:

- ☐ Annual Transport Program ((Previous Year)
- ☐ Annual Transport Volume (Current Year to Date)
- ☐ Annual Transport Volume (Projected next Year)

The CITY operates a EMS program that includes the following mission profile characteristics:

- 73 % BLS Emergency
- <1 % BLS Non-Emergency
- 26 % ALS Emergency
- <1 % ALS Non-Emergency
- <1 % ALS2
- N/A % SCT
- 3-5 M Average Loaded Miles Per Transport (Ambulance)
- <1 % Treat No Transport (TNT)
- N/A % Wheelchair transports
- N/A Average Loaded Miles Per Transport (Wheelchair)
- N/A % Stretcher Transports
- N/A Average Loaded Miles Per Transport (Stretcher)
- ☐ % Other
- ☐ Average Loaded Miles Per Transport (Other)

The EMS operation current uses the following charge structure:

- \$650 Base Rate - BLS Emergency
- \$650 Base Rate - BLS Non-Emergency
- \$850 Base Rate - ALS Emergency
- \$850 Base Rate - ALS Non-Emergency
- \$1050 Base Rate - ALS2
- N/A Base Rate - SCT
- \$30 TNT
- \$12 Loaded Mile (Ambulance)
- N/A Base Rate- Wheelchair
- N/A Loaded Mile (Wheelchair)
- \$650/\$850 Base Rate – Stretcher
- \$12 Loaded Mile (Stretcher)
- ☐ Other Charge:
- ☐ Other Charge:

3. *Financial Profile*

Prior Year Payor Mix:

- ☐ Commercial
- ☐ Facility
- ☐ Medicaid
 - Standard
 - HMO
- ☐ Medicare
 - Standard
 - HMO
- ☐ Other

Prior Year Gross Charges by Payor:

\$ 1,251,297 Commercial

\$ 2,400 Facility

\$ 661,543 Medicaid

Standard

HMO

\$ 1,913,213 Medicare

Standard

HMO

\$74,552 Other

Prior Year Net Charges by Payor:

\$ 631,136 Commercial

\$ 1,176 Facility

\$ 324,156 Medicaid

Standard

HMO

\$ 937,474 Medicare

Standard

HMO

\$ 36,530 Other

Prior Year Cash by Payor:

\$ 432,166 Commercial

\$ 0 Facility

\$ 157,210 Medicaid

Standard

HMO

\$ 589,982 Medicare

Standard

HMO

\$ 24,220 Other

4. *EMS Software Applications*

The CITY uses a variety of software applications to support the operation. The current applications and/or platforms include:

- a. Dispatch: (*Insert Name*)
- b. Fleet Tracking: (*Insert Name*)
- c. Patient Care Report: IPCR
- d. Billing: Tritech
- e. Learning Management System: (*Insert Name*)
- f. Other: (*Insert Name*)

Be sure to note if you are satisfied with the current applications and/or if you are looking for other solutions.

5. *Requirements*

The CITY is seeking an EMS Medical Billing vendor that has:

- a. Current SOC II type 2 audit
- b. Billing Office in Texas
- c. Minimum of 5 current clients in Texas

6. *Key Considerations*

The CITY is seeking an EMS Medical Billing vendor that will:

- a. Focus on Compliant Billing Processes
- b. Provide Best in Class Billing Medical Billing Services
- c. Adhere to Key Performance Indicators (KPIs)
- d. Offer Transparency in the Medical Billing Process
- e. Offer a Client Access Portal
- f. Provide Value Added Services

7. *EMS Billing Experience*

The successful bidder will have been in the EMS/Medical Transport Medical Billing Services space for at least 10 years and have extensive experience providing services for other organizations in Texas. Ideally this experience would include work with organizations that include:

- a. *Assistance with Payor Negotiations*
- b. *Compliance Program*
- c. *Credit Card Processing Platform*
- d. *ePCR Integration*
- e. *Hospital Enterprise Software Integration*
- f. *Membership Program*
- g. *Mobile Integrated Healthcare Services*

D. RESPONSE CONTENTS

Format your response according to the following sections:

1. *Transmittal Letter*

Provide a one-page letter stating the company's legal name and its ability to perform the scope of work as described in this RFP. Include phone and email contact information for your primary point of contact throughout the proposal evaluation process.

2. *Executive Summary*

This section should summarize the functional and cost benefits your company will deliver. Further, provide a summary of how your proposal meets the Provider's goals for this project.

3. *Company Overview*

a. *History*

Explain your company's history including how long you have worked under the current name.

b. Client Profile

% of Offerings that are EMS/Medical Transport Medical Billing Services

% of Offerings that are Other Medical Billing Services

% of Offerings that are Other Services

Experience with Municipal EMS

Experience with Private EMS

Experience with Hospital Affiliated EMS

Experience with Other EMS

c. Geographic Experience

Describe your experience in various regions of Texas and the United States.

d. Office Locations

Provide a summary of your operating locations, including whether any of the proposed work will be handled outside of the continental United States. Describe where billing, account service, training, meetings, and patient service will occur.

e. Personnel

Describe any special training or certification programs provided by the company for your billing services employees. Describe how many of your employees are dedicated to EMS billing?

4. Compliance Program

Describe the Compliance program and compliance resources maintained by your organization for the benefit of the Provider. Provide details for any legal and/or compliance issues your company has had in the last 10 years.

5. *References*

Provide four (4) customers that are similar in size and scope to the Provider for us to contact as references for your company.

For each reference, include the following:

- Contact name and title
 - Phone number
 - Email address
 - Physical address
 - Customer website
- Attributes
 - Annual transport volume
 - Type of service (i.e. County-based, fire department, hospital-based, etc.)
- Relationship
 - Length of relationship

Describe your relationship including training, meeting frequency and any accomplishments you've achieved together

6. *Training*

This section should describe your approach to learning and innovation for your staff. Describe the tools, both internally and externally do you deploy to develop your team members.

Likewise, describe training and educational offerings that you provide to the Provider's personnel. Describe any other educational offerings provided to the industry by your organization.

7. Billing Process Overview

Provide a brief written overview of your company's billing process and include with a chart showing the flow of a transport as it moves through the revenue cycle.

For the team you expect to devote to billing for our account, indicate the percentage of resources assigned to each part of the process (for example: 33.3% to Pre-Billing functions, 33.3% to Billing and 33.3% to Billing Follow-up).

a. Pre-Billing Process

- Explain how you will import electronic PCRs and the frequency of the import.
- How will attachments and PCR updates be incorporated into the patient account once in the billing system?
- What is your process for reconciling the number of transports sent by the County with those received by the company?
- Are your coding staff certified by the National Academy of Ambulance Coding (NAAC)?
- Describe what is reviewed on the PCR during coding process.
- Explain your process for each of the following:
 - Verifying transport signatures
 - Verifying patient information
 - Verifying patient insurance

b. Billing Process

- What is your typical time-to-bill from the time the PCR is sent?
- Explain how your system is equipped to accurately submit claims to payors.
- How does your company ensure that claims are filed in a timely manner?
- How often are invoices sent to patients when the account is categorized as self-pay?
- Please include samples of the letters that would be sent to patients as an attachment.
- Describe your process for receiving and posting payments to the appropriate patient account. Include details for handling electronic payments and live-checks.

c. Billing Follow-up Process

- Explain how you approach follow-up on open accounts.
- How do you ensure that payor follow-up on denials and appeals is performed within required time limits?
- How are refunds handled?
- Can your system manage individual payment plans for self-pay accounts? How do you ensure that these accounts are kept current until resolved?

- Can you send accounts electronically to our delinquent account collections partner, when appropriate?

8. Onboarding

This section should describe your approach to transitioning the Provider's billing operations to your company.

- Describe the steps necessary for your company to begin billing within 90 days of contract award.
 - For each step, detail the resources the County will need to provide for a successful implementation.
- What assistance do you provide for credentialing?
- What type of initial training do you provide? Describe how and it is provided and what the training entails.
- Do you provide additional training for your customers?

9. *Client Interface and Customer Service*

Provide a brief overview of your company's approach to Client interactions, including an overview w of the typical communication process.

In this section, tell us about your plan for providing service in each of the following areas:

- Customer Service
 - Describe your approach to providing excellent customer service.
 - Identify the actual people that will be assigned to the Provider's account and provide a brief bio and contact information for each.
 - Contact person for the proposal and contracting process
 - Implementation contact
 - Training contact
 - Billing team contact(s)
 - Reporting contact
 - Describe how performance is monitored and reported throughout your contract period.
 - Provide details about your reporting capabilities and include sample reports in the attachments section.
 - Include ability to break out reports by department, by station, etc.
- Patient Service
 - Describe how your staff will handle patient inquiries.
 - What key performance indicators (KPIs) are used to monitor the patient services center performance?
 - How can our patients pay their bill (i.e. check, e-check, credit card, etc.)?
 - How do you handle calls from patients that do not speak English well?

10. Cost

Provide your cost proposal and projected performance improvements in this section.

- Provide an all-inclusive cost proposal for the services described in this proposal. The fee should be a percentage of net collections.
- Itemize any additional costs:
 - Is reporting included?
 - Are custom and adhoc reports included at no extra cost?
 - Is training included?
 - Are additional classes offered at additional cost?
- Describe the factors you considered to develop the cost proposal.
- Provide the resulting Revenue Per Transport you expect to achieve if we use your services.
 - Explain how you arrived at this number, including all assumptions used (i.e. write-offs, demographics, payor levels, etc.).



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4513	
From: Luz Galindo			
Subject: Discussion and consideration to approve rerates on current Health Insurance Plan with UnitedHealthcare, Dental Insurance with BC/BS, and Vision Insurance with Avesis for Fiscal Year October 01, 2021 through September 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by HR 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):			
NORMA CANTU ANDREW MUNOZ Luz Galindo Mike Perez		Created/Initiated Approved Pending	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any: EXHIBIT 1, AGENDA ITEM, DENTAL RATES, VISION RATES			
Responsibilities upon Approval:			

UnitedHealthcare

Medical Proposed Rates for CITY OF WESLACO

Effective Date: 10/01/2021 | Customer Number 00922253

* The numbers below are on an illustrative basis. Rates are subject to Underwriting approval.

	Option 1: Current	Option 2: Current	Option 3	NEW	Option 4	NEW
Plan Name	BCYG MOD (POS Premier) Rx Plan: 2V	AYZH MOD (Navigate) Rx Plan: 2V	BCYG MOD (POS Premier) Rx Plan: 010Y		AYZH MOD (Navigate) Rx Plan: 010Y	
Product	Choice + Insurance *	Navigate HMO *	Choice + Insurance *		Navigate HMO *	
Option	BCYG MOD	AYZH MOD	Option 3		Option 4	
Plan Offering	Dual Option	Dual Option	Dual Option		Dual Option	
Multiple Option with:	1-2	1-2	REPLACES 1		REPLACES 2	
HRA or HSA	No	No	No		No	
Benefits*	Network Single/Family	Network Single/Family	Network Single/Family		Network Single/Family	
Office Copay (PCP/SPC)	PCP \$25, SPC \$25/\$50	PCP \$20, SPC \$45	PCP \$25, SPC \$25/\$50		PCP \$20, SPC \$45	
Hospital Copays	OP D&C, IP D&C	OP D&C, IP D&C	OP D&C, IP D&C		OP D&C, IP D&C	
UC/ER/Major Diag Copay	UC \$75, ER \$250+20%, MD D&C	UC \$50, ER D&C, MD D&C	UC \$75, ER \$250+20%, MD D&C		UC \$50, ER D&C, MD D&C	
Other	\$0 Kid Copay; ENRP; Lab/Xray D&C	\$0 Kid Copay; ENRP; Lab/Xray D&C	\$0 Kid Copay; ENRP; Lab/Xray D&C		\$0 Kid Copay; ENRP; Lab/Xray D&C	
Deductible	\$2,500/\$5,000 (Emb)	\$1500/3000 (Emb)	\$2,500/\$5,000 (Emb)		\$1500/3000 (Emb)	
Coinsurance	80%	80%	80%		80%	
Out-of-Pocket	\$5500/11000	\$4500/9000	\$5500/11000		\$4500/9000	
Pharmacy	\$10/\$35/\$60, 2.5 MO (Adv PDL)	\$10/\$35/\$60, 2.5 MO (Adv PDL)	\$10/\$35/\$70, 2.5 MO (AdvSMCS PDL), SS-WAL		\$10/\$35/\$70, 2.5 MO (AdvSMCS PDL), SS-WAL	
	Out of Network Single/Family	Out of Network Single/Family	Out of Network Single/Family		Out of Network Single/Family	
Deductible	\$5000/10000 (Emb)	N/A	\$5000/10000 (Emb)		N/A	
Coinsurance	50%	N/A	50%		N/A	
Out of Pocket	\$10000/20000	N/A	\$10000/20000		N/A	
Enrollment						
Employee	20	183	20		183	
Employee + Spouse	1	10	1		10	
Employee + Child(ren)	30	60	30		60	
Employee + Family	10	14	10		14	
Total	61	267	61		267	
Rates	Rates (Billed)		Rates (Billed)		Rates (Billed)	
	Current	Proposed	Current	Proposed	Current	Proposed
Employee	\$506.94	\$532.29	\$431.22	\$452.78	\$525.05	\$446.51
Employee + Spouse	\$902.37	\$947.49	\$767.58	\$805.96	\$934.61	\$794.80
Employee + Child(ren)	\$755.34	\$793.11	\$642.52	\$674.64	\$782.32	\$665.30
Employee + Family	\$1,226.81	\$1,288.16	\$1,043.57	\$1,095.75	\$1,270.64	\$1,080.57
Monthly Cost	\$45,969	\$48,268	\$139,750	\$146,737	\$47,612	\$144,705
Annual Cost	\$551,634	\$579,218	\$1,677,003	\$1,760,847	\$571,339	\$1,736,464
Change from Current	5.0%		5.0%		3.6%	3.5%

*High level benefit summary. Please see your plan summary for more detailed benefit description.

POD = Benefit paid as follows: Per Occurrence Deductible, then plan deductible and coinsurance.

LTD # = the number of services covered at that copay, after the limit plan deductible and coinsurance will apply, note PCP and SPC may be combined (see benefit summary)

Day x# = the max number of days the copay will apply

For markets moving to service fees, current rates (for renewals only) include commission expenses. Proposed rates, for your convenience, include any applicable producer service fees. Producer service fees are not a contingency of obtaining insurance coverage but are fees agreed to between you (client) and your producer/service provider for service rendered on behalf of client.

For markets continuing to pay commissions, both the current (applicable for renewals only) and proposed rates include commissions.

City of Weslaco

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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

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: July 13, 2021

TO: Mayor and City Commission

CC: Mike R. Perez, City Manager

FROM: Luz Galindo, Human Resources Director

SUBJECT: Health, Dental, and Vision Insurance

On July 12, 2021 Ms. Araceli Garza with Jeff Everitt & Associates secured renewal rates with UnitedHealthcare at a less than expected increase. Ms. Garza was able to negotiate a decrease on the original 2021 UHC medical renewal from an 11.7% to 5%. Ms. Garza also confirmed renewal rates for Dental and Vision would remain the same.

Staff recommends renewal.

B7 City Of Weslaco

A B C D E F G H I J K L

City Of Weslaco

Prospective Premium Projection
for the period
October 1, 2021 - September 30, 2022
10/1/2021 Dental Renewal

RATE DEVELOPMENT

	Plan 1	Plan 2
Premium at Current Rates	\$22,602	\$69,584
Rate Action	0.0%	0.0%
Requested Premium at Renewal Rates	\$22,602	\$69,584

	Lives	Current	Renewal	Lives	Current	Renewal
Single	58	\$11.43	\$11.43	43	\$25.56	\$25.56
Single + Spouse	2	\$25.06	\$25.06	10	\$57.40	\$57.40
Single + Child(ren)	18	\$28.30	\$28.30	29	\$57.89	\$57.89
Family	15	\$44.07	\$44.07	27	\$90.62	\$90.62

HCSC & Medicare Total	93			109		
-----------------------	----	--	--	-----	--	--

Fwd: City of Weslaco



Araceli Garza <araceli_insurance@yahoo.com>

To: Luz Galindo

Cc: Jeff Everitt

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#)

Mon 7

 You replied to this message on 7/12/2021 1:13 PM.

Please let me know if you have any questions.

Thanks,

Araceli Garza

Jeff Everitt & Associates, Inc.

901 S. Texas Blvd.

Weslaco, Texas 78596

Tel.: 956-968-5954

Fax: 956-351-5409

Mobile: 956-490-8423

araceli_insurance@yahoo.com

Sent from my iPhone

Begin forwarded message:

From: Rocio Cantu <RCantu@avesis.com>

Date: July 12, 2021 at 9:15:05 AM CDT

To: Araceli Garza <araceli@jeainsurance.com>

Cc: Luz Galindo <lgalindo@weslacotx.gov>, Tamez Financial Group <tamezfinancialgr@rgv.rr.com>, Norma Martinez <norma_insurance@yahoo.com>

Subject: RE: City of Weslaco

Hello Araceli,

The rates are good through 10/1/2023. Let me know if you need anything else.

Thank you,

Rocio Cantu

Account Manager, Large Groups

Avēsis Incorporated | Essential Benefits

800.643.1132 | Direct 410.413.9377

rcantu@avesis.com | www.avesis.com

www.premierlife.com

NOTE FUTURE VACATION/PTO TIME OFF- JUNE 28TH THROUGH JULY 9TH





Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4374	
From: Albert Aldana			
Subject: Discussion and consideration to approve request by contractor to amend contract amendment and reduce retainage amount from 10% to 5% for the Pleasantview & 11th St. Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background: The Contractor, Rigney Construction and its subcontractor, Total Commitment, is requesting that the contract retainage be reduced from 10% to 5%.			
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 Albert Aldana Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff Does not Recommend Approval.			
Attachments, if any: 06-30-21AJA_Retainage Reduction			
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: June 30, 2021

TO: Mayor, City Commission,
City Manager

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

SUBJECT: Pleasantview & 11th St. Drainage Improvements
Contractor Request for Reduction of Retainage

This is a request by the Contractor, Rigney Construction, LLC and its subcontractor, Total Commitment, LLC, to reduce the contract retainage percentage from 10% to 5%.

The contractor has presently invoiced \$2,397,971.20 of the present contract sum amount of 3,025,896.00 and has been deducted a 10% for retainage totaling \$239,797.12. If approved, the City would release **\$119,898.56** to the Contractor.

Staff does not recommend approval.

A handwritten signature in blue ink, appearing to read "Aldana", is written over a faint, larger blue ink signature that is partially visible underneath.



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4507
From: Albert Aldana		
Subject: Discussion and consideration to authorize seeking of Bids for proposed Traffic Signal Improvements at intersections of Westgate and 6th, Bridge and 18th, Bridge and Pike Blvd, and Bridge and 6th St and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: See attached Memo		
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 Albert Aldana Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff Recommends Approval		
Attachments, if any: 07-12-2021CC_Traffic Signals		
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: July 12, 2021

TO: Mayor Suarez, City Commission,
City Manager Perez

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

SUBJECT: **Weslaco Traffic Signal Improvements
Authorization to Seek Bids**

This item seeks approval to advertise and seek bids for the proposed traffic signal improvements at four intersections in the City of Weslaco.

The following improvements are proposed:

- **Loc #1** - Bridge St at Pike Blvd (Re-cable existing Traffic Signal and add vehicle detection)
- **Loc #2** - Bridge St at 6th St (Re-cable existing Traffic Signal and add vehicle detection)
- **Loc #3** - Bridge St at 18th St. (Remove existing Traffic signal and install new Traffic Signal)
- **Loc #4** – Westgate Dr at 6th St (Install New Traffic Signal)

The budget for these improvements includes \$60k for traffic signal upgrades at Locations #1 & #2 and \$250k for the signal improvements at Locations #3 and #4.

Let me know if you have any questions or require additional information.



Standardized Agenda Request Form

Date of Meeting: July 20, 2021		Agenda Item No. (to be assigned by CSO): 2021-4508
From: Albert Aldana		
Subject: Discussion and consideration to approve seeking of bids for proposed new sidewalks and maintenance of existing sidewalks throughout the city of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: See Attached Memo.		
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 Albert Aldana Mike Perez		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: 07-12-2021CC_Sidewalks		
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: July 12, 2021

TO: Mayor Suarez, City Commission,
City Manager Perez

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

SUBJECT: **Weslaco Sidewalk Improvements
Authorization to Seek Bids**

This item seeks approval to advertise and seek bids for proposed sidewalk improvements at various locations in the City of Weslaco. This bid seeks unit bid prices for construction of 5 ft sidewalks and maintenance of existing sidewalks at various locations throughout the city.

The following are possible locations of proposed new sidewalks:

- 18th St between Border and Entrance to Harlon Block Park (800 LF)
- Pleasantview Dr between 10th St and Weslaco East HS Entrance (900 LF)
- Dolores Huerta Between 2nd St and Mayor Pablo Pena Park

The following are possible locations of sidewalks to be maintained:

- Quail Hollow North
- Quail Hollow South

The budget for these improvements includes \$100k for new sidewalks and \$50k for sidewalk maintenance.

Let me know if you have any questions or require additional information.

A handwritten signature in blue ink, appearing to read "Aldana", with a stylized flourish at the end.

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City of Weslaco, Texas Year 02 M&V Report

EPS Performance Assurance

Mark Castañeda



Scope of Work Overview



Performance Assurance Overview



Guaranteed Energy Savings



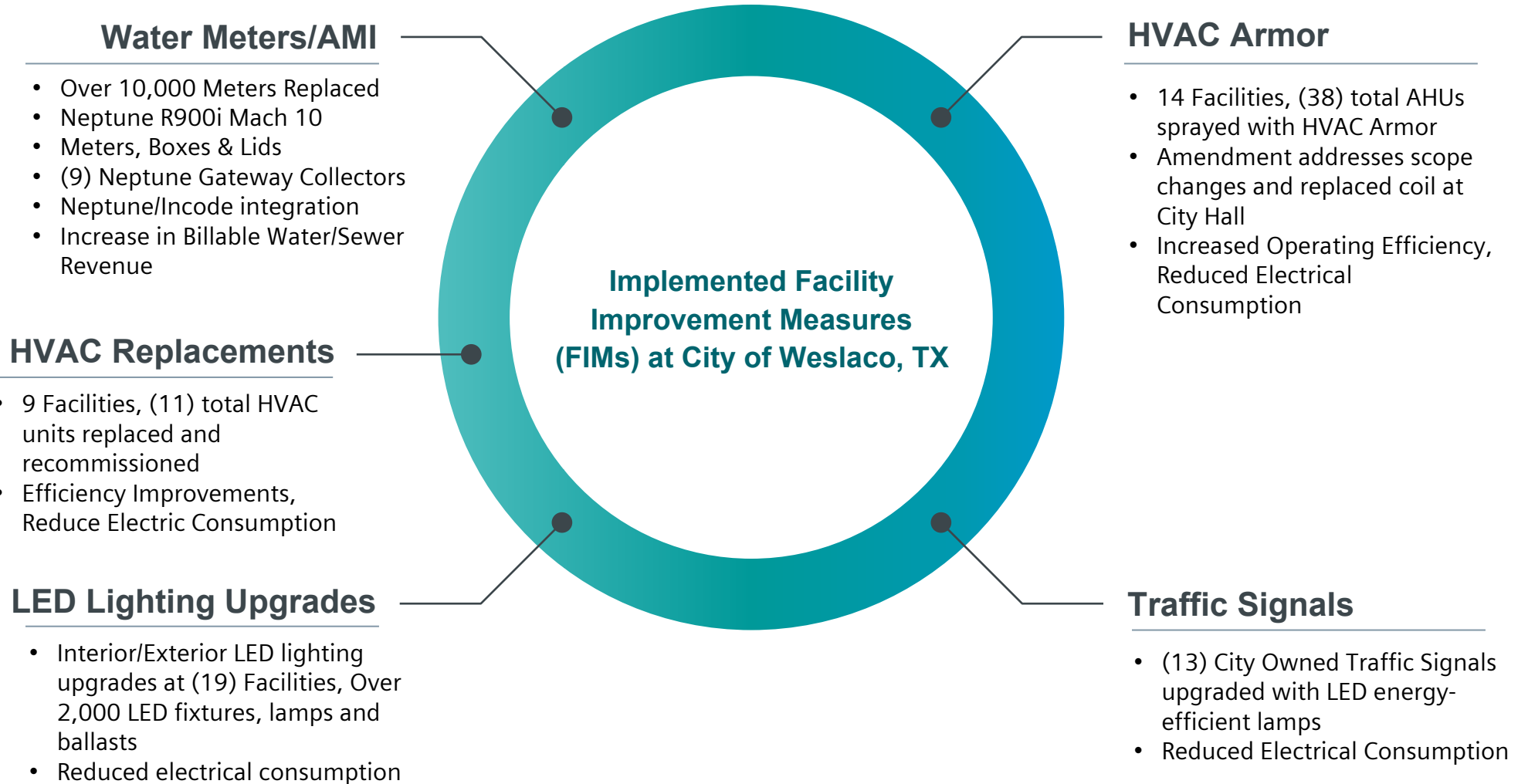
Performance Assurance Results



Construction Savings



Site Inspection Results





Contract Date: Signed 12/1/2017

Construction Period: 12/1/2017 to 01/13/2019, Final Completion Signed 01/09/2019

Performance Assurance Starts: 02/01/2019

Year 02 Performance Period: 02/01/2020 to 01/31/2021

Year 02 Report Submitted: April 2021

As part of the Performance Assurance Services Program, Siemens includes:

- Reconciliation of the Measured & Verified Savings (Annually)
- Comparison of M&V savings to Guaranteed Savings (Performance Assurance Report)
- Site Inspection of FIM equipment
- Annual Water Meter Testing (2" and smaller population)



Guaranteed Savings

HVAC Replacements

- \$5,248 Year 2 Guarantee Savings
- \$3,961 M&V, \$1,288 Operational Savings

HVAC Armor

- \$7,115 Year 2 Guarantee Savings
- \$6,214 M&V, \$901 Operational Savings

Traffic Signals – Option A

- \$14,786 Year 2 Guarantee Savings
- \$13,859 M&V, \$927 Operational Savings

Lighting (Interior/Exterior) – Option A

- \$55,909 Year 2 Guarantee Savings
- \$49,338 M&V, \$6,571 Operational Savings

Water Meters/AMI – Option A

- \$930,641 Year 2 Guarantee Savings
- Based on Accuracy Improvements – 98.5%
- Increase in Billable Water/Sewer Revenue





All FIMs are Option A: One Time Pre & Post-Retrofit Measurements

Water Meter/AMI	LED Lighting	Traffic Signals	HVAC Armor	HVAC Replacements
KPI: Meter Accuracy	KPI: kW Power Capacity (instantaneous)	KPI: Electric Demand from lamps	KPI: Change in Efficiency (COP%)	KPI: SEER (Efficiency Rating)
Random Sampling	Pre/Post Measurements	Pre/Post Measurements	Pre/Post Measurements	Pre-SEER: 10-12
(11) meters total	80%/20% sampling plan, not exceed 10% population	Mfg. Specified kW Demand, Stipulated hours	Condenser Unit temperature, pressure, enthalpy	Post-SEER: 13
2" and smaller	Measured watts were less than expected		Pre-COP: 5.81, 8.06	Mfg. Specifications
Tested to AWWA			Post-COP: 8.15, 8.7	
99.7% tested accuracy				



Table 15: Option A Savings for Annual Period 2

Facility Improvement Measure	Measured Usage Increase (Gal)	Electric Energy Savings (kWh)	Realized Savings	Guaranteed Savings	Savings Variance
Water Meters and AMI	3,800,765	0	\$986,479	\$930,641	\$55,838
HVAC Armor	0	80,377	\$6,888	\$6,214	\$674
HVAC Replacements	0	54,374	\$4,660	\$3,961	\$699
Lighting	0	691,666	\$59,276	\$49,338	\$9,938
Traffic Signals	0	152,760	\$14,589	\$13,859	\$730
Total	3,800,765	979,177	\$1,071,892	\$1,004,012	\$67,879

Table 1: Cost Savings by Annual Period

Performance Period	Measured & Verified Savings	Operational Savings	Annual Realized Savings	Guaranteed Annual Savings	Savings Excess / (Shortfall)
Construction	\$5,485	\$0	\$5,485	\$0	\$5,485
1	\$1,059,483	\$9,405	\$1,068,888	\$982,396	\$86,492
2	\$1,071,892	\$9,687	\$1,081,579	\$1,013,700	\$67,879
Total	\$2,136,860	\$19,092	\$2,155,952	\$1,996,096	\$159,856

Table 2: Energy Savings for Annual Period 2

Savings Type	Billable Usage Increase (Gal)	Electric Energy Savings (kWh)
Realized Savings	3,800,765	979,177
Guaranteed Savings	3,585,627	839,551
Savings Variance	215,138	139,627

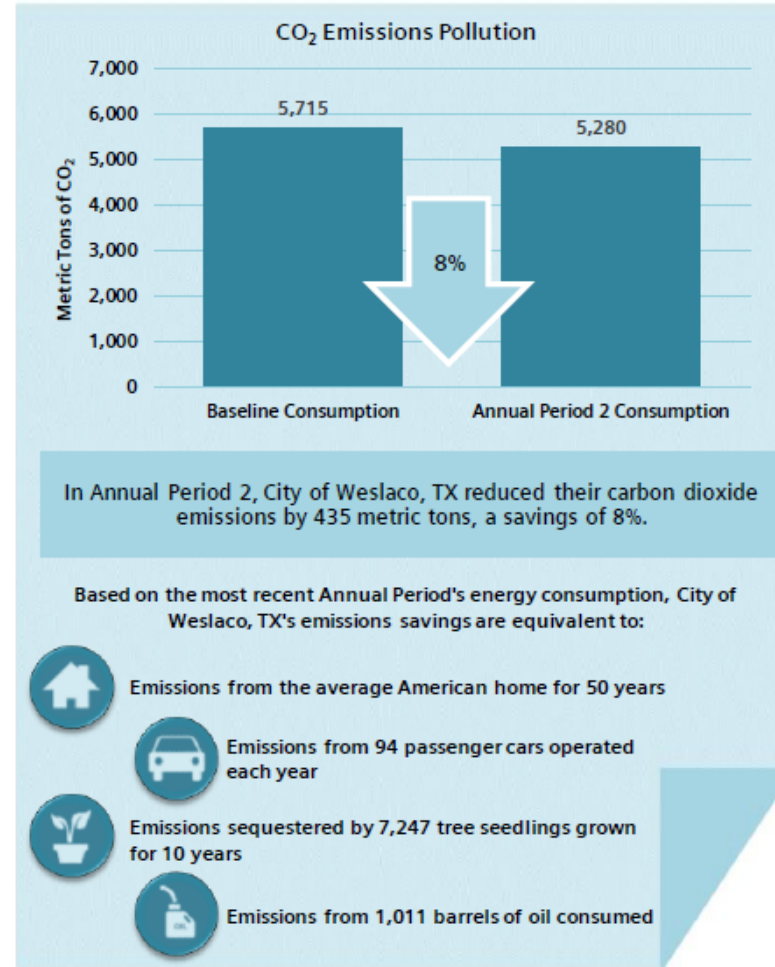


Figure 1: Greenhouse Gas Emissions Reduction for Annual Period 2



Facility Improvement Measure	Option Type	Inspection Note
Water Meters & AMI (Automatic Metering Infrastructure) System	A	Inspect sample of water meters in operation (randomly selected) and spot check of AMI collector equipment
HVAC Armor	A	Inspect sample of HVAC equipment that received HVAC Armor coating
HVAC Replacement	A	Inspect sample of HVAC replacements
Lighting	A	Inspect sample of LED Lighting upgrades for proper installation and operation
Traffic Signals	A	Inspect sample of upgraded Traffic Signals for proper installation and operation

Inspection Findings:

- Water Meters – Random spot check of meters, most meter locations were in good condition however there were some meter lids discovered to be dislodged and others covered by grass/leaves. Attempted to meet with Mr. Roman to discuss water meter performance, followed up with virtual discussion.
- HVAC Armor – No issues discovered in Year 2
- HVAC Replacement – all units inspected were functional, no issues to report for Year 2
- Lighting – There were (2) burned out lamps at the Public Library that require attention. City has implemented lamp sleeves as an alternative, since the plastic covers are no longer available from the manufacturer.
- Traffic Signals – Random spot check sampling of traffic signals. No issues discovered or reported.



Comments
/Feedback?

Questions?



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City of Weslaco, TX

Annual Performance Assurance Report

Annual Period 2: February 1, 2020 – January 31, 2021

Submitted: April 2021

Performance Contracting Agreement

Performance Assurance Overview

Client:	City of Weslaco, TX 255 S. Kansas Weslaco, TX 78596
Client Contact:	Mike Perez, City Manager Phone: (956)-973-2437 Email: mrperez@weslacotx.gov
Contract Date:	December 1, 2017 <i>Amendment 1: September 15, 2020</i>
Construction Period:	December 1, 2017 – January 31, 2019
Performance Guarantee Period:	February 1, 2019 – January 31, 2034
Performance Guarantee Term:	15 Years
Current Annual Period:	February 1, 2020 – January 31, 2021
Siemens Contact:	Mark Castañeda, EPS Client Service Manager Phone: (972)206-7530 Email: mark.castaneda@siemens.com Joe Cheng, Performance Assurance Engineer Phone: (210) 307-9486 Email: joe_cheng@siemens.com Keith Chase, Sales Manager Phone: (281) 640-4553 Email: keith.chase@siemens.com

TABLE OF CONTENTS

- 1. Executive Summary 6
- 2. Greenhouse Gas Emissions Reduction 7
- 3. Performance Assurance Overview 8
 - 3.1. Measurement & Verification Methods 8
 - 3.2. Guaranteed Savings 9
 - 3.3. Baseline Data 11
 - 3.4. Contracted Baseline (Post-Retrofit) Data 13
 - 3.5. Utility Rate Structures & Escalation Rates 14
- 4. Performance Assurance Results 20
 - 4.1. Summary of Realized & Guaranteed Savings 20
 - 4.2. Option A Energy Savings 21
 - 4.2.1. Water Meter and AMI 21
 - 4.2.2. HVAC Armor 30
 - 4.2.3. HVAC Replacements 32
 - 4.2.4. Lighting 33
 - 4.2.5. Traffic Signals 37
 - 4.3. Operational Savings 38
- 5. Site Inspection Report 39

INDEX OF TABLES AND FIGURES

Table 1: Cost Savings by Annual Period	6
Table 2: Energy Savings for Annual Period 2.....	6
Table 3: Guaranteed Savings (Units)	9
Table 4: Guaranteed Savings (Cost)	10
Table 5: Guaranteed Cost Savings by FIM & Option Type for Annual Period 1	11
Table 6: Source of Operational Savings	11
Table 7: Baseline Consumption – Water Meters.....	12
Table 8: Baseline Meter Accuracy	12
Table 9: Baseline Electric Energy Utility Consumption	12
Table 10: Baseline for HVAC Replacements	13
Table 11: Contracted Baseline (Post-Retrofit) Guaranteed Meter Accuracy	14
Table 12: Contract Annual Period 2 Utility Rates	14
Table 13: Contract Water Rates Over Contract Term	15
Table 14: Annual Period 2 Savings Variance by FIM	21
Table 15: Option A Savings for Annual Period 2.....	21
Table 16: Original Contracted Water Meter Quantities and Types	22
Table 17: Water Meter and AMI Savings for Annual Period 2	23
Table 18: Water Meter Test List and Annual Period 2 Test Results	24
Table 19: Annual Period 2 and Baseline Year Average Accuracy.....	24
Table 20: Billable Water Usage and Revenue Calculations	25
Table 21: Original Contracted HVAC Armor Locations	30
Table 22: COP Efficiency Measurements for HVAC Armor.....	31
Table 23: HVAC Armor Savings for Annual Period 2	31
Table 24: HVAC Replacements Equipment List.....	32
Table 25: HVAC Replacement Savings for Annual Period 2	32
Table 26: Lighting Location Proposed	33
Table 27: Lighting Improvements Fixture Quantity	34
Table 28: Lighting Savings for Annual Period 2.....	34
Table 29: Pre-Retrofit Lighting Measurement Comparison.....	36
Table 30: Post-Retrofit Lighting Measurement Comparison	36
Table 31: Lighting Fixture Types for Traffic Signals	37
Table 32: Traffic Signals Savings for Annual Period 2	37
Table 33: Operational Savings for Annual Period 2	38
 Figure 1: Greenhouse Gas Emissions Reduction for Annual Period 2	 7
Figure 2: Annual Period 2 Cost Savings by Location	20
Figure 3: Typical Neptune Mach 10 (meter was covered by dirt and leaves).....	40
Figure 4: Inspected Meter Lid (lid was damaged around the antenna bracket)	40

Figure 5: Typical 5/8" Neptune Mach 10 meter (Meter was covered by dirt)	41
Figure 6: Meter Lid inspected was dislodge upon arrive, antenna was not flush with ground (Corrected after inspection)	41
Figure 7: Meter Lid inspected, was properly in-place.....	42
Figure 8: Meter lid was in good condition	42
Figure 9: Typical 1" Neptune Mach 10 meter (was covered by dirt).....	43
Figure 10: Typical 5/8" Neptune Mach 10 (Meter was covered by leaves, Meter Lid was partially open)	44
Figure 11: Damaged Meter Lid (possibly impact around meter antenna)	44
Figure 12: Typical 5/8" Neptune Mach 10 (Meter was covered by dirt).....	45
Figure 13: Typcial 5/8" Neptune Mach 10.....	45
Figure 14: Broken Meter Lid	46
Figure 15: Typical 5/8" Neptune Mach 10 Water Meter (meter was covered by dirt and leaves) Meter associated with Broken Lid in Figure 12	47
Figure 16: AMI Collector atop Water Tower	48
Figure 17: Roof Top Unit Coils sprayed with HVAC Armor.....	49
Figure 18: Another angle of Roof Top Unit sprayed with HVAC Armor	50
Figure 19: HVAC Armor tag on Roof Top Unit at City Hall	50
Figure 20: HVAC Armor tag on City Hall units	51
Figure 21: HVAC Armor coating on RTU coils.....	52
Figure 22: Additional HVAC Armor tag on City Hall RTU	53
Figure 23: HVAC Armor tag on City Hall RTU	54
Figure 24: Replaced Split-System at Weslaco Tower Theatre (Outdoor).....	55
Figure 25: Replaced Split-System at Weslaco Tower Theatre (Indoor)	56
Figure 26: Replaced Roof Top Unit at City Hall.....	56
Figure 27: Replaced Split-System at PFA Building (Outdoor).....	57
Figure 28: 2x2 LED Light Fixture at Public Library	58
Figure 29: Accent LED Lighting at Public Library	58
Figure 30: 2x2 LED Lighting Fixture	59
Figure 31: Screw-In LED Lamp at Public Library	60
Figure 32: 2x4 LED Light Fixture at Public Library	61
Figure 33: 2x4 LED Light Fixture at Public Library with Plastic Protective Sleeve	61
Figure 34: Public Library LED Fixtures with burned out lamps (Elevator Area).....	62
Figure 35: Additional image burned out LED lamps	62
Figure 36: Image from Year 1 shows in-operable Screw-in LED lamp	63
Figure 37: Same fixtures were inspected at Public Library and all fixtures were operable. Relevant to Figure 34	63
Figure 38: Public Library LED fixtures with Plastic Protective Sleeves.....	64
Figure 39: LED Traffic Signal	64
Figure 40: LED Traffic Signal	65

1. Executive Summary

Siemens Industry Inc. (Siemens) is pleased to provide the City of Weslaco, TX (Weslaco) with this Annual Period 2 Performance Assurance Report. This report details the energy performance of the project implemented by comparing Annual Realized Savings to the Guaranteed Annual Savings for the current Annual Period. The Performance Contracting Agreement (Contract) guaranteed **\$1,013,700** in Savings for Annual Period 2. Annual Realized Savings for Annual Period 2 amounted to **\$1,081,579**, which included **\$1,071,892** in Measured & Verified Savings and **\$9,687** in Operational Savings. The total Annual Realized Savings for Annual Period 2 exceeded the Guaranteed Annual Savings by **\$67,879**, or 7%. Accumulated Realized Savings to date are shown for informational purposes only, and total **\$2,155,952**, which exceeds the Guaranteed Accumulated Savings to date of **\$1,996,096** by **\$159,856**, or 8% (Table 1).

Table 1: Cost Savings by Annual Period

Performance Period	Measured & Verified Savings	Operational Savings	Annual Realized Savings	Guaranteed Annual Savings	Savings Excess / (Shortfall)
Construction	\$5,485	\$0	\$5,485	\$0	\$5,485
1	\$1,059,483	\$9,405	\$1,068,888	\$982,396	\$86,492
2	\$1,071,892	\$9,687	\$1,081,579	\$1,013,700	\$67,879
Total	\$2,136,860	\$19,092	\$2,155,952	\$1,996,096	\$159,856

Annual Realized Savings in energy units achieved in Annual Period 2 include reductions in electric energy and an increase in Measured Billable Usage. (Table 2).

Table 2: Energy Savings for Annual Period 2

Savings Type	Billable Usage Increase (Gal)	Electric Energy Savings (kWh)
Realized Savings	3,800,765	979,177
Guaranteed Savings	3,585,627	839,551
Savings Variance	215,138	139,627

A list of the Facility Improvement Measures (FIMs) implemented as part of this project is presented below:

- Water Meters/AMI
- HVAC Armor
- HVAC Replacement
- Lighting
- Traffic Signals

2. Greenhouse Gas Emissions Reduction

Weslaco's reduction of energy consumption also benefitted the environment by decreasing the amount of carbon dioxide (CO₂) and greenhouse gas emissions released into the atmosphere. Weslaco reduced its annual emissions by **435 metric tons of CO₂e** during the current Annual Period. This calculation estimates the project's carbon footprint reduction based on realized electric energy savings.

As shown in **Figure 1**, Siemens has converted the savings information into relevant comparisons, including the emissions created from the average American home over 50 years, the number of cars taken off the road each year (94), the number of tree seedlings grown for 10 years (7,247), or the number of barrels of oil consumed per year (1,011). These results can be used to communicate the reduction accomplishments, develop a greenhouse gas reduction strategy, or support a range of initiatives to reduce the overall environmental impact.

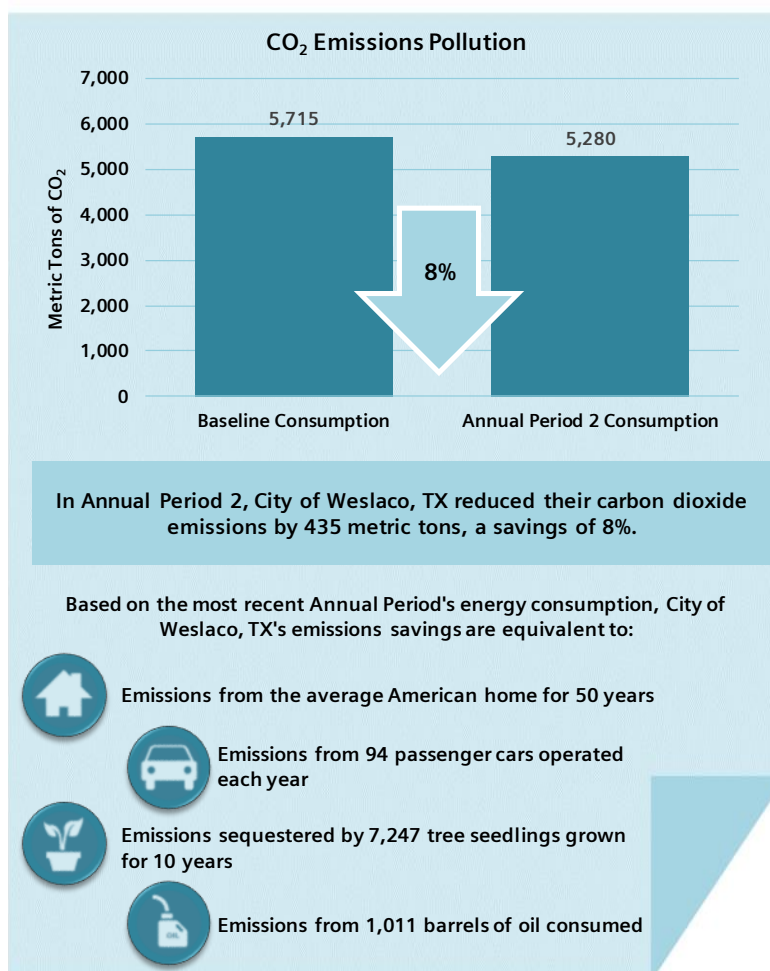


Figure 1: Greenhouse Gas Emissions Reduction for Annual Period 2

3. Performance Assurance Overview

3.1. Measurement & Verification Methods

There are five measurement and verification (“M&V”) options to measure and verify energy/utility Savings:

- Option A – Retrofit Isolation: Key Parameter Measurement
- Option B – Retrofit Isolation: All Parameter Measurement
- Option C – Whole Facility
- Option D – Calibrated Simulation
- Option E – Stipulated-Energy/Utility Savings

All options are established using the IPMVP concepts. The individual options are described in further detail below. Note that per the Performance Assurance Contract, only option A is used in the calculation of energy savings for this project.

Option A: Retrofit Isolation (Key Parameter Measurement) - Savings are determined by field measurement of the key performance parameter(s) which define the energy use of the Facility Improvement Measures (FIMs) affected system(s) and/or the success of the Project. Measurement frequency ranges from short-term to continuous, depending on the expected variations in the measured parameter and the length of the reporting period. Parameters not selected for field measurement are estimated. Estimates can be based on historical data, manufacturer’s specifications, or engineering judgment. Documentation of the source or justification of the estimated parameter is required. The plausible savings error arising from estimation rather than measurement is evaluated. If applicable, the predetermined schedule for data collection, evaluation, and reporting is defined in Contract Exhibit A, Article 3-Performance Assurance Services Program.

Option B: Retrofit Isolation (All Parameter Measurement) - Savings are determined by field measurement of the energy use of the FIM-affected system. Measurement frequency ranges from short-term to continuous, depending on the expected variations in the savings and the length of the reporting period. If applicable, the predetermined schedule for data collection, evaluation, and reporting is defined in Contract Exhibit A, Article 3-Performance Assurance Services Program.

Option C: Whole Facility - Savings are determined by measuring energy use at the whole Facility or sub-Facility level. Continuous measurements of the entire Facility’s energy use are taken throughout the reporting period. If applicable, the predetermined schedule for data collection, evaluation, and reporting is defined in Contract Exhibit A, Article 3-Performance Assurance Services Program.

Option D: Calibrated Simulation - Savings are determined through simulation of the energy use of the whole Facility, or of a sub-Facility. Simulation routines are demonstrated to adequately model actual energy performance measured in the Facility. This Option usually requires considerable skill in calibrated simulation. If applicable, the predetermined schedule for data collection, evaluation, and reporting is defined in Contract Exhibit A, Article 3-Performance Assurance Services Program.

Option E: Stipulated - Savings are established through mutual agreement of the CLIENT and SIEMENS. This option is the method of measurement and verification applicable to FIMS consisting either of Operational Savings or where the end use capacity or operational efficiency; demand, energy consumption or power level; or manufacturer's measurements, industry standard efficiencies or operating hours are known in advance and used in a calculation or analysis method that will stipulate the outcome. Both Weslaco and Siemens agree to the stipulated inputs and outcome(s) of the analysis methodology. Based on the established analytical methodology the Savings stipulated will be achieved upon completion of the FIM and no further measurements or calculations will be performed during the Performance Guarantee Period. If applicable, the methodology and calculations to establish Savings value will be defined in Section 4.6 of Contract Exhibit C.

3.2. Guaranteed Savings

The following section reiterates the amended contract Guaranteed Annual Savings for the FIMs installed at Weslaco, as found in Articles 1 and 2 of Contract Exhibit C – Performance Assurance. The Guaranteed Annual Savings reflect Amendment 1, dated September 15, 2020. Guaranteed energy savings remain constant throughout the Performance Guarantee Period ([Table 3](#)).

Table 3: Guaranteed Savings (Units)

Performance Period	Expected Usage Increase (Gal)	Electric Energy Savings (kWh/yr)
1	3,466,106	839,550
2	3,585,627	839,550
3	3,705,148	839,550
4	3,824,669	839,550
5	3,944,190	839,550
6	4,063,711	839,550
7	4,183,232	839,550
8	4,302,753	839,550
9	4,422,274	839,550
10	4,541,794	839,550
11	4,661,315	839,550

Performance Period	Expected Usage Increase (Gal)	Electric Energy Savings (kWh/yr)
12	4,780,836	839,550
13	4,900,357	839,550
14	5,019,878	839,550
15	5,139,399	839,550

The guaranteed cost Savings for each Annual Period (Table 4) are extrapolated from the guaranteed energy Savings by multiplying the energy unit Savings by the Baseline utility rates including the stipulated Escalation Rates.

Table 4: Guaranteed Savings (Cost)

Performance Period	Expected Revenue Increase	Energy/Utility Savings	Operational Savings	Total Savings
1	\$899,619	\$73,372	\$9,405	\$982,396
2	\$930,641	\$73,372	\$9,687	\$1,013,700
3	\$961,662	\$73,372	\$9,978	\$1,045,012
4	\$992,683	\$73,372	\$10,277	\$1,076,332
5	\$1,023,705	\$73,372	\$10,585	\$1,107,662
6	\$1,054,726	\$75,573	\$10,903	\$1,141,202
7	\$1,085,747	\$77,840	\$11,230	\$1,174,818
8	\$1,284,752	\$80,176	\$11,567	\$1,376,495
9	\$1,320,440	\$82,581	\$11,914	\$1,414,935
10	\$1,356,128	\$85,058	\$12,271	\$1,453,457
11	\$1,391,815	\$87,610	\$12,640	\$1,492,065
12	\$1,427,503	\$90,238	\$13,019	\$1,530,760
13	\$1,463,190	\$92,945	\$13,409	\$1,569,545
14	\$1,498,878	\$95,734	\$13,812	\$1,608,423
15	\$1,534,565	\$98,606	\$14,226	\$1,647,397
Total	\$18,226,054	\$1,233,221	\$174,923	\$19,634,198

The Performance Guarantee does not operate to guarantee savings per-FIM. Rather, the calculation of savings is based on aggregate performance of all the FIMs contained in the project (Table 5).

Table 5: Guaranteed Cost Savings by FIM & Option Type for Annual Period 1

Facility Improvement Measure	Option A Savings	Operational Savings	Total Savings
Water Meters and AMI	\$899,619	\$0	\$899,619
HVAC Armor	\$6,214	\$875	\$7,089
HVAC Replacements	\$3,961	\$1,250	\$5,211
Lighting	\$49,338	\$6,380	\$55,718
Traffic Signals	\$13,859	\$900	\$14,759
Total	\$972,991	\$9,405	\$982,396

Weslaco and Siemens affirmed that the Operational Savings are Stipulated Savings for the purposes of calculating Annual Realized Savings. Operational Savings are not measured or monitored during the Performance Guarantee Period (**Table 6**). The contractual Escalation Factor applied to Operational Savings is 3%.

Table 6: Source of Operational Savings

FIM	Description	First Annual Period Savings	Operational Savings Persistence (Years)	Annual Period Savings Begin
HVAC Armor	O&M Savings based on extended life of existing equipment and fewer maintenance service calls.	\$875	15	1
HVAC Replacements	O&M Savings based on new equipment so City will not need to pay for parts or repairs that are covered under warranty.	\$1,250	15	1
Lighting	O&M Savings based on new lights so City will need to pay for material or replacements that are covered under warranty.	\$6,380	15	1
Traffic Signals	O&M Savings based on new lights so City will need to pay for material or replacements that are covered under warranty.	\$900	15	1

3.3. Baseline Data

The Baseline Period is the period of time for which data was provided to Siemens to derive baseline measurements. The Baseline Period was established between January 2016 and December 2016. **Table 7** outlines the annual water consumption during the Baseline Period as found in Article 5 of Contract Exhibit C – Performance Assurance.

Table 7: Baseline Consumption – Water Meters

Meter Size	Annual Baseline Volume (100x Gals)
5/8"	3,863,295
1"	934,478
1.5"	404,996
2"	3,341,536
Total	8,544,305

The Baseline Meter Accuracy over the project term is shown in [Table 8](#).

Table 8: Baseline Meter Accuracy

Contract Year	Meter Sizes 5/8", 1", 1.5", 2"
1	84.00%
2	83.50%
3	83.00%
4	82.50%
5	82.00%
6	81.50%
7	81.00%
8	80.50%
9	80.00%
10	79.50%
11	79.00%
12	78.50%
13	78.00%
14	77.50%
15	77.00%

The Baseline electric utility consumption is shown in [Table 9](#), while [Table 10](#) contains information about the baseline equipment.

Table 9: Baseline Electric Energy Utility Consumption

Month	Electric Energy Consumption (kWh)
January	933,178
February	1,024,226
March	997,831
April	1,001,337
May	1,109,974
June	1,145,086
July	1,145,735
August	1,156,177
September	1,044,398

Month	Electric Energy Consumption (kWh)
October	1,052,621
November	1,117,187
December	1,141,407
Total	12,869,127

Table 10: Baseline for HVAC Replacements

Facility Name	Manuf.	Model #	Serial #	Size (Tons)	Efficiency
Public Works	Trane	2TTB3018A1000AA	7374LAC5F	2.5	10
Fire Station #3	Carrier	38BRC048540	1500E03324	4	10
City Hall	Trane	2TTB2036A1000AA	43454U73F	3	12
Parks Office	Rheem	RAKA-042CAZ	5462FF049907081	3	10
Weslaco Service Center	Rheem	RAWD-090CAZ	7002F180405605	7.5	11
Tower Theater	Rheem	RAKB-048JAZ	6954 M2605 15561	4	10
Fire Marshal Office	(missing)	(missing)	(missing)	7.5	10
Fire Marshal Office	Rheem	RAKA-030JAZ	6908F420305298	2.5	10
Fire Marshal Office	Goodman	CK60-1C	9808500196	5	10
Office Building @ Tower Theater	Ruud	UAKA-042JAZ	5461F180216930	3.5	10
Fire Administration Building	Trane	(missing)	(missing)	7.5	10

3.4. Contracted Baseline (Post-Retrofit) Data

The Contracted Baseline is the post-retrofit facility operating profile based on parameters described in Article 7 of Contract Exhibit C – Performance Assurance, and amended through Amendment 1, which Weslaco is responsible for maintaining throughout the Performance Guarantee Period. These parameters are relied upon by Siemens for the calculation of Guaranteed Annual Savings. **Table 11** shows the contracted post-retrofit (post-retrofit) operating parameters that were implemented under the Contract. As established in Article 3 of Contract Exhibit C – Performance Assurance, Weslaco must provide Siemens with:

- Accurate facility operating information within thirty days of any Material Change that may increase or decrease energy usage.
- An electronic database in Microsoft Excel of 'csv' format of all water meters installed in the system, along with access, notification, and scheduling of test meter replacements.
- An electronic report of 'zero read' meters on a monthly basis.

Table 11: Contracted Baseline (Post-Retrofit) Guaranteed Meter Accuracy

Guarantee Period Year	Guaranteed Meter Accuracy
1	98.5%
2	98.5%
3	98.5%
4	98.5%
5	98.5%
6	98.5%
7	98.5%
8	98.5%
9	98.5%
10	98.5%
11	98.5%
12	98.5%
13	98.5%
14	98.5%
15	98.5%

HVAC occupancy hours and temperature setpoints are assumed to remain constant pre- and post-retrofit based on existing schedules currently in place across City owned facilities. Additionally, lighting operating hours follow criteria detailed in Appendix 7 of the Performance Contracting Agreement.

3.5. Utility Rate Structures & Escalation Rates

Weslaco and Siemens agreed that the energy cost savings for each Annual Period are calculated by multiplying the realized energy savings in units by the Annual Period's stipulated contract utility rate and applying the appropriate Escalation Rates, not the Annual Period's actual utility rate. The Annual Period 2 contract utility rates are established in Article 6 of Contract Exhibit C – Performance Assurance. There will be no escalation of the contract utility rate until December 21, 2022. Starting in Annual Period 6, a 3% escalation rate is applied to the electric contract utility rates. The current Annual Period's contract utility rates are provided in [Table 12](#).

Table 12: Contract Annual Period 2 Utility Rates

Location	Electric Energy (\$/kWh)
Facilities	0.0857
Traffic Signals	0.0955

Using the Baseline rate structure in the Performance Contracting Agreement – Appendix 4, [Table 13](#) shows the Contract Water Rates used in calculations for the Performance Guarantee Period.

Table 13: Contract Water Rates Over Contract Term

Item	Description	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
1	Water - Group 1 - 5/8"	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271
2	Water - Group 1 - 1"	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271
3	Water - Group 1 - 1.5"	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271
4	Water - Group 1 - 2"	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271	\$0.271
5	Water - Group 2 - 5/8"	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277	\$0.277
6	Water - Group 3 - 5/8"	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407
7	Water - Group 3 - 1"	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407
8	Water - Group 3 - 1.5"	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407
9	Water - Group 3 - 2"	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407	\$0.407
10	Water - Group 4 - 5/8" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
11	Water - Group 4 - 5/8" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
12	Water - Group 4 - 5/8" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
13	Water - Group 4 - 5/8" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
14	Water - Group 4 - 5/8" - Tier 5	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343
15	Water - Group 4 - 1" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
16	Water - Group 4 - 1" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
17	Water - Group 4 - 1" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
18	Water - Group 4 - 1" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
19	Water - Group 4 - 1" - Tier 5	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343
20	Water - Group 4 - 1.5" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
21	Water - Group 4 - 1.5" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
22	Water - Group 4 - 1.5" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
23	Water - Group 4 - 1.5" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
24	Water - Group 4 - 1.5" - Tier 5	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343
25	Water - Group 4 - 2" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
26	Water - Group 4 - 2" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
27	Water - Group 4 - 2" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
28	Water - Group 4 - 2" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340

Item	Description	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
29	Water - Group 4 - 2" - Tier 5	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343	\$0.343
30	Water - Group 5 - 2" - Tier 1	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281	\$0.281
31	Water - Group 5 - 2" - Tier 2	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047	\$2.047
32	Water - Group 5 - 2" - Tier 3	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313	\$0.313
33	Water - Group 6 - 5/8" - Tier 1	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455	\$0.455
34	Water - Group 7 - 5/8" - Tier 1	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
35	Water - Group 7 - 5/8" - Tier 2	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
36	Water - Group 7 - 5/8" - Tier 3	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307
37	Water - Group 7 - 1" - Tier 1	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
38	Water - Group 7 - 1" - Tier 2	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
39	Water - Group 7 - 1" - Tier 3	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307
40	Water Group 7 - 1.5" - Tier 1	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
41	Water Group 7 - 1.5" - Tier 2	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
42	Water Group 7 - 1.5" - Tier 3	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307
43	Water - Group 7 - 2" - Tier 1	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
44	Water - Group 7 - 2" - Tier 2	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297	\$0.297
45	Water - Group 7 - 2" - Tier 3	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307	\$0.307
46	Water - Group 8 - 5/8" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
47	Water - Group 8 - 5/8" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
48	Water - Group 8 - 5/8" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
49	Water - Group 8 - 5/8" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
50	Water - Group 8 - 5/8" - Tier 5	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600
51	Water - Group 8 - 5/8" - Tier 6	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
52	Water - Group 8 - 1" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
53	Water - Group 8 - 1" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
54	Water - Group 8 - 1" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338

Item	Description	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
55	Water - Group 8 - 1" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
56	Water - Group 8 - 1" - Tier 5	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600
57	Water - Group 8 - 1" - Tier 6	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
58	Water - Group 8 - 1.5" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
59	Water - Group 8 - 1.5" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
60	Water - Group 8 - 1.5" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
61	Water - Group 8 - 1.5" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
62	Water - Group 8 - 1.5" - Tier 5	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600
63	Water - Group 8 - 1.5" - Tier 6	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
64	Water - Group 8 - 2" - Tier 1	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
65	Water - Group 8 - 2" - Tier 2	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240	\$10.240
66	Water - Group 8 - 2" - Tier 3	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338	\$0.338
67	Water - Group 8 - 2" - Tier 4	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
68	Water - Group 8 - 2" - Tier 5	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600	\$9.600
69	Water - Group 8 - 2" - Tier 6	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340	\$0.340
70	Sewer - Group 1 - 5/8"	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177
71	Sewer - Group 1 - 1"	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177
72	Sewer - Group 1 - 1.5"	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177
73	Sewer - Group 1 - 2"	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177	\$0.177
74	Sewer - Group 2 - 5/8"	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266	\$0.266
75	Sewer - Group 3 - 5/8" - Tier 1	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228
76	Sewer - Group 3 - 5/8" - Tier 2	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864
77	Sewer - Group 3 - 5/8" - Tier 3	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
78	Sewer - Group 3 - 5/8" - Tier 4	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524
79	Sewer - Group 3 - 5/8" - Tier 5	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
80	Sewer - Group 3 - 1" - Tier 1	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228
81	Sewer - Group 3 - 1" - Tier 2	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864
82	Sewer - Group 3 - 1" - Tier 3	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254

Item	Description	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
83	Sewer - Group 3 - 1" - Tier 4	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524
84	Sewer - Group 3 - 1" - Tier 5	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
85	Sewer - Group 3 - 1.5" - Tier 1	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228
86	Sewer - Group 3 - 1.5" - Tier 2	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864
87	Sewer - Group 3 - 1.5" - Tier 3	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
88	Sewer - Group 3 - 1.5" - Tier 4	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524
89	Sewer - Group 3 - 1.5" - Tier 5	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
90	Sewer - Group 3 - 2" - Tier 1	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228	\$0.228
91	Sewer - Group 3 - 2" - Tier 2	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864	\$10.864
92	Sewer - Group 3 - 2" - Tier 3	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
93	Sewer - Group 3 - 2" - Tier 4	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524	\$10.524
94	Sewer - Group 3 - 2" - Tier 5	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254	\$0.254
95	Sewer - Group 4 - 5/8" - Tier 1	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272
96	Sewer - Group 4 - 5/8" - Tier 2	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960
97	Sewer - Group 4 - 5/8" - Tier 3	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
98	Sewer - Group 4 - 5/8" - Tier 4	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330
99	Sewer - Group 4 - 5/8" - Tier 5	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
100	Sewer - Group 4 - 1" - Tier 1	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272
101	Sewer - Group 4 - 1" - Tier 2	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960
102	Sewer - Group 4 - 1" - Tier 3	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
103	Sewer - Group 4 - 1" - Tier 4	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330
104	Sewer - Group 4 - 1" - Tier 5	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
105	Sewer - Group 4 - 1.5" - Tier 1	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272
106	Sewer - Group 4 - 1.5" - Tier 2	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960
107	Sewer - Group 4 - 1.5" - Tier 3	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
108	Sewer - Group 4 - 1.5" - Tier 4	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330

Item	Description	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
109	Sewer - Group 4 - 1.5" - Tier 5	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
110	Sewer - Group 4 - 2" - Tier 1	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272
111	Sewer - Group 4 - 2" - Tier 2	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960	\$8.960
112	Sewer - Group 4 - 2" - Tier 3	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
113	Sewer - Group 4 - 2" - Tier 4	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330	\$9.330
114	Sewer - Group 4 - 2" - Tier 5	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
115	Sewer - Group 5 - 2" - Tier 1	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272	\$0.272
116	Sewer - Group 5 - 2" - Tier 2	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961	\$8.961
117	Sewer - Group 5 - 2" - Tier 3	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303
118	Sewer - Group 5 - 2" - Tier 4	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331	\$9.331
119	Sewer - Group 5 - 2" - Tier 5	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303	\$0.303

4. Performance Assurance Results

4.1. Summary of Realized & Guaranteed Savings

Annual Realized Savings for Annual Period 2 amounted to **\$1,081,579**, comprised of **\$1,071,892** in Option A and **\$9,687** in Operational Savings. These cost and energy savings are summarized by location in **Figure 2** and by FIM and Option Type in **Table 14**. The Measured Revenue Increase from the water meters and the Realized Savings from the Street lighting are not shown in Figure 2 as these savings are not limited to a single location. Annual Realized Savings exceeded the Guaranteed Annual Savings of **\$1,013,700** by **\$67,879**. The following sections detail the Savings associated with each FIM under their respective option types.

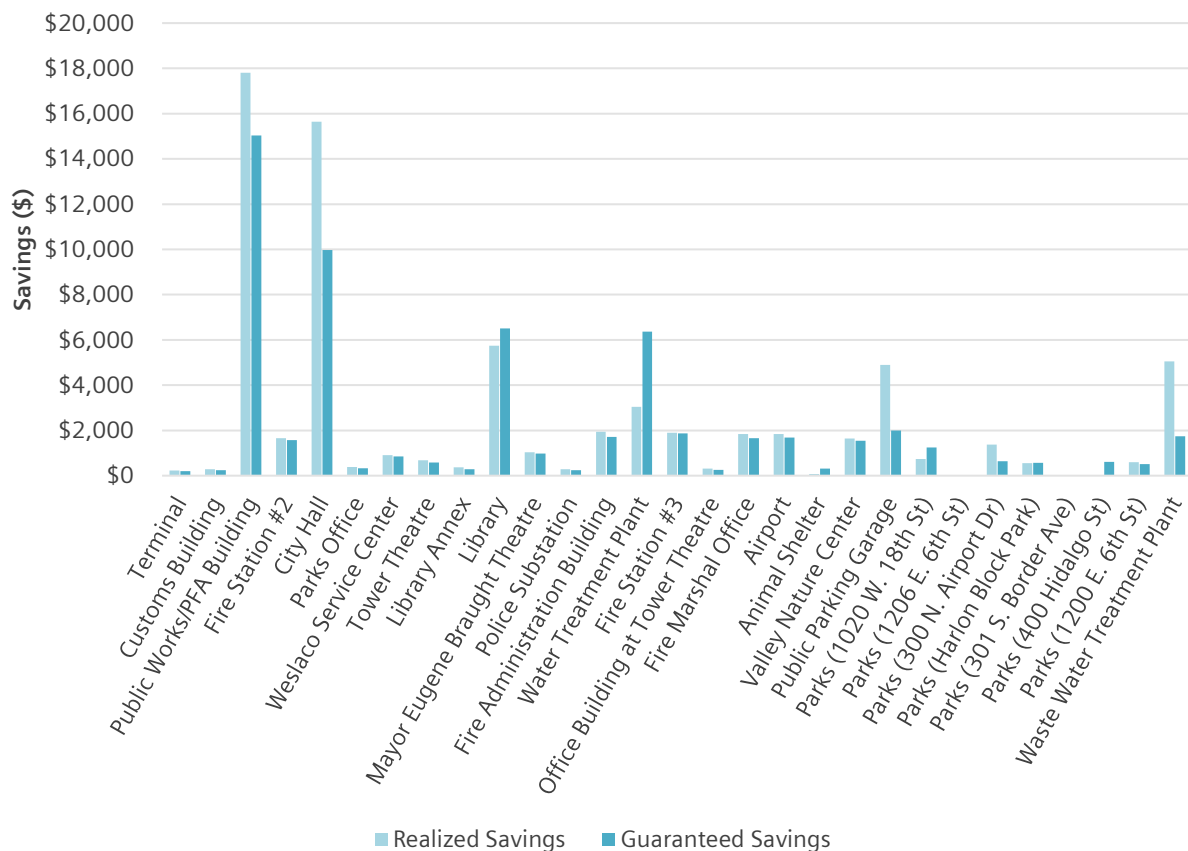


Figure 2: Annual Period 2 Cost Savings by Location
(excludes Operational Savings)

Table 14: Annual Period 2 Savings Variance by FIM

Facility Improvement Measure	Realized Option A Savings	Operational Savings	Annual Realized Savings	Guaranteed Annual Savings	Savings Variance
Water Meters and AMI	\$986,479	\$0	\$986,479	\$930,641	\$55,838
HVAC Armor	\$6,888	\$901	\$7,790	\$7,115	\$675
HVAC Replacements	\$4,660	\$1,288	\$5,947	\$5,248	\$699
Lighting	\$59,276	\$6,571	\$65,847	\$55,909	\$9,938
Traffic Signals	\$14,589	\$927	\$15,516	\$14,786	\$729
Total	\$1,071,892	\$9,687	\$1,081,579	\$1,013,700	\$67,879

4.2. Option A Energy Savings

Realized Option A Savings for the current Annual Period amounted to **\$1,071,892**, which exceeded the guaranteed **\$1,004,012** in Savings by **\$67,879** or 7%. Option A FIMs include Water Meters/AMI, HVAC Armor, HVAC Replacements, Lighting, and Traffic Signals (Table 15).

Table 15: Option A Savings for Annual Period 2

Facility Improvement Measure	Measured Usage Increase (Gal)	Electric Energy Savings (kWh)	Realized Savings	Guaranteed Savings	Savings Variance
Water Meters and AMI	3,800,765	0	\$986,479	\$930,641	\$55,838
HVAC Armor	0	80,377	\$6,888	\$6,214	\$674
HVAC Replacements	0	54,374	\$4,660	\$3,961	\$699
Lighting	0	691,666	\$59,276	\$49,338	\$9,938
Traffic Signals	0	152,760	\$14,589	\$13,859	\$730
Total	3,800,765	979,177	\$1,071,892	\$1,004,012	\$67,879

4.2.1. Water Meter and AMI

Under the Water Meters system upgrade, Siemens replaced and/or retrofitted existing water meters with new water meters and radios, including any required modifications to existing meter boxes, lids, etc. Table 16 summarizes the water meter quantities and types that were included in the original contracted scope of work, along with the amended water meter quantities and types according to pending Amendment 1 of the Performance Contracting Agreement. Siemens also installed a new Neptune R900i Automatic Metering Infrastructure (AMI) system which involved installing 9 Neptune Gateway Data Collectors, 1 MRS Drive by Mobile Unit, and 1 Nimble Ranger Handheld Reader.

Table 16: Original Contracted Water Meter Quantities and Types

Original Quantity	Amended Quantity	Size	Type	Description
8748	9543	5/8" X 3/4"	Neptune R900i Mach 10	Fixed Base Water Meter and Transmitter Replacement
466	598	1"	Neptune R900i Mach 10	Fixed Base Water Meter and Transmitter Replacement
101	109	1.5"	Neptune R900i Mach 10	Fixed Base Water Meter and Transmitter Replacement
1082	365	2"	Neptune R900i Mach 10	Fixed Base Water Meter and Transmitter Replacement
51	37	2"	Neptune High Performance Turbine meter	Fixed Base Water Meter and Transmitter Replacement
15	17	3"	Neptune High Performance Turbine meter	Fixed Base Water Meter and Transmitter Replacement
4	3	3"	Neptune High Performance Turbine meter	Fixed Base Water Meter and Transmitter Replacement
17	0	4"	Neptune TRU/FLO Compound Meter	Fixed Base Water Meter and Transmitter Replacement
12	4	4"	Neptune TRU/FLO Compound Meter	Fixed Base Water Meter and Transmitter Replacement
3	11	6"	Neptune TRU/FLO Compound Meter	Fixed Base Water Meter and Transmitter Replacement
2	3	6"	Neptune TRU/FLO Compound Meter	Fixed Base Water Meter and Transmitter Replacement
1	0	6"	Neptune Protectus SS w/T-10	Fixed Base Water Meter and Transmitter Replacement
1	0	8"	Neptune Protectus SS w/T-10	Fixed Base Water Meter and Transmitter Replacement
10,503	10,690	Total		

The fundamental principle behind this FIM is that observable decline in measurement efficiency of a water meter is predictable over time. A new, residential water meter will mechanically wear in response to cumulative water and age. Meters with greater amounts of cumulative water measured at any given time are likely to be less accurate than meters with lower accumulated reading due to increased wear accompanying the increased amount of measured water. Age and

water quality are also contributing factors in meter accuracy. This FIM involved replacing existing water meters throughout Weslaco with new, high-accuracy meters in order to increase the billable water revenues.

The overall benefits of implementing this FIM are:

- Revenue enhancement to the municipal water authority
- Cost avoidance of future meter failure
- More accurate billing
- Recovered revenue
- Fairness (new water customers only pay for water they actually use)
- Risk reduction/persistence of revenue

Realized revenue increase for *Water Meter and AMI* for Annual Period 2 amounted to **\$986,479**, which exceeded the guaranteed revenue increase of **\$930,641** by **\$55,838**, or 6% (Table 17).

Table 17: Water Meter and AMI Savings for Annual Period 2

Location	Realized		Guaranteed		Revenue Increase Variance
	Measured Usage Increase (Gal)	Measured Revenue Increase (\$)	Expected Usage Increase (Gal)	Expected Revenue Increase (\$)	
All Locations	3,800,765	\$986,479	3,585,627	\$930,641	\$55,838

The key parameter used to determine increased billable usage is water meter accuracy. Accuracy testing is performed annually for the length of the Performance Assurance Services Program (PASP) term on a random sampling of eleven (11) meters as outlined in Article 4 of the Performance Contracting Agreement. The M&V Plan dictates using a confidence and precision level of 80% and 20% respectively for meters sizes of 5/8", 1", 1.5" and 2", to provide assurance that the overall meter system is maintaining the desired level of accuracy.

Siemens requested an updated water meter database from Weslaco several months prior to testing. Test meters were chosen from the population of 5/8", 1", 1.5" and 2" meters based on a random sampling approach. Siemens then created a test list that was sent to Weslaco for approval. Once approved, the selected meters were pulled and sent for third party testing.

For Annual Period 2, Siemens removed and replaced a total of 11 meters of the following meter sizes:

- 5/8" Neptune T-10 meters

The selected meters were tested at a 3rd party testing facility according to American Water Works Association (AWWA) standards for testing residential water meters per AWWA Manual M6 Fifth

Edition. AWWA standards specify first testing a meter at low, medium, and high flow rates then calculating the aggregate meter efficiency by weighted formula. The formula for meter accuracy is as follows:

$$\begin{aligned} & (15\% \times \text{Measured Meter Accuracy @ High flow}) \\ & + (70\% \times \text{Measured Meter Accuracy @ Medium flow}) \\ & + (15\% \times \text{Measured Meter Accuracy @ Low flow}) \\ & \text{Average Weighted Accuracy of the Meter*} \end{aligned}$$

(*reference: AWWA Meter Manual M6, Fourth Edition; pg 60, "Meter Testing")

The weighted accuracy for each meter tested this Annual Period is listed in [Table 18](#).

Table 18: Water Meter Test List and Annual Period 2 Test Results

Account #	Address	Meter #	Meter Size	Reading (kGal)	Meter Accuracy (%)
40-0516-01	3611 NIDO ST	37228211	5/8"	79,498	99.70%
44-2047-02	1612 OAK LANE WES 2	37022114	5/8"	112,329	99.15%
42-7030-01	2303 SAGE	37029418	5/8"	119,721	99.15%
40-0934-01	516 27TH	37671419	5/8"	111,992	99.15%
02-0113-71	607 W TENTH	37022124	5/8"	135,299	99.15%
06-0570-07	306 S INDIANA	37671053	5/8"	60,918	99.30%
40-7999-01	1912 GINGER	36631453	5/8"	72,438	99.40%
04-0200-02	811 S FLORIDA	37671148	5/8"	54,311	99.15%
40-0152-61	1701 E 28TH	37660655	5/8"	163,867	99.70%
44-0003-04	3201 LOS ARCOS CIRCL	37029590	5/8"	135,737	100.00%
40-7693-03	2210 EVE AVE	37153869	5/8"	249,154	99.85%

The average of the weighted accuracies is 99.4%, exceeding the contractual guaranteed accuracy of 98.5%. Because the average exceeds the guaranteed accuracy, the meter accuracy results for this Annual Period are deemed acceptable. Annual Period 2 and baseline year average accuracy by meter size can be seen in [Table 19](#). After meter accuracy was measured, the tested meters were returned to Weslaco.

Table 19: Annual Period 2 and Baseline Year Average Accuracy

Time Period	Average Measured Meter Accuracy (%)
Baseline Year	83.50%
Expected Annual Period 2	98.50%
Measured Annual Period 2	99.40%

The average accuracy results were used in the annual revenue calculations to determine the Measured Billable Usage and Measured Revenue Increase for Annual Period 2 as seen in **Table 20**.

Table 20: Billable Water Usage and Revenue Calculations

Item	Description	Existing Consumption at 100% Accuracy (kGal)	Existing Meter Accuracy %	Existing Consumption (kGal)	New Meter Accuracy %	Consumption Billed with New Meters (kGal)	Annual Consumption Increase (kGal)	Annual Consumption Increase (\$)
1	Water - Group 1 - 5/8"	2,390,045	83.50%	1,995,688	99.40%	2,375,705	380,017	\$102,985
2	Water - Group 1 - 1"	4,023	83.50%	3,359	99.40%	3,998	640	\$173
3	Water - Group 1 - 1.5"	199	83.50%	166	99.40%	198	32	\$9
4	Water - Group 1 - 2"	26,829	83.50%	22,402	99.40%	26,668	4,266	\$1,156
5	Water - Group 2 - 5/8"	1,521	83.50%	1,270	99.40%	1,512	242	\$67
6	Water - Group 3 - 5/8"	669,568	83.50%	559,089	99.40%	665,550	106,461	\$43,330
7	Water - Group 3 - 1"	11,961	83.50%	9,987	99.40%	11,889	1,902	\$774
8	Water - Group 3 - 1.5"	10,913	83.50%	9,112	99.40%	10,848	1,735	\$706
9	Water - Group 3 - 2"	21,749	83.50%	18,160	99.40%	21,618	3,458	\$1,407
10	Water - Group 4 - 5/8" - Tier 1	20,779	83.50%	17,350	99.40%	20,654	3,304	\$1,001
11	Water - Group 4 - 5/8" - Tier 2	56	83.50%	47	99.40%	56	9	\$91
12	Water - Group 4 - 5/8" - Tier 3	3,743	83.50%	3,125	99.40%	3,720	595	\$201
13	Water - Group 4 - 5/8" - Tier 4	326	83.50%	272	99.40%	324	52	\$18
14	Water - Group 4 - 5/8" - Tier 5	9,792	83.50%	8,176	99.40%	9,733	1,557	\$534
15	Water - Group 4 - 1" - Tier 1	5,905	83.50%	4,930	99.40%	5,869	939	\$284
16	Water - Group 4 - 1" - Tier 2	23	83.50%	19	99.40%	22	4	\$37
17	Water - Group 4 - 1" - Tier 3	2,186	83.50%	1,825	99.40%	2,173	348	\$117
18	Water - Group 4 - 1" - Tier 4	623	83.50%	520	99.40%	619	99	\$34
19	Water - Group 4 - 1" - Tier 5	2,533	83.50%	2,115	99.40%	2,518	403	\$138
20	Water - Group 4 - 1.5" - Tier 1	2,565	83.50%	2,142	99.40%	2,550	408	\$124
21	Water - Group 4 - 1.5" - Tier 2	14	83.50%	12	99.40%	14	2	\$23

Item	Description	Existing Consumption at 100% Accuracy (kGal)	Existing Meter Accuracy %	Existing Consumption (kGal)	New Meter Accuracy %	Consumption Billed with New Meters (kGal)	Annual Consumption Increase (kGal)	Annual Consumption Increase (\$)
22	Water - Group 4 - 1.5" - Tier 3	976	83.50%	815	99.40%	970	155	\$52
23	Water - Group 4 - 1.5" - Tier 4	38	83.50%	32	99.40%	38	6	\$2
24	Water - Group 4 - 1.5" - Tier 5	0	83.50%	0	99.40%	0	0	\$0
25	Water - Group 4 - 2" - Tier 1	6,574	83.50%	5,489	99.40%	6,534	1,045	\$317
26	Water - Group 4 - 2" - Tier 2	32	83.50%	27	99.40%	32	5	\$52
27	Water - Group 4 - 2" - Tier 3	4,354	83.50%	3,635	99.40%	4,327	692	\$234
28	Water - Group 4 - 2" - Tier 4	1,371	83.50%	1,145	99.40%	1,363	218	\$74
29	Water - Group 4 - 2" - Tier 5	3,531	83.50%	2,948	99.40%	3,510	561	\$193
30	Water - Group 5 - 2" - Tier 1	277	83.50%	232	99.40%	276	44	\$12
31	Water - Group 5 - 2" - Tier 2	0	83.50%	0	99.40%	0	0	\$0
32	Water - Group 5 - 2" - Tier 3	0	83.50%	0	99.40%	0	0	\$0
33	Water - Group 6 - 5/8" - Tier 1	804	83.50%	671	99.40%	799	128	\$58
34	Water - Group 7 - 5/8" - Tier 1	237,145	83.50%	198,016	99.40%	235,722	37,706	\$11,199
35	Water - Group 7 - 5/8" - Tier 2	71,533	83.50%	59,730	99.40%	71,104	11,374	\$3,378
36	Water - Group 7 - 5/8" - Tier 3	257,825	83.50%	215,284	99.40%	256,278	40,994	\$12,586
37	Water - Group 7 - 1" - Tier 1	148,658	83.50%	124,130	99.40%	147,766	23,637	\$7,020
38	Water - Group 7 - 1" - Tier 2	56,413	83.50%	47,105	99.40%	56,075	8,970	\$2,664
39	Water - Group 7 - 1" - Tier 3	327,338	83.50%	273,327	99.40%	325,374	52,047	\$15,980
40	Water Group 7 - 1.5" - Tier 1	23,164	83.50%	19,342	99.40%	23,025	3,683	\$1,094
41	Water Group 7 - 1.5" - Tier 2	10,763	83.50%	8,987	99.40%	10,699	1,711	\$508
42	Water Group 7 - 1.5" - Tier 3	120,996	83.50%	101,032	99.40%	120,270	19,238	\$5,907
43	Water - Group 7 - 2" - Tier 1	64,223	83.50%	53,626	99.40%	63,837	10,211	\$3,033
44	Water - Group 7 - 2" - Tier 2	27,817	83.50%	23,227	99.40%	27,650	4,423	\$1,314
45	Water - Group 7 - 2" - Tier 3	654,763	83.50%	546,727	99.40%	650,835	104,107	\$31,964
46	Water - Group 8 - 5/8" - Tier 1	514,445	83.50%	429,562	99.40%	511,359	81,797	\$24,784

Item	Description	Existing Consumption at 100% Accuracy (kGal)	Existing Meter Accuracy %	Existing Consumption (kGal)	New Meter Accuracy %	Consumption Billed with New Meters (kGal)	Annual Consumption Increase (kGal)	Annual Consumption Increase (\$)
47	Water - Group 8 - 5/8" - Tier 2	1,381	83.50%	1,153	99.40%	1,373	220	\$2,248
48	Water - Group 8 - 5/8" - Tier 3	134,302	83.50%	112,142	99.40%	133,497	21,354	\$7,218
49	Water - Group 8 - 5/8" - Tier 4	28,411	83.50%	23,723	99.40%	28,240	4,517	\$1,536
50	Water - Group 8 - 5/8" - Tier 5	518	83.50%	432	99.40%	515	82	\$790
51	Water - Group 8 - 5/8" - Tier 6	256,967	83.50%	214,567	99.40%	255,425	40,858	\$13,893
52	Water - Group 8 - 1" - Tier 1	263,010	83.50%	219,613	99.40%	261,431	41,819	\$12,671
53	Water - Group 8 - 1" - Tier 2	1,150	83.50%	960	99.40%	1,143	183	\$1,872
54	Water - Group 8 - 1" - Tier 3	121,381	83.50%	101,353	99.40%	120,653	19,300	\$6,524
55	Water - Group 8 - 1" - Tier 4	25,775	83.50%	21,522	99.40%	25,620	4,098	\$1,394
56	Water - Group 8 - 1" - Tier 5	461	83.50%	385	99.40%	458	73	\$703
57	Water - Group 8 - 1" - Tier 6	141,036	83.50%	117,765	99.40%	140,190	22,425	\$7,625
58	Water - Group 8 - 1.5" - Tier 1	103,276	83.50%	86,236	99.40%	102,657	16,421	\$4,976
59	Water - Group 8 - 1.5" - Tier 2	533	83.50%	445	99.40%	530	85	\$868
60	Water - Group 8 - 1.5" - Tier 3	63,001	83.50%	52,606	99.40%	62,623	10,017	\$3,386
61	Water - Group 8 - 1.5" - Tier 4	14,964	83.50%	12,495	99.40%	14,875	2,379	\$809
62	Water - Group 8 - 1.5" - Tier 5	274	83.50%	229	99.40%	272	44	\$418
63	Water - Group 8 - 1.5" - Tier 6	130,460	83.50%	108,934	99.40%	129,677	20,743	\$7,053
64	Water - Group 8 - 2" - Tier 1	481,293	83.50%	401,880	99.40%	478,405	76,526	\$23,187
65	Water - Group 8 - 2" - Tier 2	2,580	83.50%	2,154	99.40%	2,564	410	\$4,200
66	Water - Group 8 - 2" - Tier 3	328,599	83.50%	274,380	99.40%	326,627	52,247	\$17,661
67	Water - Group 8 - 2" - Tier 4	89,546	83.50%	74,771	99.40%	89,009	14,238	\$4,841
68	Water - Group 8 - 2" - Tier 5	1,710	83.50%	1,427	99.40%	1,699	272	\$2,609
69	Water - Group 8 - 2" - Tier 6	2,262,773	83.50%	1,889,415	99.40%	2,249,196	359,781	\$122,337
70	Sewer - Group 1 - 5/8"	9,014,300	83.50%	7,526,941	99.40%	8,960,214	1,433,274	\$253,689
71	Sewer - Group 1 - 1"	98,235	83.50%	82,026	99.40%	97,645	15,619	\$2,765

Item	Description	Existing Consumption at 100% Accuracy (kGal)	Existing Meter Accuracy %	Existing Consumption (kGal)	New Meter Accuracy %	Consumption Billed with New Meters (kGal)	Annual Consumption Increase (kGal)	Annual Consumption Increase (\$)
72	Sewer - Group 1 - 1.5"	4,040	83.50%	3,374	99.40%	4,016	642	\$114
73	Sewer - Group 1 - 2"	549,083	83.50%	458,485	99.40%	545,789	87,304	\$15,453
74	Sewer - Group 2 - 5/8"	68	83.50%	57	99.40%	67	11	\$3
75	Sewer - Group 3 - 5/8" - Tier 1	89,646	83.50%	74,855	99.40%	89,109	14,254	\$3,250
76	Sewer - Group 3 - 5/8" - Tier 2	315	83.50%	263	99.40%	314	50	\$545
77	Sewer - Group 3 - 5/8" - Tier 3	47,167	83.50%	39,384	99.40%	46,884	7,500	\$1,905
78	Sewer - Group 3 - 5/8" - Tier 4	193	83.50%	161	99.40%	192	31	\$323
79	Sewer - Group 3 - 5/8" - Tier 5	111,665	83.50%	93,241	99.40%	110,995	17,755	\$4,510
80	Sewer - Group 3 - 1" - Tier 1	87,963	83.50%	73,449	99.40%	87,435	13,986	\$3,189
81	Sewer - Group 3 - 1" - Tier 2	431	83.50%	360	99.40%	428	69	\$744
82	Sewer - Group 3 - 1" - Tier 3	51,470	83.50%	42,978	99.40%	51,161	8,184	\$2,079
83	Sewer - Group 3 - 1" - Tier 4	160	83.50%	133	99.40%	159	25	\$267
84	Sewer - Group 3 - 1" - Tier 5	45,649	83.50%	38,117	99.40%	45,375	7,258	\$1,844
85	Sewer - Group 3 - 1.5" - Tier 1	8,571	83.50%	7,157	99.40%	8,520	1,363	\$311
86	Sewer - Group 3 - 1.5" - Tier 2	57	83.50%	47	99.40%	56	9	\$98
87	Sewer - Group 3 - 1.5" - Tier 3	9,856	83.50%	8,230	99.40%	9,797	1,567	\$398
88	Sewer - Group 3 - 1.5" - Tier 4	42	83.50%	35	99.40%	42	7	\$71
89	Sewer - Group 3 - 1.5" - Tier 5	23,877	83.50%	19,938	99.40%	23,734	3,797	\$964
90	Sewer - Group 3 - 2" - Tier 1	149,232	83.50%	124,609	99.40%	148,337	23,728	\$5,410
91	Sewer - Group 3 - 2" - Tier 2	832	83.50%	695	99.40%	827	132	\$1,437
92	Sewer - Group 3 - 2" - Tier 3	139,835	83.50%	116,762	99.40%	138,996	22,234	\$5,647
93	Sewer - Group 3 - 2" - Tier 4	593	83.50%	495	99.40%	589	94	\$992
94	Sewer - Group 3 - 2" - Tier 5	689,642	83.50%	575,851	99.40%	685,504	109,653	\$27,852
95	Sewer - Group 4 - 5/8" - Tier 1	330,479	83.50%	275,950	99.40%	328,496	52,546	\$14,293
96	Sewer - Group 4 - 5/8" - Tier 2	798	83.50%	666	99.40%	793	127	\$1,136

Item	Description	Existing Consumption at 100% Accuracy (kGal)	Existing Meter Accuracy %	Existing Consumption (kGal)	New Meter Accuracy %	Consumption Billed with New Meters (kGal)	Annual Consumption Increase (kGal)	Annual Consumption Increase (\$)
97	Sewer - Group 4 - 5/8" - Tier 3	84,340	83.50%	70,424	99.40%	83,834	13,410	\$4,064
98	Sewer - Group 4 - 5/8" - Tier 4	229	83.50%	191	99.40%	227	36	\$339
99	Sewer - Group 4 - 5/8" - Tier 5	85,719	83.50%	71,575	99.40%	85,205	13,629	\$4,130
100	Sewer - Group 4 - 1" - Tier 1	157,768	83.50%	131,736	99.40%	156,821	25,085	\$6,823
101	Sewer - Group 4 - 1" - Tier 2	640	83.50%	535	99.40%	637	102	\$912
102	Sewer - Group 4 - 1" - Tier 3	86,367	83.50%	72,116	99.40%	85,848	13,732	\$4,161
103	Sewer - Group 4 - 1" - Tier 4	270	83.50%	226	99.40%	269	43	\$401
104	Sewer - Group 4 - 1" - Tier 5	85,610	83.50%	71,484	99.40%	85,096	13,612	\$4,125
105	Sewer - Group 4 - 1.5" - Tier 1	6,376	83.50%	5,324	99.40%	6,338	1,014	\$276
106	Sewer - Group 4 - 1.5" - Tier 2	42	83.50%	35	99.40%	41	7	\$59
107	Sewer - Group 4 - 1.5" - Tier 3	5,123	83.50%	4,277	99.40%	5,092	814	\$247
108	Sewer - Group 4 - 1.5" - Tier 4	12	83.50%	10	99.40%	12	2	\$18
109	Sewer - Group 4 - 1.5" - Tier 5	9,582	83.50%	8,001	99.40%	9,525	1,524	\$462
110	Sewer - Group 4 - 2" - Tier 1	268,815	83.50%	224,461	99.40%	267,203	42,742	\$11,626
111	Sewer - Group 4 - 2" - Tier 2	1,464	83.50%	1,223	99.40%	1,456	233	\$2,086
112	Sewer - Group 4 - 2" - Tier 3	238,058	83.50%	198,779	99.40%	236,630	37,851	\$11,470
113	Sewer - Group 4 - 2" - Tier 4	965	83.50%	806	99.40%	960	154	\$1,432
114	Sewer - Group 4 - 2" - Tier 5	1,224,048	83.50%	1,022,080	99.40%	1,216,703	194,624	\$58,977
115	Sewer - Group 5 - 2" - Tier 1	2,143	83.50%	1,789	99.40%	2,130	341	\$93
116	Sewer - Group 5 - 2" - Tier 2	14	83.50%	12	99.40%	14	2	\$20
117	Sewer - Group 5 - 2" - Tier 3	2,843	83.50%	2,374	99.40%	2,826	452	\$137
118	Sewer - Group 5 - 2" - Tier 4	14	83.50%	12	99.40%	14	2	\$21
119	Sewer - Group 5 - 2" - Tier 5	17,748	83.50%	14,819	99.40%	17,641	2,822	\$855
0	Total	23,904,181		19,959,991		23,760,756	3,800,765	\$986,479

4.2.2. HVAC Armor

Siemens installed HVAC armor on existing HVAC systems. HVAC armor is a restorative coating impregnated with 65% aluminum in a base of industrial grade polyurethane applied to reduce corrosion and make cleaning easier and more efficient.

Table 21 summarizes the HVAC equipment in which armor was applied at Weslaco with the equipment that was removed, as per pending Amendment 1, crossed out.

Table 21: Original Contracted HVAC Armor Locations

Facility Name	Location	Manuf.	Model #	Serial #
Customs Building	Roof	Trane	4TCC3036A100AB	9372KP79H
Customs Building	Roof	Trane	4TCC3036A100AB	10123LLE9H
Customs Building	Roof	Trane	4TCC3036A100AB	9464HXE9H
Public Works	SE Ext ground	Trane	2TTB3060A1000AA	80134662F
Public Works	Ext ground	Trane	TTA240B400FB	8024Y0AAD
Public Works	Ext ground	Trane	TTA150H400AA	16202LR4YA
Public Works	NE Ext ground	Trane	2TTB3048A1000AA	7503RSX4F
Fire Station #2	Roof	Trane	M4AC3048A1000AA	(missing)
Fire Station #2	Roof	Trane	M4AC3060A1000AA	(missing)
Fire Station #2	Roof	Rheem	RAKB-036JAZ	6952M520403394
City Hall	Roof	Trane	RAUCC30EBY03ABD000020	C05E03761
City Hall	Roof	Trane	RAUCC30EBY03ABD000020	C05E03760
City Hall	Roof	Daikin	DTH036XXX1DXXXAA	1507346290
Parks Office	Ext ground	Rheem	RAKA-042CAZ	5462FF049907081
Weslaco Service Center	Ext ground	Johnson	TCJD60S43S4EA	W1H5908370
Weslaco Service Center	Ext ground	Rheem	RAND-024JAZ	7293F080603118
Weslaco Service Center	Ext ground	Rheem	RANL-060CAZ	7394W311001035
Tower Theater	Ext ground	Rheem	13AJN60A01	W401434791
Library Annex	Roof	Trane	4TTA3048D3000CA	133028WX3F
Library Annex	Roof	Daikin	DX13SA0603AC	1610072965
Library	Roof	Carrier	50PG-C08-AB50-AA	3406G50002
Library	Roof	Carrier	50PG-C08-AB50-AA	3406G50003
Library	Roof	Carrier	50PG-C06-AB50-AA	3406G20013
Library	Roof	Carrier	50PG-C06-AB50-AA	3406G20014
Library	Roof	Trane	4TTA3060D3000CA	12363MEC4F
Library	Roof	Trane	4TTA3060D3000CA	12363ME84F
Library	Roof	Trane	4TTA3060D3000CA	12365T4N4F
Library	Roof	Trane	4TTA3060D3000CA	12365T224F
Library	Roof	Trane	M4AC3024A1000AA	(missing)
Mayor Braught Theater	Roof	Rheem	RAWD-090CAZ	7002F150605199
Mayor Braught Theater	Roof	Rheem	RAWE-092CAZ	F421402012
Mayor Braught Theater	Roof	Rheem	RLKA-A085CM	6225F020615525
Police Substation	Roof	Trane	TSC060E3E0A	121011746L
Police Substation	Roof	Am. Std.	TSC048E3E0A	111010737L
Fire Administration Building	Roof	Trane	TSC092F3E0A09000	160411943L
Terminal	Ext ground	Rheem	RAWL-090CAZ	7753W041308615
Water Treatment Plant	Ext ground	Trane	4TWB4036G1000AB	13045KW22F
Water Treatment Plant	Ext ground	Trane	TTA090D400AA	14284SCAYA
Water Treatment Plant	Ext ground	Trane	TTA090D400AA	14284SCWYA
Water Treatment Plant	Ext ground	Trane	TTA120E400AA	1430481DYA
Water Treatment Plant	Ext ground	Trane	TTA120E400AA	1430481AYA

Crossed out listings were removed from the scope as per pending Amendment 1.

HVAC armor electric energy Savings result from the increased efficiency of the condensing units due to the cleaning of the condenser coils and application of a corrosion inhibit coil coating that increases heat transfer. When applied, the coils are UV resistant which prevents any further corrosion. Likewise, the coating is hydrophobic which prevents build-up of dust and mold. A reduction in condensing unit power draw also results in improved operating efficiency and reduced electric energy consumption.

Energy savings were determined by verifying the improvement in COP efficiency (%Change). Measured pre- and post-retrofit condenser unit temperature (°F) and compressor pressure (psi) were inputted into a software program to calculate enthalpy (h) for each Stage of the refrigeration cycle for a sample of units. The calculated pre- and post-retrofit enthalpy (h) were used to determine %Change, which is then multiplied by the baseline electricity consumption to quantify annual electricity Savings ([Table 22](#)).

Table 22: COP Efficiency Measurements for HVAC Armor

HVAC Armor Unit	Pre-Retrofit COP	Expected Post-Retrofit COP	Measured Post-Retrofit COP
Weslaco Library SN: 3406G20013	5.81	6.93	8.15
Weslaco Library SN: 3406G20014	8.06	8.47	8.70

Realized Savings for HVAC Armor for Annual Period 2 amounted to **\$6,888**, which exceeded the guaranteed Savings of **\$6,214** by **\$675**, or 11% ([Table 23](#)).

Table 23: HVAC Armor Savings for Annual Period 2

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
City Hall	2,022	\$173	1,728	\$148	\$25
Customs Building	3,333	\$286	2,839	\$243	\$42
Fire Administration Building	2,691	\$231	2,259	\$194	\$37
Fire Station #2	3,308	\$283	2,828	\$242	\$41
Library	16,639	\$1,426	15,637	\$1,340	\$86
Library Annex	3,295	\$282	2,806	\$240	\$42
Mayor Eugene Braught Theatre	8,176	\$701	6,968	\$597	\$104
Parks Office	1,379	\$118	1,192	\$102	\$16
Public Works/Pfa Building	15,297	\$1,311	12,994	\$1,114	\$197
Terminal	2,732	\$234	2,315	\$198	\$36
Tower Theatre	1,813	\$155	1,533	\$131	\$24
Water Treatment Plant	13,785	\$1,181	13,437	\$1,152	\$30

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
Weslaco Service Center	2,599	\$223	3,142	\$269	(\$47)
Police Substation	3,308	\$283	2,828	\$242	\$41
Total	80,377	\$6,888	72,506	\$6,214	\$675

4.2.3. HVAC Replacements

The HVAC units listed in **Table 24** were replaced with new, high efficiency units. Verification of electric savings were based upon post-retrofit SEER (Seasonal Energy Efficiency Ratio) rating of the HVAC units based on manufacturer's specifications. The Realized Savings are a result of the lower SEER rating of the new equipment. The lower SEER rating indicates that the new units are more efficient than the old equipment they replaced.

Table 24: HVAC Replacements Equipment List

Facility Name	Location	Manuf.	Model #	Serial #	Base Efficiency (SEER)	Post Efficiency (SEER)
Public Works	N Ext ground	Trane	2TTB3018A1000AA	7374LAC5F	1.20	0.86
Fire Station #3	Ext ground	Carrier	38BRC048540	1500E03324	1.20	0.86
City Hall	Roof	Trane	2TTB2036A1000AA	43454U73F	1.00	0.86
Parks Office	Ext ground	Rheem	RAKA-042CAZ	5462FF049907081	1.20	0.86
Weslaco Service Center	Ext ground	Rheem	RAWD-090CAZ	7002F180405605	1.09	0.86
Tower Theater	Ext ground	Rheem	RAKB-048JAZ	6954 M2605 15561	1.20	0.86
Fire Marshal Office	Roof	(missing)	(missing)	(missing)	1.20	0.86
Fire Marshal Office	Roof	Rheem	RAKA-030JAZ	6908F420305298	1.20	0.86
Fire Marshal Office	Roof	Goodman	CK60-1C	9808500196	1.20	0.86
Office Building @ Tower Theater	Ext ground	Ruud	UAKA-042JAZ	5461F180216930	1.20	0.86
Fire Administration Building	Roof	Trane	(missing)	(missing)	1.20	0.86

Realized Savings for *HVAC Replacement* for Annual Period 2 amounted to **\$4,660**, which exceeded the guaranteed Savings of **\$3,961** by **\$699**, or 18% (**Table 25**).

Table 25: HVAC Replacement Savings for Annual Period 2

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
City Hall	1,786	\$153	1,518	\$130	\$23
Fire Administration Building	7,735	\$663	6,575	\$563	\$99
Fire Marshal Office	15,470	\$1,326	13,149	\$1,127	\$199
Fire Station #3	5,205	\$446	4,424	\$379	\$67

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
Office Building At Tower Theatre	3,610	\$309	3,068	\$263	\$46
Parks Office	3,094	\$265	2,630	\$225	\$40
Public Works/Pfa Building	3,358	\$288	2,855	\$245	\$43
Tower Theatre	6,196	\$531	5,267	\$451	\$80
Weslaco Service Center	7,921	\$679	6,733	\$577	\$102
Total	54,374	\$4,660	46,218	\$3,961	\$699

4.2.4. Lighting

The existing lighting system was retrofitted with more energy efficient lighting equipment resulting in electric energy savings as shown in [Table 26](#).

Table 26: Lighting Location Proposed

Interior Lighting Locations	Exterior Lighting Locations
Airport	Airport
Animal Shelter	Animal Shelter
Brought Theater	Brought Theater
City Hall	City Hall
Fire Administration Building	Fire Administration Building
Fire Station #2	Fire Station #2
Fire Station #3	Fire Station #3
Library	Library Annex
Old City Hall	Old City Hall
Parks – 1020 W. 18 th St.	Parks – 1020 W. 18 th St.
Parks – 1206 E. 6 th St.	Parks – 1200 E. 6 th St.
Parks – 300 N. Airport Dr.	Parks – 300 N. Airport Dr.
Parks – Harlon Block Park	Parks – 301 S. Border Ave.
Parks – Valley Nature Center	Parks – 400 Hidalgo St.
Public Works	Parks – Harlon Block Park
Wastewater Treatment North	Parks – Valley Nature Center
Water Treatment Plant	Public Parking Garage
	Public Works
	Wastewater Treatment North
	Water Treatment Plant

Table 27 illustrates the lighting improvements quantities installed at Weslaco.

Table 27: Lighting Improvements Fixture Quantity

Description	Quantity
Don't Do - Not included in Project	1042
LED New Exit Sign	2
LED New fixture	293
LED Relamp	502
LED Retrofit Kit	116
Linear LED Retrofit	954
Linear LED Retrofit Kit	632
New Occupancy Sensor	10
Total	2509

Savings were verified based on a sampling of one-time measurements of the lighting power capacity under existing conditions, a sampling of one-time measurements of the lighting power capacity upon completion of the lighting retrofit project and agreed-upon annual operating hours. Spot wattage measurements of a random sample of pre-retrofit (baseline) and post-retrofit fixture types or fixture circuits were used to establish power capacity. Sample size for wattage measurements was determined based on FEMP guidelines for sample size determination, with overall population sample size not to exceed 10% of the retrofit population.

Realized Savings for *Lighting* for Annual Period 2 amounted to **\$59,276**, which exceeded the guaranteed Savings of **\$49,338** by **\$9,938**, or 20% (Table 28).

Table 28: Lighting Savings for Annual Period 2

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
Airport	21,538	\$1,846	19,694	\$1,688	\$158
Animal Shelter	854	\$73	3,695	\$317	(\$243)
City Hall	178,717	\$15,316	113,128	\$9,695	\$5,621
Fire Marshal Office	6,024	\$516	6,133	\$526	(\$9)
Fire Administration Building	12,183	\$1,044	11,157	\$956	\$88
Fire Station #2	15,965	\$1,368	15,503	\$1,329	\$40
Fire Station #3	16,934	\$1,451	17,305	\$1,483	(\$32)
Library	50,418	\$4,321	60,304	\$5,168	(\$847)
Library Annex	933	\$80	578	\$50	\$30
Mayor Eugene Braught Theatre	3,902	\$334	4,441	\$381	(\$46)
Parks (1020 W. 18Th St)	8,572	\$735	14,535	\$1,246	(\$511)

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
Parks (1200 E. 6Th St)	7,023	\$602	5,979	\$512	\$90
Parks (1206 E. 6Th St)	77	\$7	67	\$6	\$1
Parks (301 S. Border Ave)	59	\$5	62	\$5	(\$0)
Parks (300 N. Airport Dr)	16,020	\$1,373	7,489	\$642	\$731
Parks (400 Hidalgo St)	0	\$0	7,115	\$610	(\$610)
Parks (Harlon Block Park)	6,485	\$556	6,548	\$561	(\$5)
Public Parking Garage	57,124	\$4,895	23,309	\$1,998	\$2,898
Public Works/Pfa Building	189,070	\$16,203	159,527	\$13,671	\$2,532
Valley Nature Center	19,136	\$1,640	17,986	\$1,541	\$99
Water Treatment Plant	21,642	\$1,855	60,912	\$5,220	(\$3,365)
Wastewater Treatment Plant	58,990	\$5,055	20,236	\$1,734	\$3,321
Total	691,666	\$59,276	575,704	\$49,338	\$9,938

Realized Savings exceeded guaranteed Savings as a result of post- retrofit fixture measurements that were lower than expected ([Table 29](#) and [Table 30](#)).

Table 29: Pre-Retrofit Lighting Measurement Comparison

Fixture Type	Quantity	Expected Pre-Retrofit Watts	Measured Pre-Retrofit Watts	% Difference
CFL-32W-MT-4P(1): B-CFL-2-32-ELECT(1)	22	36.0	34.1	-5.6%
FLU-F32T8(2): B-T8-2-32-IS-SP(1)	110	59.0	60.9	3.1%
FLU-F32T8(3): B-T8-2-32-IS-SP(2)	132	90.0	90.6	0.7%
FLU-F32T8(3): B-T8-3-32-IS-SP(1)	100	85.0	86.6	1.8%
FLU-F32T8(4): B-T8-4-32-IS-SP(1)	616	112.0	110.0	-1.8%
FLU-F34T12(4): B-T12-2-40-MAG(2)	121	144.0	136.5	-5.5%
FLU-F54T5/HO(4): B-T5HO-4-54-PS-RP(1)	957	240.0	231.6	-3.6%
FLU-F96T12(2): B-T12SL-2-75-MAG(1)	176	158.0	159.6	1.0%
HPS-100W-ED-SIM(1): B-HPS-1-100-MAG(1)	103	130.0	120.0	-8.3%
HPS-150W-ED-SIM(1): B-HPS-1-150-MAG(1)	113	188.0	173.9	-8.1%
MH-100W-ED-SIM(1): B-MH-1-100-MAG(1)	51	129.0	119.2	-8.2%
MH-175W-ED-SIM(1): B-MH-1-175-MAG(1)	87	210.0	197.5	-6.3%
MH-250W-ED-SIM(1): B-MH-1-250-MAG(1)	220	295.0	278.0	-6.1%
MH-400W-ED-SIM(1): B-MH-1-400-MAG(1)	40	458.0	421.1	-8.8%
MH-400W-ED-SIM(2): B-MH-1-400-MAG(2)	54	916.0	924.5	0.9%

Table 30: Post-Retrofit Lighting Measurement Comparison

Fixture Type	Quantity	Expected Pre-Retrofit Watts	Measured Pre-Retrofit Watts	% Difference
LED-15W-A-SI(1): NA(0); 15	25	15.0	14.2	-5%
LED-15W-T8L4A-BP(2): B-LED-2-15-DRV(1); 30	260	30.0	29.6	-1%
LED-15W-T8L4A-BP(2): B-LED-2-15-DRV-SP(1); 36	242	36.0	35.9	0%
LED-15W-T8L4A-BP(2): B-LED-4-15-DRV(0.5); 30	110	30.0	29.4	-2%
LED-15W-T8L4A-BP(3): B-LED-3-15-DRV(1); 44	97	44.0	43.8	-1%
LED-15W-T8L4A-BP(3): B-LED-3-15-DRV-SP(1); 54	737	54.0	54.5	1%
LED-15W-T8L4A-BP(4): B-LED-4-15-DRV(1); 60	176	60.0	59.3	-1%
LED-25W-T5L4A-MBP(4): B-T5HO-2-54-PS-RP(2); 100	957	100.0	99.2	-1%
LED-NA-FXT90-NB(1): NA(0); 109	32	109.0	109.0	0%
LED-NA-FXT90-NB(1): NA(0); 19	461	19.0	18.9	-1%
LED-NA-FXT90-NB(1): NA(0); 245	54	245.0	243.3	-1%
LED-NA-FXT90-NB(1): NA(0); 28	87	28.0	27.8	-1%
LED-NA-FXT90-NB(1): NA(0); 56	20	56.0	56.2	0%
LED-NA-FXT90-NB(1): NA(0); 70	144	70.0	69.9	0%
LED-NA-FXT90-NB(2): NA(0); 56	54	56.0	56.0	0%
LED-NA-KIT50-NB(1): B-LED-1-25-DRV(1); 27	22	27.0	26.7	-1%

4.2.5. Traffic Signals

Siemens retrofitted the existing traffic signal light fixtures with more energy- efficient LED lighting fixtures. **Table 31** lists the traffic signal quantities and types installed at Weslaco.

Table 31: Lighting Fixture Types for Traffic Signals

Fixture Type	Quantity
12" red traffic ball	117
12" yellow traffic ball	105
12" green traffic ball	109
12" yellow arrow	27
12" green arrow	27
hand & person countdown 16"	27

Verification of electric energy savings were achieved through a one-time calculation of energy reduction based on manufacturer's specifications of electric demand and industry stipulated hours of operation for each installed fixture type.

Realized Savings for *Traffic Signals* for Annual Period 2 amounted to **\$14,589**, which exceeded the guaranteed Savings of **\$13,859** by **\$729**, or 5% (**Table 32**).

Table 32: Traffic Signals Savings for Annual Period 2

Location	Realized Savings		Guaranteed Savings		Savings Variance
	Electric Energy Savings (kWh)	Total Realized Savings	Electric Energy Savings (kWh)	Total Guaranteed Savings	
City Wide Traffic Signals	152,760	\$14,589	145,122	\$13,859	\$729

4.3. Operational Savings

In addition to energy savings, the Contract provided operational savings benefits to Weslaco. **Table 33** identifies the sources of Operational Savings which were defined, quantified, and agreed-upon by both Siemens and Weslaco for Annual Period 2. It is important to note that Operational Savings are Stipulated Savings and will not be measured or monitored during the Performance Guarantee Period.

Table 33: Operational Savings for Annual Period 2

FIM	Description	Second Annual Period Savings
HVAC Armor	O&M Savings based on extended life of existing equipment and fewer maintenance service calls.	\$901
HVAC Replacements	O&M Savings based on new equipment so City will not need to pay for parts or repairs that are covered under warranty.	\$1,288
Lighting	O&M Savings based on new lights so City will need to pay for material or replacements that are covered under warranty.	\$6,571
Traffic Signals	O&M Savings based on new lights so City will need to pay for material or replacements that are covered under warranty.	\$927
Total		\$9,687

5. Site Inspection Report

Date of Inspection: January 27th, 2021

Customer: City of Weslaco, Texas

Customer Representatives:

- Omar Rodriguez, Parks Director

Siemens Inspector(s):

- Mark Castañeda, Performance Assurance Sr. Client Service Manager

Reason for Trip:

Perform annual inspection of FIM's implemented and meet with the City of Weslaco's Parks Director, Omar to discuss overall performance of the project and identify any issues related to the FIM equipment installed.

Facility Improvement Measure	Option Type	Inspection Note
Water Meters & AMI (Automatic Metering Infrastructure) System	A	Inspect sample of water meters in operation (randomly selected) and spot check of AMI collector equipment
HVAC Armor	A	Inspect sample of HVAC equipment that received HVAC Armor coating
HVAC Replacement	A	Inspect sample of HVAC replacements
Lighting	A	Inspect sample of LED Lighting upgrades for proper installation and operation
Traffic Signals	A	Inspect sample of upgraded Traffic Signals for proper installation and operation

Results of Inspection:

Water Meters & AMI System: Inspected random Neptune water meters in ground that were active and in operation. All water meters inspected appeared to be properly installed and operational as expected. However, there were several meter locations where the meter lids appeared to be damaged. It was unlikely the damaged lids are affecting meter performance and are more of an aesthetics and safety matter. In addition to the damaged or dislodged lids, several meters were found to be buried by dirt and leaves. Below are photos taken during the site inspection. In addition, inspected AMI equipment at collector locations listed below. All AMI equipment inspected appeared to be properly installed and operational as expected.

In addition to the visual inspection, Siemens discussed the Water Meter/AMI FIM with Omar. meters or AMI equipment. Omar did report the City is experiencing issues with meter readings. The City has been in contact with Core and Main and provided various meters for testing and are still unsatisfied with the water meter reading capabilities. I attempted to meet with Mr. Vidal Roman to further discuss the water meter issues however he was not available during the visit. I followed up with a virtual meeting however the City representatives did not accept my invite. If

the City is still having issues, Siemens recommends a discussion be held to discuss the matter and a possible solution.



Figure 3: Typical Neptune Mach 10 (meter was covered by dirt and leaves)



Figure 4: Inspected Meter Lid (lid was damaged around the antenna bracket)



Figure 5: Typical 5/8" Neptune Mach 10 meter (Meter was covered by dirt)



Figure 6: Meter Lid inspected was dislodge upon arrive, antenna was not flush with ground (Corrected after inspection)



Figure 7: Meter Lid inspected, was properly in-place



Figure 8: Meter lid was in good condition



Figure 9: Typical 1" Neptune Mach 10 meter (was covered by dirt)



Figure 10: Typical 5/8" Neptune Mach 10 (Meter was covered by leaves, Meter Lid was partially open)



Figure 11: Damaged Meter Lid (possibly impact around meter antenna)



Figure 12: Typical 5/8" Neptune Mach 10 (Meter was covered by dirt)

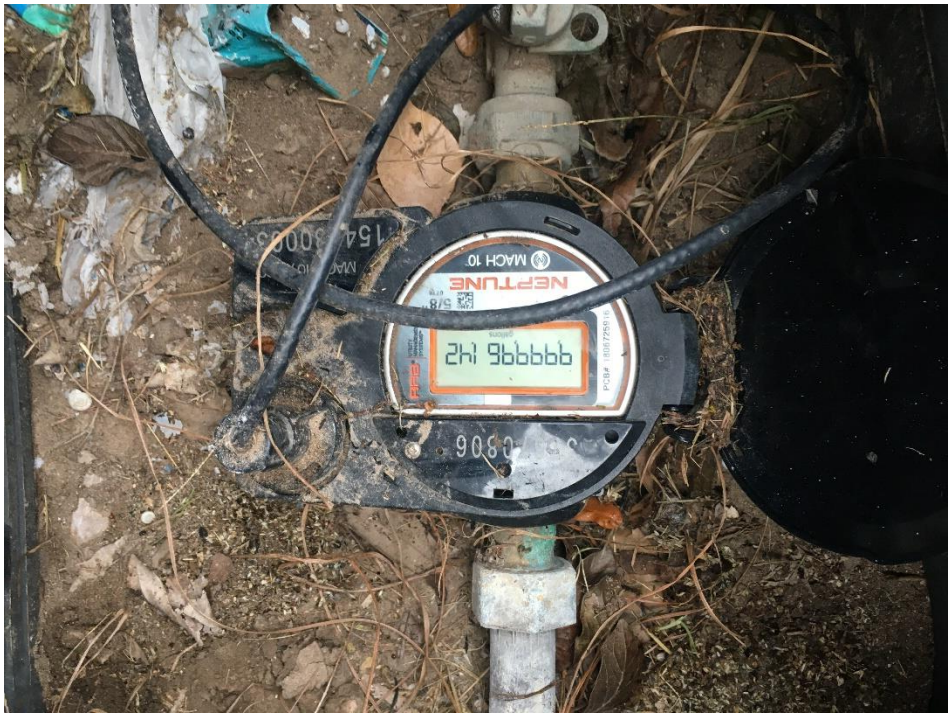


Figure 13: Typical 5/8" Neptune Mach 10



Figure 14: Broken Meter Lid



Figure 15: Typical 5/8" Neptune Mach 10 Water Meter (meter was covered by dirt and leaves) Meter associated with Broken Lid in Figure 12



Figure 16: AMI Collector atop Water Tower

HVAC Armor: Visually inspected Roof Top Units coils at the City Hall that were sprayed with HVAC Armor. Below are photos taken during the site inspection. In addition to the visual inspection of these units, this FIM was further discussed in Year 1 with Omar in response to questions raised by the City. The HVAC Armor was implemented on some HVAC units that were older than 10 years old. Since implementation the City removed and replaced one of the Trane rooftop units at the City Hall. Siemens has revised the guaranteed savings based on the as-builts, and also revised the savings to account for the unit replaced at City Hall as part of Amendment #1. Other than unit at the City Hall, Omar reported no other issues with the HVAC Armor FIM.



Figure 17: Roof Top Unit Coils sprayed with HVAC Armor

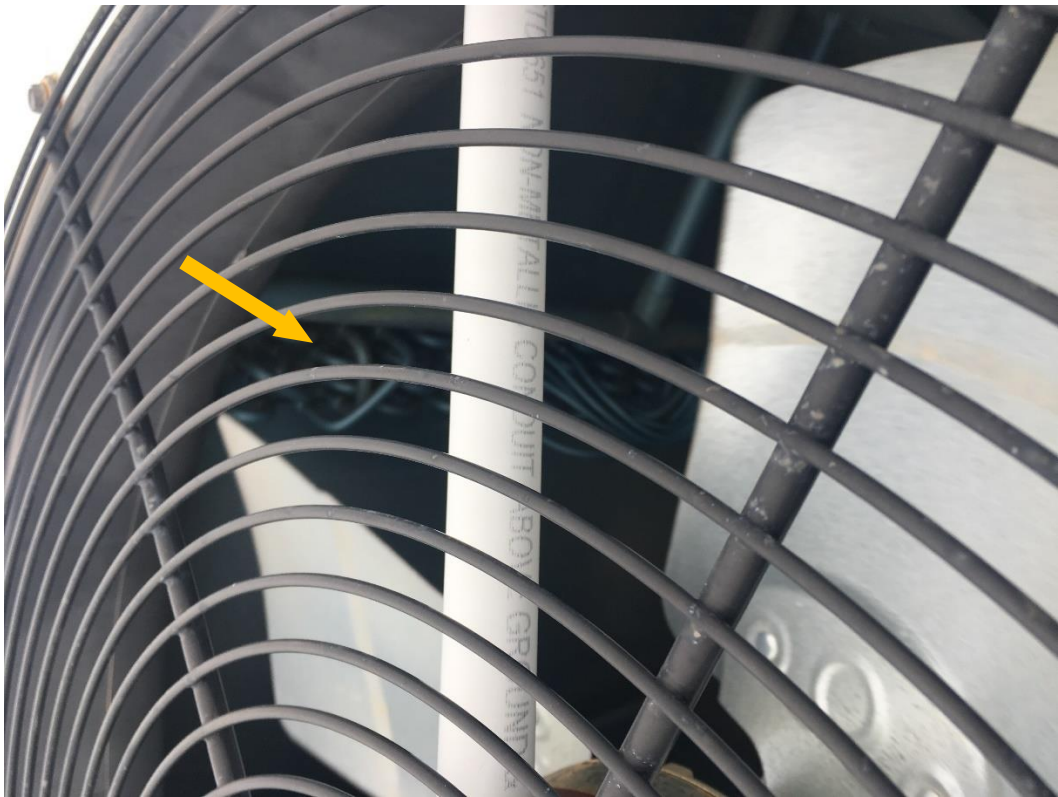


Figure 18: Another angle of Roof Top Unit sprayed with HVAC Armor



Figure 19: HVAC Armor tag on Roof Top Unit at City Hall



Figure 20: HVAC Armor tag on City Hall units

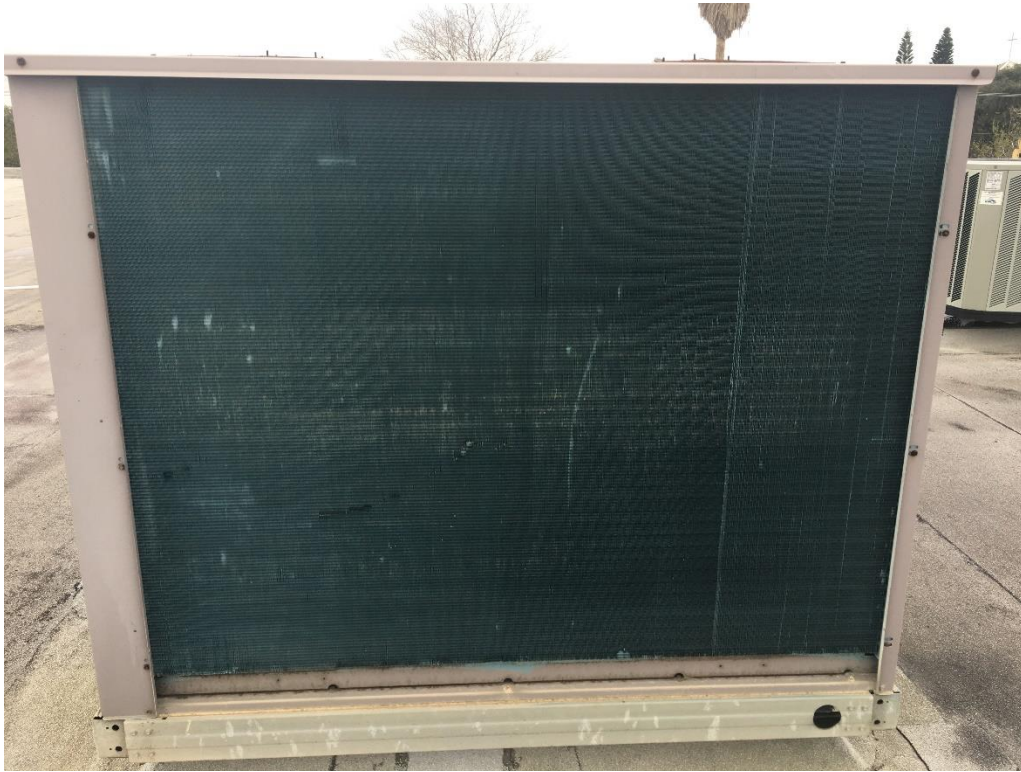


Figure 21: HVAC Armor coating on RTU coils



Figure 22: Additional HVAC Armor tag on City Hall RTU

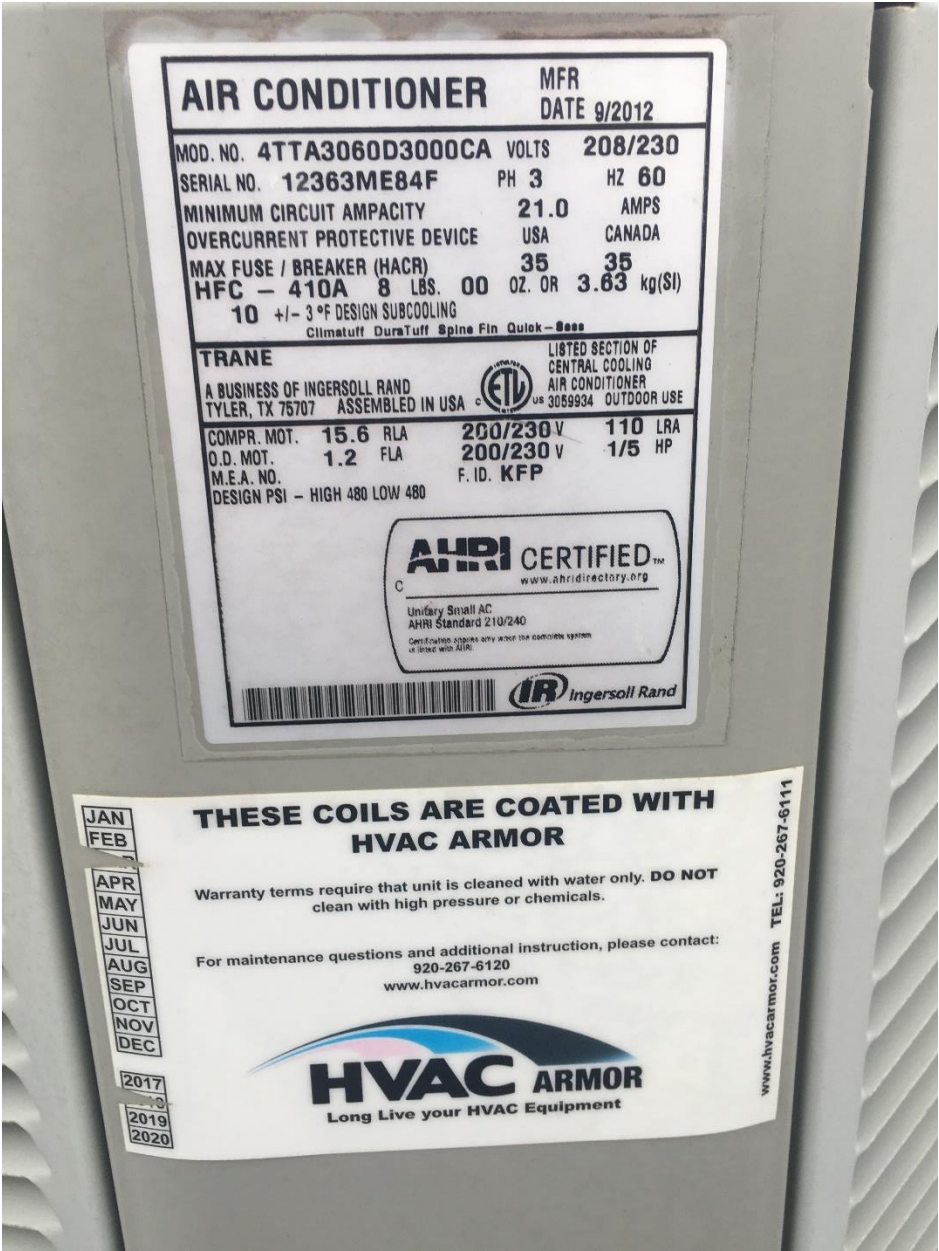


Figure 23: HVAC Armor tag on City Hall RTU

HVAC Replacement Inspected HVAC Replacements at the City Hall, Fire Administration Building, and the Tower Theatre. Below are photos taken during the site inspection. City did not report any issues regarding the HVAC Replacements that were done. Additional units will be inspected in future reporting periods to ensure installation and proper operation is still being done.



Figure 24: Replaced Split-System at Weslaco Tower Theatre (Outdoor)



Figure 25: Replaced Split-System at Weslaco Tower Theatre (Indoor)



Figure 26: Replaced Roof Top Unit at City Hall



Figure 27: Replaced Split-System at PFA Building (Outdoor)

Lighting: Inspected the lighting upgrades that were implemented at the Mayor Joe V. Sanchez Public Library, Mayor Eugene A. Brought Memorial Theater and City Hall. All inspected Lighting equipment appeared to be properly installed and operating. The screw-in LEDs discovered to be inoperable at the Library front desk had been repaired. In addition, there was several lighting fixtures that appeared to have their plastic cover removed, however in Year 2 the City implemented protective sleeves to protect the LED fixtures. There were (4) 2x4 LED Fixtures at the Public Library close to the Elevators that appeared to be burned out. Siemens recommends replacements as soon as possible. Below are photos taken during the site inspection.



Figure 28: 2x2 LED Light Fixture at Public Library



Figure 29: Accent LED Lighting at Public Library

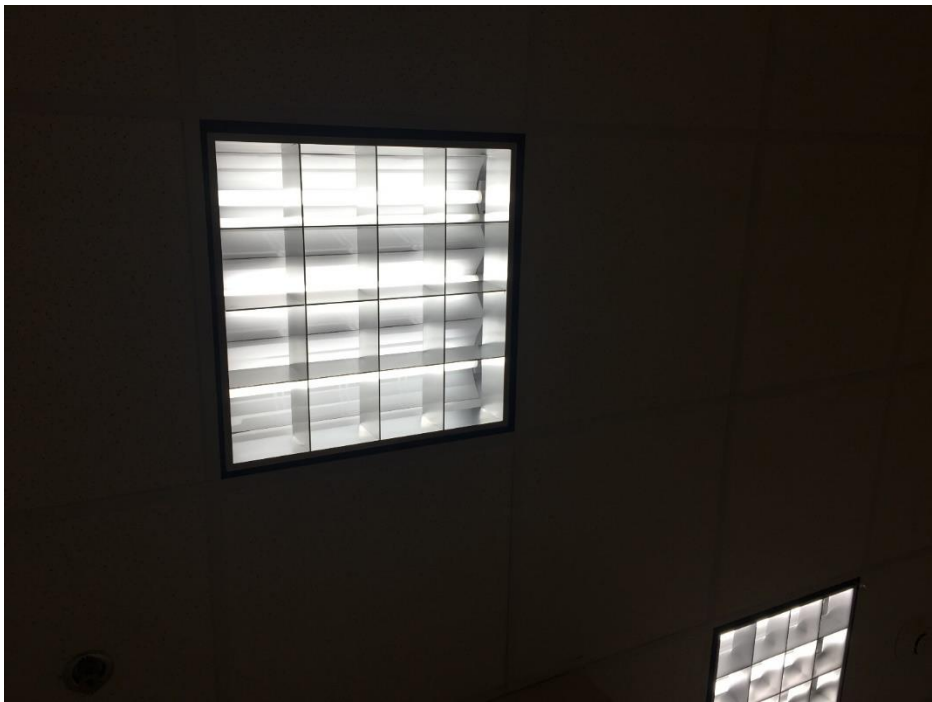


Figure 30: 2x2 LED Lighting Fixture



Figure 31: Screw-In LED Lamp at Public Library



Figure 32: 2x4 LED Light Fixture at Public Library



Figure 33: 2x4 LED Light Fixture at Public Library with Plastic Protective Sleeve



Figure 34: Public Library LED Fixtures with burned out lamps (Elevator Area)



Figure 35: Additional image burned out LED lamps



Figure 36: Image from Year 1 shows in-operable Screw-in LED lamp

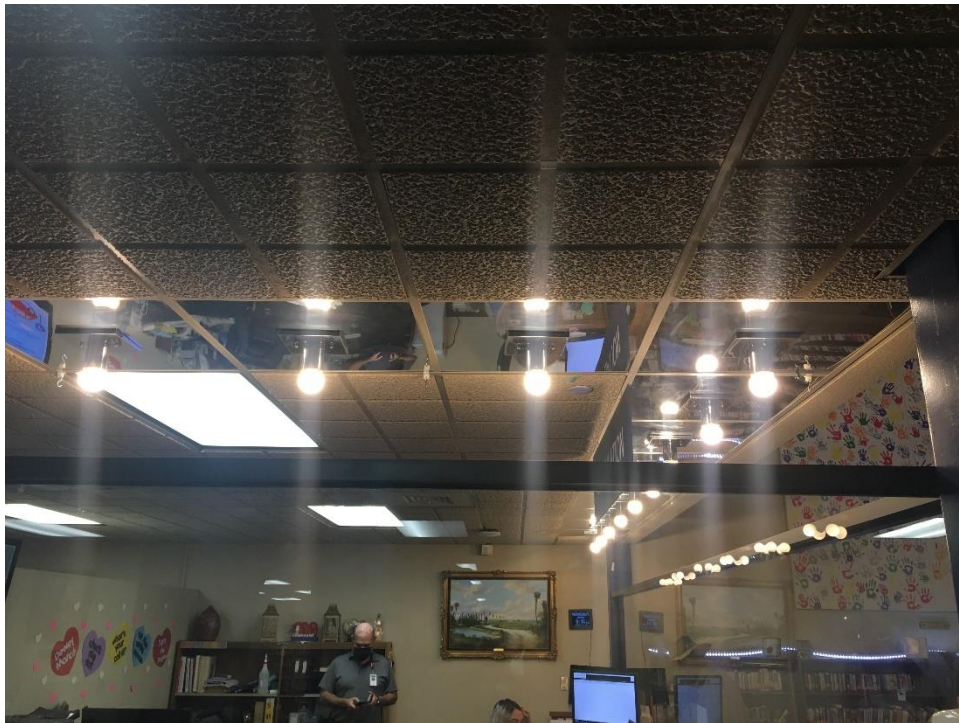


Figure 37: Same fixtures were inspected at Public Library and all fixtures were operable. Relevant to Figure 34



Figure 38: Public Library LED fixtures with Plastic Protective Sleeves

Traffic Signals: Completed random inspection of traffic signals to ensure proper installation and operation. Included inspection of random pedestrian indicator signals as well. No issues were identified or reported for this FIM. Below are photos of traffic signals that were spot checked.



Figure 39: LED Traffic Signal



Figure 40: LED Traffic Signal

City of Weslaco

"The City on the Grow"



INTER-OFFICE MEMORANDUM

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: JULY 14, 2021

TO: Mike R. Perez, City Manager

FROM: Omar Rodriguez, Parks & Recreation - Director 

SUBJECT: SIEMENS PERFORMANCE ASSURANCE SERVICES PROGRAM (PASP)

On November 21, 2017, the City engaged the services of Siemens Industry, Inc., Building Technologies Division to perform facility improvement measures (FIMS) as follows: Water Meter Replacement; Advanced Metering Infrastructure (AMI); HVAC Armor; HVAC Replacement; Lighting Retrofits, and Traffic Signal Retrofits. This work was finalized in January 2019 with the Performance Assurance Program (PASP) beginning February 1, 2019. The PASP are the services required to monitor the operation of the FIMS so that Siemens can provide the Annual Performance Assurance Report.

This report identifies the Savings Excess/(Shortfall) of the Annual Realized Savings against the Guaranteed Annual Savings for the energy performance of the implemented project. As per the Contract, Exhibit B – Table B.2 – Performance Assurance Program Payment Schedule, the City will make payments annually for this service.

In the case of a shortfall, where the Annual Realized Savings are less than the Guaranteed Annual Savings, Siemens would be obligated to pay the difference to the City and if possible, correct a Savings Shortfall through an operational improvement at no cost to City.

Today's report from Siemens will address Annual Period 2: February 1, 2020 – January 31, 2021.

Exhibit B – Payment Schedules
City of Weslaco, Texas

CLIENT: City of Weslaco, Texas

Signature: David Suarez
Printed Name: David Suarez
Title: MAYOR
Date: 11/21/17

SIEMENS: Siemens Industry, Inc.

Signature: Dana Soukup
Printed Name: Dana Soukup
Title: Sr. Vice President
Date: Field Operations, IT, Americas

Signature: Peter Kamps
Printed Name: Peter Kamps
Title: Vice President
Date: Finance & Business Administration

Article 2: Payment for Performance Assurance Services Program (PASP)

Price: As full consideration of the Services as described in Exhibit A, Article 3, the CLIENT shall pay to SIEMENS the amounts identified in Table B.2 plus taxes, if applicable, on the dates identified therein. Payments will be made annually during the first month of the PASP term.

Approved By Legal
Marc E. Bouchard

- 2.1 **Performance Assurance Services Program Term:** The term of the PASP shall commence on the Guarantee Date and shall extend for either: (a) the term of the Performance Guarantee Period where multi-year obligations are allowed; or (b) for twelve (12) month periods corresponding to the term of each Annual Period.
- 2.2 **Automatic Renewal:** Where the PASP term is limited to an Annual Period, the PASP shall automatically renew for successive Annual Periods beginning on the anniversary date of Guarantee Date. Either party may request to amend the PASP at the end of an Annual Period by giving the other party at least sixty (60) days prior written notice of such amendments and such amendment shall be mutually negotiated by the Parties and effective upon a written amendment signed by both Parties prior to commencement of the next Annual Period. Each automatic renewal shall be and remain subject to the terms and conditions of this Agreement. SIEMENS obligations under the Performance Guarantee are dependent upon and subject to the express condition that the CLIENT maintains the PASP during the entire Performance Guarantee Period.
- 2.3 **Termination:** See Section 4.7 of the Agreement.

Table B.2 – Performance Assurance Program Payment Schedule

Date	Annual Payments (\$)	Notes
Year 1	\$ 22,691.00	Year 1 Measurement & Verification
Year 2	\$ 23,372.00	Year 2 Measurement & Verification
Year 3	\$ 24,073.00	Year 3 Measurement & Verification
Year 4	\$ 25,291.00	Year 4 Measurement & Verification
Year 5	\$ 27,352.00	Year 5 Measurement & Verification
Year 6	\$ 29,581.00	Year 6 Measurement & Verification
Year 7	\$ 31,992.00	Year 7 Measurement & Verification
Year 8	\$ 34,600.00	Year 8 Measurement & Verification
Year 9	\$ 39,201.00	Year 9 Measurement & Verification
Year 10	\$ 44,415.00	Year 10 Measurement & Verification
Year 11	\$ 45,748.00	Year 11 Measurement & Verification
Year 12	\$ 49,475.00	Year 12 Measurement & Verification
Year 13	\$ 50,960.00	Year 13 Measurement & Verification
Year 14	\$ 55,113.00	Year 14 Measurement & Verification
Year 15	\$ 62,445.00	Year 15 Measurement & Verification