

**A REGULAR MEETING  
OF THE WESLACO CITY COMMISSION  
TUESDAY, JANUARY 18, 2022**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, January 18, 2022 at 5:30 PM for the purpose of discussing the following items:

**NOTE:** If during 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.

Proclamation on the recognition of Investigator James Rivera by the United States Marshals Service.

- 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 Javier Hinojoza to rezone 1402 W Mile 5 North Rd. Also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district.
- B. To solicit input on behalf of Javier Hinojosa to rezone 3631 S Westgate. Also being 5.94 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County,

Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling District.

- C. To solicit input on behalf of Melden & Hunt Inc. to rezone 1402 W Sugarcane Dr. Also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-2 Apartment & duplex district to R-4 Residential one family / narrow lot zoning
- D. To solicit input on behalf of George Cavazos. to rezone 505 S Oklahoma Ave. Also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.
- E. To solicit input on behalf of Caliente Restaurant Bar LLC to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, Texas.

#### **IV. CONSENT AGENDA**

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the Minutes of the Regular Meeting on January 4, 2022.  
(Staffed by City Secretary Department.) Attachment.
- B. Approval to amend the New World Tyler Technologies NIBRS Grant Project contract to remove the Alamo Police Department, Donna Police Department, and San Juan Police Department and add the Progreso Police Department and La Villa Police Department and authorize the Mayor to execute any related documents (Staffed by Police Department.) Attachment.
- C. Approval to ratify Purchase Order No. 22-1272 to contract Southern Trenchless Solutions, LLC. for emergency manhole repairs at 602 West Mile 5 North (RFB No. 2021-22-08) in the amount of \$ 225,000.00 and authorize a budget amendment as may be required. (Staffed by Public Works Department.) Attachment.
- D. Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2022-02 for closure of a state highway from Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th and 6th) to hold the Texas Onion Fest on Saturday, March 26, 2022 and allow placement of banners and signs promoting the event on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Weslaco Area Chamber of



Commerce.) Attachment.

- E. Approval for a software support and maintenance renewal agreement for Tyler Technologies New World system used by Weslaco Police Department with CAD, Mobile, Records and Reporting modules in the amount of \$72,672.04 from FY21-22 Computer Vendor Support account, and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)
- F. Approval to authorize solicitations of bids for network cabling services, network security camera system and access control system for the new Weslaco Police Department building and the new Fire Station building and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)

**V. APPOINTMENTS**

- A. Discussion and consideration on Resolution 2022-03 appointing members to the Ambulance Advisory Board for terms set to expire and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

**VI. OLD BUSINESS**

- A. Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, 2022; staffed by Planning & Code Enforcement Department.)
- B. Discussion and consideration of proposed change order #16 in the amount of \$40,000 for the Pleasantview & 11th Street Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, 2022; staffed by Engineering Department.) Attachment.
- C. Discussion and consideration on the selection of an Architectural firm for the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, 2022; staffed by the Library Department.) Attachment.

**VII. NEW BUSINESS**

- A. Discussion and consideration after public hearing on behalf of Javier Hinojosa on Ordinance 2022-01 to rezone 1402 W Mile 5 North Road also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-01. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- B. Discussion and consideration after a public hearing on behalf of Javier Hinojosa on Ordinance 2022-02 to rezone 3631 S Westgate, also being 5.94 acre out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-02. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after a public hearing on behalf of Melden & Hunt Inc. on Ordinance 2022-03 to rezone 1402 W Sugarcane Dr. also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-2 Apartment & duplex district to R-4 Residential one family / narrow lot zoning and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-03. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after a public hearing on behalf of George Cavazos on Ordinance 2022-04 to rezone 505 S Oklahoma Ave. also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-04. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration to approve the Final Plat for Punta Del Cielo Subdivision– being a 26.657 acre tract of land out of Farm Tracts 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 4 1/2 W, 1320 Ft South of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration after public hearing on behalf of Caliente Restaurant Bar LLC to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to authorize the demolition of the Fire Administration building / GYM located at 119 E. 5th Street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- H. Discussion and consideration to reject and/or award RFB 2021-22-01 for the proposed 12" Interconnect Water Line Improvements project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.

- I. Discussion and consideration to approve Change Order #2 for the Airport Corporate Hangar Project for an amount of \$135,994 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.
- J. Discussion and consideration to award a contract to repair and update Skate Park ramps at Isaac Rodriguez Park to American Ramp Company for an amount not to exceed \$37,622 budgeted in the Parks Capital Improvement Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.
- K. Discussion and consideration to award a contract to Musco Lighting through Buy Board vendor contract no. 592-19 for a New Sports Lighting System at Mayor Pablo Pena Park Tennis Courts, Basketball Court, and Baseball Fields in an amount not to exceed \$1,151,104 from the Park's Capital Improvement Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- L. Discussion and consideration on selection of contractor from the Request for Bids 2021-22-05 for the Fire and Police Departments Off-Site Improvements project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- M. Discussion and consideration to reject and/or award a bid for the remodeling of the Weslaco Recycling Building located on S Border Ave. and Mile 5 N Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)
- N. Discussion and consideration to declare old fire equipment as surplus (hoses, breathing apparatus and uniforms) and donate it to El Carmen, Nuevo Leon Fire Department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

## **VIII. REPORTS**

- A. Report on Public Safety Complex Construction (Staffed by Parks & Recreation Department.)

## **IX. 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 Interim City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Contract Negotiations - Discussion with the Interim 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.
- C. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of various city-owned real property to Affordable Homes of South Texas, Inc., TuCasa Investments, Inc as authorized by section §551.072 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 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.
- G. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Dove as authorized by section §551.087 of the Texas Local Government Code.

**X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION**

**XI. 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 public during and after regular working hours. This notice was posted on this 14th day of January 2022 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:

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

“DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA”.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.



# Standardized Agenda Request Form

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4697 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Certification of Public Notice.                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Background:</b><br>Call to Order, includes the following:<br>A. Certification of Public Notice.<br>B. Invocation.<br>C. Pledge of Allegiance.<br>D. Mayoral Recognition.<br>E. Roll Call.                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| NORMA CANTU<br>ADELAIDA VEGA<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                     |                 | Created/Initiated<br>Approved<br>Final Approval              |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>A. Mayor will Call to Order and certify Public Notice.<br>B. Pastor Bascilo Castillo, Pave the Way Church will lead the invocation.<br>C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag.<br>D. Mayoral Recognition.<br>E. City Secretary will call roll.<br>Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken. |                 |                                                              |  |
| <b>Attachments, if any:</b><br>PLEDGE - current letterhead as of 120921                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim 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

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4976 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>To solicit input on behalf of Javier Hinojoza to rezone 1402 W Mile 5 North Rd. Also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district.                                                   |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from M-1 Mobile home subdivision to R-2 Duplex and Apartment district. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                       |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021. |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                       |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Solicit public comments.                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will advise the applicant                                                                                                                                                                                                                                                  |                 |                                                              |  |





## Standardized Agenda Request Form

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4977 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>To solicit input on behalf of Javier Hinojosa to rezone 3631 S Westgate. Also being 5.94 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling District.                                                           |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from M-1 Mobile home subdivision to R-1 One Family Dwelling District. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                              |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021. |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                       |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Solicit public comments.                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map.                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will advise the applicant                                                                                                                                                                                                                                                  |                 |                                                              |  |



## Standardized Agenda Request Form

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4978 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>To solicit input on behalf of Melden & Hunt Inc. to rezone 1402 W Sugarcane Dr. Also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-2 Apartment & duplex district to R-4 Residential one family / narrow lot zoning   |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-2 Apartment & duplex district to R-4 Residential one family / narrow lot zoning. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                     |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021. |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                       |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Solicit public comments.                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on surrounding land use                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will advise the applicant                                                                                                                                                                                                                                                  |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4979 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>To solicit input on behalf of George Cavazos. to rezone 505 S Oklahoma Ave. Also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.                                           |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                   |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021. |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                       |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Solicit public comments.                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends denial based on 2040 Land Use Map                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will advise the applicant                                                                                                                                                                                                                                                  |                 |                                                              |  |



## Standardized Agenda Request Form

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4980 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>To solicit input on behalf of Caliente Restaurant Bar LLC to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, Texas. |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit. Six (6) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                          |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Public Hearing                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2021.                   |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of January 5, 2022 with the condition that two licensed security guards be on duty during later hours operations                     |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                            |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Solicit public comments.                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will advise the applicant                                                                                                                                                                                                                                                                        |                 |                                                              |  |



# Standardized Agenda Request Form

|                                                                                                                                                               |                 |                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4702 |
| <b>From:</b>                                                                                                                                                  |                 |                                                              |
| <b>Subject:</b><br>Approval of the Minutes of the Regular Meeting on January 4, 2022. (Staffed by City Secretary Department.) Attachment.                     |                 |                                                              |
| <b>Background:</b><br>Record of commission action for the regular meeting on January 4, 2022.                                                                 |                 |                                                              |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                           |                 |                                                              |
| Amount:                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                       |                 |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                  |                 |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> |                 |                                                              |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                     |                 |                                                              |
| NORMA CANTU<br>ADELAIDA VEGA<br>ANDREW MUNOZ                                                                                                                  |                 | Created/Initiated<br>Approved<br>Final Approval              |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                     |                 |                                                              |
| <b>Staff Recommendation:</b>                                                                                                                                  |                 |                                                              |
| <b>Attachments, if any:</b><br>22-01-04 minutes                                                                                                               |                 |                                                              |
| <b>Responsibilities upon Approval:</b><br>Execute and retain.                                                                                                 |                 |                                                              |



**MINUTES OF A REGULAR MEETING  
WESLACO CITY COMMISSION  
JANUARY 4, 2022**

On Tuesday, January 4, 2022, 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:

|                       |                  |                      |
|-----------------------|------------------|----------------------|
| <b>PRESENT:</b>       | Mayor            | David Suarez         |
|                       | Commissioner     | Greg Kerr            |
|                       | Commissioner     | J.P. Rodriguez       |
|                       | Commissioner     | Leo Muñoz            |
|                       | Commissioner     | Letty Lopez          |
|                       | Commissioner     | Adrian Farias        |
| <b>ABSENT:</b>        | Mayor Pro Tem    | Josh Pedraza         |
| <b>STAFF PRESENT:</b> | Andrew Muñoz     | Interim City Manager |
|                       | Norma A. Cantu   | City Secretary       |
|                       | Juan E. Gonzalez | City Attorney        |

Also present: Vidal Roman, Finance Director, Antonio "Tony" Lopez, Fire Chief, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Robert Lopez, Asst. Police Chief, Martin Vela, IT Director, Arnold Becho, Library Director, Luz Galindo, HR Director, Rosa Badillo, Municipal Court, George Quilantan, Inframark, and Aida Vega, Deputy City Secretary.

**I. CALL TO ORDER**

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Thursday, December 30, 2021.

B. Invocation.

Commissioner Lopez led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

Mayor Suarez proclaimed January 15, 2022 in Memory of Mayor Joe V. Sanchez day as a celebration of a friend and local hero to the community and proclaimed November 28, 2021 day as Gregorio Hinojosa in honor of his life-time accomplishments as centenarian.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting a quorum present and Mayor Pro Tem Pedraza absent.

**II. PUBLIC COMMENTS**

Sandra Reyna, 217 S. Pat Cannon, voiced concerns on the decline of the downtown area and that more needs to be done suggesting recruiting different stores and have a "mini-mall" atmosphere/development to attract people to the downtown area.

Fire Chief Antonio Lopez updated the commission on EOC operations stating over 150 vaccination clinics held; offering the first, second and booster vaccines; clinics held every Tuesday from Minutes of the Regular Meeting on January 4, 2022

7:30am-12noon and asked the community follow covid protocols to include wearing of face mask, practice social distancing and washing of hands.

### **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 December 14, 2021 (Staffed by City Secretary Department.)

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

1) Ordinance 2021-50 to rezone 3701 S. Westgate also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to R-1 One Family Dwelling District and authorize the Mayor to execute any related documents. (First reading held December 14, 2021; staffed by Planning & Code Enforcement Department.)

2) Ordinance 2021-51 to rezone 3210 N Texas also being 18.067ac being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD) and authorize the Mayor to execute any related documents. (First reading held December 14, 2021; staffed by Planning & Code Enforcement Department.)

3) Ordinance 2021-52 amending Ordinance 2018-02 being the Zoning Ordinance to create a R-4 Residential one family / narrow lot zoning and authorize the Mayor to execute any related documents. (First reading held December 14, 2021; staffed by Planning and Code Enforcement.)

C. Approval on annual renewal of the Affiliation Agreement for Clinical Experience with the City of Weslaco Fire/EMS and Texas State Technical College - Harlingen and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

D. Approval of a Memorandum of Understanding between the City of Weslaco Fire Department and the McAllen Fire Department regarding participation in clinical rotations on ambulance and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

E. Approval on amendments and extension from January 7, 2022 to February 7, 2022 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)

F. Approval to authorize staff to solicit Request for Proposals for Fines and Fees Collection Services of delinquent municipal court accounts and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.)

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

Following for the record are the caption for the ordinances.

#### **ORDINANCE NO. 2021-50**

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3701 S WESTGATE ALSO BEING 9.98 AC OUT OF FARM TRACT 795, WEST AND ADAMS TRACT, WESLACO HIDALGO COUNTY, M-1

MOBILE HOME SUBDIVISION TO R-1 ONE FAMILY DWELLING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2021-51

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3210 N TEXAS ALSO BEING 18.067AC BEING A PART OR PORTION OUT OF FARM TRACTS 108 &109, THE WEST AND ADAMS TRACTS, WESLACO HIDALGO COUNTY, FROM A R-1 ONE FAMILY DWELLING DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) AND BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE 2021-52

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-02, THE CITY OF WESLACO ZONING ORDINANCE; CODIFIED AS CHAPTER 150 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

PASSED AND APPROVED on first reading at a special meeting of the City Commission this 14<sup>th</sup> day of December 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4<sup>th</sup> day of January 2022.

CITY OF WESLACO  
/s/David Suarez, MAYOR

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

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

#### **IV. APPOINTMENTS**

A. Discussion and consideration on Resolution 2022-01 appointing two members to the Tower of Honor Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks & Recreation Director stated the terms for Dora Hernandez and Elda Arriaga expired and both expressed interest in continuing to serve as a member to the Tower of Honor Advisory Board.

Commissioner Farias seconded by Commissioner Lopez moved to approve Resolution 2022-01 appointing Dora Hernandez and Elda Arriaga to the Tower of Honor Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

#### **V. NEW BUSINESS**

A. Discussion and consideration of date, time and place for a City Commission Retreat to discuss the following: 1) City of Weslaco Master Plan; 2) Business Plan for Water/Wastewater Collection; 3) Hike and Bike Trails; 4) Sanitation Fees and Master Fee Schedule; 5) Updates Service Credits; 6) Electioneering Ordinance; 7) Financing for Municipal Pool; 8) Street Improvements; and 9) Other Improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)

Andrew Munoz, Interim City Manager, recommended January 15, 2022 for the annual commission retreat be to discuss Weslaco Master Plan; Business Plan for Water/Wastewater Collection; Hike and Bike Trails; Sanitation Fees and Master Fee Schedule; Updates Service Credits; Electioneering Ordinance; Financing for Municipal Pool; Street Improvements; and Other Improvements noting the workshop would be held at City Hall, Legislative Chamber Room.

Commissioner Munoz seconded by Commissioner Lopez moved to approve January 15, 2022 for the City Commission Retreat. The motion carried unanimously; Mayor Suarez was present and voting.



B. Discussion and consideration on the date of January 13, 2022 for a joint workshop with Weslaco Independent School District to discuss joint efforts for Hike and Bike Trails, Regional Detention Facility at Cleckler-Heald School and school lot paving improvements. Possible action. (Staffed by Interim City Manager.)

Andrew Munoz stated the school district availability for a joint workshop was January 13, 2022 at 5:30pm at City Hall. Staff recommended approval.

Commissioner Munoz seconded by Commissioner Lopez moved to approve January 13, 2022 for joint workshop with WISD as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Commissioner Munoz seconded by Commissioner Rodriguez moved to discuss.

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated the proposed agreement will allow for NAWSC to supply sanitary sewer to a 274-lot subdivision, Vaquero Estates Phase V, located on the Southeast corner of Mile 11 and FM 1015. Staff requested a legal opinion on the request to transfer rights from City's Sewer Certificate of Convenience and Necessity (CNN) as this is a first for the City.

Juan E. Gonzalez, City Attorney, recommended consultation in executive session on the implications to the City by transferring of rights from the City's CNN to NAWSC.

In response to Commissioner Munoz, staff stated the nearest sewer line is about two miles away and to extend the sewer line would be very costly.

D. Discussion and consideration for the City of Weslaco to assume responsibility for the monthly streetlight bill for North Park Place Phase I and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Commissioner Farias abstained from discussion and vote.

Rebekah de la Fuente stated the subdivision was recorded by the County in 2004; city annexed the property in 2005 and ownership of streetlight was not transferred to the City; owner is now developing Phase II and requested City assume the monthly bill for the streetlights noting four accounts pertain to the City.

Commissioner Kerr seconded by Commissioner Munoz moved to approve responsibility of monthly streetlight bill for North Park Place Phase I as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

E. Discussion and consideration of proposed change order #16 in the amount of \$40,000 for the Pleasantview & 11th Street Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Interim City Manager stated the City Engineer requested no action and consider the item at the next regular meeting of January 18 that would allow him to be present.

No action.

F. Discussion and consideration to award a bid for the fencing project at Mayor Pablo Pena Park to Hurricane Fence Company for the amount of \$77,292 to be paid from the TWDB Drainage proceeds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated one bid received was from Hurricane Fence Company; base bid for a temporary fence in the amount of \$37,656; staff also requested an alternate bid for a permanent fence and bid amount received was \$77,292. Staff evaluated and stated the temporary fence bid amount factored out to about 48% for the cost of permanent fence. Staff recommended to award bid for the construction of a permanent fence in the amount of \$77,292 stating the long-term benefit was more beneficial.

In response to Commissioner Kerr, funds would be from the TWDB drainage fund with allocation of funds of \$100,000-\$150,000 requested to the TWDB.

Commissioner Lopez seconded by Commissioner Kerr moved to approve and award bid for permanent fencing project at Mayor Pablo Peña Park to Hurricane Fence Company for \$77,292 as presented. Motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to award RFB 2021-22-06 Annual Grounds Maintenance Contract to South Texas Landscaping & Irrigation of Penitas, Texas in the amount of \$37,165 for one year with an option to renew annually up to an additional 4 years and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez stated four bids were received and evaluated; nine city facilities would be maintained; services included mowing, trimming, pruning, landscape bed cultivation, litter/debris removal, herbicide application and control. Staff recommended approval to award South Texas Landscaping & Irrigation and monies budgeted.

In response to the Commission, staff stated during the growing season facilities would be maintained weekly, off-season twice a month; TLC was the current vendor and scope of work was outlined in the contract bid and the recommended vendor was the lowest bid.

Commissioner Kerr seconded by Commissioner Munoz moved to approve award RFB 2021-22-06 Annual Grounds Maintenance Contract to South Texas Landscaping & Irrigation in amount of \$37,165 as presented. Motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration on interviews of the top three Architectural firms and possible selection for the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.)

Commissioner Munoz abstained from discussion and vote.

Commissioner Lopez seconded by Commissioner Farias moved to discuss.

Arnold Becho, Library Director, stated Eric P. Lashley, Library Consultant, was in attendance to answer any questions regarding renovations and/or new library projects; presented a matrix for evaluation of the firms in three categories being presentation 0-10 points, questions & answers 0-10 points and overall (presentation and Q&A) 0-10 points followed with their ranking of first, second and third choice. Mr. Becho stated tabulations would be done by him and present them during closed session or open however, the commission preferred; presentations will be eight minutes with a five-minute questions and answer session; library staff randomly selected the order of presenters and until such time of their presentation firms would exit the room.

Mayor Suarez recommended presentations only and tabulation, ranking and selection at the next regular meeting to allow a full attendance of the commission.

The City Attorney noted as this was an open meeting; a firm could not be asked to leave; they could exit voluntarily. There was no objection from any of the presenting firms and voluntarily exited until their turn for presentation.

Presentations, followed by a questions & answers, proceeded in the order of ERO Architects, Komatsu Architecture and Boultinghouse Simpson with each firm overviewing their experienced team, project experience and quality of their services.

No action.

## **VI. EXECUTIVE SESSION**

At 7:10 p.m. Commissioner Munoz seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:55 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

## **VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION**

### **V. NEW BUSINESS**

C. Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

No action.

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

No action.

B. Contract Negotiations - Discussion with the Interim 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.

C. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of city-owned real property legally described as Lot 8, Block 33, Weslaco Original Townsite as authorized by section §551.072 of the Texas Government Code.

No action.

D. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of various city-owned real property to Affordable Homes of South Texas, Inc., TuCasa Investments, Inc as authorized by section §551.072 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 relating to 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.

No action.

H. Legal Consultation - Consultation with City Attorney regarding the Performance Contracting Agreement between the City of Weslaco and Siemens Industry Inc. as authorized by section §551.071 of the Texas Government Code

No action.

I. Legal Consultation - Consultation with City Attorney regarding Cause No. C-4353-21-H Esmeralda Hernandez, Individually and A/N/F of K.G. and R.G. Minors Plaintiffs vs. City of Weslaco Defendant as authorized by section §551.071 of the Texas Government Code.

No action.

J. Legal Consultation - Consultation with City Attorney regarding Cause No. C-5114-21-F Yarizel G. Morales vs. City of Weslaco as authorized by section §551.071 of the Texas Government Code.

No action.

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

Commissioner Kerr abstained from discussion and vote.

Commissioner Farias seconded by Commissioner Munoz moved to approve the financial offer or other incentives for Project Bridge as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

## **VIII. ADJOURNMENT**

Commissioner Kerr seconded by Commissioner Rodriguez to adjourn the meeting of January 4, 2022 at 8:56 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

---

David Suarez, **MAYOR**

ATTEST:

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Norma A. Cantu, **CITY SECRETARY**



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4972 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>Approval to amend the New World Tyler Technologies NIBRS Grant Project contract to remove the Alamo Police Department, Donna Police Department, and San Juan Police Department and add the Progreso Police Department and La Villa Police Department and authorize the Mayor to execute any related documents (Staffed by Police Department.)                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Background:</b><br>The Weslaco Police Department purchased New World Tyler Technologies, which allows for the reporting of NIBRS data. The Weslaco Police Department implemented a complete Records Management System (RMS) that upgrades our current technology infrastructure to allow for and support the submission of data to the Uniform Crime reporting (UCR) Incident Based System (NIBRS), particularly a system that would allow submission of data to the National Data Exchange (N-DEX). Alamo, Donna and San Juan Police were part of the original contract but never took steps to join our regional communications system. Progreso PD and La Villa PD. They have agreed to adhere to all terms and conditions governed by and construed for this grant. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| ROBERT LOPEZ<br>ROBERT LOPEZ<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Recommend Approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Attachments, if any:</b><br>01-05-2022 Tyler Technologies Contract Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |





## AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date") by and between Tyler Technologies, Inc., a Delaware corporation with offices at 840 West Long Lake Road, Troy, MI 48098 ("Tyler") and the City of Weslaco, with offices at 901 N. Airport Dr., Weslaco, TX 78596 ("Client").

WHEREAS, Tyler and the Client are parties to a License Agreement with an effective date of December 21, 2018 (the "Agreement"); and

WHEREAS, Tyler and Client now desire to amend the Agreement.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and the Client agree as follows:

1. The following Affiliated Organizations, as set forth in Exhibit 1 of the Agreement, are hereby removed from the Agreement as Authorized Users:

Alamo Police, TX;  
Donna Police, TX; and  
San Juan Police, TX.

Accordingly, Client agrees to deny the said Affiliated Organizations access to the New World Public Safety software.

2. The following agencies are hereby added as Affiliated Organizations to the Agreement:

Progreso Police, TX; and  
LaVilla Police, TX.

Accordingly, said agencies hereby agree to the terms of the Agreement.

3. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.
4. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.

City of Weslaco, TX

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Bryan Proctor

Name: \_\_\_\_\_

Title: President, Public Safety Division

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4990 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Subject:</b><br>Approval to ratify Purchase Order No. 22-1272 to contract Southern Trenchless Solutions, LLC. for emergency manhole repairs at 602 West Mile 5 North (RFB No. 2021-22-08) in the amount of \$ 225,000.00 and authorize a budget amendment as may be required. (Staffed by Public Works Department.) |                 |                                                              |  |
| <b>Background:</b><br>Bid opening for RFB No. 2021-22-08 was held on December 7th at 10:00am.                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                          |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                              |                 |                                                              |  |
| LUCERITO ESPINOZA<br>Pete Garcia<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                       |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval for the above mentioned.                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Emergency Purchase Order 22-1272 southern trenchless                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                 |                 |                                                              |  |



# CITY OF WESLACO

## PURCHASE ORDER

255 SOUTH KANSAS AVENUE

WESLACO, TEXAS 78596

FINANCE DEPARTMENT

956.968.3181

www.weslacotx.gov

Order Date

01/07/2022

Delivery Date

Terms

NET 30 DAYS

Requisition Number

01483

|                            |                                    |                            |                                           |
|----------------------------|------------------------------------|----------------------------|-------------------------------------------|
| V<br>E<br>N<br>D<br>O<br>R | SOUTHERN TRENCHLESS SOLUTIONS, LLC | S<br>H<br>I<br>P<br>T<br>O | CITY OF WESLACO - WATER DIST.             |
|                            | P.O. BOX 8084                      |                            | 1912 JOE STEPHENS AVENUE                  |
|                            | WESLACO, TX 78599                  |                            | WESLACO, TX 78596                         |
|                            |                                    |                            | MARCELO COSME, WATER DIST. SUPERINTENDENT |

| Account       | Quantity | Description of Articles or Service                                              | Unit Price | Amount     |
|---------------|----------|---------------------------------------------------------------------------------|------------|------------|
| 08-5324-55312 | 1        | MOBILIZATION                                                                    | 7,500.00   | 7,500.00   |
| 08-5324-55312 | 1        | VAC TRUCK SERVICE                                                               | 15,000.00  | 15,000.00  |
| 08-5324-55312 | 1,400    | BYPASS UP TO 1400' 2 8" PUMPS                                                   | 58.00      | 81,200.00  |
| 08-5324-55312 | 1        | TRENCH SAFETY                                                                   | 10,000.00  | 10,000.00  |
| 08-5324-55312 | 1        | TRAFFIC CONTROL                                                                 | 1,000.00   | 1,000.00   |
| 08-5324-55312 | 100      | CEMENT STABILIZED SAND                                                          | 125.00     | 12,500.00  |
| 08-5324-55312 | 100      | GRANULAR BACKFILL                                                               | 85.00      | 8,500.00   |
| 08-5324-55312 | 40       | 15" TO 18" OPEN CUT INSTALLATION OF SEWER                                       | 300.00     | 12,000.00  |
| 08-5324-55312 | 1        | ACCESS PIT (.15' - 20' DEEP)                                                    | 30,000.00  | 30,000.00  |
| 08-5324-55312 | 1        | DEWATERING SET UP ( WELL pOINTING )                                             | 5,000.00   | 5,000.00   |
| 08-5324-55312 | 14       | OPERATE DEWATERING SYSTEM                                                       | 1,450.00   | 20,300.00  |
| 08-5324-55312 | 80       | OMSTA;; MEW 4' TO 8' DIAMETER ARMORICK MANHOLE                                  | 275.00     | 22,000.00  |
|               |          | EMERGENCY REPAIR OF COLLAPSED LINE AND MANHOLE INFRONT OF 602 WEST MILE 5 NORTH |            |            |
|               |          | AS STATED ON REVISED BID FORM RFB NO. ; 2021-22-08 EMRGNCY MANHOLE REPAIR       |            |            |
|               |          | ITEM TO BE RATIFIED ON WCC OF 1/18/2022                                         |            |            |
| TOTAL         |          |                                                                                 |            | 225,000.00 |

### IMPORTANT INSTRUCTIONS AND CONDITIONS

1. If prices are higher than specified, do not ship. Advise us.
2. We will not in any manner be responsible for goods delivered or work done for our account without a written order, except on special contracts. If these conditions are not acceptable please advise us
3. on receipt of the order and before you make any delivery.

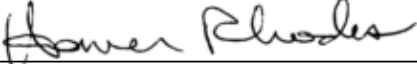
Mail Invoice and Bill of Lading, rendered separate for each order to City of Weslaco, Accounting Dept., 255 S. Kansas Avenue, Weslaco, Texas 78596

Delivery will be accepted at vendor's risk. Goods are subject to inspection and return if found inferior to specifications or reasonable standard quality.

The City of Weslaco is exempt from all Federal and State tax.

Purchase Order Number  
Must Appear On All  
Invoices, Packing List  
and Packages

CITY OF WESLACO

BY   
FINANCE DEPARTMENT

Tax Exempt Number: 17460025442

Purchase Order No.: 22-1272



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4991 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Subject:</b><br>Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2022-02 for closure of a state highway from Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th and 6th) to hold the Texas Onion Fest on Saturday, March 26, 2022 and allow placement of banners and signs promoting the event on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Weslaco Area Chamber of Commerce.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| ADELAIDA VEGA<br>ADELAIDA VEGA<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Letter for TOF-Weslaco Chamber (Updated), R2022-02 TXDot closure for Onion Fest                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |



January 11, 2022

Mr. Andrew Munoz, Interim City Manager  
City of Weslaco  
255 S. Kansas  
Weslaco, TX 78596

Dear Mr. Munoz,

On behalf of the Weslaco Area Chamber of Commerce and the Texas Onion Fest Committee, I respectfully request that the following item be placed on the agenda for review and approval.

The Annual Texas Onion Fest, sponsored by the Weslaco Area Chamber of Commerce was cancelled for 2020, due to the current health crisis, we had the opportunity to host a smaller event in May of 2021, only proving the interest from the community for such an event. As we approached the planning stages for this event in 2022, the committee had to determine a new home for the festival as the current location, Mayor Pablo Pena Park is no longer available. After careful consideration, meetings with the committee and city leaders, we have determined that it is in the best interest of this program to move it to Texas Blvd in our Historic Downtown. The committee is still meeting to determine all logistics, but our goal is to continue to offer a FREE community event. The event is scheduled for Saturday, March 26, 2022 from 9AM-10PM. For the event we would like to request the use of Texas Blvd starting after Business Hwy 83 to 6<sup>th</sup> Street, to include the following side streets, 3<sup>rd</sup>-6<sup>th</sup> street, in efforts to place multiple stages and activity areas for families and visitors.

We would also like to request a waiver of all fees and ordinances associated with the event. We will again have family area, music, arts & crafts, and food booths. We would also like to request support to place signage promoting the event around town. And as always, the support from the Weslaco Public Facilities Department, Parks & Recreation Department, Police Department, Fire Department and the EMS as in years past.

We look forward to hosting this free family event and safely start organizing future activities for the local residents and community at large.

Sincerely,

Barbara Jean Garza  
President/CEO  
Weslaco Chamber of Commerce

RESOLUTION NO. 2022-02

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

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

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

That the closure of Texas Boulevard between U.S. Business Highway 83 and Sixth St. on the following date: Saturday, March 26, 2022.

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

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

PASSED AND APPROVED this 18th day of January 2022 by the City Commissioners of the City of Weslaco, Texas.

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

|                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                         |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4992 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Subject:</b><br>Approval for a software support and maintenance renewal agreement for Tyler Technologies New World system used by Weslaco Police Department with CAD, Mobile, Records and Reporting modules in the amount of \$72,672.04 from FY21-22 Computer Vendor Support account, and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                             | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| J. Martin Vela<br>J. Martin Vela<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                    |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4993 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Approval to authorize solicitations of bids for network cabling services, network security camera system and access control system for the new Weslaco Police Department building and the new Fire Station building and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                    |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                        |                 |                                                              |  |
| J. Martin Vela<br>J. Martin Vela<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                 |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                           |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-5006 |  |
| <b>From:</b>                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on Resolution 2022-03 appointing members to the Ambulance Advisory Board for terms set to expire and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                       |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                   | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Resolution                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                              |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                             |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                 |                 |                                                              |  |
| ADELAIDA VEGA<br>ANTONIO LOPEZ<br>ANDREW MUNOZ                                                                                                                                                                                                            |                 | Created/Initiated<br>New                                     |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Ambulance Advisory Board as of 01.07.22 , Ted Walensky continued interest Ambulance Board, R2022-03 Ambulance Board expired term - Copy                                                                                    |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Execute, retain and notify appointee(s).                                                                                                                                                                        |                 |                                                              |  |

## AMBULANCE ADVISORY BOARD

| TERM EXPIRES | FIRST NAME | LAST NAME   |
|--------------|------------|-------------|
| 3/15/2022    | Patrick    | Gonzalez    |
| 2/16/2022    | Sergio     | Lozano, DDS |
| 2/7/2022     | Lt. Ted    | Walensky    |
| VACANT       | VACANT     | VACANT      |
| 5/6/2023     | Sandra     | Esquivel    |
| 3/20/2023    | George     | Guerra      |
| 12/20/2022   | Annette    | Valadez     |

Revised 122821 mv

\*There has not been an appointment as of 12-28-21 for vacancy left by of Patrick Kennedy..



# City of Weslaco

*"The City on the Grow"*



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

## MEMORANDUM

**Date:** 1-6-2022

**To:** Adelaida Vega

**From:** Ted Walensky

Good Morning,

If Fire Chief A. Lopez has no objection, I would accept another term to the Ambulance Advisory Board. Thank you!

Ted Walensky

RECEIVED

JAN 7 2022

BY: CSD-AV

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING  
TWO MEMBERS TO THE AMBULANCE ADVISORY BOARD.**

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT** the following individuals has been appointed to serve on the Ambulance Advisory Board.

| <u>NAME</u> | <u>TERM BEGINNING</u> | <u>TERM ENDING</u> |
|-------------|-----------------------|--------------------|
| _____       | 02/07/2022            | 02/07/2024         |
| _____       | 02/16/2022            | 02/16/2024         |

**PASSED AND APPROVED** on this 18<sup>th</sup> day of January 2022.

**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

|                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                             |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4970 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, 2022; staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                 | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| ADELAIDA VEGA<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                   |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Wholesale Wastewater Treatment Interlocal Agreement - Memo-1, NAWSC CCN, Weslaco Wastewater Treatment Agreement                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Vaquero Estates- Wholesale Wastewater Treatment Interlocal Agreement

DATE: December 27, 2021

---

The proposed interlocal agreement will allow for NAWSC to supply Vaquero Estates Subdivision Phase V with sanitary sewer, as the subdivision lies within the City of Weslaco Sewer CCN. The proposed 274 lot subdivision was approved by City Commission on May 18, 2020 and is located on the Southeast corner of Mile 11 and FM 1015. The City Attorney has provided a legal opinion and made corrections to the interlocal agreement. The nearest sanitary sewer line is located south of this subdivision at the intersection of Mile 9 and FM 1015.

Thank you,

Rebekah de la Fuente, CFM



# **Law Office Of Juan E. Gonzalez, P.L.L.C.**

.December 7, 2021

David Suarez, Mayor  
City of Weslaco  
255 S. Kansas Avenue  
Weslaco, Texas 78596

**Re: Opinion – CCN/NAWSC**

Dear Mayor Suarez:

This opinion is being prepared pursuant to a request from staff in regards to a Certificate of Convenience and Necessity (CCN) transfer from the City of Weslaco to North Alamo Water Supply Corporation (NAWSC). It is my understanding a developer wishes to access a wastewater line from NAWSC even though he is in an area serviced by the City of Weslaco's CCN.

There are several sources I have to address in this opinion as follows: 1) State Law 2) Texas Water Code 3) Attorney General Opinions 4) Texas Case Law.

NAWSC has provided the City a proposed Wholesale Wastewater Treatment Interlocal Agreement which sets forth the terms and conditions necessary to allow this developer to access NAWSC's wastewater line. This type of agreement has never been used by the City but it is fairly common for the City to provide services under our CCN to developers and homeowners outside our City limits.

The issues to consider are as follows: 1) Is it possible to allow a developer in our CCN to hook up to another providers CCN? 2) If it is allowed will such an agreement result in loss of our CCN for this City property? 3) What are the financial implications for this type of agreement?

Subchapter G, Chapter 13 of the Texas Water Code was created to "establish a comprehensive regulatory system that is adequate to the task of regulating retail public utilities to assure rates, operations and services that are just and reasonable to the consumers and to the retail public utilities. A CCN under Subchapter G gives a retail public utility the exclusive right to provide retail water and sewer utility service to an identified geographic area.

Subchapter G provides various methods for altering an existing CCN service area. One is to decertify the area pursuant to a petition to the Public Utility Commission. This alternative would result in the loss of the City's CCN for this area and would deprive the

City of future income from this development. Another alternative is a written agreement between retail public utilities concerning the CCN. This is the method that has been proposed in this situation. Therefore pursuant to the Texas Water Code it is legally allowable for the City to enter into the proposed Wholesale Wastewater Treatment Interlocal Agreement with NAWSC.

If the City is to enter into this type of interlocal with NAWSC, it is essential we include language in which NAWSC agrees not to decertify the City's CCN for this development. Failing to do so would result in the City losing its ability to derive income from this development in the future. However, case law has held that a political subdivision such as a home rule municipality "may not by contract or otherwise, bind itself in such a way as to restrict its free exercise of governmental powers, nor [can] it abdicate its governmental functions, even for reasonable time." Clear Lake City Water Auth. V. Clear Lake Util. Co., 549S.W.2<sup>nd</sup> 391 (Tex. 1977) Under this common-law reserved powers doctrine, "certain powers are conferred on government entities for public purposes, and can neither be delegated nor bartered away." Kirby Lake Dev., Ltd, v. Clear Lake City Water Auth., 320 S.W. 3d 829, 843 (Tex. 2010). These cases basically render any contractual provision that limits our ability to petition for or to contest a petition for decertification of a CCN null and void. Even though our agreement with NAWSC would not allow decertification, it would be held invalid and we would have no defense to a petition by NAWSC to decertify our CCN for this particular development. Therefore, it is my opinion that entering into this type of interlocal with NAWSC could result in the City losing its CCN for this particular development.

In discussing this matter with staff it has been determined it would cost the developer an additional \$900,000.00 to hook up to the City's wastewater treatment plant. However, the loss in revenue over the years could result in significant loss of income for the City. It is difficult to determine this loss but it would no doubt be substantial. There is a possibility that even if we allow this developer to hook up to NAWSC, they may never petition to decertify the City CCN for this property but if they do we could do nothing to stop them.

It is my opinion, after a review of state statutes and case law that we can legally enter into an agreement to allow this developer to access NAWSC's wastewater line in our City limits, but allowing this could result in the City not being able to contest a petition by NWSC to decertify our CCN for this development. In such a situation the loss of income to the City could be substantial. If you have any other questions or concerns feel free to contact me at the address or phone number listed below.

Sincerely,

/s/ Juan E. Gonzalez

Juan E. Gonzalez

COUNTY OF HIDALGO           §  
                                          §  
CITY OF WESLACO           §

WHOLESALE WASTEWATER TREATMENT  
INTERLOCAL AGREEMENT

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, between the City of Weslaco, Texas, a home rule municipal corporation (“CITY”), and North Alamo Water Supply Corporation, a non-profit corporation, duly organized and existing under the laws of the State of Texas (“Corporation”), with the mailing address of 420 S. Doolittle Rd., Edinburg, Texas 78539-9078.

RECITALS

I. CONSTRUCTION OF IMPROVEMENTS

The Corporation agrees to construct, own, maintain and operate all improvements within its service area as may be necessary to effectuate this agreement.

II. WASTEWATER TREATMENT CAPACITY

The Corporation currently has excess wastewater treatment capacity and agrees to maintain the availability of this treatment capacity for the City’s use for a period of three years following the effective date of this Agreement, or until the City completes the construction of their own treatment facility and notifies the Corporation in writing of its termination, whichever occurs first. This Agreement is to receive, transport and treat a maximum average daily flow of up to 200,000 gallons. Any future change in service by the Corporation may be negotiated between the Parties.

III. MONETARY CONSIDERATIONS

The Corporation shall bill and collect all wastewater charges in its service area. The

Corporation shall charge the City monthly for providing the sanitary sewer treatment service as measured by the lift station for the area per 1,000 gallons of metered flow. The initial rate shall be \$2.92/1000gal.

Effective on the 1st day of the billing cycle beginning October 2021 and thereafter in October of each year during the Term of this Agreement, the monthly account service charge shall be increased or decreased according to the terms of this paragraph and remain in effect through September of the following year. The fee shall be increased or decreased in the same proportion as the annual increase or decrease in the Consumer Price Index (all urban customers) for the water and sewer and trash collection services category as last published by the U.S. Department of Labor during the year preceding the increase or decrease of these fees (e.g. if the increase in fee is to occur in October 2021, it will be based on the annual increase or decrease in the Consumer Price Index (all urban customers) for the water and sewer and trash collection services category as last published by the U.S. Department of Labor during 2021). The monthly account service charge shall be increased or decreased by taking the charge as it existed on September 30th of the year preceding the increase or decrease and increasing or decreasing that in the same proportion as the annual increase or decrease in the Consumer Price Index (all urban customers) for the water and sewer and trash collection services category as last published by the U.S. Department of Labor during the year preceding the increase or decrease of this charge.

An example of the application of the change of fees and charges is as follows:

|           |                                   |
|-----------|-----------------------------------|
| Assuming: | September 30, 2021 Index: 219.403 |
|           | September 30, 2022 Index: 227.297 |

Rates and fees to be effective first billing cycle of October 2022:



Monthly Charge        =         $\$2.92 \times \{(1 + [227.297 - 219.403])/ 227.297\} = \$3.02$   
Per 1000/gal

#### IV. ENVIRONMENTAL

It shall be the City's obligation to calibrate its meter on an annual basis during the term of this Agreement. If the City becomes aware of any discharge into its sewer system that can be traced to originating inside the Corporation's sewer CCN area, that violates any state or federal rules or guidelines, then upon written notice, the Corporation shall cooperate with the City in an aggressive program to identify the source of the discharge and bring it into compliance. This could include terminating the violating connection, if necessary. If any fines or monetary charges are attributed to the City for any discharge originating inside the Corporation's sewer CCN area that violates any state or federal rules or guidelines, then the Corporation shall reimburse the City for any such fines or monetary charges and any reasonable expenses connected therewith. The City and the Corporation will cooperate to minimize any such fines or monetary charges and associated expenses. Nothing contained herein will prevent the Corporation from passing on any such payments to the source customer.

#### V. TERM OF AGREEMENT

The Term of this Agreement shall commence upon the date first written above, and shall continue for a period of three (3) years unless otherwise terminated in writing by Corporation as allowed herein, when this Agreement shall terminate, or be renewed for a like period, it mutually acceptable.

This Agreement may be terminated by either Party at any time without cause by giving the other Party sixty (60) days advance written notice of its intent to terminate the Agreement.

Any party may terminate this Agreement following a default by the other party in the performance of this Agreement and the failure to correct said default within thirty (30) days after written notice of default has been provided by the non-defaulting party.

#### VI. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and insure to the benefits of the parties hereto and their respective heirs, representatives, successors and assigns.

#### VII. NO THIRD PARTY BENEFITS

This Agreement is not intended to benefit any third parties nor to be interpreted as creating a partnership between parties.

#### VIII. INTEGRATION CLAUSE

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed in it. Any oral representations or modifications concerning this instrument shall be of no force and effect unless contained in a subsequent writing signed by the party to be charged.

#### IX. SEVERABILITY

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

#### X. DISPUTE RESOLUTION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, of any, the parties hereby agree that any claims, demands, or disputes that cannot be amicably resolved between the parties upon written request by either party

shall be submitted within two weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation.

#### XI. INCORPORATION OF PREAMBLE RECITALS

The recitals contained in the preamble of this Agreement are hereby found to be true and such recitals are hereby made a part of this Agreement for all purposes and are adopted as part of the judgment and findings of the City and the Corporation.

#### XII. EXECUTION

This Agreement is executed in duplicate copies, each of which shall be considered a true and original copy of this Agreement.

#### XIII. LITIGATION EXPENSES

Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest, payable to the party to which the payment is due, at an annual, compounded rate of ten percent (10%) from the date the payment is due until it is fully paid.

In the event any litigation arises out of this Agreement between the parties hereto, the nonprevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or other authority.

By signing and delivering this Agreement to the appropriate official of the Corporation, the City authorizes completion of this Agreement by filling in the Effective Date above.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, EXECUTED by the City and Corporation, acting under the authority of their respective governing bodies in Duplicate Originals as of the date indicated below.

ATTEST:

THE CITY OF WESLACO  
255 S. Kansas Avenue  
Weslaco, Texas 78596

\_\_\_\_\_  
Norma Cantu, City Secretary

By: \_\_\_\_\_  
David Suarez, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Juan E. Gonzalez, City Attorney

NORTH ALAMO WATER SUPPLY  
CORPORATION  
420 S. Doolittle Road  
Edinburg, Texas 78539-3832

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Steven Sanchez, General Manager

By: \_\_\_\_\_  
Richard W. Fryer, Attorney for North  
Alamo Water Supply Corporation



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                     |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4971 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration of proposed change order #16 in the amount of \$40,000 for the Pleasantview & 11th Street Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, 2022; staffed by Engineering Department.) |                 |                                                              |  |
| <b>Background:</b><br>See Attached Memo                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                         | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                   |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                       |                 |                                                              |  |
| ADELAIDA VEGA<br>Albert Aldana<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                  |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Memo CO#16, CCO#16_Signed                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                          |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

DATE: December 20, 2021

TO: Mayor Suarez, City Commission,  
Interim City Manager Muñoz

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

SUBJECT: **PROPOSED CO#16  
PLEASANTVIEW & 11<sup>TH</sup> ST DRAINAGE IMPROVEMENTS**

While boring a proposed 60" RCP Pipe at the FM 1015 crossing at Estero Llano Grande Park, the contractor encountered an abandoned 48" RCP in the path of the bore. The abandoned pipe needs to be removed by hand and debris removed and disposed. The void created by the removal of the pipe needs to be backfilled with flowable concrete for a span of 125 LF across FM 1015. The contractor originally proposed a fee of \$50,000 but it was negotiated down to \$40,000.00 as indicated in the attached change order #16 document.

Staff recommends approval of this item.

Let me know if you have any questions or require additional information.

Sincerely,

# CHANGE ORDER

AIA DOCUMENT G701

OWNER ☐  
ARCHITECT ☐  
CONTRACTOR ☐  
FIELD ☐  
OTHER ☐

|                                               |                                |                       |
|-----------------------------------------------|--------------------------------|-----------------------|
| <b>PROJECT:</b>                               | <b>CHANGE ORDER NUMBER:</b>    | 16                    |
| Pleasantview & 11th St. Drainage Improvements | <b>DATE:</b>                   | 12/15/2021            |
| Weslaco, TX                                   | <b>ENGINEER'S PROJECT NO.:</b> | 19-125                |
| <b>TO CONTRACTOR:</b>                         | <b>CONTRACT DATE:</b>          | 9/11/2020             |
| Rigney Construction, LLC                      | <b>CONTRACT FOR:</b>           | Drainage Improvements |
| 7011 N. Seminary Rd.                          |                                |                       |
| Edinburg, TX 78541                            |                                |                       |

## The Contract is changed as follows:

Breaking 48" RCP Conflict Pipe by Hand that is Line with 60" Bore in Progress. \$ 40,000.00  
Includes demoliton, disposal of debris, concrete bed for pipe and backfilling  
for over 125 LF across road, underground

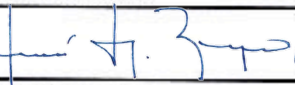
Not valid until signed by the Owner, Engineer and Contractor.

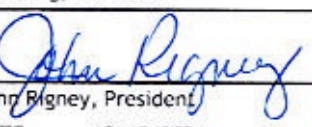
|                                                            |              |
|------------------------------------------------------------|--------------|
| The original (Contract Sum) was                            | \$2,851,562  |
| Net change by previously authorized Change orders          | \$292,094    |
| The (Contract Sum) prior to this Change order was          | \$3,143,656  |
| The (Contract Sum) will be (increased)                     |              |
| by this Change Order in the amount of                      | \$ 40,000.00 |
| The new (Contract Sum) including this Change order will be | \$3,183,656  |

The Contract Time will be (changed) PENDING

The date of Substantial Completion as of the date of this Change Order therefore is NOVEMBER 2021

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc  
ENGINEER  
611 S. International Blvd.  
Address  
Weslaco, TX 78596  
BY  P.E.  
Jose Reyes, Jr. P.E.  
DATE 12/15/2021

Rigney Construction, LLC  
CONTRACTOR  
7011 N. Seminary Rd.  
Address  
Edinburg, TX 78541  
BY   
John Rigney, President  
DATE 12/15/2021

City of Weslaco  
OWNER  
255 S. Kansas Ave.  
Address  
Weslaco, TX 78596  
BY  
DATE



| ITEM DESCRIPTION |                                                                                                                                                                                                       | EST. QTY. | UNIT | UNIT PRICE   | TOTAL        |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|--------------|--------------|
|                  | Breaking 48" RCP Conflict Pipe by Hand that is in Line with 60" Bore in Progress.vvIncludes demolition, disposal of debris, concrete bed for pipe and backfilling over 125 LF across road underground | 1         | LS   | \$ 40,000.00 | \$ 40,000.00 |
|                  |                                                                                                                                                                                                       |           |      |              |              |
|                  |                                                                                                                                                                                                       |           |      |              |              |
|                  |                                                                                                                                                                                                       |           |      |              |              |
|                  |                                                                                                                                                                                                       |           |      |              |              |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4987 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration of the selection of an Architectural firm for the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, 2022; staffed by the Library Department.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Background:</b><br>This initiative continues the process of selecting Architects for our New Library/Library Renovation project. Upgrade of our facility is crucial to the continued success of library services in Weslaco. Currently, we are struggling to use our space efficiently due to a difficult footprint, we have no bathroom connected to our primary facility, and we average building maintenance costs above \$15,000 yearly. That said the library is among the most popular in the region. The community of Weslaco clearly treasures its library, and the upgrade would be invaluable to our community.<br><br>The following firms were ranked highest after evaluation of the Statement of Qualifications concluded in November.<br><br><ul style="list-style-type: none"> <li>• Boultinghouse Simpson Gates</li> <li>• Komatsu Architecture</li> <li>• GOERO</li> </ul><br>Following interviews on January 4th, the Commission was asked to individually rank each firm. The composite ranking will be presented at the Commission Meeting of the 18th. Library staff have no reservations with any of these applicants.<br><br><b>Library staff has continually been impressed by the project applicants and would vehemently support the selection of any of the 3 firms.</b> They all appear to have sufficient skill and experience to provide the community with an amazing library. Contact library administration at <a href="mailto:abecho@weslacopl.us">abecho@weslacopl.us</a> or 956.458.4983 for more information. We are happy to help. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>Previously considered on Jan. 4, 2022. No action was taken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |

recommendation):  
There has been no advisory review at this time.

ADELAIDA VEGA  
ARNOLDO BECHO  
ANDREW MUNOZ

Created/Initiated  
Approved  
New

**City Manager Comments:**  
Approve.

**Staff Recommendation:**  
Library staff has continually been impressed by the project applicants and would vehemently support the selection of any of the 3 firms.

**Attachments, if any:**  
memo - Selection of firms for the New Library - Library Renovation Project (002)

**Responsibilities upon Approval:**  
After the selection of a firm, Library and City Administration will negotiate a contract with the selected firm.

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

January 7, 2022

To: David Suarez, Mayor; Josh Pedraza, Mayor Pro-Tem; Gregory Kerr, Commissioner; Jose "J.P." Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Andrew Muñoz, City Manager  
CC: Martin J. Mata, Vidal Roman, Kayla Pena, Maricarmen Garcia, Omar Rodriguez  
Fr: Arnoldo Becho, Library Director  
Re: Selection of firms for the New Library/Library Renovation Project.

This initiative continues the process of selecting Architects for our New Library/Library Renovation project. Upgrade of our facility is crucial to the continued success of library services in Weslaco. Currently, we are struggling to use our space efficiently due to a difficult footprint, we have no bathroom connected to our primary facility, and we average building maintenance costs above \$15,000 yearly. That said the library is among the most popular in the region. The community of Weslaco clearly treasures its library, and the upgrade would be invaluable to our community.

The following firms were ranked highest after evaluation of the Statement of Qualifications concluded in November and were interviewed in January. Library staff have no reservations with any of these applicants.

- Boultinghouse Simpson Gates
- Komatsu Architecture
- GOERO

**Library staff has continually been impressed by the project applicants and would vehemently support the selection of any of the 3 firms selected for interview.** They all appear to have sufficient skill and experience to provide the community with an amazing library. Contact library administration at [abecho@weslacopl.us](mailto:abecho@weslacopl.us) or 956.458.4983 for more information. We are happy to help.

Thank you for the time,

Arnoldo Becho  
Library Director, City of Weslaco  
Phone: 956.973.3144  
Email: [abecho@weslacopl.us](mailto:abecho@weslacopl.us)



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4982 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of Javier Hinojosa on Ordinance 2022-01 to rezone 1402 W Mile 5 North Road also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-01. Possible action. (Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from M-1 Mobile home subdivision to R-2 Duplex and Apartment district. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021.                                                                                                                                                                         |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                                                                                                                                                                                               |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map.                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone-1402 W Mile 5 N Rd- Memo, 1402 W MILE 5 - attachments, 1402 W Mile 5 North- Aerial, O2022-01 rezone 1402 W Mile 5 N Rd-                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |

Staff will advise the applicant

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 1402 W Mile 5 N Rd

DATE: January 11, 2022

---

The property owner is proposing a town-home type use. The 2040 Land Use Map has identified this area as a single-family residential area. However, townhomes will conform to the surrounding neighborhood. No petitions were received for or against this item. The property owner has previously requested a rezone for this property to a M-1 Mobile Home District but has decided to pursue a mixed-use development of single family and townhomes. Planning staff has already received the preliminary subdivision drawings for this development

The Planning & Zoning Commission recommended approval based on the 2040 Land Use Map and existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM



## APPLICATION FOR REZONING

RZNE-000159-2021

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 4.07 Ac. out of Farm Tract 795 Block \_\_\_\_\_

Subdivision Name West and Adams Tracts

Street Address 1402 W Mile 5 North Rd

Existing Zoning M-1 Mobile Home Subd. Dist. Existing Land Use Open

Proposed Zoning R-2 Townhouses Proposed Land Use Townhouses

\_\_\_\_\_ \$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 Javier Hinojosa, P.E. Phone (956) 668-1588

Address 416 E. Dove Ave. Fax: \_\_\_\_\_

City McAllen State TX Zip Code 78504 E-Mail: javier@javierhinojosaeng.com

### OWNER

Name Cottonfield LTD. Ezequial Reyna, Gen. Partner Phone (956) 477-3962

Address 702 W. Exp. 83, Ste. 100 Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent



# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## PLANNING DEPARTMENT

December 22, 2021

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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](mailto:karevalo@weslacotx.gov) by 12:00 pm on January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Javier Hinojosa is requesting to rezone 1402 W Mile 5 North Rd. Also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district

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

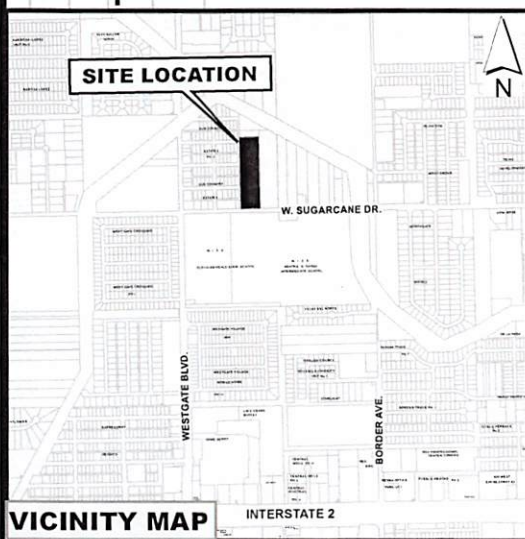
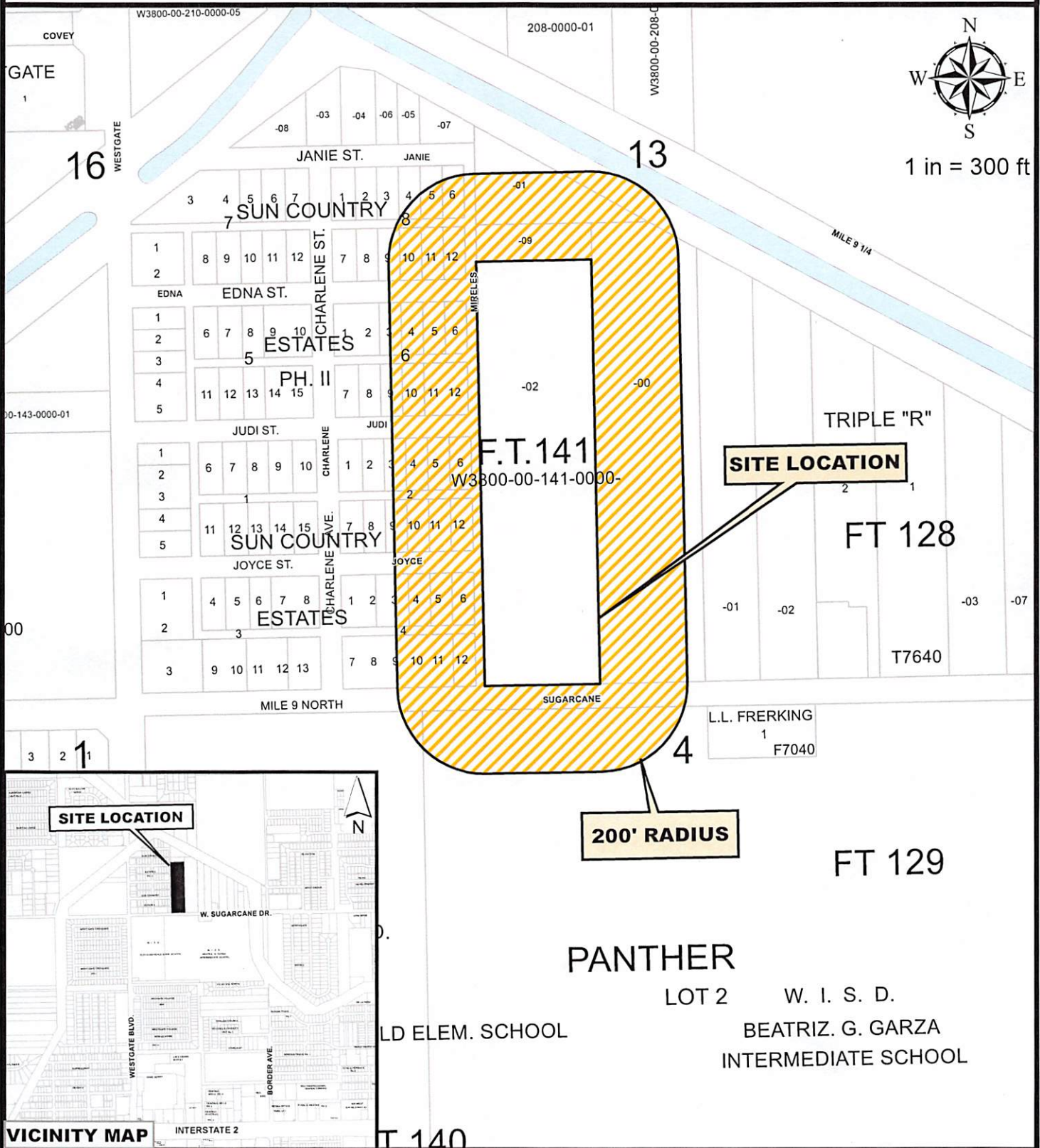
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM  
Planning Director

# CITY OF WESLACO

Engineering Department



**Melden & Hunt Inc.**

1402 West Sugar Cane Dr.  
WEST TRACT W264'-E504.25'-  
S1000' FT 141 6.06AC  
BLOCK 161, F.T. 141, LOT 13

## Purpose for the Rezoning request

Existing zoning: R-2  
Existing land use: Open  
Proposed zoning: R-4  
Proposed land use: Single Family



DEC 15, 2021

|                                                                                        |                                                                                                 |                      |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------|
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596                                | L3382-00-000-0000-00<br>LAS VILLAS SANTAS - AMENDED 4.42AC<br>0 MILE 5 N RD                     | L: 38507<br>B: 0     |
| EMP-LVS PROPERTIES LLC<br>EM BUD PAYNE<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599     | L3382-00-000-0001-00<br>LAS VILLAS SANTAS - AMENDED LOT 1<br>1 CARREON ST                       | L: 5444<br>B: 0      |
| EMP-LVS PROPERTIES LLC<br>EM BUD PAYNE<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599     | L3382-00-000-0002-00<br>LAS VILLAS SANTAS - AMENDED LOT 2<br>0 CARREON ST                       | L: 6488<br>B: 0      |
| EMP-LVS PROPERTIES LLC<br>EM BUD PAYNE<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599     | L3382-00-000-0003-00<br>LAS VILLAS SANTAS - AMENDED LOT 3<br>0 CARREON ST                       | L: 6854<br>B: 0      |
| EMP-LVS PROPERTIES LLC<br>EM BUD PAYNE<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599     | L3382-00-000-0004-00<br>LAS VILLAS SANTAS - AMENDED LOT 4<br>0 CARREON ST                       | L: 6854<br>B: 0      |
| EMP-LVS PROPERTIES LLC<br>EM BUD PAYNE<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599     | L3382-00-000-0005-00<br>LAS VILLAS SANTAS - AMENDED LOT 5<br>0 CARREON ST                       | L: 6854<br>B: 0      |
| TAMEZ BOBBY JOE A & LINDA GARCIA<br>1811 ALICIA DR<br>WESLACO TX 78596                 | L3382-00-000-0006-00<br>LAS VILLAS SANTAS - AMENDED LOT 6<br>0 CARREON ST                       | L: 14486<br>B: 0     |
| GONZALEZ ARMANDO & ARNULFO<br>ARTURO GONZALEZ<br>1507 GUADALUPE ST<br>WESLACO TX 78596 | R3500-00-000-0000-20<br>ROCKWELL LOT E-R 2 FT 728 EXC<br>1507 GUADALUPE                         | L: 52709<br>B: 0     |
| GONZALEZ ARMANDO<br>1507 GUADALUPE ST<br>WESLACO TX 78596                              | R3500-00-000-0000-93<br>ROCKWELL W50'-E140'-N120'-LT E-R2 FT<br>1507 GUADALUPE ST SIDE          | L: 12000<br>B: 27280 |
| VASQUEZ ARTURO & FRANCES<br>RR 2 BOX 523A<br>WESLACO TX 78596                          | W3800-00-795-0000-72<br>WEST TRACT W220'-E660'-N990' FT 795<br>C NET<br>0 MILE 5 NORTH          | L: 65354<br>B: 108   |
| OLVERA ROGELIO & MARIA<br>PO BOX 4237 HOUSTON<br>HOUSTON TX 77210                      | W3800-00-795-0000-74<br>WEST TRACT N383.50'-E220'-W660' FT 795<br>.79AC NET<br>1502 W MI 5 N RD | L: 48185<br>B: 1000  |
| SANCHEZ OLGA<br>RR 7 BOX 152F<br>WESLACO TX 78596                                      | W3800-00-795-0000-75<br>WEST TRACT E220'-W660'-S210.50'- N594'<br>AC<br>0 MILE 5 NORTH          | L: 28534<br>B: 23186 |

DEC 15, 2021

|                                                                           |                                                                                                       |                      |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------|
| OROZCO BLANCA NIEVES<br>3038 BRIGHT ST<br>FORT WORTH TX 76105             | W3800-00-795-0000-76<br>WEST TRACT S198'-N891'-E220'-W660' FT<br>0 MILE 5 NORTH                       | L: 26919<br>B: 0     |
| OLVERA ROGELIO & MARIA<br>PO BOX 4237 HOUSTON<br>HOUSTON TX 77210         | W3800-00-795-0000-78<br>WEST TRACT S99'-N693'-E220'-W660' FT<br>0 MILE 5 NORTH                        | L: 21537<br>B: 0     |
| COTTONFIELDS LTD<br>702 W EXPRESSWAY 83 STE 100<br>WESLACO TX 78599       | W3800-00-795-0000-80<br>WEST TRACT S330' & E440'-S495'-N990' FT<br>GR 14.77 AC NET<br>0 S WESTGATE DR | L: 79758<br>B: 49565 |
| COTTONFIELDS, LTD<br>702 W EXPRESSWAY 83 STE 100<br>WESLACO TX 78596-4379 | W3800-00-795-0000-88<br>WEST TRACT E440'-S495'-N990' FT<br>795 5AC NET                                | L: 50000<br>B: 0     |
| MW PETROLEUM CORP<br>2000 POST OAK BLVD STE 100<br>HOUSTON TX 77056       | W3800-00-795-0000-96<br>WEST TRACT E440'-N495' FT 795 5.0AC<br>1301 W MI 5 N RD                       | L: 104420<br>B: 3300 |

**TRACT 3**  
**METES AND BOUNDS DESCRIPTION**

A tract of land containing 4.07 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 795, THE WEST AND ADAMS TRACTS**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 4.07 acres being more particularly described as follows;

**COMMENCING**, for reference at the Northeast corner of said Farm Tract 795, within the right-of-way of Mile 5 North Road, **THENCE** S 88° 48' 15" W, along the North line of said Farm Tract 795, and said Mile 5 North Road a distance of 440.22 feet to the northwest corner of a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511 Deed Records, Hidalgo County, Texas for the **POINT OF BEGINNING** and the Northeast corner of this tract;

**THENCE** S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 495.46 feet pass an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, continuing a total distance of 619.21 feet for an exterior corner hereof;

**THENCE** S 88° 48' 15" W, at a distance of 110.00 feet for an interior corner hereof;

**THENCE** S 01° 11' 45" E, at a distance of 371.34 feet for the Southeast corner hereof;

**THENCE** S 88° 49' 24" W, distance of 110.00 feet to the southeast corner of a tract of land deeded to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

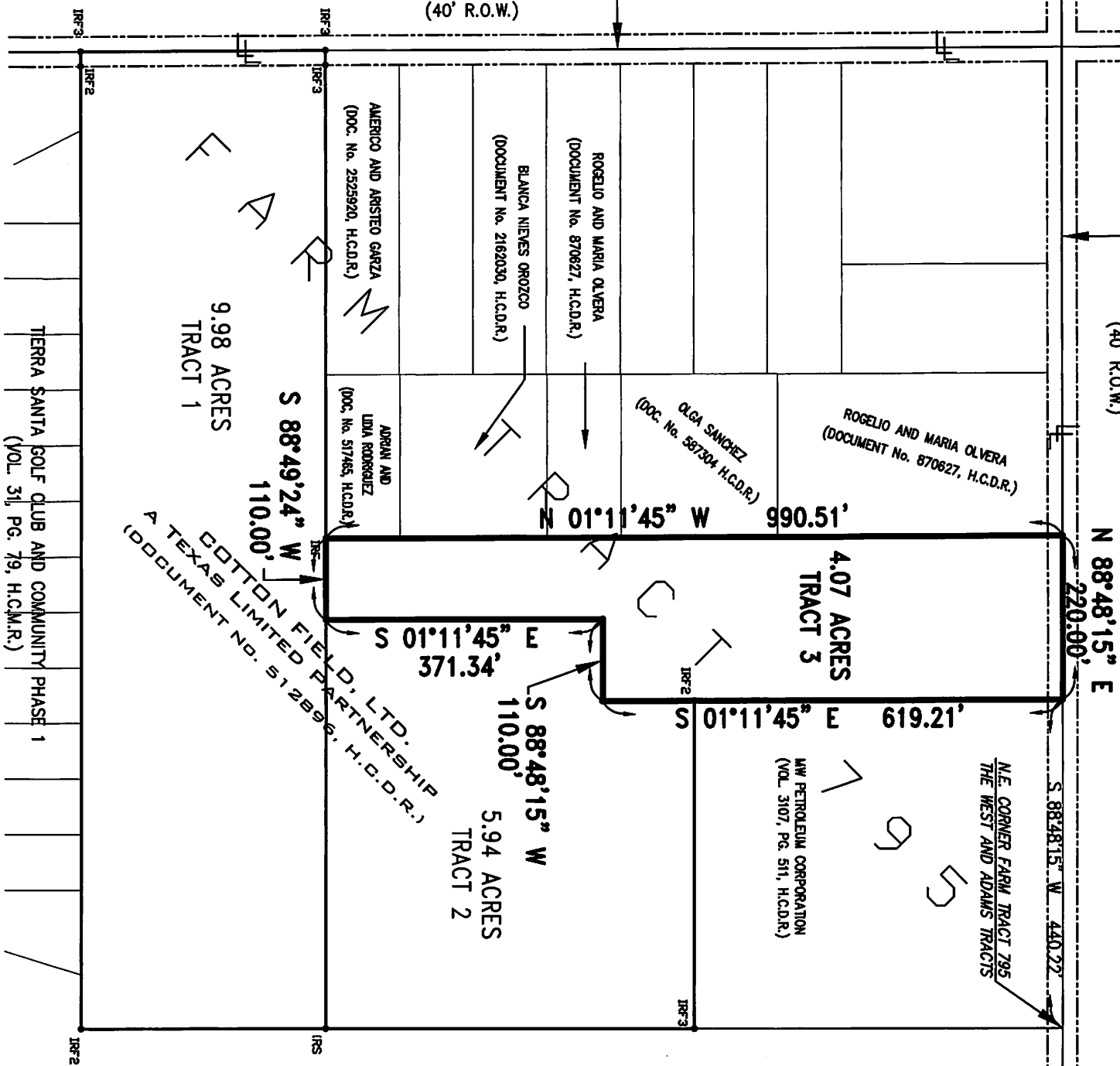
**THENCE** N 01° 11' 45" W, along the common line of said Rodriguez tract, at a distance of 970.51 pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet for the Northwest corner hereof;

**THENCE** N 88° 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to the **POINT OF BEGINNING**, containing 4.07 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**

1/4 MILE 6 WEST ROAD  
(40' R.O.W.)

1/4 MILE 5 NORTH ROAD  
(40' R.O.W.)

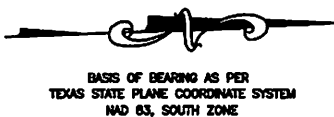


TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1  
(VOL. 31, PG. 79, H.C.M.R.)

LEGEND

- 1/4 = LOT LINE
- IRF = FOUND 1/2" IRON ROD
- IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENA"
- IRF3 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242"
- IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVD LS"
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS

SCALE: 1" = 200'



"EXHIBIT"  
TRACT 3 - 4.07 ACRES  
OUT OF  
FARM TRACT 795  
THE WEST AND ADAMS TRACTS



JAVIER HINOJOSA ENGINEERING  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE MCALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeng.com  
TBEELS FIRM NUMBER F-1295



# Rezone

M-1 to R-2 Duplex & Apartments (Townhomes)

## Legend

 1402 W Mile 5 North Road

Ave

gate S Westgate Dr

W Vanash Dr

Vera Ave

W Mile 5 N

W Mile 5 N

W Mile 5 N

W Mile 5 N

S Westgate Dr

Hacienda Del Sol

La Hacienda St

La Hacienda St

Tierra Encantada

Google Earth



900 ft



ORDINANCE NO. 2022-01

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1402 W MILE 5 NORTH RD. ALSO BEING 4.07 AC OUT OF FARM TRACT 795, WEST AND ADAMS TRACT, WESLACO HIDALGO COUNTY, M-1 MOBILE HOME SUBDIVISION TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an M-1 Mobile home subdivision to R-2 Duplex and Apartment district located at 1402 W Mile 5 North Rd. Also being 4.07 ac out of Farm Tract 795, West and Adams Tract, 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 18<sup>th</sup> day of January 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this \_\_\_\_ of \_\_\_\_\_, 2022.

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4983 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after a public hearing on behalf of Javier Hinojosa on Ordinance 2022-02 to rezone 3631 S Westgate, also being 5.94 acre out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-02. Possible action. (Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from M-1 Mobile home subdivision to R-1 One Family Dwelling District. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021.                                                                                                                                                                    |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                                                                                                                                                                                          |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map.                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone-3631 S Westgate Drive- Memo, 3631 S Westgate Drive- attachments, 3631 S Westgate Drive- Aerial, O2022-02 rezone 3631 S Westgate Drive                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |

Staff will advise the applicant

# City of Weslaco

*"The City on the Grow"*



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Adrian Farias, Commissioner, District 4  
Letty Lopez, Commissioner, District 5

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3631 S Westgate Drive

DATE: January 11, 2022

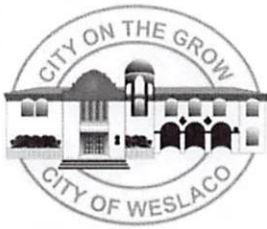
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The property owner is proposing a one-family dwelling use. The 2040 Land Use Map has identified this area as a single-family residential and the area will conform to the surrounding neighborhood. No petitions were received for or against this item. The property owner has previously requested a rezone for this property to a M-1 Mobile Home District but has decided to pursue a mixed-use development of single family and townhomes. Planning staff has already received the preliminary subdivision drawings for this development

The Planning & Zoning Commission recommended approval based on the 2040 Land Use Map and existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM



## APPLICATION FOR REZONING

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

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

RZNE-000158-2021  
FILE NO. \_\_\_\_\_

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 5.94 Ac. out of Farm Tract 795 Block \_\_\_\_\_

Subdivision Name West and Adams Tracts

Street Address 3631 S Westgate Drive

Existing Zoning M-1 Mobile Home Subd. Dist. Existing Land Use Open

Proposed Zoning R-1 One Family Dwelling Dist. Proposed Land Use Single Family

\_\_\_\_\_ \$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 Javier Hinojosa, P.E. Phone (956) 668-1588

Address 416 E. Dove Ave. Fax: \_\_\_\_\_

City McAllen State TX Zip Code 78504 E-Mail: javier@javierhinojosaeng.com

### OWNER

Name Cottonfield LTD. Ezequial Reyna, Gen. Partner Phone (956) 477-3962

Address 702 W. Exp. 83, Ste. 100 Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent

# City of Weslaco

*"The City on the Grow"*



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Adrian Farias, Commissioner, District 4  
Letty Lopez, Commissioner, District 5

Andrew Muñoz, Interim City Manager

## PLANNING DEPARTMENT

December 22, 2021

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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](mailto:karevalo@weslacotx.gov) by 12:00 pm on January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Javier Hinojosa is requesting to rezone 3631 S Westgate. Also being 5.94 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling 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





DEC 15, 2021

|                                                                              |                                                                                                       |                       |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------|
| PEREZ JAIME EDUARDO<br>2500 E EXPRESSWAY 83<br>WESLACO TX 78596              | T5438-01-005-0010-00<br>TIERRA SANTA GOLF CLB & COMMUNITY<br>5<br>1210 HACIENDA DEL SOL               | L: 71230<br>B: 513885 |
| VASQUEZ ARTURO & FRANCES<br>RR 2 BOX 523A<br>WESLACO TX 78596                | W3800-00-795-0000-72<br>WEST TRACT W220'-E660'-N990' FT 795<br>C NET<br>0 MILE 5 NORTH                | L: 65354<br>B: 108    |
| SANCHEZ OLGA<br>RR 7 BOX 152F<br>WESLACO TX 78596                            | W3800-00-795-0000-75<br>WEST TRACT E220'-W660'-S210.50'- N594'<br>AC<br>0 MILE 5 NORTH                | L: 28534<br>B: 23186  |
| OROZCO BLANCA NIEVES<br>3038 BRIGHT ST<br>FORT WORTH TX 76105                | W3800-00-795-0000-76<br>WEST TRACT S198'-N891'-E220'-W660' FT<br>0 MILE 5 NORTH                       | L: 26919<br>B: 0      |
| OLVERA ROGELIO & MARIA<br>PO BOX 4237 HOUSTON<br>HOUSTON TX 77210            | W3800-00-795-0000-78<br>WEST TRACT S99'-N693'-E220'-W660' FT<br>0 MILE 5 NORTH                        | L: 21537<br>B: 0      |
| COTTONFIELDS LTD<br>702 W EXPRESSWAY 83 STE 100<br>WESLACO TX 78599          | W3800-00-795-0000-80<br>WEST TRACT S330' & E440'-S495'-N990' FT<br>GR 14.77 AC NET<br>0 S WESTGATE DR | L: 79758<br>B: 49565  |
| MW PETROLEUM CORP<br>2000 POST OAK BLVD STE 100<br>HOUSTON TX 77056          | W3800-00-795-0000-96<br>WEST TRACT E440'-N495' FT 795 5.0AC<br>1301 W MI 5 N RD                       | L: 104420<br>B: 3300  |
| RODRIGUEZ ADRIAN & LIDIA<br>1421 W MILE 5 N<br>WESLACO TX 78596              | W3800-00-795-0000-97<br>WEST TRACT E200'-W660'-S96'-N990' FT<br>T<br>1421 W 34TH ST                   | L: 20145<br>B: 23436  |
| REYNA EZEQUIEL JR & LIVIA<br>702 W EXPRESSWAY 83 STE 100<br>WESLACO TX 78599 | W3800-00-796-0000-00<br>WEST TRACT 22.87AC GOLF COURSE FT<br>2.78AC NET<br>0 MILE 5 NORTH RD          | L: 129846<br>B: 33000 |

**TRACT 2**  
**METES AND BOUNDS DESCRIPTION**

A tract of land containing 5.94 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 795, THE WEST AND ADAMS TRACTS**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 5.94 acres being more particularly described as follows;

**COMMENCING**, for reference at the Northeast corner of said Farm Tract 795, within the right-of-way of 5 North Road, **THENCE** S 01° 11' 45" E, along the East line of said Farm Tract 795, the east line of a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511, Deed Records, Hidalgo County, Texas, and the west line of Tierra Santa Golf Club & Community Phase I, recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, at a distance of 20.00 feet pass the south right-of-way line of said Mile 5 North Road, continuing a total distance of 495.46 feet to a ½" iron rod with a plastic cap stamped "PE 5242" for the **POINT OF BEGINNING** and the Northeast corner of this tract;

**THENCE** S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" for the Southeast corner hereof;

**THENCE** S 88° 49' 24" W, distance of 536.74 feet for the Southwest corner hereof;

**THENCE** N 01° 11' 45" W, distance of 371.34 feet for an exterior corner hereof;

**THENCE** N 88° 48' 15" E, distance of 110.00 feet for an interior corner hereof;

**THENCE** N 01° 11' 45" W, distance of 123.75 feet to a ½" iron rod with a plastic cap stamped "PENA" for the Northwest corner hereof;

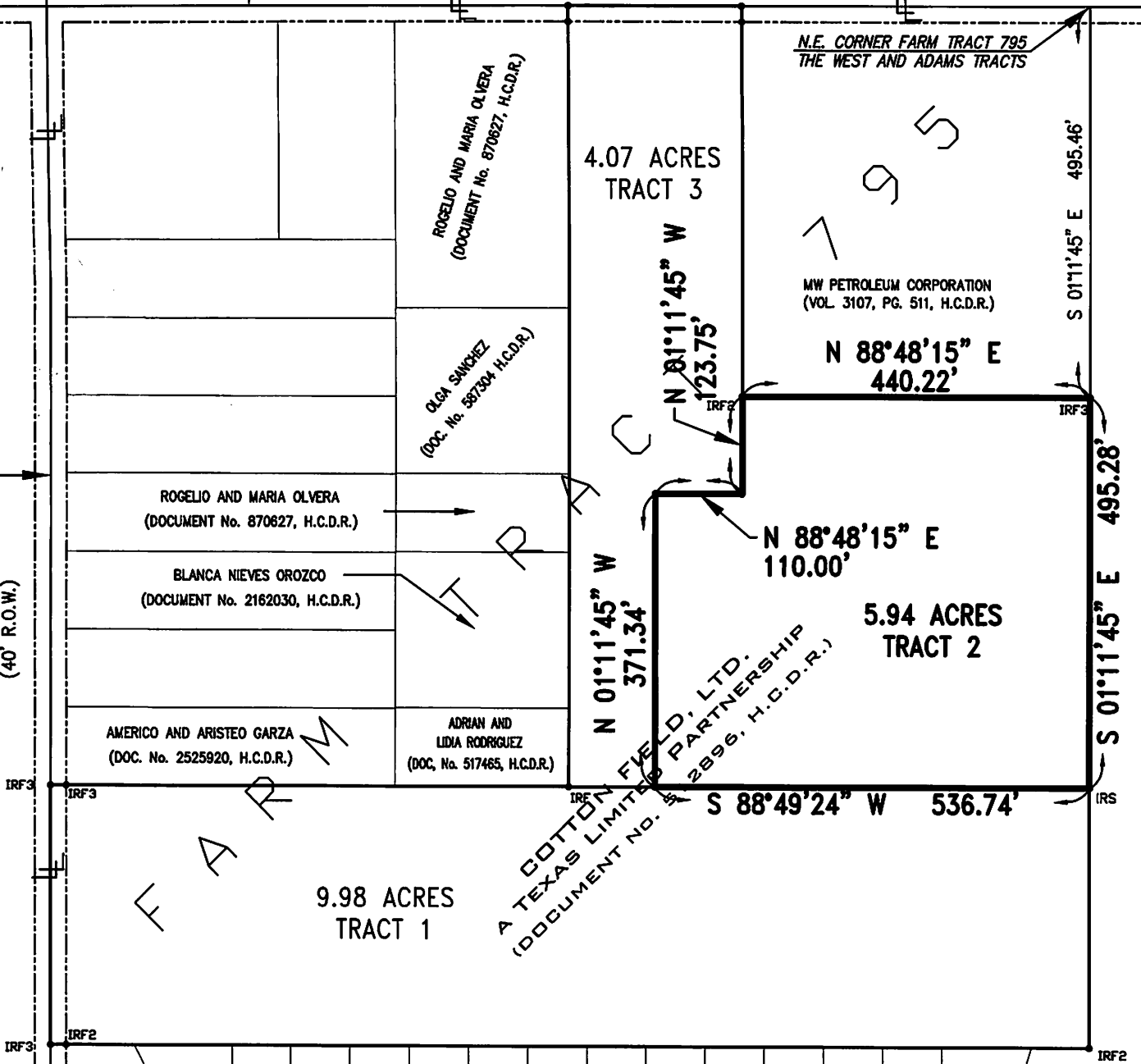
**THENCE** N 88° 48' 15" E, along the said south line of said Petroleum Corporation tract, a distance of 440.22 feet, to the **POINT OF BEGINNING**, containing 5.94 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**



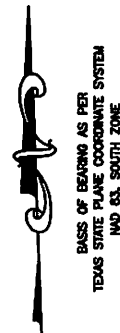
1/4 MILE 6 WEST ROAD  
(40' R.O.W.)

1/4 MILE 5 NORTH ROAD  
(40' R.O.W.)

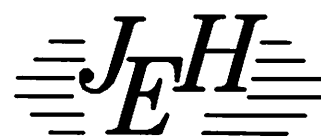


- LEGEND**
- LOT LINE
  - IRF = FOUND 1/2" IRON ROD
  - IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENA"
  - IRF3 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242"
  - IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
  - R.O.W. = RIGHT OF WAY
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS

**SCALE: 1" = 200'**



**"EXHIBIT"**  
**TRACT 2 - 5.94 ACRES**  
**OUT OF**  
**FARM TRACT 795**  
**THE WEST AND ADAMS TRACTS**



**JAVIER HINOJOSA ENGINEERING**  
**CONSULTING ENGINEERS**

416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeng.com  
TBPELS FIRM NUMBER F-1295

TERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1  
(VOL. 31, PG. 79, H.C.M.R.)

TERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1  
(VOL. 31, PG. 79, H.C.M.R.)

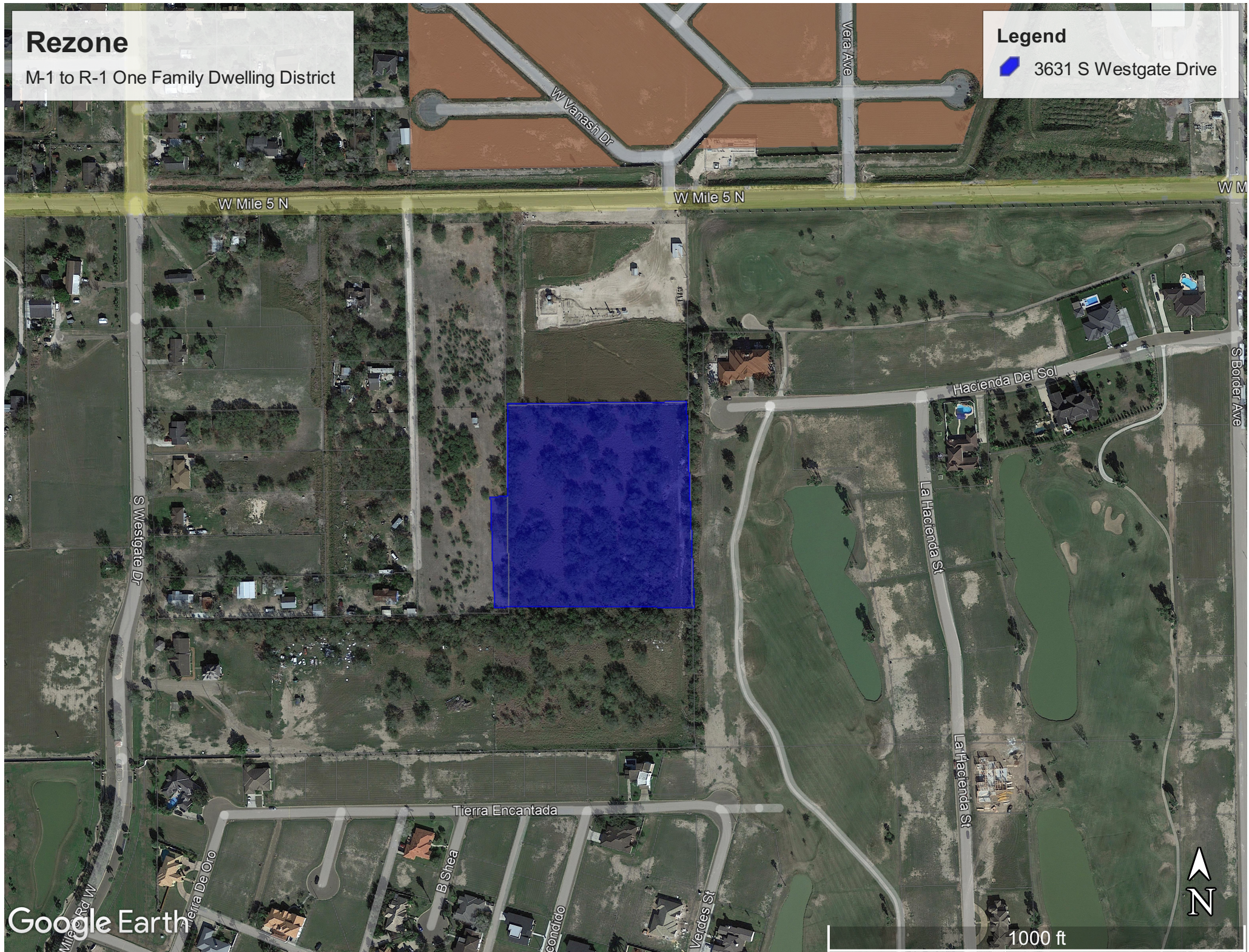


# Rezone

M-1 to R-1 One Family Dwelling District

## Legend

 3631 S Westgate Drive





ORDINANCE NO. 2022-02

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3631 S WESTGATE. ALSO BEING 5.94 AC OUT OF FARM TRACT 795, WEST AND ADAMS TRACT, WESLACO HIDALGO COUNTY, M-1 MOBILE HOME SUBDIVISION TO R-1 ONE FAMILY DWELLING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an M-1 Mobile home subdivision to R-1 One Family Dwelling District located at 3631 S Westgate. Also being 5.94 ac out of Farm Tract 795, West and Adams Tract, 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 18<sup>th</sup> day of January 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4984 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after a public hearing on behalf of Melden & Hunt Inc. on Ordinance 2022-03 to rezone 1402 W Sugarcane Dr. also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, Texas from R-2 Apartment & duplex district to R-4 Residential one family / narrow lot zoning and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-03. Possible action. (Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-2 Apartment & duplex district to R-4 Residential one family / narrow lot zoning. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 20, 2021.                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval request based on surrounding land use                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone-1402 W Sugarcane- Memo, 1402 W Sugarcane - ATTACHMENTS, 1402 W Sugarcane Drive- Aerial, O2202-03 1402 W Sugarcane                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |

**Responsibilities upon Approval:**

Staff will advise the applicant

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 1402 W Sugarcane

DATE: January 11, 2022

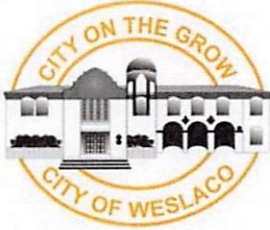
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The property owner is proposing a one-family dwelling use and will have lots with a minimum lots size of 5,300 square feet. The 2040 Land Use Map has identified this area as a single-family residential and the area will conform to the surrounding neighborhood. No petitions were received for or against this item. The property owner has previously requested a rezone for this property to an R-2 Apartment & Duplex District but has decided to pursue a narrow lot single family homes. Planning staff has already received the subdivision submittal and final plat approval will be presented to City Commission in March.

The Planning & Zoning Commission recommended approval based on the 2040 Land Use Map and existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM



## APPLICATION FOR REZONING

RZNE-000160-2021

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 F.T. 141 Block 161

Subdivision Name WEST TRACT SUBDIVISION

Street Address N/A 1402 W Sugar cane

Existing Zoning R-2 Existing Land Use OPEN

Proposed Zoning R-4 Proposed Land Use SINGLE FAMILY

- ☒ \$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 Melden & Hunt, Inc. c/o Mario A. Reyna, P.E. Phone (956) 381-0981

Address 115 W. McIntyre Street Fax: \_\_\_\_\_

City Edinburg State TX Zip Code 78541 E-Mail: c/o mario@meldenandhunt.com

### OWNER

Name Ammo Construction, LLC Phone c/o (956) 381-0981

Address 317 S. Main Street Fax: c/o 381-1839

City McAllen State TX Zip Code 78541 E-Mail: mario@meldenandhunt.com

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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Signature M. A. Reyna Date 12/8/21  
Applicant

Signature M. A. Reyna Date 12/8/21  
Authorized Agent

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## PLANNING DEPARTMENT

December 22, 2021

### Legal Notice

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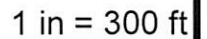
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM  
Planning Director



## Engineering Department



DEC 20, 2021

|                                                                      |                                                                           |                          |
|----------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------|
| WESLACO IND SCHOOL DIST<br>312 W 5TH ST<br>WESLACO TX 78596          | P3223-00-000-0002-00<br>PANTHER LOT 2<br>1111 SUGAR CANE DR               | L: 2560800<br>B: 9258000 |
| ARISPE RAMON & MINERVA<br>1507 JUDI ST<br>WESLACO TX 78599           | S6900-00-002-0003-00<br>SUN COUNTRY ESTATES LOT 3 BLK 2 ✓                 | L: 14400<br>B: 17434     |
| JIMENEZ MARTA ALICIA T<br>1505 JUDI ST<br>WESLACO TX 78599           | S6900-00-002-0004-00<br>SUN COUNTRY ESTATES LOT 4 BLK 2                   | L: 14400<br>B: 29295     |
| METZGER LIDIA & RENEE TAMEZ<br>1503 JUDI ST<br>WESLACO TX 78599      | S6900-00-002-0005-00<br>SUN COUNTRY ESTATES LOT 5 BLK 2 ✓                 | L: 14400<br>B: 24886     |
| SANCHEZ EDUARDO & ESTANISLADA<br>1501 JUDI ST<br>WESLACO TX 78599    | S6900-00-002-0006-00<br>SUN COUNTRY ESTATES LOT 6 BLK 2 ✓<br>1501 JUDI ST | L: 14400<br>B: 16796     |
| MUNOZ FILOMON<br>1508 JOYCE ST<br>WESLACO TX 78599                   | S6900-00-002-0009-00<br>SUN COUNTRY ESTATES LOT 9 BLK 2                   | L: 14400<br>B: 25590     |
| CORTEZ MARIA LUISA FRAIRE & RAY<br>1506 JOYCE ST<br>WESLACO TX 78599 | S6900-00-002-0010-00<br>SUN COUNTRY ESTATES LOT 10 BLK 2 ✓                | L: 14400<br>B: 23504     |
| MONTANO ISABEL & ELIDA M<br>1504 JOYCE ST<br>WESLACO TX 78599        | S6900-00-002-0011-00<br>SUN COUNTRY ESTATES LOT 11 BLK 2 ✓                | L: 14400<br>B: 41099     |
| PENA ERNESTINA<br>1100 JOYCE ST<br>WESLACO TX 78599                  | S6900-00-002-0012-00<br>SUN COUNTRY ESTATES LOT 12 BLK 2 ✓                | L: 14400<br>B: 16281     |
| REGALADO, RAUL & ELIA R<br>1107 JOYCE ST<br>WESLACO TX 78596         | S6900-00-004-0003-00<br>SUN COUNTRY ESTATES LOT 3 BLK 4 ✓                 | L: 8700<br>B: 15838      |
| ANCISO VALERIE<br>1505 JOYCE ST<br>WESLACO TX 78599                  | S6900-00-004-0004-00<br>SUN COUNTRY ESTATES LOT 4 BLK 4 ✓                 | L: 14400<br>B: 48380     |
| ALVARADO ARMANDO & ELPIDIA<br>PO BOX 830572<br>RICHARDSON TX 75083   | S6900-00-004-0005-00<br>SUN COUNTRY ESTATES LOT 5 BLK 4 ✓                 | L: 14400<br>B: 38448     |

DEC 20, 2021

|                                                                                            |                                                                                    |                       |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------|
| TREVINO RAMON<br>1501 JOYCE ST<br>WESLACO TX 78599                                         | S6900-00-004-0006-00<br>SUN COUNTRY ESTATES LOT 6 BLK 4 ✓                          | L: 14400<br>B: 17496  |
| LOPEZ OMAR H VIDAL<br>1502 W SUGAR CANE APT NO 4<br>WESLACO TX 78599                       | S6900-00-004-0007-00<br>SUN COUNTRY ESTATES LOT 7 THRU 11 ✓<br>1502 W SUGARCANE DR | L: 99840<br>B: 159247 |
| VERASTEGUI JOSE DANIEL SERNA<br>2917 CACTUS DR<br>WESLACO TX 78599                         | S6900-00-004-0012-00<br>SUN COUNTRY ESTATES LOT 12 BLK 4 ✓<br>1502 W SUGARCANE DR  | L: 28200<br>B: 7623   |
| GARCIA JOSE J & AMELIA<br>1507 EDNA ST<br>WESLACO TX 78599                                 | S6900-00-006-0003-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT<br>1107 EDNA ST         | L: 14400<br>B: 15161  |
| TAFOLLA ROBERT<br>PO BOX 8231<br>WESLACO TX 78599                                          | S6900-00-006-0004-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 14400<br>B: 33801  |
| RIVERA JUANITA T<br>1502 JUDI ST<br>WESLACO TX 78599                                       | S6900-00-006-0005-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 14400<br>B: 13331  |
| RODARTE GUADLAUPE & AUGUSTIN<br>JOSE ALVARO RODARTE<br>64881 80TH AVE<br>HARTFORD MI 49057 | S6900-00-006-0006-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 14400<br>B: 16712  |
| ALEMAN BERTHA ALICIA<br>1730 W LINCOLN ST<br>WESLACO TX 78599                              | S6900-00-006-0009-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 14400<br>B: 0      |
| RIVERA ANGELICA M<br>1502 JUDI ST<br>WESLACO TX 78599                                      | S6900-00-006-0010-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 14400<br>B: 55137  |
| RIVERA ANGELICA M<br>1502 JUDI ST<br>WESLACO TX 78599                                      | S6900-00-006-0011-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 28800<br>B: 137121 |
| RIVERA ANGELICA M<br>1502 JUDI ST<br>WESLACO TX 78599-3812                                 | S6900-00-006-0012-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 12 BLK 6            | L: 14400<br>B: 0      |
| LARA ELEZER & LIANA B<br>PO BOX 1970<br>DONNA TX 78537                                     | S6900-00-008-0004-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                         | L: 14400<br>B: 31816  |

DEC 20, 2021

|                                                                          |                                                                             |                        |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------|
| GONZALEZ RAMON & MARIA DEL<br>213 W MILE 10 NORTH RD<br>WESLACO TX 78599 | S6900-00-008-0005-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT<br>1503 JANIE ST | L: 14400<br>B: 46423   |
| GONZALEZ RAMON & MARIA DEL<br>213 W MILE 10 NORTH RD<br>WESLACO TX 78599 | S6900-00-008-0006-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT<br>1501 JANIE ST | L: 14400<br>B: 55325   |
| SALAZAR ALBERTO LUIS<br>1508 EDNA ST<br>WESLACO TX 78599                 | S6900-00-008-0009-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                  | L: 14400<br>B: 21104   |
| CRUZ ISAURA GARAY<br>1705 W 1ST ST<br>MARION IN 46952                    | S6900-00-008-0011-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                  | L: 14400<br>B: 24501   |
| GARZA JOSE GUADALUPE<br>1502 EDNA ST<br>WESLACO TX 78599                 | S6900-00-008-0012-00<br>SUN COUNTRY ESTATES UNIT NO. 2 LOT                  | L: 14400<br>B: 20539   |
| TORRES INVESTMENTS LLC<br>1302 W SUGAR CANE<br>WESLACO TX 78599          | W3800-00-141-0000-00<br>WEST TRACT SE 6.43AC-E13.49AC FT 141<br>5.91 AC NET | L: 476265<br>B: 187845 |
| MARTINEZ HECTOR G MATA<br>5807 MENDOZA ST<br>MERCEDDES TX 78570          | W3800-00-141-0000-01<br>WEST TRACT NE1.01AC-E13.49AC FT 141                 | L: 46177<br>B: 16847   |
| MONTES JUAN<br>2828 MIRELES ST<br>WESLACO TX 78599                       | W3800-00-141-0000-09<br>WEST TRACT 0.515AC-E13.49AC FT 1<br>41 0.52AC NET   | L: 37711<br>B: 45383   |



June 3, 2021

**METES AND BOUNDS DESCRIPTION  
5.963 ACRES OUT OF FARM TRACT 141,  
THE WEST AND ADAMS TRACTS SUBDIVISION,  
CITY OF WESLACO,  
HIDALGO COUNTY, TEXAS**

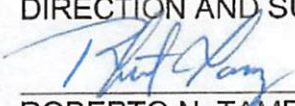
A tract of land containing 5.963 acres situated in the City of Weslaco, County of Hidalgo, Texas, being a part or portion out of Farm Tract 141, The West and Adams Tracts Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 5.963 acres were conveyed to Ammo Construction, LLC by virtue of a Warranty Deed recorded under Document Number 3196641, Hidalgo County Official Records, said 5.963 of one acre also being more particularly described as follows:

COMMENCING at the Southeast corner of said Farm Tract 141;

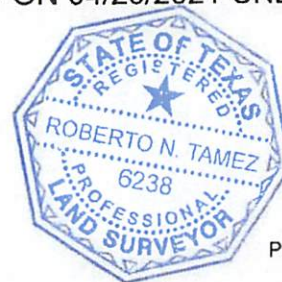
THENCE, S 88° 48' 00" W within the existing right-of-way of Sugar Cane Road, a distance of 240.25 feet to a Nail set, for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 88° 48' 00" W within the existing right-of-way of Sugar Cane Road, a distance of 259.75 feet to a Nail set, from which a No. 4 rebar found bears N 42° 15' 40" W a distance of 40.03 feet & an Iron Pipe found bears N 33° 48' 37" E a distance of 36.30 feet, for the Southwest corner of this tract;
2. THENCE, N 01° 12' 00" W within the existing right-of-way of Mireles Street, a distance of 1,000.00 feet to a Nail set for the Northwest corner of this tract;
3. THENCE, N 88° 48' 00" E at a distance of 20.77 feet pass an Iron pipe found in line, at a distance of 21.42 feet pass a No. 4 rebar set on the existing East right-of-way line of Mireles Street, continuing a total distance of 259.75 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 01° 12' 00" E at a distance of 970.00 feet pass a No. 4 rebar found on the existing North right-of-way line of Sugar Cane Road, continuing a total distance of 1,000.00 feet the POINT OF BEGINNING and containing 5.963 acres, of which 0.179 of one acre lies within the existing right-of-way of Sugar Cane Road and 0.477 of one acre lies within the existing right-of-way of Mireles Street, leaving a net of 5.307 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/20/2021 UNDER MY DIRECTION AND SUPERVISION.

  
ROBERTO N. TAMEZ, R.P.L.S. #6238

06/03/2021  
DATE:



PAGE 1 OF 2

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

---

Document No: 3196641

Billable Pages: 3

Recorded On: February 26, 2021 10:27 AM

Number of Pages: 4

---

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

Total Recording: \$ 44.00

---

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

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

**File Information:**

Document No: 3196641  
Receipt No: 20210226000086  
Recorded On: February 26, 2021 10:27 AM  
Deputy Clerk: Elisa Castillo  
Station: CH-1-CC-K32

**Record and Return To:**

Corporation Service Company  
919 North 1000 West  
  
Logan UT 84321



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

**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.**

## **WARRANTY DEED**

Date: February 24, 2021

Grantor: ISRAEL LEE RIVAS, a single person

Grantor's Mailing Address (including county): 1401 W. El Rancho Blanco Rd.  
Pharr, Texas 78577  
Hidalgo County, Texas

Grantee: AMMO CONSTRUCTION LLC

Grantee's Mailing Address (including county): 317 S. Main St.  
McAllen, Texas 78501  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 6.06-acre tract of land, more or less, out of the East 13.49 acres of Farm Tract 141, Block 161, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-36, Map Records, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of Mile 9 North Road, the South boundary line of Farm Tract 141 and said point being the Southeast corner of Farm Tract 141 and said point being the Southeast corner of said Farm Tract 141;

THENCE, West with and along said South boundary line 240.25 feet to a point in said South boundary line, the Southeast corner of this parcel and PLACE OF BEGINNING;

THENCE, West with and along the South boundary line of Farm Tract 141, 264 feet to a point, the Southwest corner of the parcel hereby conveyed and also the Southwest corner of the East 13.49 acres of Farm Tract 141;

THENCE, North 1,000 feet parallel with the East boundary line of Farm Tract 141 to a point, the Northwest corner of this parcel;

THENCE, East 264 feet parallel with the South boundary line of Farm Tract 141 to a point, the Northeast corner of the parcel hereby conveyed;

**EDWARDS ABSTRACT**

GF# 924234 NLC



THENCE, South 1,000 feet parallel with the East boundary line of Farm Tract 141 to the PLACE OF BEGINNING and Southeast corner of this tract.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated January 22, 1981, recorded in Volume 1707, Page 557, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated December 27, 1976, recorded in Volume 364, Page 43, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 whether listed herein or not.

Easement and/or other rights, if any, as set forth in Deed dated January 18, 1918, recorded in Volume 66, Page 521, Deed Records, Hidalgo County, Texas.

Highway Right of Way dated September 25, 1979, recorded in Volume 1641, Page 834, Deed Records, Hidalgo County, Texas.

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

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

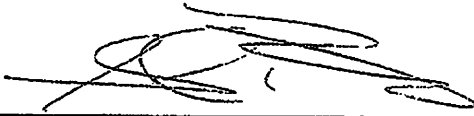
Subject to any portion of the land described herein lying within canal right of way.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2021 and 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.

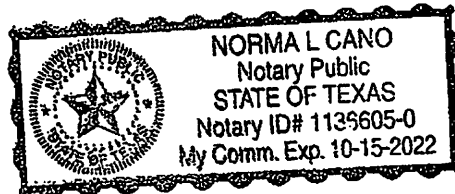
When the context requires, singular nouns and pronouns include the plural.

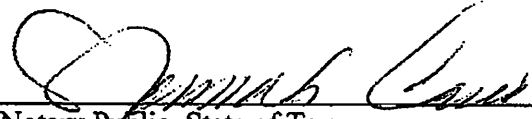
  
ISRAEL LEE RIVAS

(Acknowledgment)

STATE OF TEXAS/  
COUNTY OF KIDDER

This instrument was acknowledged before me on the 24<sup>th</sup> of February,  
2021, by ISRAEL LEE RIVAS.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
AMMO CONSTRUCTION LLC  
317 S. Main St.  
McAllen, Texas 78501

PREPARED BY:  
LEWIS PEÑA FALCON & COOK  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 929234; NLC:lc

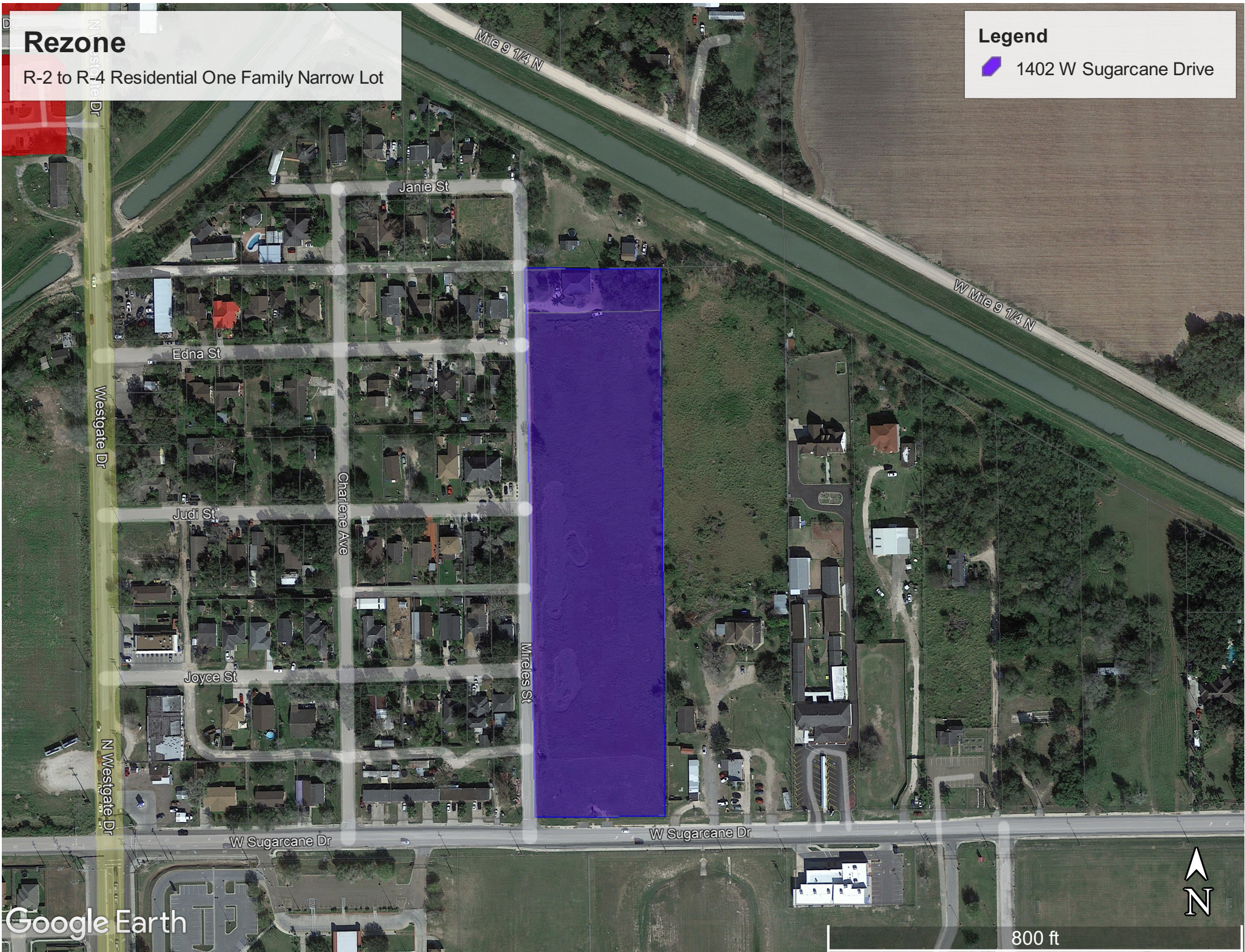


# Rezone

R-2 to R-4 Residential One Family Narrow Lot

## Legend

 1402 W Sugarcane Drive





ORDINANCE NO. 2022-03

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1402 W SUGARCANE DR. ALSO BEING 6.06 ACRES, OUT OF THE EAST 13.46 ACRES OF FARM TRACT 141, BLOCK 161, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-2 APARTMENT & DUPLEX DISTRICT TO R-4 RESIDENTIAL ONE FAMILY / NARROW LOT ZONING BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-2 Apartment & Duplex district to R-4 Residential one family / narrow lot zoning located at 1402 W Sugarcane Dr. Also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract 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 18<sup>th</sup> day of January 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4985 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after a public hearing on behalf of George Cavazos on Ordinance 2022-04 to rezone 505 S Oklahoma Ave. also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-04. Possible action. (Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commissionr appeared in The Monitor on December 20, 2021.                                                                                                                                                                                |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 5, 2022                                                                                                                                                                                                                                                       |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Deny.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends denial based on 2040 Land use map                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone-505 S OKLAHOMA - Memo, 505 S OKLAHOMA - ATTACHMENT , 505 S Oklahoma- Aerial, O2022-04 rezone 505 S OKLAHOMA                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |

Staff will advise the applicant



# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 505 S Oklahoma

DATE: January 11, 2022

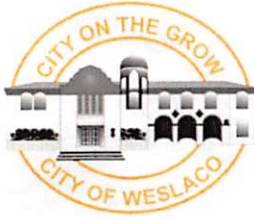
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The property owner is proposing to redevelop the land by removing the existing running down single-family home and constructing a four plex. The 2040 Land Use Map has identified this area as a single-family residential. However, the area does have scattered apartments and commercial uses surrounding the proposed location. No petitions were received for or against this item. A preliminary plan of what the owner is proposing to construction has been included in the packet. Initial drawings do meet intensity and parking requirement for an R-2 area

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

Thank you,

Rebekah de la Fuente, CFM



RECEIVED

DEC 15 2021

# APPLICATION FOR REZONING

Planning &  
Code Enforcement Dept.

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

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

FILE NO. RZNE-000161-2021

## PROPOSED PROJECT

Legal Description of Property to be rezoned: Weslaco Original Townsite

Lot 10-11 Block 38-38A

Subdivision Name Weslaco Original Townsite

Street Address 505 S Oklahoma Ave, Weslaco

Existing Zoning R-1 Existing Land Use Single Family

Proposed Zoning R-2 Proposed Land Use Multi Family  
(4 Apartments)

- ☒ \$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 George Cuevas (Wallstreet Construction) Phone 956-975-4473

Address 2600 Mid Valley Dr. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

## OWNER

Name Ramon Turner Phone 956-314-6671

Address 109 Plata Dr. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 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 Ramon Turner Date 12/14/21  
Owner

Signature [Signature] Date 12/14/21  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

Tuesday, May 18, 2021

**Property Tax Balance**[Begin a New Search](#) [Go to Your Portfolio](#)

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

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

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

**Account Number: W230000038001600****Pending Credit Card or eCheck Payments:**

No Payment Pending

**Appraisal District Number: 321929****Pay by Credit Card**

**Address:**  
CORTEZ RUBEN A  
7315 HIGHWAY 62  
LUBBOCK, TX 79407-9538

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

**Property Site Address:**  
505 S OKLAHOMA

**Pay by eCheck**

**Legal Description:**  
WESLACO ORIGINAL TOWNSITE LT 16 -OT LOT  
10-11 CANAL BLKS 38-38A

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

**Current Tax Levy: \$1,568.01****Print Current Statement****Current Amount Due: \$0.00****Print Delinquent Statement****Prior Year Amount Due: \$0.00**[Register for Certified Statements by E-mail](#)**Total Amount Due: \$0.00****Gross Value: \$59,980**

**Last Payment Amount for Current Year Taxes:**  
\$97.95

**Land Value: \$44,730**

**Last Payer for Current Year Taxes:**  
SOPHIA CORTEZ

**Improvement Value: \$15,250****Capped Value: \$0**

**Last Payment Date for Current Year Taxes:**  
03/31/2021

**Agricultural Value: \$0****Active Lawsuits: None**

**Exemptions:**  
None

[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)[Payment Information](#)[Print a Current Tax Statement](#)

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

[Terms of Use](#) [Privacy Policy](#)

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

Alley

20'

50'

5'

Parking

Sidewalk

5th Street

Easement

Option #2  
traffic going

25

100'

74'

35'

20'

90'

Oklahoma St.

Easement

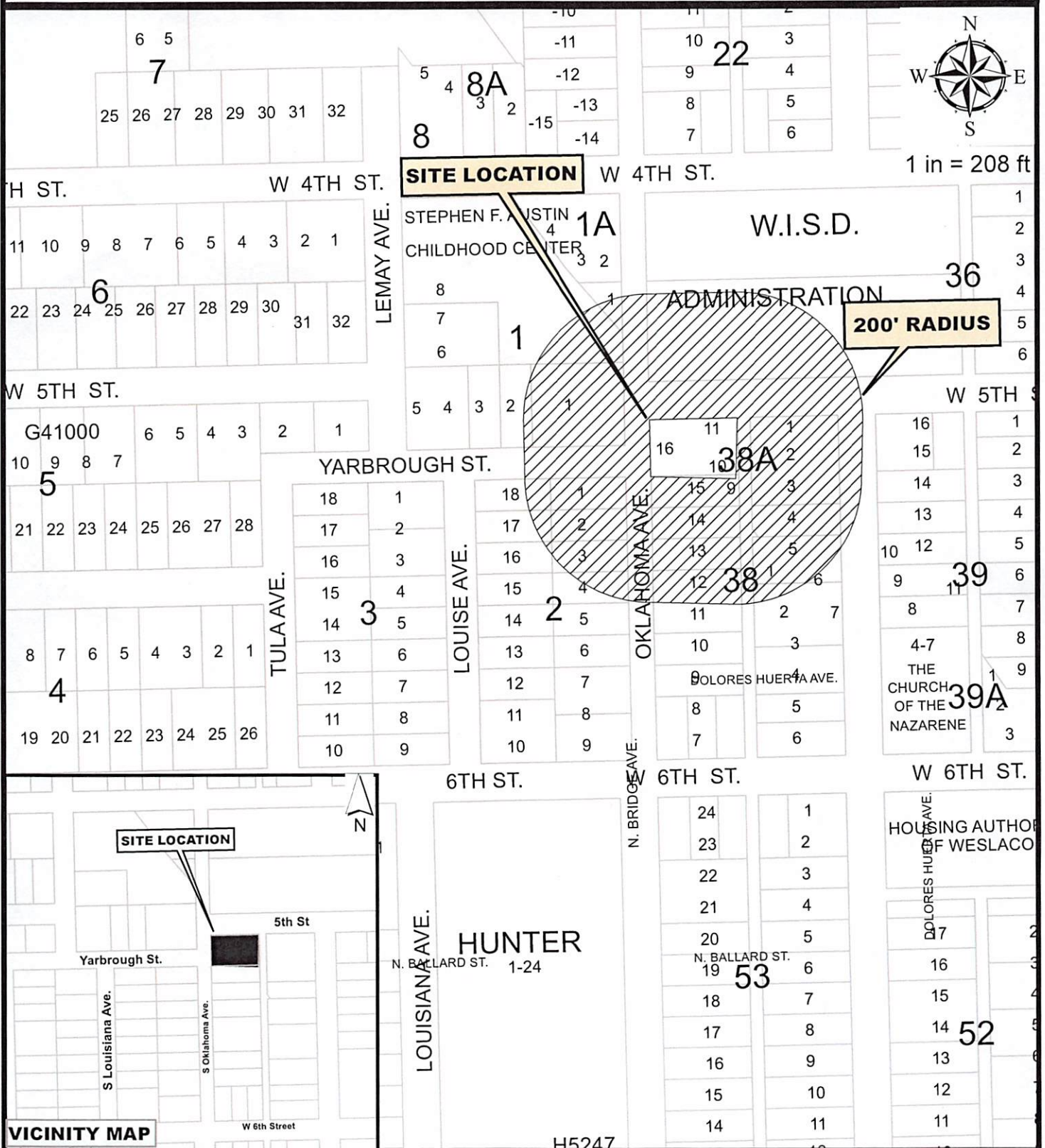
Corner of Lot

S



# CITY OF WESLACO

Engineering Department



**George Cavazos**

505 S Oklahoma Ave

**BLOCK 38-38A, F.T. 1508, LOT 10-11**

## Purpose for the Rezoning request

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



DEC 20, 2021

|                                                                    |                                                                                                                    |                         |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------|
| WESLACO IND SCHOOL DISTRICT<br>PO BOX 266<br>WESLACO TX 78599      | G4100-00-001-0001-00<br>GLENDALE ADDITION LOT 1 BLK 1<br>514 W 4TH ST                                              | L: 74471<br>B: 3000     |
| SANCHEZ RENE<br>506 YARBROUGH ST<br>WESLACO TX 78596               | G4100-00-001-0002-00<br>GLENDALE ADDITION LOT 2 BLK 1<br>506 YARBROUGH ST                                          | L: 23341<br>B: 28843    |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596            | G4100-00-001-0008-00<br>GLENDALE ADDITION LOTS 8-12 BLK 1                                                          | L: 234442<br>B: 312880  |
| GOMEZ ANA VELIA<br>305 PALMVIEW DR<br>ALAMO, TX 78516-2770         | G4100-00-002-0001-00<br>GLENDALE ADDITION LOT 1 BLK 2<br>506 S OKLAHOMA                                            | L: 21300<br>B: 26793    |
| FUENTES ELIDA<br>508 S OKLAHOMA AVE<br>WESLACO TX 78596            | G4100-00-002-0002-00<br>GLENDALE ADDITION LOT 2 BLK 2<br>508 OKLAHOMA AVE                                          | L: 21300<br>B: 29281    |
| BRAUNE DOMINIC & LINDA J<br>510 S OKLAHOMA AVE<br>WESLACO TX 78596 | G4100-00-002-0003-00<br>GLENDALE ADDITION LOT 3 BLK 2<br>510 S OKLAHOMA                                            | L: 21300<br>B: 22199    |
| VERA GEORGE & BLANCA J<br>512 S OKLAHOMA AVE<br>WESLACO TX 78596   | G4100-00-002-0004-00<br>GLENDALE ADDITION LOT 4 BLK 2<br>512 S OKLAHOMA                                            | L: 21300<br>B: 101998   |
| OLIVAREZ JOE DANIEL<br>PO BOX 22<br>WESLACO TX 78599               | G4100-00-002-0016-00<br>GLENDALE ADDITION LOT 16 BLK 2<br>505 S LOUISIANA                                          | L: 21300<br>B: 15645    |
| VALDEZ YOLANDA<br>503 S LOUISIANA AVE<br>WESLACO TX 78596          | G4100-00-002-0017-00<br>GLENDALE ADDITION LOT 17 BLK 2<br>503 LOUISIANA AVE                                        | L: 21300<br>B: 14924    |
| WESLACO ISD<br>PO BOX 266<br>WESLACO TX 78599                      | W2300-00-036-0006-01<br>WESLACO ORIGINAL TOWNSITE LTS 7-12<br>BLK 37 LTS 1-7 BLK 37-A CENTRAL<br>0 S OKLAHOMA      | L: 851073<br>B: 1299538 |
| CHURCH OF THE LUTHERAN<br>1310 S TEXAS BLVD<br>WESLACO TX 78596    | W2300-00-038-0000-00<br>WESLACO ORIGINAL TOWNSITE NE COR<br>K 38 & ALL LTS 1-3 BLK 38-A CANAL<br>500 S INDIANA AVE | L: 96146<br>B: 44953    |
| MONTALVO FRANK<br>2009 W JONQUIL AVE<br>MCALLEN TX 78501           | W2300-00-038-0001-00<br>WESLACO ORIGINAL TOWNSITE N17.7'<br>L LOT 4 BLK 38-A CANAL PROPERTY<br>506 S INDIANA AVE   | L: 24850<br>B: 0        |



## City of Weslaco Code Enforcement Dept.

DEC 20, 2021

|                                                                         |                                                                                                                          |                      |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------|
| TAFOLLA MONICA FELICE<br>617 W 4TH ST<br>WESLACO TX 78596               | W2300-00-038-0001-01<br>WESLACO ORIGINAL TOWNSITE<br>8 & ALL LOT 5 & N25' LOT 6 BLK 38-A<br>510 S INDIANA AVE            | L: 37275<br>B: 34981 |
| FOERSTER BRENDA FAY & JAMES H.<br>512 S INDIANA AVE<br>WESLACO TX 78596 | W2300-00-038-0001-02<br>WESLACO ORIGINAL TOWNSITE S25'-LOT<br>& N25'- LOT 3 BLK 38 & S25'-LOT 6 ALL<br>514 S INDIANA AVE | L: 49700<br>B: 51583 |
| HERNANDEZ GERARDO<br>513 S OKLAHOMA AVE<br>WESLACO TX 78596             | W2300-00-038-0011-00<br>WESLACO ORIGINAL TOWNSITE LOTS 11<br>513 S OKLAHOMA                                              | L: 49700<br>B: 40395 |
| ESQUIVEL MARIA G<br>511 S OKLAHOMA<br>WESLACO TX 78596                  | W2300-00-038-0013-00<br>WESLACO ORIGINAL TOWNSITE LOT 13<br>511 S OKLAHOMA                                               | L: 24850<br>B: 45363 |
| OLIVAREZ FAMILY PARTNERSHIP<br>PO BOX 22<br>WESLACO TX 78599            | W2300-00-038-0014-00<br>WESLACO ORIGINAL TOWNSITE LOT 14<br>509 S OKLAHOMA                                               | L: 24850<br>B: 30014 |
| VALERIO & ASSOCIATES LLC<br>530 S BRIDGE AVENUE<br>WESLACO TX 78596     | W2300-00-038-0015-00<br>WESLACO ORIGINAL TOWNSITE LOT 15<br>K 38-A CANAL PROPERTY<br>507 S OKLAHOMA                      | L: 24850<br>B: 47566 |

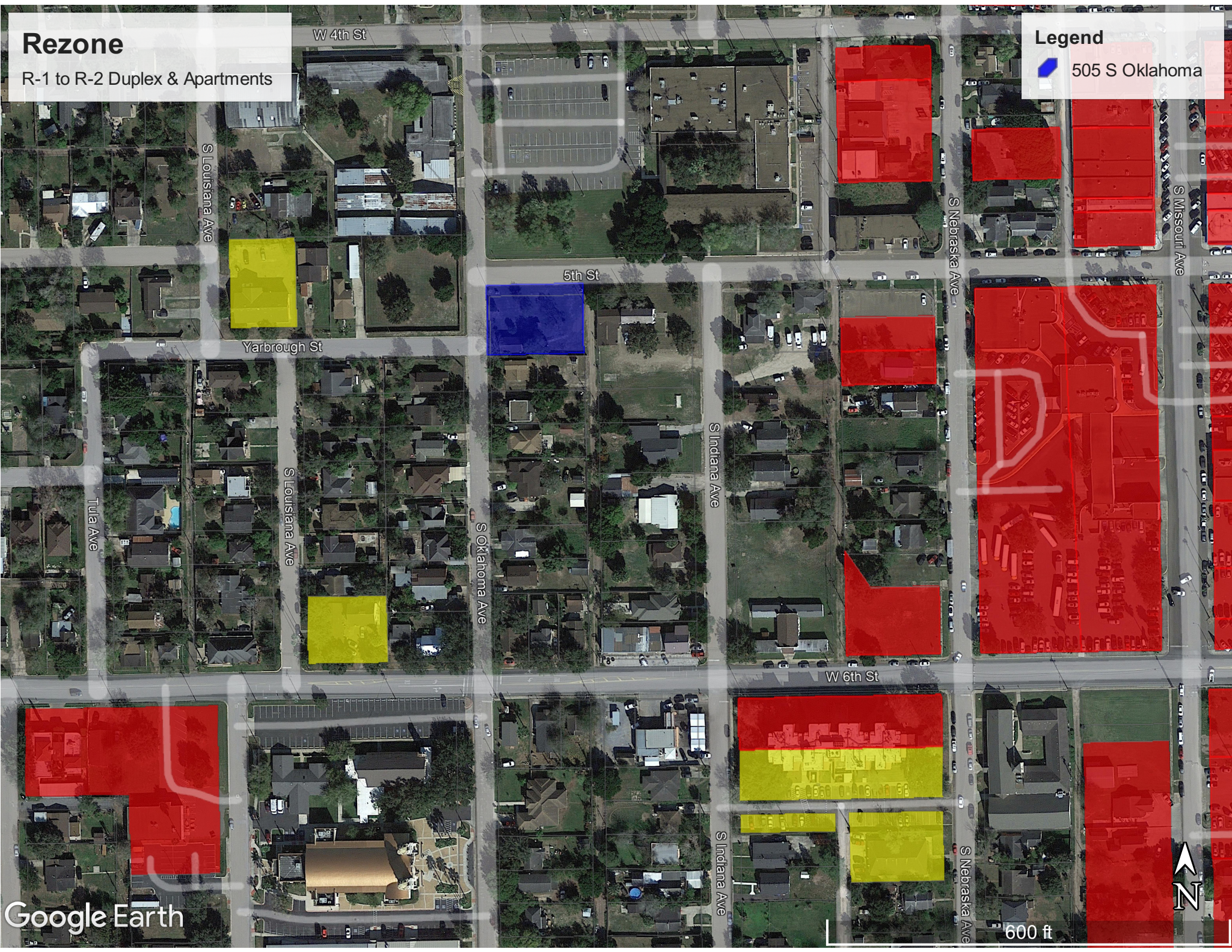


# Rezone

R-1 to R-2 Duplex & Apartments

## Legend

 505 S Oklahoma





ORDINANCE NO. 2022-04

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 505 S OKLAHOMA AVE. ALSO BEING LOT 16- OT LOT 10-11, CANAL BLKS 38-38-A, WESLACO ORIGINAL TOWNSITE, WESLACO HIDALGO COUNTY, R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One-family dwelling district to R-2 Duplex and Apartment District located at 505 S Oklahoma Ave. Also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, 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 18<sup>th</sup> day of January 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4981 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve the Final Plat for Punta Del Cielo Subdivision— being a 26.657 acre tract of land out of Farm Tracts 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 4 1/2 W, 1320 Ft South of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The proposed one hundred twenty-three (123) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "A". The applicant is requesting a variance for off-site drainage and has provided letters of support.               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the final plat and variance request at their regular meeting of January 5, 2022                                                                                                                                                                                                                    |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval of Final Plat and compliance with the ordinance on the variance request                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Punta del Cielo- Final Plat- Memo, Punta del Cielo- Aerial, PUNTA DEL CIELO-PLAT & UTILITY 11-17-21, Punta del Cielo- Application & Drainage Report                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |

Staff will advise the applicant

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Punta del Cielo-Final Plat

DATE: January 11, 2022

---

The proposed use for the 123-lot subdivision will be one-family residential. The property we be supplied with sanitary sewer by the City of Weslaco by extending sewer from the new Texas Heights subdivision to the west of this property. The developer has requested a variance for this subdivision to allow for off-site drainage to be captured in the drainage ditch along the west side and had received letters of support from the Irrigation District and Drainage District. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



# Final Plat

Punta del Cielo

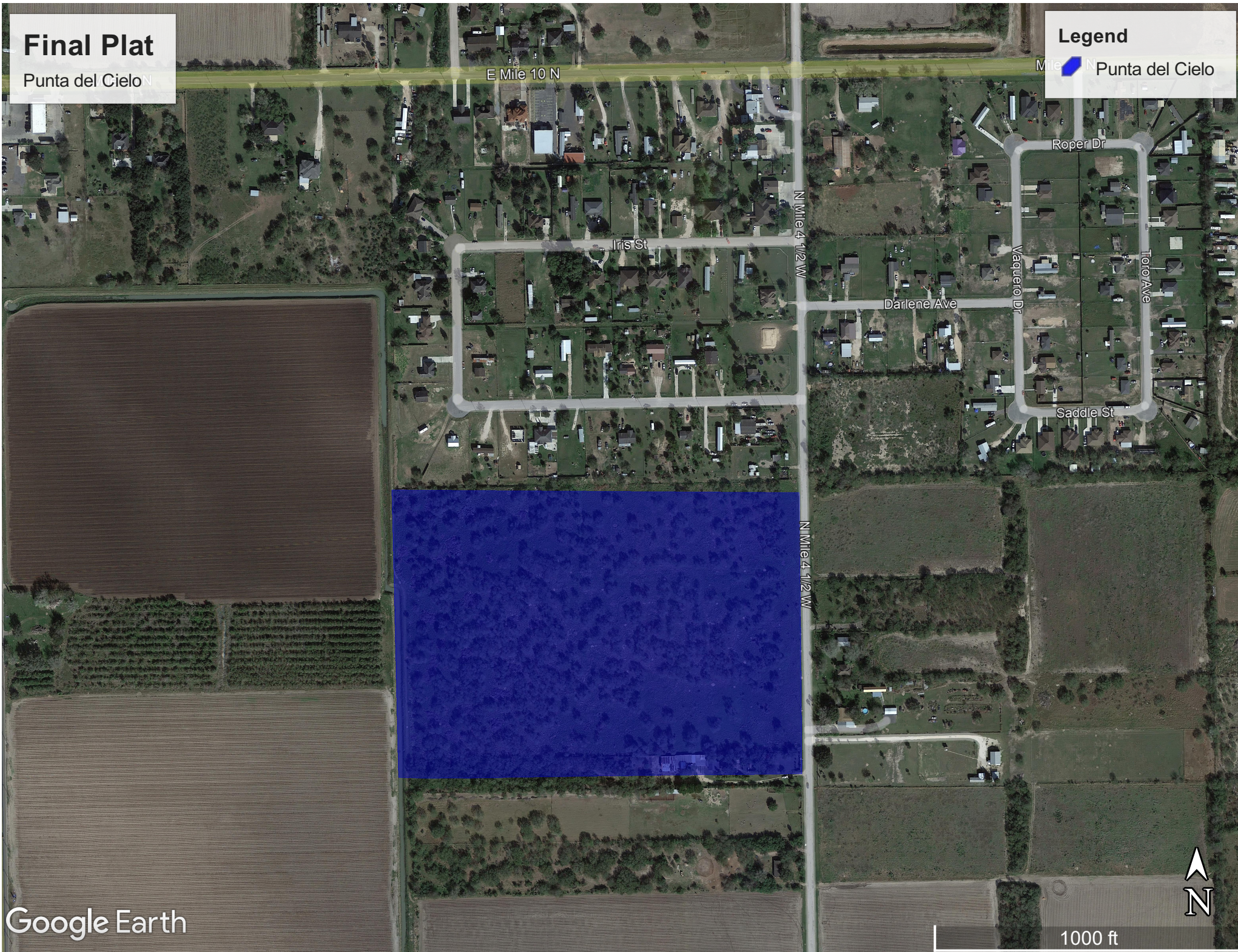
## Legend

 Punta del Cielo

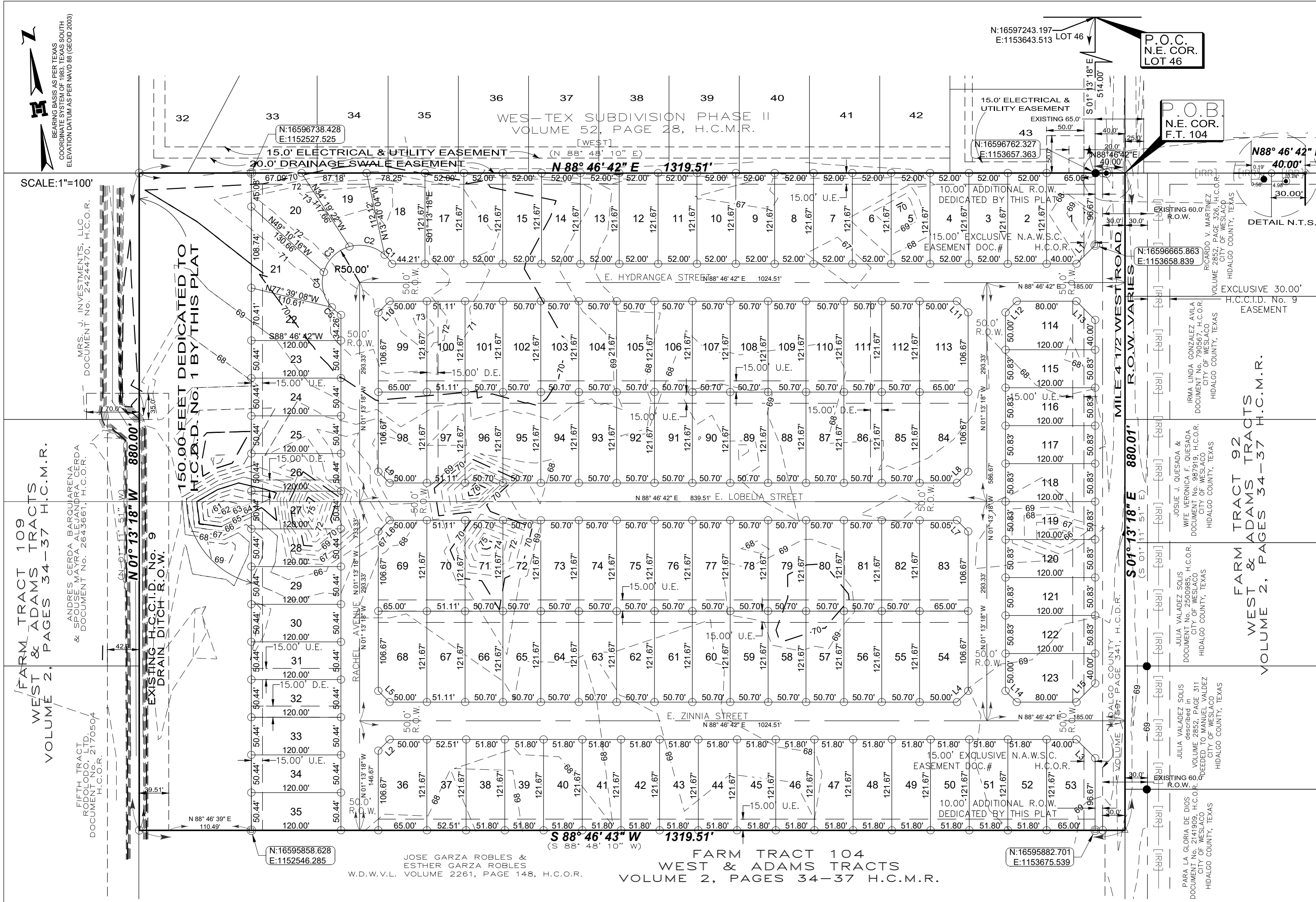
Google Earth



1000 ft







26.657 ACRES OUT OF FARM TRACT 104 WEST & ADAMS TRACTS VOLUME 2, PAGES 34-37 H.C.M.R. CITY OF WESLACO HIDALGO COUNTY, TEXAS

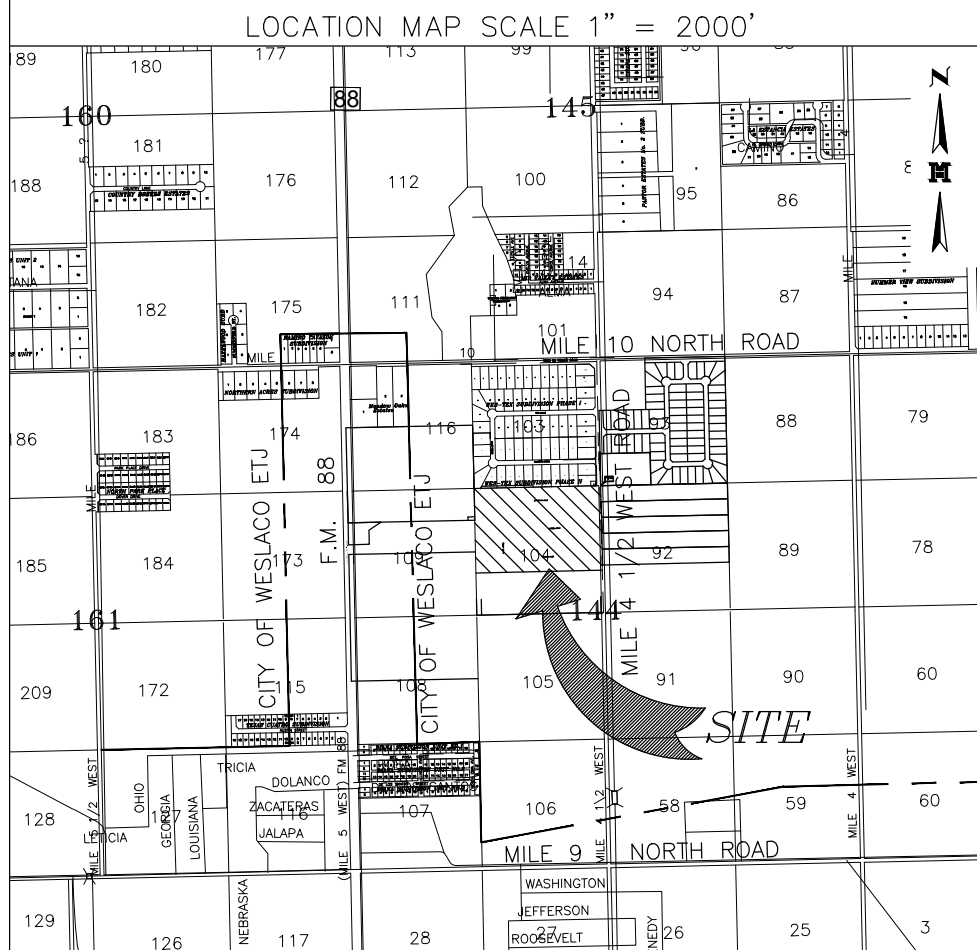
LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- SET NAIL
- ⊕ - SET MONUMENT IN CONCRETE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- H.C.C.I.D. - HIDALGO CAMERON COUNTY IRRIGATION DISTRICT

MELDEN & HUNT, INC. TEXAS REGIST. F-1435

MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

PUNTA DEL CIELO IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ALONG THE WEST SIDE OF MILE 4 1/2 WEST ROAD AND APPROXIMATELY 1320.0 FEET SOUTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797), PUNTA DEL CIELO LIES APPROXIMATELY 0.25 OF ONE MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF PUNTA DEL CIELO

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; PLAT NOTES AND RESTRICTIONS; LOTS, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; OWNERS DEDICATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, IRRIGATION DISTRICT.
- SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATION; H.C.D.D. No. 1; MAYOR CERTIFICATION, PLANNING & ZONING CERTIFICATION, LOT DATA, CURVE DATA, LINE DATA TABLES.
- SHEET 3: WATER & SANITARY SEWER LAYOUT.
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & SANITARY SEWER (ENGLISH AND SPANISH VERSION); ENGINEERS CERTIFICATION; WATER & SANITARY SEWER DETAILS.
- SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WIDENING, ENGINEERING CERTIFICATION, DRAINAGE LAYOUT, STORM DETAILS.
- SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATION DETERMINED. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000. REVISED TO REFLECT LOMAR DATE MAY 30, 2002.
- COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LOTS 1-123 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP AMENDMENT FILL DATE: SEPT. 29, 2021. FEMA CASE NO. 21-06-3205A.
- SETBACKS:  
FRONT: 25.00 FEET.  
REAR: IS 20% OF LOT DEPTH NEED NOT EXCEED 25 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. 66.40 OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-B.M. NO. 1- DESCRIPTIONS: MH ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16596665.8630. E: 1153658.8392. ELEV. 67.65 NAD. 83  
-B.M. NO. 2-ELEV. 29 DESCRIPTIONS: MH ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHEAST CORNER OF LOT 53 OF THIS SUBDIVISION. N: 16595882.7010. E: 1153675.5390. ELEV. 65.65 NAD. 83  
-B.M. NO. 3-ELEV. 29 DESCRIPTIONS: MH ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHWEST CORNER OF LOT 273 OF THIS SUBDIVISION. N: 16595858.6280. E: 1152546.2852. ELEV. 67.90 NAD. 83
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 680,279 CUBIC-FEET (14,928 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THEN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER PLANTS, TREES, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- LOTS 1, 53, 114 THROUGH 123 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 4 1/2 WEST ROAD. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 4 1/2 WEST ROAD.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- STREET LIGHTS MUST BE LOCATED EVERY 300.00 FEET.
- A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- A 4 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- CORNERS LOT DRIVEWAYS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS AND COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

CARLO HERSHBERGER, CO-CHIEF FINANCIAL OFFICER FOR IDEA PUBLIC SCHOOLS, A TEXAS NON-PROFIT CORPORATION

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CARLO HERSHBERGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

| PRINCIPAL CONTACTS | NAME                   | ADDRESS                | CITY & ZIP         | PHONE          | FAX            |
|--------------------|------------------------|------------------------|--------------------|----------------|----------------|
| OWNER:             | IDEA PUBLIC SCHOOLS    |                        |                    |                |                |
| ENGINEER:          | CARLO HERSHBERGER      | 2115 W. PIKE BOULEVARD | WESLACO, TX 78596  | c/956-381-0981 | c/956-381-0981 |
| SURVEYOR:          | MARIO A. REYNA P.E.    | 115 W. McINTYRE        | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |
|                    | FRED L. KURTH R.P.L.S. | 115 W. McINTYRE        | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARLO HERSHBERGER, CO-CHIEF FINANCIAL OFFICER FOR IDEA PUBLIC SCHOOLS, AS OWNER OF THE 26.657 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUNTA DEL CIELO HEREBY SUBDIVIDE THE LAND AS AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK SHOWN HEREIN.  
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

IDEA PUBLIC SCHOOLS T, A TEXAS NONPROFIT CORPORATION DATE: \_\_\_\_\_  
CARLO HERSHBERGER, CO-CHIEF FINANCIAL OFFICER, A TEXAS NON-PROFIT CORPORATION,  
2115 W. PIKE BOULEVARD  
WESLACO, TEXAS 78596-0054

STATE OF TEXAS  
COUNTY OF HIDALGO

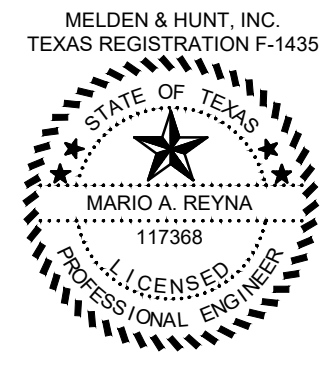
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLO HERSHBERGER PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

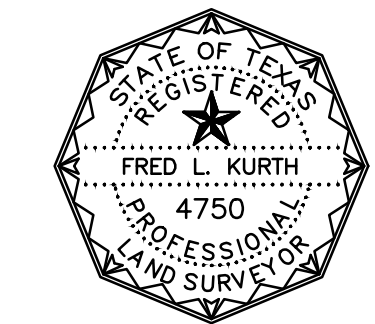
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435  
MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: 9-03-2021  
ENGINEERING JOB NO. 21133.00



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PUNTA DEL CIELO WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 7-13-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREBY DESCRIBED.



FRED L. KURTH, R.P.L.S. # 4750  
DATE SURVEYED: 7-13-21  
SURVEY JOB NO. 21133.08

CERTIFICATION OF HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT No. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9 RIGHTS-OF-WAY AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- H.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAIARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



SUBDIVISION MAP OF  
PUNTA DEL CIELO  
26.657 ACRES OUT OF  
FARM TRACT 104  
WEST AND ADAMS TRACTS  
VOLUME 2, PAGES 34-37 H.C.M.R.  
CITY OF WESLACO  
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 26.657 ACRES SITUATED IN THE CITY OF WESLACO, COUNTY OF HIDALGO TEXAS, BEING OUT OF FARM TRACT 104, WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 26.657 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO IDEA PUBLIC SCHOOLS, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2813810, HIDALGO COUNTY OFFICIAL RECORDS, SAID 26.657 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NO. 4 REBAR FOUND, WITH A NORTHING OF 16,597.243.197, AND AN EASTING OF 1,153,643.513, AT THE NORTHEAST CORNER OF LOT 46, WES-TEX SUBDIVISION PHASE II AS RECORDED IN VOLUME 52, PAGE 28, HIDALGO COUNTY MAP RECORDS AND ON THE EXISTING WEST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD;

THENCE, S 01° 13' 18" E ALONG THE EAST LINES OF SAID LOT 46 AND LOTS 45, 44, AND 43 OF SAID WES-TEX SUBDIVISION PHASE II, AND THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 514.00 FEET TO THE NORTH LINE OF SAID FARM TRACT 104 AND THE SOUTHEAST CORNER OF SAID LOT 43;

THENCE, N 88° 46' 42" E (N 88° 48' 10" E DEED CALL), [WEST PLAT CALL] ALONG THE NORTH LINE OF SAID FARM TRACT 104, AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF SAID FARM TRACT 104 FOR THE POINT OF BEGINNING, AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 01° 13' 18" E (S 01° 11' 51" E DEED CALL), ALONG THE EAST LINE OF SAID FARM TRACT 104 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 880.01 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO JOSE GARZA ROBLES AND ESTHER GARZA ROBLES, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2261, PAGE 146, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, S 88° 46' 43" W (S 88° 48' 10" W DEED CALL) ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO JOSE GARZA ROBLES AND ESTHER GARZA ROBLES, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, AT A DISTANCE OF 1,280.00 FEET PASS THE EAST RIGHT-OF-WAY LINE OF AN EXISTING DRAIN DITCH, CONTINUING A TOTAL DISTANCE OF 1,319.51 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID FARM TRACT 104 AND THE EAST LINE OF FARM TRACT 109 OF SAID WEST AND ADAMS TRACTS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 01° 13' 18" W (N 01° 11' 51" W DEED CALL) ALONG THE WEST LINE OF SAID FARM TRACT 104 AND THE EAST LINE OF SAID FARM TRACT 109, AT A DISTANCE OF 585.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF SAID DRAIN DITCH, CONTINUING A TOTAL DISTANCE OF 880.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF LOT 32, OF SAID WES-TEX SUBDIVISION PHASE II, FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, N 88° 46' 42" E (N 88° 48' 10" E DEED CALL) [WEST PLAT CALL] ALONG THE NORTH LINE OF SAID FARM TRACT 104 AND THE SOUTH LINE OF SAID WES-TEX SUBDIVISION PHASE II, AT A DISTANCE OF 1,285.51 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 1,319.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.657 ACRES OF WHICH 0.606 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD, AND 0.531 OF ONE ACRE LIES IN THE DRAINAGE DITCH RIGHT-OF-WAY, LEAVING AN EXISTING NET OF 25.520 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M.  
GENERAL MANAGER

DATE:

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUNTA DEL CIELO WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE

ATTEST:  
HIDALGO COUNTY CLERK

CITY OF WESLACO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUNTA DEL CIELO WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR OF THE CITY WESLACO

ATTEST:  
SECRETARY OF THE CITY OF WESLACO

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: 9-03-2021  
ENGINEERING JOB NO. 21133.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PUNTA DEL CIELO, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 7-13-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750  
DATE SURVEYED: 7-13-21  
SURVEY JOB NO. 21133.08



CITY OF WESLACO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(B)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY

DATE

CHAIRPERSON PLANNING & ZONING COMMISSION

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 1              | 7,595.83 | 0.174 |
| 2              | 6,326.67 | 0.145 |
| 3              | 6,326.67 | 0.145 |
| 4              | 6,326.67 | 0.145 |
| 5              | 6,326.67 | 0.145 |
| 6              | 6,326.67 | 0.145 |
| 7              | 6,326.67 | 0.145 |
| 8              | 6,326.67 | 0.145 |
| 9              | 6,326.67 | 0.145 |
| 10             | 6,326.67 | 0.145 |
| 11             | 6,326.67 | 0.145 |
| 12             | 6,326.67 | 0.145 |
| 13             | 6,326.67 | 0.145 |
| 14             | 6,326.67 | 0.145 |
| 15             | 6,326.67 | 0.145 |
| 16             | 6,326.67 | 0.145 |
| 17             | 6,326.67 | 0.145 |
| 18             | 7,836.06 | 0.180 |
| 19             | 6,538.55 | 0.150 |
| 20             | 9,216.08 | 0.212 |
| 21             | 7,471.66 | 0.172 |

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 22             | 6,659.90 | 0.153 |
| 23             | 6,053.27 | 0.139 |
| 24             | 6,053.27 | 0.139 |
| 25             | 6,053.27 | 0.139 |
| 26             | 6,053.27 | 0.139 |
| 27             | 6,053.27 | 0.139 |
| 28             | 6,053.27 | 0.139 |
| 29             | 6,053.27 | 0.139 |
| 30             | 6,053.27 | 0.139 |
| 31             | 6,053.27 | 0.139 |
| 32             | 6,053.27 | 0.139 |
| 33             | 6,053.27 | 0.139 |
| 34             | 6,053.27 | 0.139 |
| 35             | 6,053.31 | 0.139 |
| 36             | 7,795.85 | 0.179 |
| 37             | 6,388.80 | 0.147 |
| 38             | 6,302.38 | 0.145 |
| 39             | 6,302.40 | 0.145 |
| 40             | 6,302.42 | 0.145 |
| 41             | 6,302.44 | 0.145 |
| 42             | 6,302.46 | 0.145 |

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 43             | 6,302.48 | 0.145 |
| 44             | 6,302.49 | 0.145 |
| 45             | 6,302.51 | 0.145 |
| 46             | 6,302.53 | 0.145 |
| 47             | 6,302.55 | 0.145 |
| 48             | 6,302.57 | 0.145 |
| 49             | 6,302.59 | 0.145 |
| 50             | 6,302.60 | 0.145 |
| 51             | 6,302.62 | 0.145 |
| 52             | 6,302.64 | 0.145 |
| 53             | 7,596.19 | 0.174 |
| 54             | 7,795.83 | 0.179 |
| 55             | 6,168.51 | 0.142 |
| 56             | 6,168.50 | 0.142 |
| 57             | 6,168.50 | 0.142 |
| 58             | 6,168.50 | 0.142 |
| 59             | 6,168.50 | 0.142 |
| 60             | 6,168.50 | 0.142 |
| 61             | 6,168.50 | 0.142 |
| 62             | 6,168.50 | 0.142 |
| 63             | 6,168.50 | 0.142 |

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 64             | 6,168.50 | 0.142 |
| 65             | 6,168.50 | 0.142 |
| 66             | 6,168.50 | 0.142 |
| 67             | 6,218.38 | 0.143 |
| 68             | 7,795.83 | 0.179 |
| 69             | 7,795.83 | 0.179 |
| 70             | 6,218.39 | 0.143 |
| 71             | 6,168.50 | 0.142 |
| 72             | 6,168.50 | 0.142 |
| 73             | 6,168.50 | 0.142 |
| 74             | 6,168.50 | 0.142 |
| 75             | 6,168.50 | 0.142 |
| 76             | 6,168.50 | 0.142 |
| 77             | 6,168.50 | 0.142 |
| 78             | 6,168.50 | 0.142 |
| 79             | 6,168.50 | 0.142 |
| 80             | 6,168.50 | 0.142 |
| 81             | 6,168.50 | 0.142 |
| 82             | 6,168.50 | 0.142 |
| 83             | 7,796.18 | 0.179 |
| 84             | 7,795.83 | 0.179 |

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 85             | 6,168.50 | 0.142 |
| 86             | 6,168.51 | 0.142 |
| 87             | 6,168.50 | 0.142 |
| 88             | 6,168.50 | 0.142 |
| 89             | 6,168.50 | 0.142 |
| 90             | 6,168.50 | 0.142 |
| 91             | 6,168.50 | 0.142 |
| 92             | 6,168.50 | 0.142 |
| 93             | 6,168.50 | 0.142 |
| 94             | 6,168.50 | 0.142 |
| 95             | 6,168.50 | 0.142 |
| 96             | 6,168.50 | 0.142 |
| 97             | 6,218.38 | 0.143 |
| 98             | 7,795.83 | 0.179 |
| 99             | 7,795.83 | 0.179 |
| 100            | 6,218.39 | 0.143 |
| 101            | 6,168.50 | 0.142 |
| 102            | 6,168.50 | 0.142 |
| 103            | 6,168.50 | 0.142 |
| 104            | 6,168.50 | 0.142 |
| 105            | 6,168.50 | 0.142 |

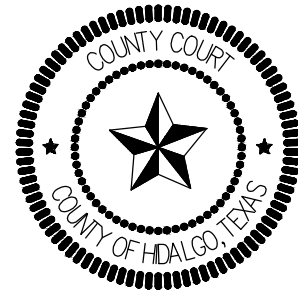
| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 106            | 6,168.50 | 0.142 |
| 107            | 6,168.50 | 0.142 |
| 108            | 6,168.50 | 0.142 |
| 109            | 6,168.50 | 0.142 |
| 110            | 6,168.50 | 0.142 |
| 111            | 6,168.50 | 0.142 |
| 112            | 6,168.50 | 0.142 |
| 113            | 7,795.83 | 0.179 |
| 114            | 7,375.00 | 0.169 |
| 115            | 6,100.00 | 0.140 |
| 116            | 6,100.00 | 0.140 |
| 117            | 6,100.00 | 0.140 |
| 118            | 6,100.00 | 0.140 |
| 119            | 6,100.00 | 0.140 |
| 120            | 6,100.00 | 0.140 |
| 121            | 6,100.00 | 0.140 |
| 122            | 6,100.00 | 0.140 |
| 123            | 7,375.00 | 0.169 |

| Line Table |        |
|------------|--------|
| Line #     | Length |
| L1         | 35.36' |
| L2         | 21.21' |
| L3         | 35.36' |
| L4         | 21.21' |
| L5         | 21.21' |
| L6         | 21.21' |
| L7         | 21.18' |
| L8         | 21.21' |
| L9         | 21.21' |
| L10        | 21.21' |
| L11        | 21.21' |
| L12        | 21.21' |
| L13        | 35.36' |
| L14        | 21.21' |
| L15        | 35.36' |

| Curve Table |        |        |             |                 |         |
|-------------|--------|--------|-------------|-----------------|---------|
| Curve #     | Length | Radius | Delta       | Chord Direction | Tangent |
| C1          | 15.75' | 50.00' | 18° 02' 33" | N40° 14' 34"W   | 7.94    |
| C2          | 50.44' | 50.00' | 57° 48' 16" | N78° 09' 59"W   | 27.60   |
| C3          | 50.44' | 50.00' | 57° 48' 16" | S44° 01' 45"W   | 27.60   |
| C4          | 50.44' | 50.00' | 57° 48' 16" | S13° 46' 31"E   | 27.60   |
| C5          | 16.18' | 50.00' | 18° 32' 39" | S51° 56' 58"E   | 8.16    |

PRINCIPAL CONTACTS

|           | NAME                   | ADDRESS                | CITY & ZIP         | PHONE           | FAX             |
|-----------|------------------------|------------------------|--------------------|-----------------|-----------------|
| OWNER:    | IDEA PUBLIC SCHOOLS    |                        |                    |                 |                 |
| ENGINEER: | CARLO HERSHBERGER      | 2115 W. PIKE BOULEVARD | WESLACO, TX 78596  | c/6956-381-0981 | c/6956-381-0981 |
| SURVEYOR: | MARIO A. REYNA P.E.    | 115 W. McINTYRE        | EDINBURG, TX 78541 | (956) 381-0981  | (956) 381-1839  |
|           | FRED L. KURTH R.P.L.S. | 115 W. McINTYRE        | EDINBURG, TX 78541 | (956) 381-0981  | (956) 381-1839  |



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAIARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

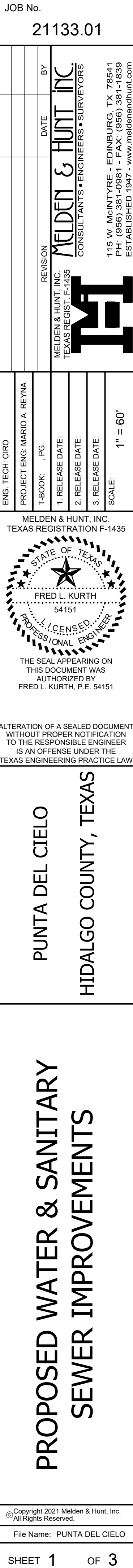
BY: \_\_\_\_\_ DEPUTY



MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

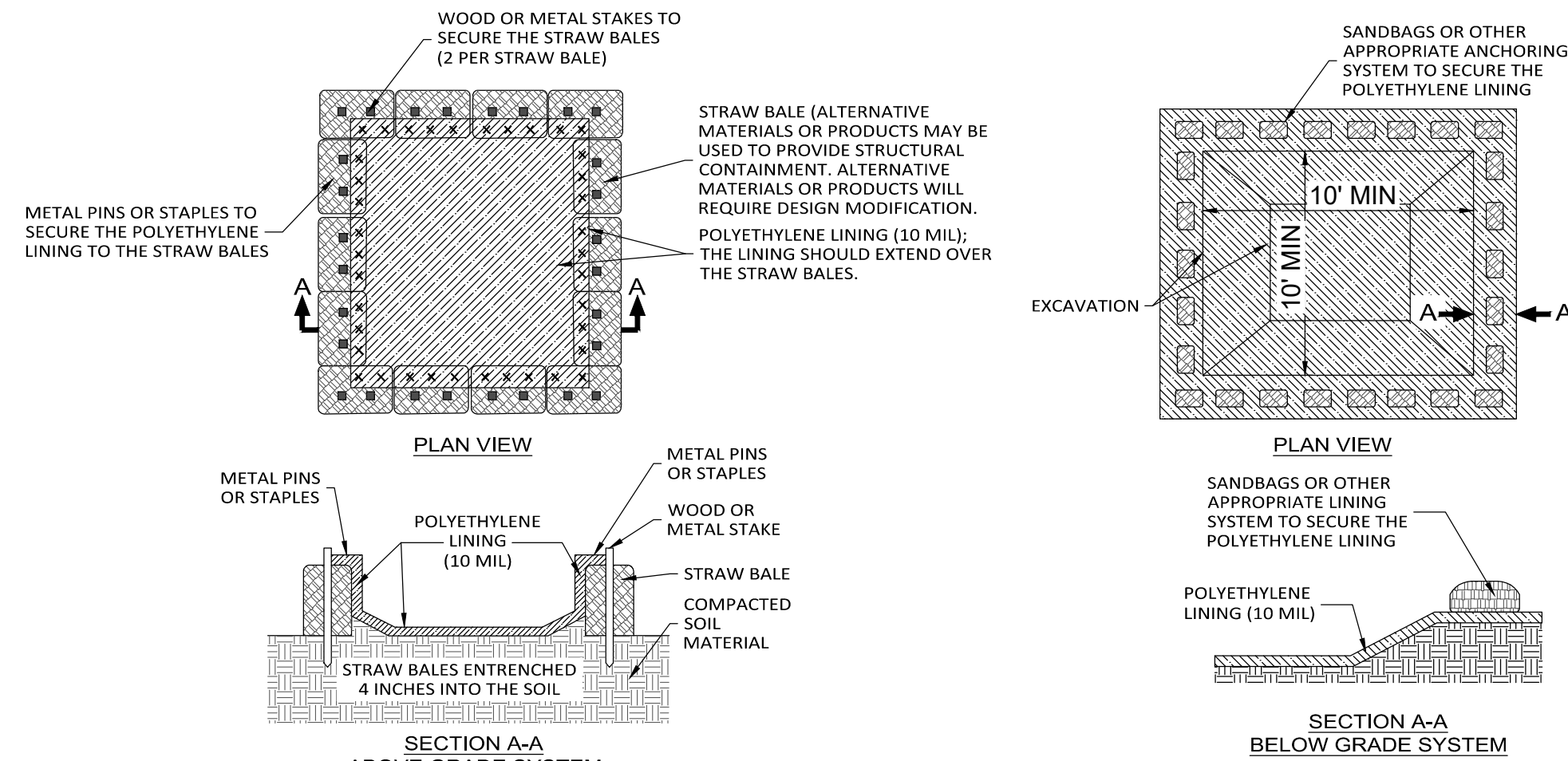
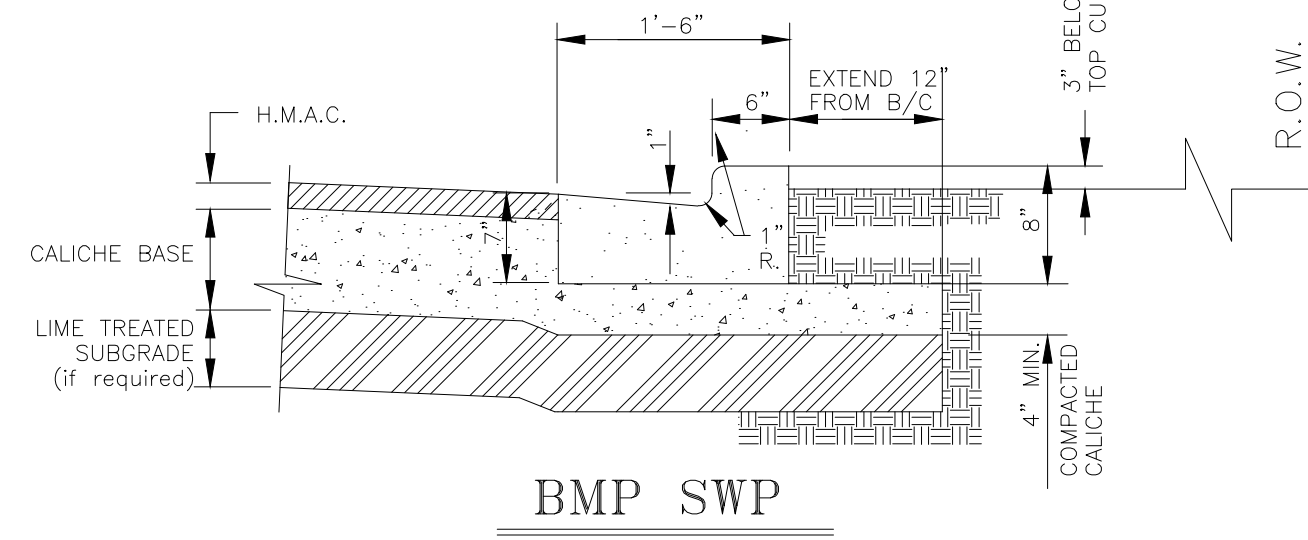
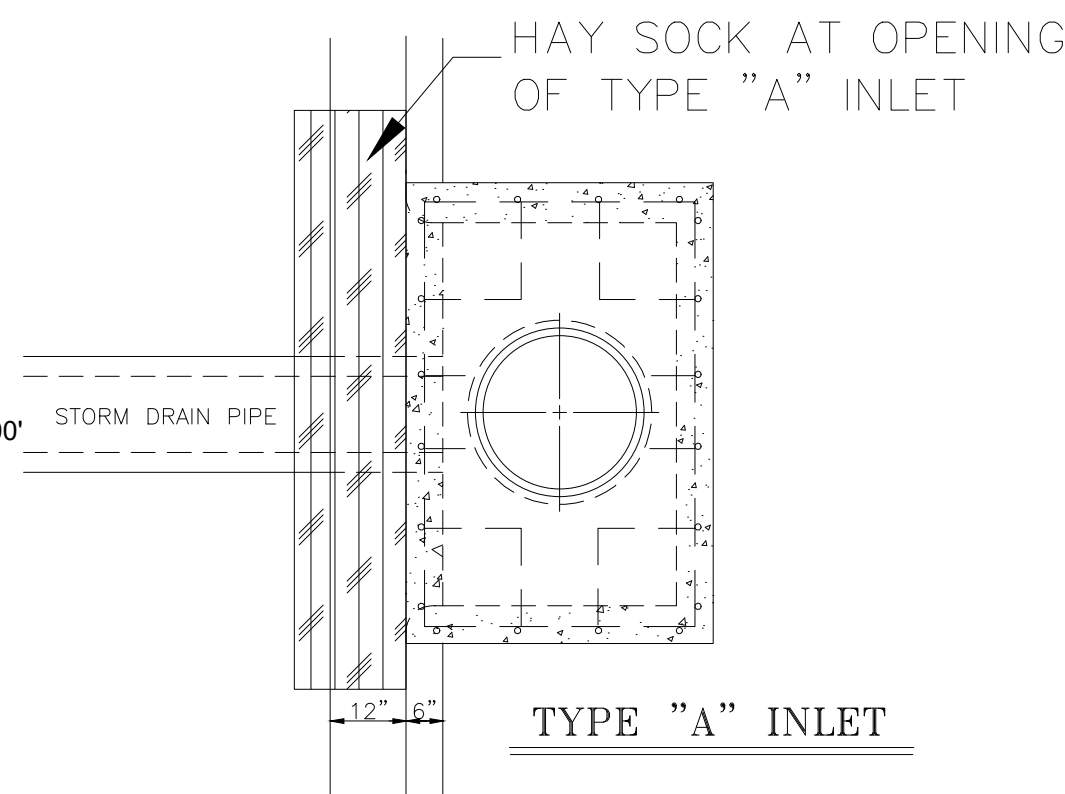
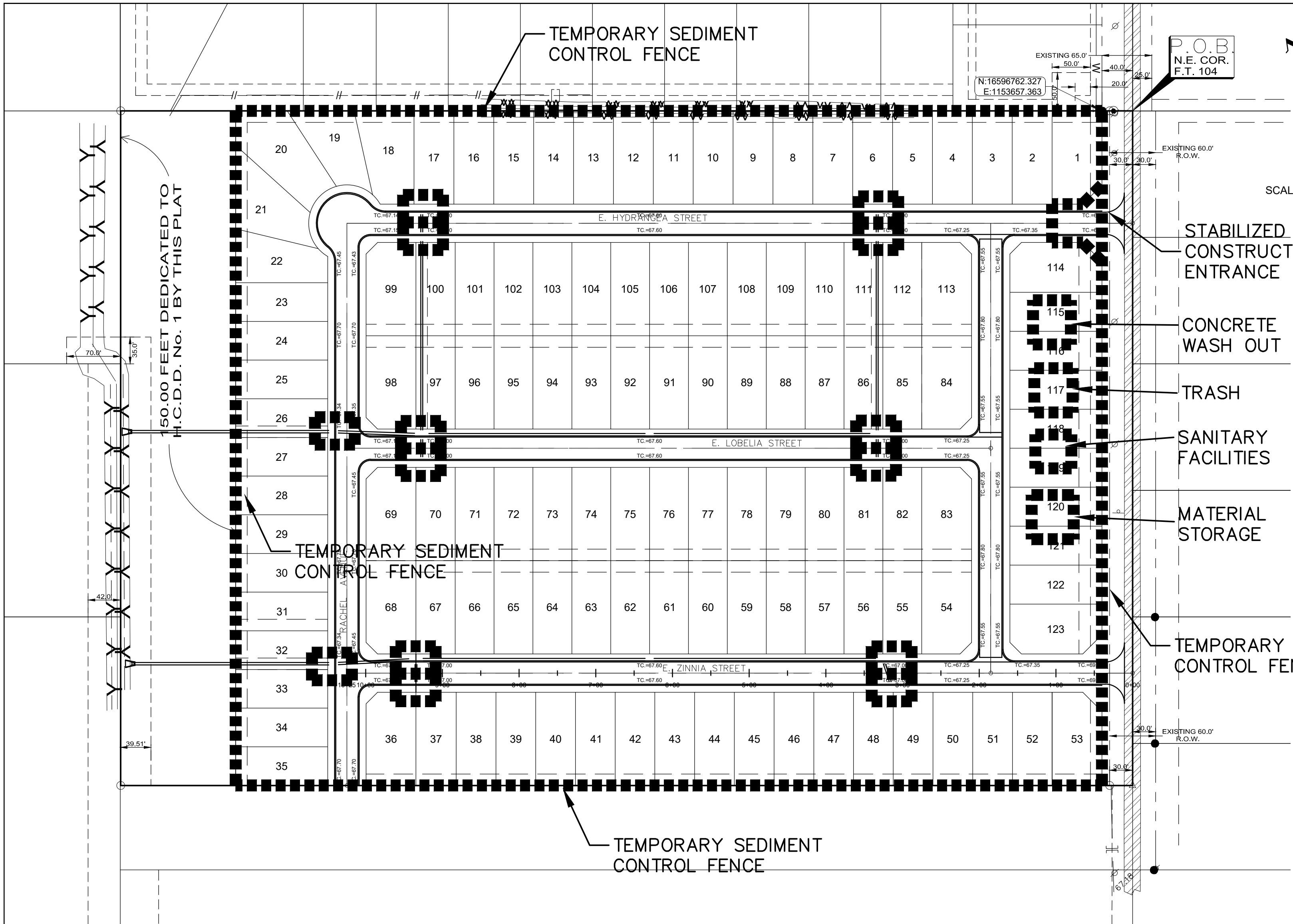




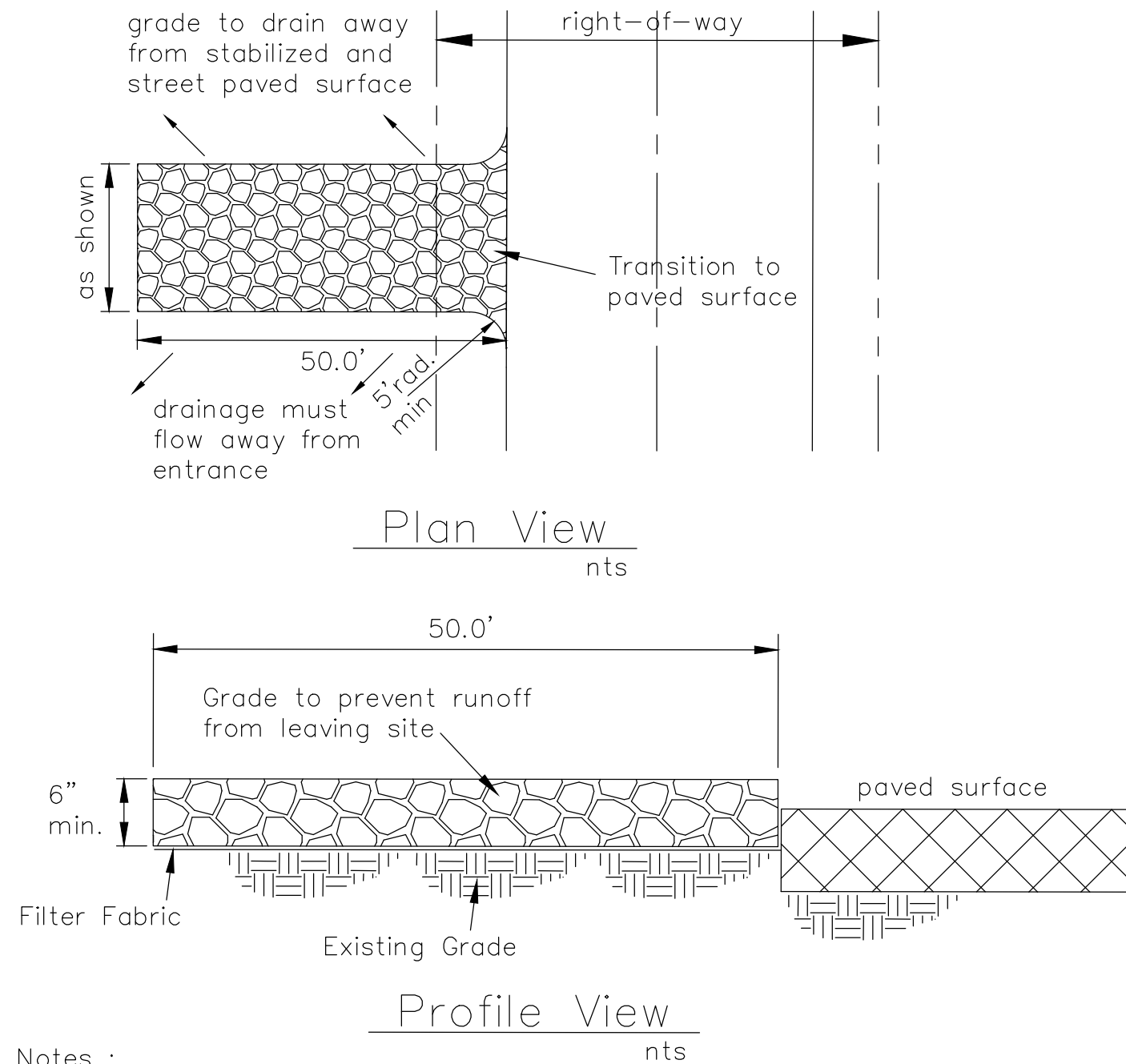








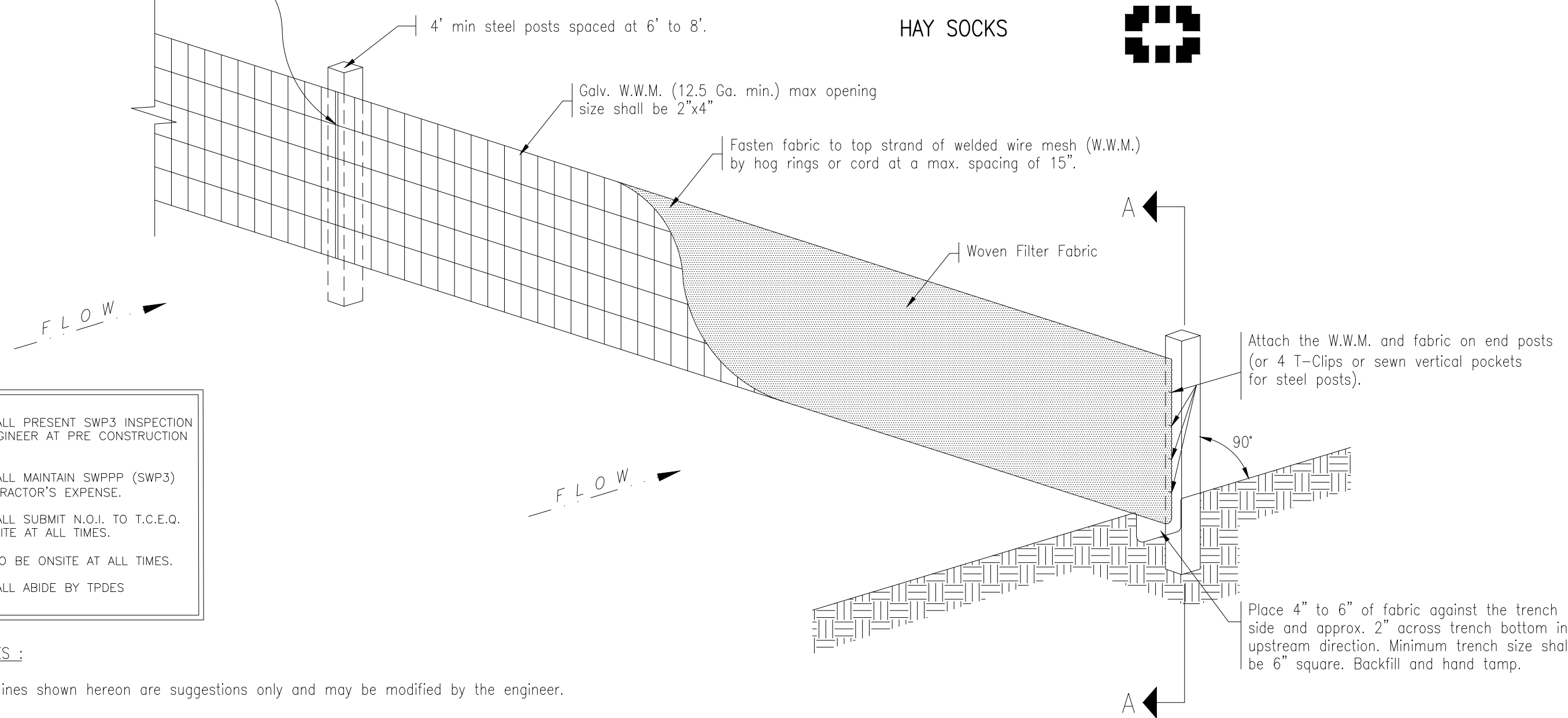
- Notes :
1. IF GEOTECHNICAL FABRIC FILTER IS DAMAGED IT MUST BE REMOVED AND PLACED.



- Notes :
1. Construction entrance(s) shall be located at the time of pre-construction meeting.
  2. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
  3. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on an area stabilized with crushed stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
  4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
  5. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

Stabilized Construction Entrance

Connect the ends of successive reinforcement sheets or rolls a min. of 6 times with hog rings.



- \*CONTRACTOR SHALL PRESENT SWP3 INSPECTION SCHEDULE TO ENGINEER AT PRE CONSTRUCTION MEETING.
- \*CONTRACTOR SHALL MAINTAIN SWPPP (SWP3) ON-SITE AT CONTRACTOR'S EXPENSE.
- \*CONTRACTOR SHALL SUBMIT N.O.I. TO T.C.E.Q. AND KEEP ON SITE AT ALL TIMES.
- \*\*NOI SHALL ALSO BE ONSITE AT ALL TIMES.
- \*CONTRACTOR SHALL ABIDE BY TPDES REQUIREMENTS.

- GENERAL NOTES :
1. The guidelines shown hereon are suggestions only and may be modified by the engineer.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT . Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.

TEMPORARY SEDIMENT CONTROL FENCE

JOB No.  
**21133.01**

BY  
**MELDEN & HUNT, INC.**

DATE  
**TEXAS REGIST. E-1435**

REVISION  
**CONSULTANTS • ENGINEERS • SURVEYORS**

115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

**MH**

ENG. TECH. CIRC.  
**PROJECT ENG. MARIO A. REYNA**

T-BOOK  
**PG.**

1. RELEASE DATE:  
**2. RELEASE DATE:**

3. RELEASE DATE:  
**SCALE: 1" = 60'**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117388 ON SEP. 7, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**PUNTA DEL CIELO**  
**HIDALGO COUNTY, TEXAS**

**EROSION CONTROL**

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File Name: **PUNTA DEL CIELO**

SHEET **3**

OF **3**





## SUBDIVISION PLATTING APPLICATION

PLAT-000150-2021

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: PUNTA DEL CIELO

Location: WEST SIDE OF MILE 4 1/2 WEST RD & APPROXIMATELY 1320 FT. SOUTH OF MILE 10 NORTH RD.

Legal Description: 26.657 ACRES OUT OF FARM TRACT 104 WEST & ADAMS TRACT

Is subdivision inside city limits?    ☐ YES    ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Open    Proposed Land Use: Residential

Number of Lots Proposed: 123    Gross Acreage: 26.657

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: IDEA PUBLIC SCHOOLS    Telephone: C/O 381-0981

Address: 2115 W. PIKE BLVD.    Fax: C/O 381-1839

City: WESLACO    State: TX    Zip: 78541    E-mail: c/o mario@meldenandhunt.com

### ENGINEER INFORMATION

Name: Melden & Hunt, Inc.    Telephone: 381-0981

Address: 115 W. McIntyre Street    Fax: 381-1839

City: Edinburg    State: TX    Zip: 78541    E-mail: mario@meldenandhunt.com

## UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: North Alamo WSC
- ☒ YES ☐ NO Wastewater Provision: North Alamo WSC
- ☒ YES ☐ NO Electric Company: MVEC

|                                                                                                         |                                                                                 |                                                                                   |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>Frontier Comm.</u> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Gas Utility | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                     |                                                                                                        |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID#9</u> |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

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

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

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

## SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

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

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

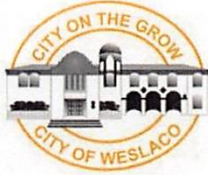
- ☒ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- ☒ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- ☒ Notice of Intent
- ☒ SW3P

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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



## APPLICATION FOR SUBDIVISION VARIANCE

VAR-000151-2021

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: Punta Del Cielo Subdivision

Location: West side of Mile 4 1/2 West Road & approximately 1,320 feet south of Mile 10 North Road.

Legal Description: 126.657 acres out of Farm Tract 104, West and Adams Tract

### 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:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

We are respectfully requesting a variance to build the subdivision to Hidalgo County standards which do not currently allow for detention ponds

☐ 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: Idea Public Schools Telephone: c/o (956) 381-0981

Address: 2115 West Pike Boulevard Fax: c/o (956) 381-1839

City: Weslaco State: TX Zip: 78596 E-mail: c/o mario@meldenandhunt.com

### Application fees

☒ \$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: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Melden & Hunt, Inc c/o Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature:  Date: 10/19/21

Authorized Agent Printed Name: Mario A. Reyna





## HIDALGO COUNTY DRAINAGE DISTRICT No. 1

**RAUL E. SESIN, PE, CFM**

District General Manager  
Hidalgo County Floodplain Administrator

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### BOARD OF DIRECTORS

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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

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November 15, 2021

Rebekah De La Fuente  
Planning & Code Enforcement Director  
255 S. Kansas Ave.  
Weslaco, Texas 78596

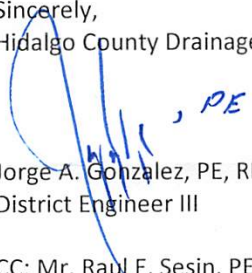
### RE: Punta del Cielo Subdivision

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Punta del Cielo Subdivision, Mario Reyna, PE. Our office has reviewed and approved the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge and widen the existing drain ditch No. 17B2A1A owned by the HCCID9 in the City of Weslaco ETJ. With that stated, our office has no objection to the widening of the ditch to account for runoff volume.

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

Sincerely,  
Hidalgo County Drainage District No. 1

  
Jorge A. Gonzalez, PE, RPLS, CFM  
District Engineer III

CC: Mr. Raul E. Sesin, 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



Randy Winston  
General Manager

Judy Beall  
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 11/16/2021

Mr. Mario A. Reyna P.E.  
Melden & Hunt Inc.  
115 West McIntrye  
Edinburg, Texas 78541

RE: **PUNTA DEL CIELO** Subd. Drainage and Detention

Good Morning Mr. Reyna:

I have received your revised cross section and calculations dated 10/28/21 for the **PUNTA DEL CIELO** 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.
3. Sanitary Sewer line crossing to be set to District Standards.

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

**FIRM NAME: MELDEN & HUNT, INC. – #F1435**

**TITLE: PUNTA DEL CIELO**

**PREPARED BY: MARIO A. REYNA P.E.**

**DATE: September 7, 2021**

**DATE: September 24, 2021**

**REVISED DATE: October 18, 2021**



*M -*  
*10-18-21*

## **INDEX**

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. “C” Values for Rational Method**
- 4. Weighted C Calculation**
- 5. Time of Concentration Determination Table (If Applicable)**
- 6. Drainage Area Map**
- 7. Location Map**
- 8. Subdivision Plat**
- 9. Drainage Layout**
- 10. USGS Topographical Map**
- 11. Rainfall Intensity Table**
- 12. Street Velocities & Capacities Flowing Curb Full Table**
- 13. USDA Soils Map**
- 14. USDA Soils Legend & Description**
- 15. FEMA FIRM with site location**





**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

**Drainage Statement  
PUNTA DEL CIELO  
Date: October 18, 2021**

**PUNTA DEL CIELO** A tract of land containing 26.657 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm tract 104, West and Adams Tract, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 26.657 acres conveyed to Idea Public Schools, by virtue of a General Warranty Deed recorded under Document Number 2813810, Hidalgo County Official Records. This subdivision lies in Zone "A", Zone "A" Base Flood Elevation 66.40. Community-panel No. 480334 0450 C Effective date: June 6, 2000, revised to reflect LOMAR date May 30, 2002. The property is located along the west side of Mile 4 ½ West Road & approximately 1320 feet south of Mile 10 North Road. The property is currently open with a proposed use of 123 residential lots inside the City of Weslaco E.T.J.

The soil in this area (23) Hebbronville sandy loam, (25) Hidalgo Fine Sandy Loam, & (28) Hidalgo Sandy Clay Loam which are in Hydrologic Group "A" & "B". These soils having a high infiltration rate and are moderately pervious index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 16.28 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 64.80 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 48.52 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into a existing HCID #9 drain ditch on the west side of subdivision.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 125,598 cubic feet of detention will be provided within the proposed widening of the HCID#9 Drain ditch.

|                                                               |                                                                                     |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                             |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL    |                                                                                     |
| <input type="checkbox"/> TO H.C. PLANNING DEPT.               |                                                                                     |
| <input type="checkbox"/> TO CITY                              |                                                                                     |
| <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED |                                                                                     |
| <input type="checkbox"/> DISTRICT FACILITY                    |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                        |                                                                                     |
| <input checked="" type="checkbox"/> OTHER <u>ACCID No. 9</u>  |                                                                                     |
| <u>10-28-21</u>                                               | <u>DATE</u>                                                                         |
| H.C.D.D. NO. 1                                                |                                                                                     |

  
Mario A. Reyna, P.E. #117368  
Vice-President



# DRAINAGE REPORT

PROJECT NAME: **PUNTO DEL CIELO**  
PROJECT NUMBER: **21133.00**  
DATE: **October 18, 2021**

# of Lots: **123**

## I. Existing Condition-10 year

Ex. Area: **1,161,177.70** sf  
26.66 ac

Int. Coeff. "k" **0.312** Table 3-2  
Kp **3.28**  
Length **1543** ft  
Velocity **0.396346** ft/sec

Slope : **0.15** %  
tc : **64.88** min  
Rainfall Intensity (10yr) **3.054** in/hr  
c factor **0.200**  
Q peak existing condition: **16.28** cfs

## II. Future Condition-50 year

Future area: **1,161,177.70** sf  
26.66 ac  
Slope : **15.00**%  
tc : **32.51** min  
Rainfall Intensity (50yr) **6.054** in/hr  
c factor **0.402**  
Q future cond. =  $Aci = i * = 64.80 * 0.40$   
**10.7034656** i

| time<br>min. | time<br>hour | i<br>in/hr | Qin<br>cfs | Vin<br>cf | Qout<br>cfs | Vout<br>cf | REQ'D V<br>cf |
|--------------|--------------|------------|------------|-----------|-------------|------------|---------------|
| 5            | 0.08         | 13.57      | 145.25     | 43574     | 16.28       | 18323      | 25251         |
| 10           | 0.17         | 10.83      | 115.87     | 69519     | 16.28       | 20765      | 48754         |
| 15           | 0.25         | 9.10       | 97.42      | 87681     | 16.28       | 23208      | 64473         |
| 25           | 0.42         | 7.03       | 75.19      | 112788    | 16.28       | 28092      | 84696         |
| 35           | 0.58         | 5.80       | 62.05      | 130301    | 16.28       | 32977      | 97324         |
| 45           | 0.75         | 4.98       | 53.26      | 143803    | 16.28       | 37861      | 105942        |
| 55           | 0.92         | 3.96       | 42.38      | 139838    | 16.28       | 42746      | 97091         |
| 65           | 1.08         | 3.54       | 37.90      | 147814    | 16.28       | 47631      | 100183        |
| 75           | 1.25         | 3.21       | 34.38      | 154708    | 16.28       | 52515      | 102192        |
| 85           | 1.42         | 2.95       | 31.53      | 160815    | 16.28       | 57400      | 103415        |
| 95           | 1.58         | 2.73       | 29.18      | 166313    | 16.28       | 62285      | 104028        |
| 105          | 1.75         | 2.54       | 27.19      | 171277    | 16.28       | 67169      | 104107        |
| 115          | 1.92         | 2.67       | 28.62      | 197485    | 16.28       | 72054      | 125431        |
| 125          | 2.08         | 2.52       | 27.00      | 202536    | 16.28       | 76939      | 125598        |
| 135          | 2.25         | 2.39       | 25.59      | 207295    | 16.28       | 81823      | 125472        |
| 145          | 2.42         | 2.27       | 24.34      | 211755    | 16.28       | 86708      | 125047        |
| 155          | 2.58         | 2.17       | 23.22      | 215907    | 16.28       | 91593      | 124314        |
| 165          | 2.75         | 2.08       | 22.21      | 219876    | 16.28       | 96477      | 123399        |
| 175          | 2.92         | 1.99       | 21.30      | 223649    | 16.28       | 101362     | 122287        |
| 185          | 3.08         | 1.91       | 20.48      | 227281    | 16.28       | 106247     | 121034        |
| 195          | 3.25         | 1.84       | 19.72      | 230675    | 16.28       | 111131     | 119543        |
| 205          | 3.42         | 1.78       | 19.03      | 234078    | 16.28       | 116016     | 118062        |
| 215          | 3.58         | 1.72       | 18.39      | 237212    | 16.28       | 120901     | 116312        |
| 225          | 3.75         | 1.66       | 17.80      | 240298    | 16.28       | 125785     | 114513        |
| 235          | 3.92         | 1.61       | 17.24      | 243130    | 16.28       | 130670     | 112460        |



|     |      |      |       |        |       |        |        |
|-----|------|------|-------|--------|-------|--------|--------|
| 245 | 4.08 | 1.56 | 16.74 | 246081 | 16.28 | 135555 | 110527 |
| 255 | 4.25 | 1.52 | 16.26 | 248756 | 16.28 | 140439 | 108317 |
| 265 | 4.42 | 1.48 | 15.81 | 251363 | 16.28 | 145324 | 106040 |
| 275 | 4.58 | 1.44 | 15.39 | 253961 | 16.28 | 150208 | 103753 |
| 285 | 4.75 | 1.40 | 15.01 | 256607 | 16.28 | 155093 | 101514 |
| 295 | 4.92 | 1.37 | 14.63 | 258980 | 16.28 | 159978 | 99002  |
| 305 | 5.08 | 1.33 | 14.28 | 261295 | 16.28 | 164862 | 96433  |
| 315 | 5.25 | 1.30 | 13.95 | 263591 | 16.28 | 169747 | 93844  |
| 325 | 5.42 | 1.27 | 13.64 | 265906 | 16.28 | 174632 | 91274  |
| 335 | 5.58 | 1.25 | 13.34 | 268064 | 16.28 | 179516 | 88548  |
| 345 | 5.75 | 1.22 | 13.06 | 270305 | 16.28 | 184401 | 85904  |
| 355 | 5.92 | 1.19 | 12.74 | 271301 | 16.28 | 189286 | 82015  |
| 365 | 6.08 | 1.17 | 12.52 | 274255 | 16.28 | 194170 | 80085  |
| 375 | 6.25 | 1.15 | 12.31 | 276952 | 16.28 | 199055 | 77897  |
| 385 | 6.42 | 1.13 | 12.09 | 279393 | 16.28 | 203940 | 75453  |
| 395 | 6.58 | 1.10 | 11.77 | 279039 | 16.28 | 208824 | 70215  |
| 405 | 6.75 | 1.08 | 11.56 | 280902 | 16.28 | 213709 | 67193  |
| 415 | 6.92 | 1.07 | 11.41 | 284106 | 16.28 | 218594 | 65513  |
| 425 | 7.08 | 1.05 | 11.21 | 285766 | 16.28 | 223478 | 62288  |
| 435 | 7.25 | 1.03 | 11.01 | 287462 | 16.28 | 228363 | 59099  |
| 445 | 7.42 | 1.01 | 10.83 | 289212 | 16.28 | 233248 | 55964  |
| 455 | 7.58 | 1.00 | 10.66 | 291036 | 16.28 | 238132 | 52904  |
| 465 | 7.75 | 0.98 | 10.49 | 292654 | 16.28 | 243017 | 49637  |
| 475 | 7.92 | 0.97 | 10.38 | 295897 | 16.28 | 247902 | 47996  |
| 485 | 8.08 | 0.95 | 10.17 | 295897 | 16.28 | 252786 | 43111  |
| 495 | 8.25 | 0.94 | 10.06 | 298819 | 16.28 | 257671 | 41149  |
| 505 | 8.42 | 0.92 | 9.85  | 298370 | 16.28 | 262556 | 35814  |
| 515 | 8.58 | 0.91 | 9.74  | 300971 | 16.28 | 267440 | 33531  |
| 525 | 8.75 | 0.90 | 9.63  | 303443 | 16.28 | 272325 | 31118  |
| 535 | 8.92 | 0.88 | 9.42  | 302351 | 16.28 | 277209 | 25142  |
| 545 | 9.08 | 0.87 | 9.31  | 304503 | 16.28 | 282094 | 22409  |
| 555 | 9.25 | 0.86 | 9.20  | 306526 | 16.28 | 286979 | 19547  |
| 565 | 9.42 | 0.85 | 9.10  | 308420 | 16.28 | 291863 | 16557  |
| 575 | 9.58 | 0.84 | 8.99  | 310186 | 16.28 | 296748 | 13438  |
| 585 | 9.75 | 0.83 | 8.88  | 311824 | 16.28 | 301633 | 10191  |

Storage Required: 125,598 cf  
Storage Required: 2.883 Ac.-Ft.  
w/ release rate of: 16.28 cfs  
Storage / Ac. Development: 0.108 Ac.Ft. per Ac.  
Storage / Lot: 1021.1189 cf per lot



*M R*  
10-16-21

| TABLE 3-2: Intercept Coefficients                                                               |       |
|-------------------------------------------------------------------------------------------------|-------|
| 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 |



| Weighted "c" value                         |            |                |         |             |
|--------------------------------------------|------------|----------------|---------|-------------|
| Type of Drainage Area                      | "c" value: | Square Footage | Acreage | partial "c" |
| <b>Residential</b>                         |            |                |         |             |
| Single Family (Lots less than 1/4 acre)    | 0.35       | 758433         | 17.411  | 6.094       |
| Single Family (Lots 1/4 to 1/2 acre)       | 0.3        | 0.00           | 0.000   | 0.000       |
| Single Family (Lots greater than 1/2 acre) | 0.25       | 0              | 0.000   | 0.000       |
| Multi-Family (Less than 20 DU / AC)        | 0.5        | 0              | 0.000   | 0.000       |
| Multi-Family (Greater than 20 DU / AC)     | 0.55       | 0              | 0.000   | 0.000       |
| <b>Business Districts:</b>                 | 0.75       | 0              | 0.000   | 0.000       |
| <b>Industrial</b>                          |            |                |         |             |
| Light areas                                | 0.75       | 0              | 0.000   | 0.000       |
| Heavy areas                                | 0.75       | 0              | 0.000   | 0.000       |
| <b>Railroad yard areas</b>                 | 0.2        | 0              | 0.000   | 0.000       |
| <b>Roof/Building areas</b>                 | 0.75       | 0              | 0.000   | 0.000       |
| <b>Parks, cemeteries</b>                   | 0.1        | 0              | 0.000   | 0.000       |
| <b>Unimproved Areas</b>                    |            |                |         |             |
| Bare Surface                               | 0.3        | 269464.7       | 6.186   | 1.856       |
| Grassland                                  | 0.25       | 0              | 0.000   | 0.000       |
| Cultivated                                 | 0.2        | 0              | 0.000   | 0.000       |
| Woodlands                                  | 0.15       | 0              | 0.000   | 0.000       |
| <b>Streets</b>                             |            |                |         |             |
| Asphalt                                    | 0.9        | 133280         | 3.060   | 2.754       |
| Concrete                                   | 0.9        | 0              | 0.000   | 0.000       |
| <b>Drives and walks</b>                    | 0.9        | 0              | 0.000   | 0.000       |
| <b>Total:</b>                              |            | 1,161,178      | 26.657  | 10.703      |
| <b>Weighted "c":</b>                       |            |                | 0.402   |             |

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{\text{total}}$$

$C_w$  = Weighted Runoff Coefficient (Composite Coefficient)

$C_n$  = Runoff Coefficient n-th term

$A_n$  = Area of n-th term

$A_{\text{total}}$  = Total Area (acres)

$A_{\text{total}}$  = Total Area (acres)

TABLE I  
TIME OF CONCENTRATION DETERMINATION  
PUNTO DEL CIELO

| COMPUTATION POINT | DESCRIPTION OF RUNOFF MEDIUM | OVERLAND FLOW |             |           |            | CHANNEL, PIPE, STREET, ETC. FLOW |           |             |                |            |                  |
|-------------------|------------------------------|---------------|-------------|-----------|------------|----------------------------------|-----------|-------------|----------------|------------|------------------|
|                   |                              | C             | LENGTH (FT) | GRADE (%) | TIME (MIN) | WIDTH DIA. (FT)                  | GRADE (%) | LENGTH (FT) | VELOCITY (FPS) | TIME (MIN) | TOTAL TIME (MIN) |
| Existing          | Overland                     | 0.200         | 1543        |           | 171.4      |                                  |           |             |                |            | 171.4            |
| D.A.#1            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#1-D.A.#2     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 35          | 3.0            | 0.2        | 27.1             |
| D.A.#2            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#2-D.A.#3     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 608         | 3.0            | 3.4        | 30.5             |
| D.A.#4            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#4-D.A.#3     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 35          | 3.0            | 0.2        | 27.1             |
| D.A.#3            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#3-D.A.#5     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 107         | 3.0            | 0.6        | 31.1             |
| D.A.#5            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 150         | 0.4            | 6.3        | 20.7             |
| D.A.#5-OUTFALL    | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 252         | 3.0            | 1.4        | 32.5             |
| D.A.#6            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#6-D.A.#7     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 35          | 3.0            | 0.2        | 27.1             |
| D.A.#7            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#7-D.A.#8     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 258         | 3.0            | 1.4        | 28.6             |
| D.A.#9            | Overland & Gutter            | 0.402         | 130         |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |
| D.A.#9-D.A.#8     | Pipe Flow                    | 0.402         |             |           |            |                                  |           | 35          | 3.0            | 0.2        | 27.1             |

FORMULA FOR TIME OF CONCENTRATION  
USING THE RATIONAL METHOD, AS PER  
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA  
FLOWRATE DETERMINATION  
PUNTO DEL CIELO

| COMPUTATION POINT | TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres) | C     | TIME (SEE TABLE 1) (minutes) | RETURN FREQUENCY (years) | INTENSITY (in./hr.) | FLOWRATE (c.f.s.) | PIPE SIZE (inches) | MIN. SLOPE (FT./FT.) |
|-------------------|---------------------------------------------------|-------|------------------------------|--------------------------|---------------------|-------------------|--------------------|----------------------|
| Existing          | 26.6                                              | 0.200 | 171.4                        | 10                       | 1.527               | 8.12              |                    |                      |
| D.A.#1            | 1.96                                              | 0.402 | 26.9                         | 50                       | 6.740               | 5.30              |                    |                      |
| D.A.#1-D.A.#2     | 1.96                                              | 0.402 | 27.1                         | 50                       | 6.713               | 5.28              | 24.00              | 0.055%               |
| D.A.#2            | 1.96                                              | 0.402 | 26.9                         | 50                       | 6.740               | 5.30              |                    |                      |
| D.A.#2-D.A.#3     | 3.92                                              | 0.402 | 30.5                         | 50                       | 6.281               | 9.89              | 30.00              | 0.191%               |
| D.A.#4            | 1.35                                              | 0.402 | 26.9                         | 50                       | 6.740               | 3.65              |                    |                      |
| D.A.#4-D.A.#3     | 1.35                                              | 0.402 | 27.1                         | 50                       | 6.713               | 3.64              | 24.00              | 0.026%               |
| D.A.#3            | 1.35                                              | 0.402 | 26.9                         | 50                       | 6.740               | 3.65              |                    |                      |
| D.A.#3-D.A.#5     | 6.62                                              | 0.402 | 31.1                         | 50                       | 6.211               | 16.51             | 30.00              | 0.162%               |
| D.A.#5            | 0.98                                              | 0.402 | 20.7                         | 50                       | 7.770               | 3.06              |                    |                      |
| D.A.#5-OUTFALL    | 7.60                                              | 0.402 | 32.5                         | 50                       | 6.054               | 18.48             | 30.00              | 0.203%               |
| D.A.#6            | 1.96                                              | 0.402 | 26.9                         | 50                       | 6.740               | 5.30              |                    |                      |
| D.A.#6-D.A.#7     | 1.96                                              | 0.402 | 27.1                         | 50                       | 6.713               | 5.28              | 24.00              | 0.055%               |
| D.A.#7            | 1.96                                              | 0.402 | 26.9                         | 50                       | 6.740               | 5.30              |                    |                      |
| D.A.#7-D.A.#8     | 3.92                                              | 0.402 | 28.6                         | 50                       | 6.521               | 10.26             | 24.00              | 0.206%               |
| D.A.#9            | 1.47                                              | 0.402 | 26.9                         | 50                       | 6.740               | 3.98              |                    |                      |
| D.A.#9-D.A.#8     | 1.47                                              | 0.402 | 27.1                         | 50                       | 6.713               | 3.96              | 24.00              | 0.031%               |
|                   |                                                   |       |                              |                          | 18.783              |                   |                    |                      |

FORMULA FOR INTENSITY  $I = \frac{b}{e}$   
USING THE RATIONAL METHOD, AS PER  
"TXDOT BRIDGE HYDRAULIC MANUAL" (Tc + d)



TABLE I  
TIME OF CONCENTRATION DETERMINATION  
PUNTO DEL CIELO

| COMPUTATION POINT | DESCRIPTION OF RUNOFF MEDIUM | OVERLAND FLOW |              |           |            | CHANNEL, PIPE, STREET, ETC. FLOW |           |             |                |            |                  |  |
|-------------------|------------------------------|---------------|--------------|-----------|------------|----------------------------------|-----------|-------------|----------------|------------|------------------|--|
|                   |                              | C             | LENGTH (FT.) | GRADE (%) | TIME (MIN) | WIDTH/DA. (FT)                   | GRADE (%) | LENGTH (FT) | VELOCITY (FPS) | TIME (MIN) | TOTAL TIME (MIN) |  |
| D.A.#8            | Overland & Gutter            | 0.402         | 120          |           | 13.3       |                                  |           | 300         | 0.4            | 12.5       | 25.8             |  |
| D.A.#8-D.A.#10    | Pipe Flow                    | 0.402         |              |           |            |                                  |           | 593         | 3.0            | 3.3        | 31.9             |  |
| D.A.#11           | Overland & Gutter            | 0.402         | 130          |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |  |
| D.A.#11-D.A.#10   | Pipe Flow                    | 0.402         |              |           |            |                                  |           | 35          | 3.0            | 0.2        | 27.1             |  |
| D.A.#12           | Overland & Gutter            | 0.402         | 130          |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |  |
| D.A.#12-D.A.#13   | Pipe Flow                    | 0.402         |              |           |            |                                  |           | 35          | 3.0            | 0.2        | 27.1             |  |
| D.A.#13           | Overland & Gutter            | 0.402         | 130          |           | 14.4       |                                  |           | 300         | 0.4            | 12.5       | 26.9             |  |
| D.A.#13-D.A.#10   | Pipe Flow                    | 0.402         |              |           |            |                                  |           | 258         | 3.0            | 1.4        | 28.6             |  |
| D.A.#10           | Overland & Gutter            | 0.402         | 130          |           | 14.4       |                                  |           | 206         | 0.4            | 8.6        | 23.0             |  |
| D.A.#10-D.A.#14   | Pipe Flow                    | 0.402         |              |           |            |                                  |           | 115         | 3.0            | 0.6        | 29.2             |  |
| D.A.#14           | Overland & Gutter            | 0.402         | 130          |           | 14.4       |                                  |           | 168         | 0.4            | 7.0        | 21.4             |  |
| D.A.#14-OUTFALL   | Pipe Flow                    | 0.402         |              |           |            |                                  |           | 235         | 3.0            | 1.3        | 30.5             |  |
|                   |                              |               |              |           |            |                                  |           |             |                |            |                  |  |
|                   |                              |               |              |           |            |                                  |           |             |                |            |                  |  |
|                   |                              |               |              |           |            |                                  |           |             |                |            |                  |  |
|                   |                              |               |              |           |            |                                  |           |             |                |            |                  |  |
|                   |                              |               |              |           |            |                                  |           |             |                |            |                  |  |

FORMULA FOR TIME OF CONCENTRATION  
USING THE RATIONAL METHOD, AS PER  
"TXDOT BRIDGE HYDRAULIC MANUAL"

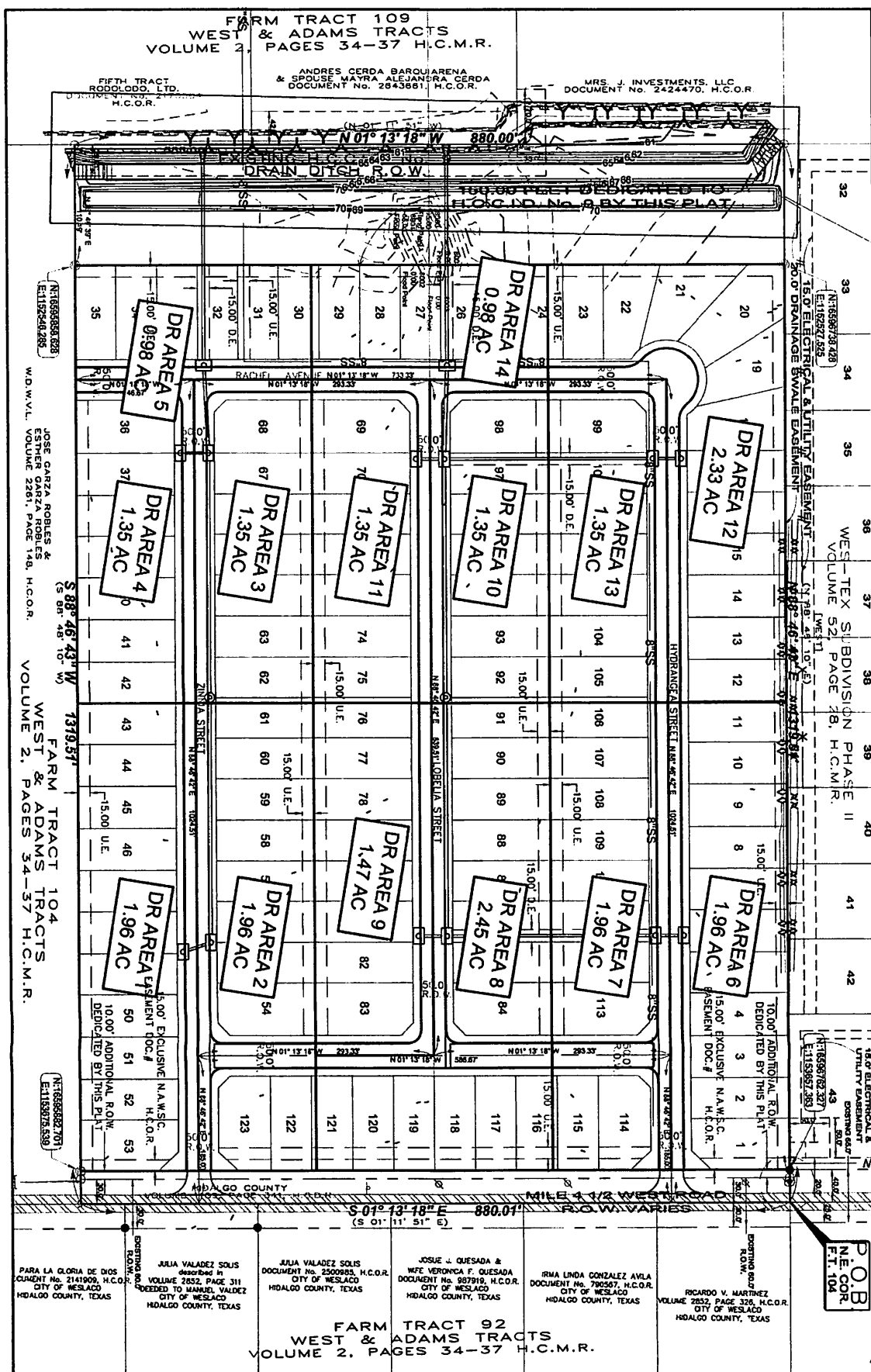
$T_c = \frac{L}{(V \times 60)}$



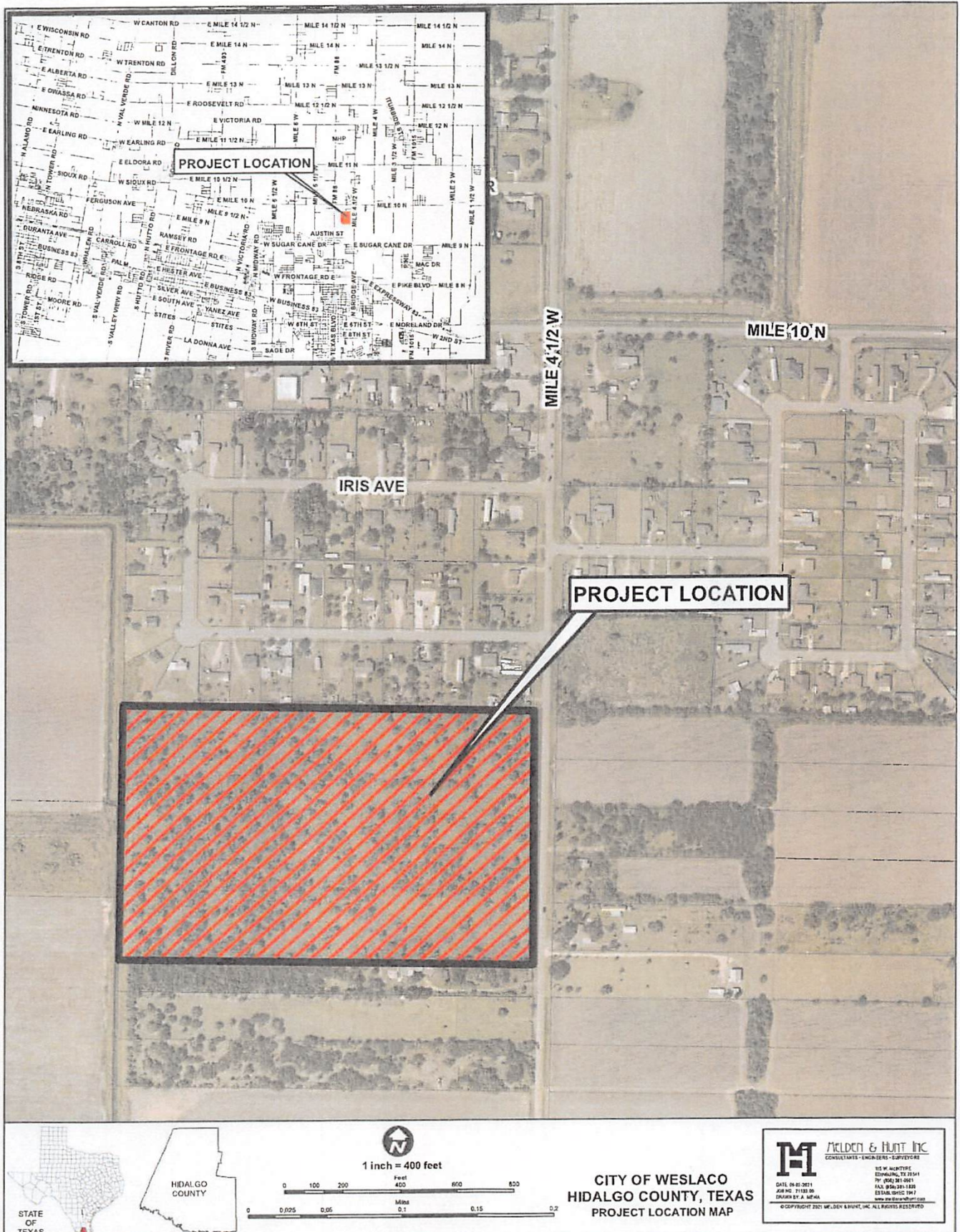
TABLE 1A  
FLOWRATE DETERMINATION  
PUNTO DEL CIELO

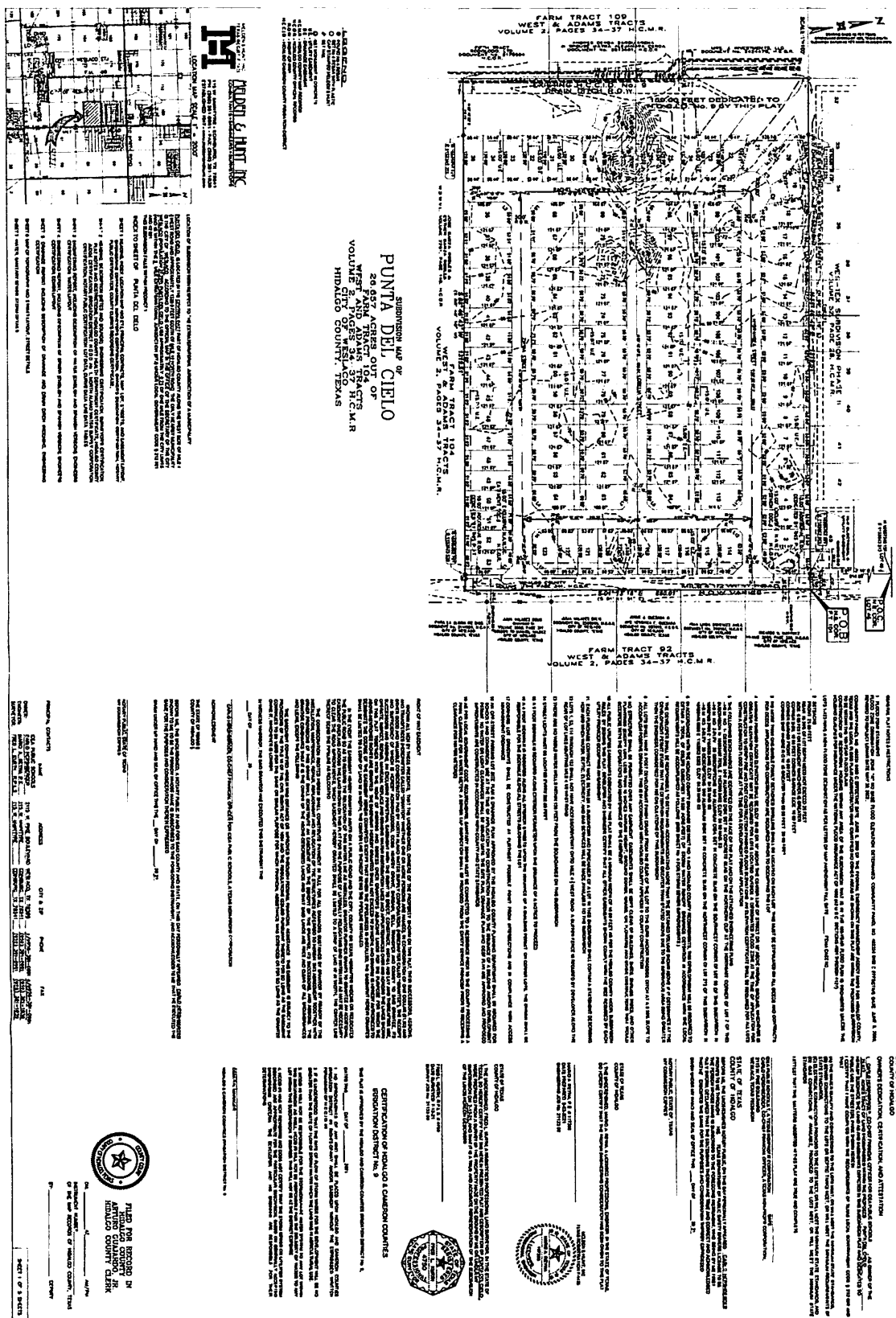
| COMPUTATION POINT | TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres) | C     | TIME (SEE TABLE 1) (minutes) | RETURN FREQUENCY (years) | INTENSITY (in./hr.) | FLOWRATE (c.f.s.) | PIPE SIZE (inches) | MIN. SLOPE (FT./FT.) |
|-------------------|---------------------------------------------------|-------|------------------------------|--------------------------|---------------------|-------------------|--------------------|----------------------|
| D.A.#8            | 2.45                                              | 0.402 | 25.8                         | 50                       | 6.900               | 6.79              |                    |                      |
| D.A.#8-D.A.#10    | 7.84                                              | 0.402 | 31.9                         | 50                       | 6.125               | 19.28             | 30.00              | 0.221%               |
| D.A.#11           | 1.35                                              | 0.402 | 26.9                         | 50                       | 6.740               | 3.65              |                    |                      |
| D.A.#11-D.A.#10   | 1.35                                              | 0.402 | 27.1                         | 50                       | 6.713               | 3.64              | 24.00              | 0.026%               |
| D.A.#12           | 2.33                                              | 0.402 | 26.9                         | 50                       | 6.740               | 6.31              |                    |                      |
| D.A.#12-D.A.#13   | 2.33                                              | 0.402 | 27.1                         | 50                       | 6.713               | 6.28              | 24.00              | 0.077%               |
| D.A.#13           | 1.35                                              | 0.402 | 26.9                         | 50                       | 6.740               | 3.65              |                    |                      |
| D.A.#13-D.A.#10   | 3.68                                              | 0.402 | 28.6                         | 50                       | 6.521               | 9.64              | 24.00              | 0.182%               |
| D.A.#10           | 1.35                                              | 0.402 | 23.0                         | 50                       | 7.345               | 3.98              |                    |                      |
| D.A.#10-D.A.#14   | 6.38                                              | 0.402 | 29.2                         | 50                       | 6.440               | 16.50             | 30.00              | 0.162%               |
| D.A.#14           | 0.98                                              | 0.402 | 21.4                         | 50                       | 7.627               | 3.00              |                    |                      |
| D.A.#14-OUTFALL   | 7.36                                              | 0.402 | 30.5                         | 50                       | 6.281               | 18.56             | 30.00              | 0.205%               |
|                   |                                                   |       |                              |                          |                     |                   |                    |                      |
|                   |                                                   |       |                              |                          |                     |                   |                    |                      |
|                   |                                                   |       |                              |                          |                     |                   |                    |                      |
|                   |                                                   |       |                              |                          |                     |                   |                    |                      |

FORMULA FOR INTENSITY  $I = \frac{b}{e}$   
 USING THE RATIONAL METHOD, AS PER  
 "TXDOT BRIDGE HYDRAULIC MANUAL" (Tc + d)



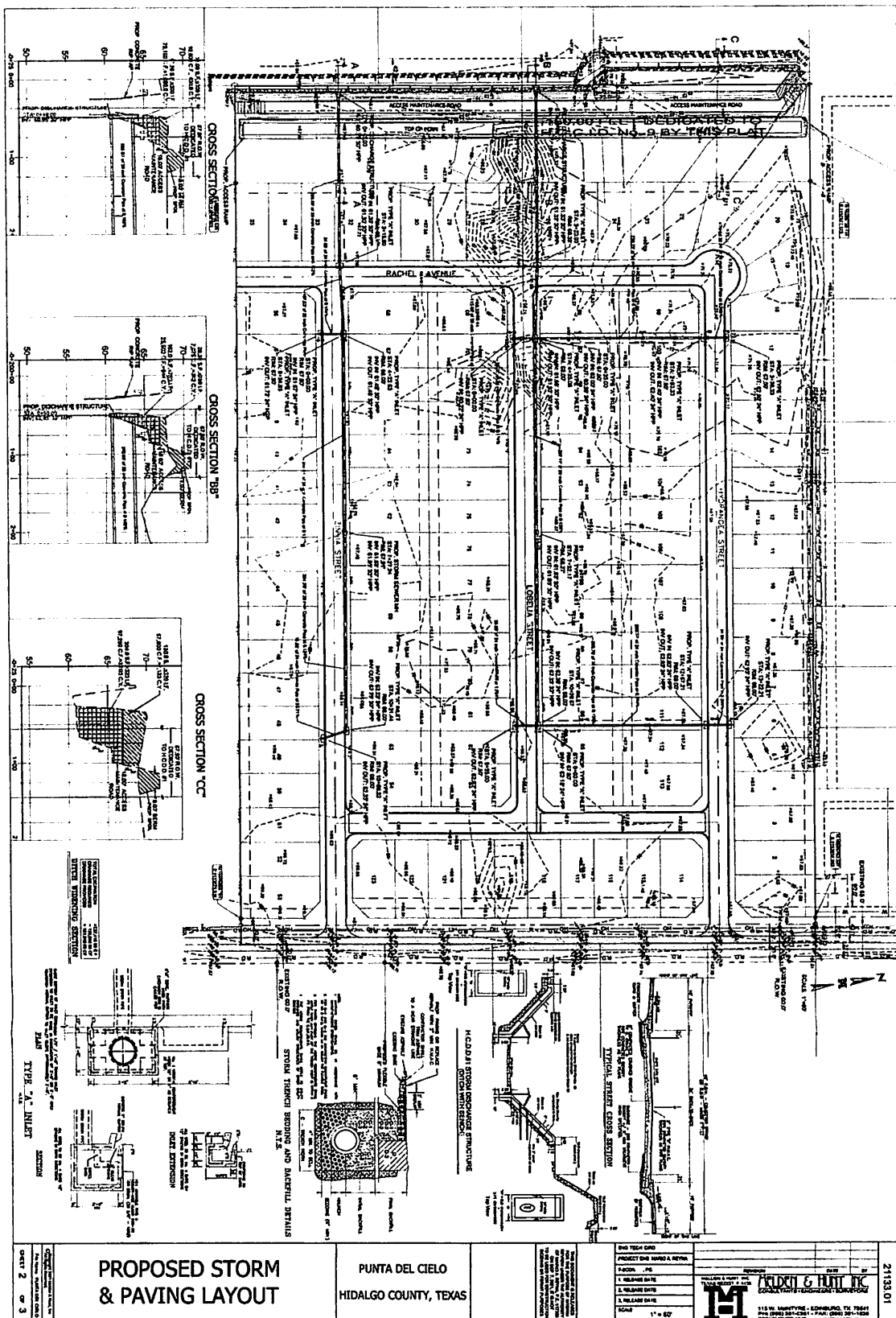




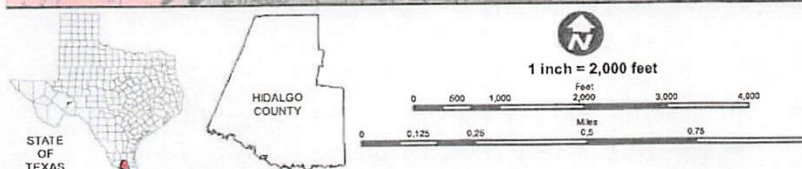
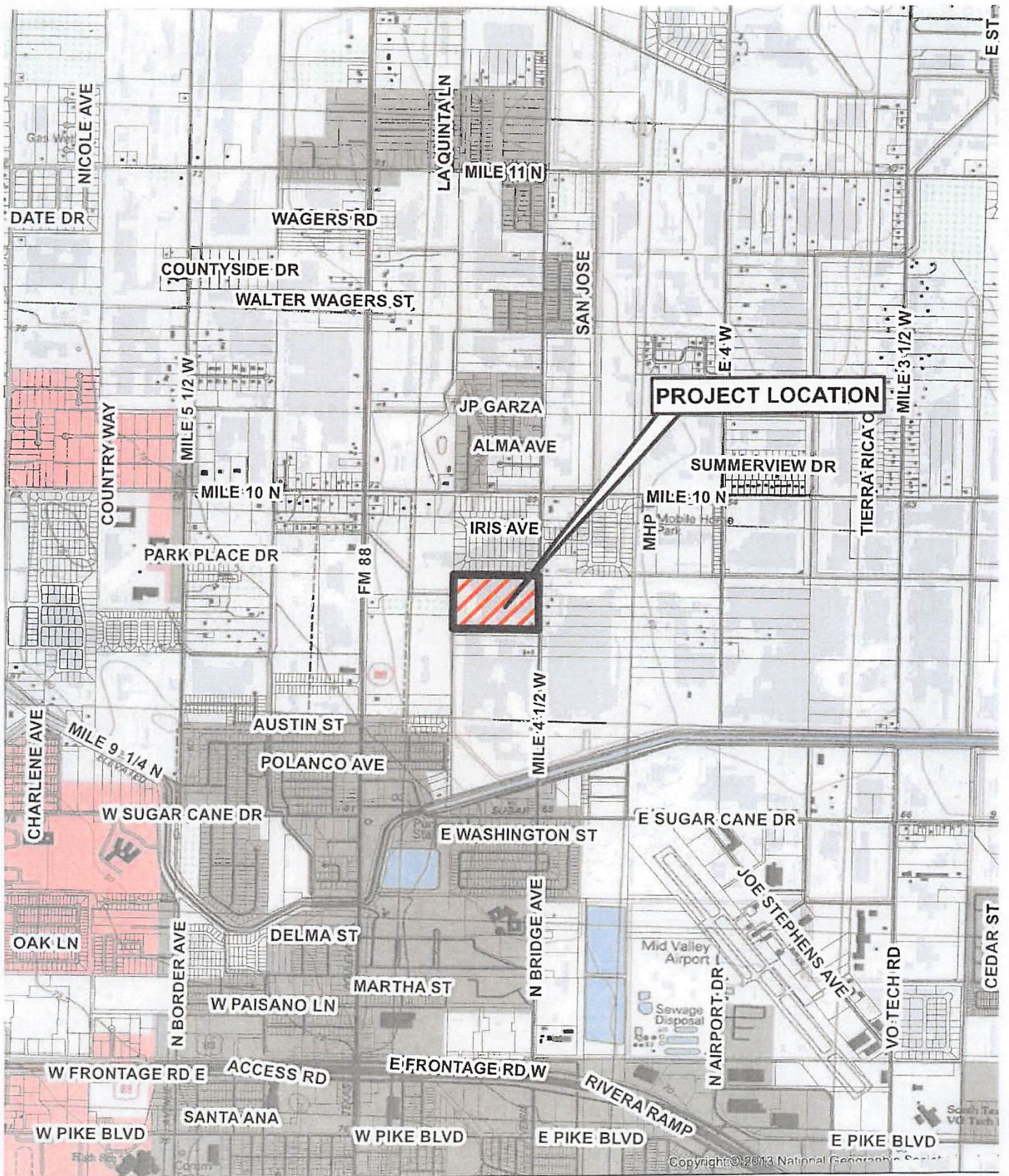








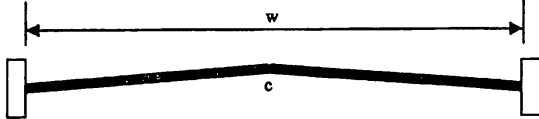
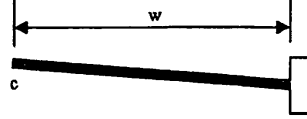




CITY OF WESLACO  
HIDALGO COUNTY, TEXAS  
USGS MAP

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DATE: 08/02/2021  
JOB NO.: 21103-01  
DRAWN BY: A. MENA  
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**Street Velocities and Capacities Flowing Curb Full**  
Manning's n = 0.018

|                                                                                   |                                         |        |                                          |        |                                                                                     |        |                                        |       |                                        |       |
|-----------------------------------------------------------------------------------|-----------------------------------------|--------|------------------------------------------|--------|-------------------------------------------------------------------------------------|--------|----------------------------------------|-------|----------------------------------------|-------|
|  |                                         |        |                                          |        |  |        |                                        |       |                                        |       |
|                                                                                   | Local Street                            |        | Local Street                             |        | Collector Street                                                                    |        | Secondary Street (half-section)        |       | Primary Street (half-section)          |       |
|                                                                                   | w = 30'                                 |        | w = 40'                                  |        | w = 44'                                                                             |        | w = 24'                                |       |                                        |       |
| Slope %                                                                           | c = 4" wp = 31.16<br>A = 12.45 r = 0.40 |        | c = 4" wp = 41.17<br>A = 16.67 r = 0.405 |        | c = 5" wp = 45.17<br>A = 16.50 r = 0.365                                            |        | c = 6" wp = 24.66<br>A = 7.92 r = 0.32 |       | c = 9" wp = 28.52<br>A = 8.12 r = 0.28 |       |
|                                                                                   | V ft/sec                                | Q cfs  | V ft/sec                                 | Q cfs  | V ft/sec                                                                            | Q cfs  | V ft/sec                               | Q cfs | V ft/sec                               | Q cfs |
| 0.10                                                                              | 1.42                                    | 17.68  | 1.43                                     | 23.81  | 1.33                                                                                | 22.01  | 1.22                                   | 9.66  | 1.12                                   | 9.09  |
| 0.15                                                                              | 1.74                                    | 21.66  | 1.74                                     | 29.17  | 1.63                                                                                | 26.96  | 1.50                                   | 11.88 | 1.37                                   | 11.12 |
| 0.20                                                                              | 2.00                                    | 24.90  | 2.02                                     | 33.68  | 1.89                                                                                | 31.13  | 1.73                                   | 13.70 | 1.58                                   | 12.83 |
| 0.25                                                                              | 2.24                                    | 27.89  | 2.26                                     | 37.66  | 2.11                                                                                | 34.80  | 1.93                                   | 15.29 | 1.77                                   | 14.37 |
| 0.30                                                                              | 2.46                                    | 30.63  | 2.47                                     | 41.25  | 2.31                                                                                | 38.13  | 2.12                                   | 16.79 | 1.94                                   | 15.75 |
| 0.35                                                                              | 2.65                                    | 32.99  | 2.67                                     | 44.56  | 2.50                                                                                | 41.18  | 2.29                                   | 18.14 | 2.09                                   | 16.97 |
| 0.40                                                                              | 2.84                                    | 35.36  | 2.86                                     | 47.64  | 2.67                                                                                | 44.02  | 2.44                                   | 19.32 | 2.24                                   | 18.19 |
| 0.45                                                                              | 3.01                                    | 37.47  | 3.03                                     | 50.53  | 2.83                                                                                | 46.69  | 2.59                                   | 20.51 | 2.37                                   | 19.24 |
| 0.50                                                                              | 3.17                                    | 39.47  | 3.19                                     | 53.26  | 2.98                                                                                | 49.22  | 2.73                                   | 21.62 | 2.50                                   | 20.30 |
| 0.55                                                                              | 3.32                                    | 41.33  | 3.35                                     | 55.86  | 3.13                                                                                | 51.62  | 2.87                                   | 22.73 | 2.62                                   | 21.27 |
| 0.60                                                                              | 3.47                                    | 43.20  | 3.50                                     | 58.34  | 3.27                                                                                | 53.92  | 2.99                                   | 23.68 | 2.74                                   | 22.25 |
| 0.65                                                                              | 3.61                                    | 44.94  | 3.64                                     | 60.72  | 3.40                                                                                | 56.12  | 3.12                                   | 24.71 | 2.86                                   | 23.14 |
| 0.70                                                                              | 3.75                                    | 46.62  | 3.78                                     | 63.02  | 3.53                                                                                | 58.24  | 3.23                                   | 25.58 | 2.96                                   | 24.04 |
| 0.75                                                                              | 3.88                                    | 48.31  | 3.91                                     | 66.23  | 3.65                                                                                | 60.28  | 3.35                                   | 26.53 | 3.06                                   | 24.85 |
| 0.80                                                                              | 4.01                                    | 49.92  | 4.04                                     | 67.37  | 3.77                                                                                | 62.26  | 3.46                                   | 27.40 | 3.16                                   | 25.66 |
| 0.85                                                                              | 4.13                                    | 51.42  | 4.17                                     | 69.44  | 3.89                                                                                | 64.17  | 3.56                                   | 28.20 | 3.26                                   | 26.47 |
| 0.90                                                                              | 4.25                                    | 52.91  | 4.29                                     | 71.45  | 4.00                                                                                | 66.03  | 3.67                                   | 29.07 | 3.35                                   | 27.20 |
| 0.95                                                                              | 4.37                                    | 54.41  | 4.40                                     | 73.41  | 4.11                                                                                | 67.84  | 3.77                                   | 29.86 | 3.44                                   | 27.93 |
| 1.00                                                                              | 4.48                                    | 55.78  | 4.52                                     | 75.31  | 4.22                                                                                | 69.61  | 3.86                                   | 30.57 | 3.53                                   | 28.66 |
| 1.50                                                                              | 5.49                                    | 68.35  | 5.53                                     | 92.25  | 5.17                                                                                | 85.25  | 4.73                                   | 37.46 | 4.33                                   | 35.16 |
| 2.00                                                                              | 6.34                                    | 78.93  | 6.39                                     | 106.52 | 5.97                                                                                | 98.44  | 5.46                                   | 43.24 | 5.00                                   | 40.60 |
| 2.50                                                                              | 7.09                                    | 88.27  | 7.14                                     | 119.09 | 6.67                                                                                | 110.06 | 6.11                                   | 48.39 | 5.59                                   | 45.39 |
| 3.00                                                                              | 7.76                                    | 96.61  | 7.83                                     | 130.46 | 7.31                                                                                | 120.56 | 6.69                                   | 52.98 | 6.12                                   | 49.59 |
| 3.50                                                                              | 8.39                                    | 104.46 | 8.45                                     | 140.91 | 7.89                                                                                | 130.22 | 7.23                                   | 57.26 | 6.61                                   | 53.67 |
| 4.00                                                                              | 8.97                                    | 111.68 | 9.04                                     | 150.64 | 8.44                                                                                | 139.21 | 7.73                                   | 61.22 | 7.07                                   | 57.41 |
| 4.50                                                                              | 9.51                                    | 118.40 | 9.58                                     | 159.78 | 8.95                                                                                | 147.66 | 8.20                                   | 64.94 | 7.50                                   | 60.90 |
| 5.00                                                                              | 10.02                                   | 124.75 | 10.10                                    | 168.42 | 9.43                                                                                | 155.65 | 8.64                                   | 68.43 | 7.90                                   | 64.15 |
| 5.50                                                                              | 10.51                                   | 130.85 | 10.60                                    | 176.64 | 9.89                                                                                | 163.24 | 9.06                                   | 71.76 | 8.29                                   | 67.31 |
| 6.00                                                                              | 10.98                                   | 136.70 | 11.07                                    | 184.49 | 10.33                                                                               | 170.50 | 9.46                                   | 74.92 | 8.65                                   | 70.24 |
| 6.50                                                                              | 11.43                                   | 143.30 | 11.52                                    | 192.03 | 10.76                                                                               | 177.46 | 9.85                                   | 78.01 | 9.01                                   | 73.16 |
| 7.00                                                                              | 11.86                                   | 147.66 | 11.95                                    | 199.28 | 11.16                                                                               | 184.16 | 10.22                                  | 80.94 | 9.35                                   | 75.92 |
| 7.50                                                                              | 12.28                                   | 152.89 | 12.37                                    | 206.27 | 11.55                                                                               | 190.63 | 10.58                                  | 83.79 | 9.68                                   | 78.60 |
| 8.00                                                                              | 12.68                                   | 157.85 | 12.78                                    | 213.04 | 11.93                                                                               | 196.88 | 10.93                                  | 86.57 | 9.99                                   | 81.12 |
| 8.50                                                                              | 13.07                                   | 162.72 | 13.17                                    | 219.59 | 12.30                                                                               | 202.94 | 11.26                                  | 89.18 | 10.30                                  | 83.64 |
| 9.00                                                                              | 13.45                                   | 167.45 | 13.55                                    | 225.96 | 12.66                                                                               | 208.82 | 11.59                                  | 91.79 | 10.60                                  | 86.07 |
| 9.50                                                                              | 13.82                                   | 172.06 | 13.93                                    | 232.15 | 13.00                                                                               | 214.54 | 11.91                                  | 94.33 | 10.89                                  | 88.43 |
| 10.00                                                                             | 14.18                                   | 176.54 | 14.29                                    | 238.18 | 13.34                                                                               | 220.12 | 12.22                                  | 96.78 | 11.17                                  | 90.70 |



# Appendix 1.0 **HIDALGO COUNTY RAINFALL INTENSITY TABLES**

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

$$\text{formula } I = b / (t_c + d)^e$$

| TIME | 2 yr.  | 5 yr.  | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|--------|--------|--------|--------|--------|---------|
| 1    | 10.404 | 12.626 | 14.283 | 16.353 | 17.386 | 17.952  |
| 2    | 9.653  | 11.721 | 13.281 | 15.215 | 16.210 | 16.793  |
| 3    | 9.012  | 10.950 | 12.426 | 14.244 | 15.204 | 15.797  |
| 4    | 8.458  | 10.286 | 11.687 | 13.405 | 14.333 | 14.929  |
| 5    | 7.974  | 9.706  | 11.042 | 12.671 | 13.570 | 14.165  |
| 6    | 7.546  | 9.194  | 10.472 | 12.023 | 12.895 | 13.487  |
| 7    | 7.167  | 8.740  | 9.966  | 11.447 | 12.294 | 12.881  |
| 8    | 6.827  | 8.334  | 9.512  | 10.930 | 11.755 | 12.336  |
| 9    | 6.520  | 7.968  | 9.103  | 10.464 | 11.268 | 11.841  |
| 10   | 6.243  | 7.636  | 8.732  | 10.042 | 10.825 | 11.391  |
| 11   | 5.990  | 7.334  | 8.394  | 9.656  | 10.421 | 10.979  |
| 12   | 5.758  | 7.058  | 8.084  | 9.303  | 10.051 | 10.601  |
| 13   | 5.546  | 6.804  | 7.799  | 8.978  | 9.710  | 10.252  |
| 14   | 5.350  | 6.569  | 7.536  | 8.678  | 9.395  | 9.928   |
| 15   | 5.169  | 6.353  | 7.293  | 8.400  | 9.102  | 9.628   |
| 16   | 5.000  | 6.151  | 7.067  | 8.142  | 8.831  | 9.348   |
| 17   | 4.843  | 5.964  | 6.856  | 7.902  | 8.577  | 9.087   |
| 18   | 4.697  | 5.789  | 6.659  | 7.677  | 8.340  | 8.842   |
| 19   | 4.560  | 5.625  | 6.475  | 7.466  | 8.117  | 8.612   |
| 20   | 4.432  | 5.472  | 6.302  | 7.268  | 7.908  | 8.396   |
| 21   | 4.311  | 5.327  | 6.139  | 7.082  | 7.711  | 8.192   |
| 22   | 4.198  | 5.191  | 5.985  | 6.906  | 7.525  | 8.000   |
| 23   | 4.090  | 5.062  | 5.840  | 6.740  | 7.349  | 7.817   |
| 24   | 3.989  | 4.941  | 5.703  | 6.583  | 7.183  | 7.644   |
| 25   | 3.893  | 4.825  | 5.572  | 6.434  | 7.025  | 7.480   |
| 26   | 3.802  | 4.716  | 5.449  | 6.293  | 6.875  | 7.324   |
| 27   | 3.715  | 4.612  | 5.331  | 6.158  | 6.732  | 7.176   |
| 28   | 3.633  | 4.513  | 5.220  | 6.030  | 6.596  | 7.034   |
| 29   | 3.554  | 4.419  | 5.113  | 5.908  | 6.467  | 6.899   |
| 30   | 3.480  | 4.329  | 5.011  | 5.792  | 6.343  | 6.769   |
| 31   | 3.408  | 4.244  | 4.914  | 5.680  | 6.224  | 6.646   |
| 32   | 3.340  | 4.161  | 4.821  | 5.574  | 6.111  | 6.527   |
| 33   | 3.275  | 4.083  | 4.732  | 5.472  | 6.002  | 6.413   |
| 34   | 3.212  | 4.008  | 4.646  | 5.374  | 5.897  | 6.304   |
| 35   | 3.152  | 3.935  | 4.564  | 5.280  | 5.797  | 6.199   |

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 36   | 3.095 | 3.866 | 4.486  | 5.189  | 5.701  | 6.098   |
| 37   | 3.040 | 3.799 | 4.410  | 5.103  | 5.608  | 6.001   |
| 38   | 2.986 | 3.735 | 4.337  | 5.019  | 5.519  | 5.908   |
| 39   | 2.935 | 3.673 | 4.267  | 4.939  | 5.433  | 5.817   |
| 40   | 2.886 | 3.614 | 4.199  | 4.861  | 5.350  | 5.730   |
| 41   | 2.838 | 3.557 | 4.134  | 4.786  | 5.270  | 5.646   |
| 42   | 2.793 | 3.501 | 4.071  | 4.714  | 5.193  | 5.565   |
| 43   | 2.748 | 3.448 | 4.010  | 4.644  | 5.118  | 5.487   |
| 44   | 2.706 | 3.396 | 3.951  | 4.577  | 5.046  | 5.411   |
| 45   | 2.665 | 3.346 | 3.895  | 4.511  | 4.976  | 5.337   |
| 46   | 2.625 | 3.298 | 3.840  | 4.448  | 4.908  | 5.266   |
| 47   | 2.586 | 3.251 | 3.786  | 4.387  | 4.843  | 5.197   |
| 48   | 2.549 | 3.206 | 3.735  | 4.328  | 4.779  | 5.130   |
| 49   | 2.513 | 3.162 | 3.685  | 4.270  | 4.717  | 5.065   |
| 50   | 2.477 | 3.120 | 3.636  | 4.215  | 4.658  | 5.002   |
| 51   | 2.443 | 3.078 | 3.589  | 4.161  | 4.600  | 4.941   |
| 52   | 2.410 | 3.038 | 3.543  | 4.108  | 4.543  | 4.881   |
| 53   | 2.378 | 2.999 | 3.499  | 4.057  | 4.488  | 4.824   |
| 54   | 2.347 | 2.962 | 3.456  | 4.007  | 4.435  | 4.767   |
| 55   | 2.317 | 2.925 | 3.414  | 3.959  | 4.383  | 4.713   |
| 56   | 2.288 | 2.889 | 3.373  | 3.912  | 4.333  | 4.659   |
| 57   | 2.259 | 2.854 | 3.333  | 3.867  | 4.284  | 4.608   |
| 58   | 2.231 | 2.821 | 3.295  | 3.822  | 4.236  | 4.557   |
| 59   | 2.204 | 2.788 | 3.257  | 3.779  | 4.189  | 4.508   |
| 60   | 2.178 | 2.756 | 3.220  | 3.737  | 4.144  | 4.460   |
| 65   | 2.056 | 2.607 | 3.050  | 3.541  | 3.933  | 4.237   |
| 70   | 1.948 | 2.475 | 2.899  | 3.368  | 3.745  | 4.038   |
| 75   | 1.852 | 2.358 | 2.765  | 3.212  | 3.577  | 3.860   |
| 80   | 1.765 | 2.252 | 2.643  | 3.073  | 3.426  | 3.699   |
| 85   | 1.688 | 2.156 | 2.533  | 2.946  | 3.289  | 3.554   |
| 90   | 1.617 | 2.069 | 2.434  | 2.831  | 3.164  | 3.421   |
| 95   | 1.552 | 1.990 | 2.342  | 2.726  | 3.050  | 3.299   |
| 100  | 1.493 | 1.917 | 2.258  | 2.629  | 2.944  | 3.187   |
| 105  | 1.439 | 1.850 | 2.181  | 2.540  | 2.847  | 3.083   |
| 110  | 1.389 | 1.788 | 2.109  | 2.457  | 2.757  | 2.988   |

| where: | 2yr   | 5yr   | 10yr  |
|--------|-------|-------|-------|
| c=     | 0.831 | 0.795 | 0.778 |
| b=     | 74    | 80    | 87    |
| d=     | 9.6   | 9.2   | 9.2   |

| 25yr  | 50yr  | 100yr |
|-------|-------|-------|
| 0.771 | 0.749 | 0.740 |
| 98    | 99    | 103   |
| 9.2   | 9.2   | 9.6   |

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)  
**HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)**

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

$$\text{formula } I = b/(t_c + d)^e$$

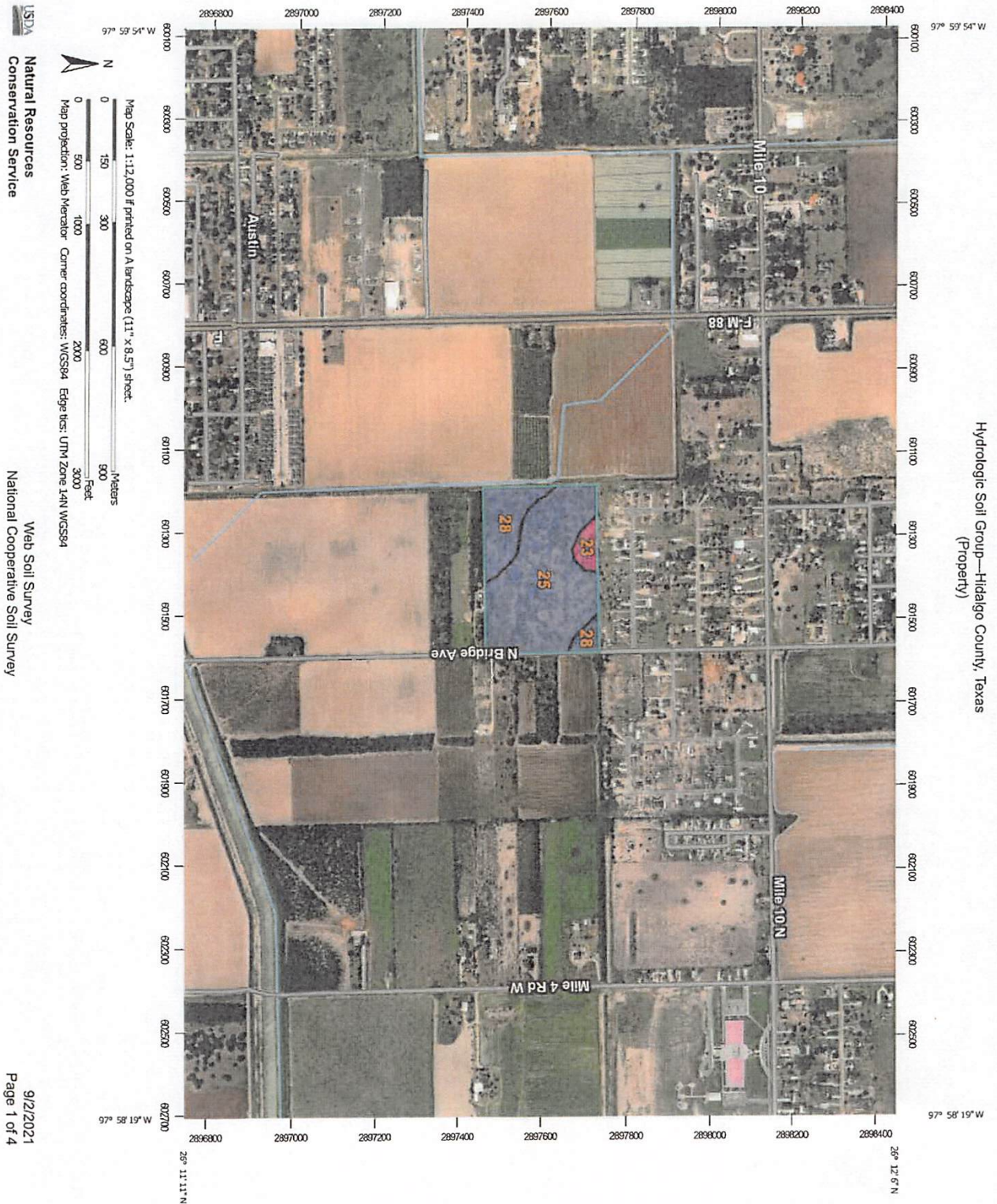
| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 115  | 1.342 | 1.731 | 2.043  | 2.380  | 2.674  | 2.898   |
| 120  | 1.299 | 1.677 | 1.981  | 2.309  | 2.596  | 2.815   |
| 125  | 1.259 | 1.628 | 1.924  | 2.242  | 2.523  | 2.737   |
| 130  | 1.221 | 1.581 | 1.870  | 2.180  | 2.455  | 2.665   |
| 135  | 1.186 | 1.537 | 1.819  | 2.122  | 2.391  | 2.596   |
| 140  | 1.153 | 1.496 | 1.771  | 2.067  | 2.331  | 2.532   |
| 145  | 1.122 | 1.457 | 1.727  | 2.015  | 2.274  | 2.471   |
| 150  | 1.093 | 1.421 | 1.684  | 1.966  | 2.220  | 2.413   |
| 155  | 1.065 | 1.386 | 1.644  | 1.919  | 2.169  | 2.359   |
| 160  | 1.039 | 1.354 | 1.606  | 1.876  | 2.121  | 2.307   |
| 165  | 1.014 | 1.323 | 1.570  | 1.834  | 2.075  | 2.258   |
| 170  | 0.991 | 1.293 | 1.536  | 1.794  | 2.032  | 2.211   |
| 175  | 0.968 | 1.265 | 1.504  | 1.757  | 1.990  | 2.167   |
| 180  | 0.947 | 1.239 | 1.473  | 1.721  | 1.951  | 2.124   |
| 185  | 0.927 | 1.213 | 1.443  | 1.686  | 1.913  | 2.084   |
| 190  | 0.907 | 1.189 | 1.415  | 1.654  | 1.877  | 2.045   |
| 195  | 0.889 | 1.166 | 1.388  | 1.622  | 1.842  | 2.008   |
| 200  | 0.871 | 1.144 | 1.362  | 1.592  | 1.809  | 1.972   |
| 205  | 0.854 | 1.122 | 1.337  | 1.564  | 1.778  | 1.938   |
| 210  | 0.838 | 1.102 | 1.313  | 1.536  | 1.747  | 1.906   |
| 215  | 0.823 | 1.082 | 1.290  | 1.510  | 1.718  | 1.874   |
| 220  | 0.808 | 1.063 | 1.268  | 1.484  | 1.690  | 1.844   |
| 225  | 0.793 | 1.045 | 1.247  | 1.460  | 1.663  | 1.815   |
| 230  | 0.780 | 1.028 | 1.227  | 1.436  | 1.637  | 1.787   |
| 235  | 0.766 | 1.011 | 1.207  | 1.413  | 1.611  | 1.759   |
| 240  | 0.754 | 0.995 | 1.189  | 1.392  | 1.587  | 1.733   |
| 245  | 0.741 | 0.979 | 1.170  | 1.370  | 1.564  | 1.708   |
| 250  | 0.729 | 0.964 | 1.153  | 1.350  | 1.541  | 1.684   |
| 255  | 0.718 | 0.950 | 1.136  | 1.330  | 1.519  | 1.660   |
| 260  | 0.707 | 0.936 | 1.119  | 1.311  | 1.498  | 1.637   |
| 265  | 0.696 | 0.922 | 1.103  | 1.293  | 1.477  | 1.615   |
| 270  | 0.686 | 0.909 | 1.088  | 1.275  | 1.458  | 1.594   |
| 275  | 0.676 | 0.896 | 1.073  | 1.257  | 1.438  | 1.573   |
| 280  | 0.666 | 0.884 | 1.059  | 1.241  | 1.420  | 1.553   |
| 285  | 0.657 | 0.872 | 1.045  | 1.224  | 1.402  | 1.533   |

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 290  | 0.647 | 0.860 | 1.031  | 1.209  | 1.384  | 1.514   |
| 295  | 0.639 | 0.849 | 1.018  | 1.193  | 1.367  | 1.496   |
| 300  | 0.630 | 0.838 | 1.005  | 1.178  | 1.350  | 1.478   |
| 305  | 0.622 | 0.828 | 0.992  | 1.164  | 1.334  | 1.460   |
| 310  | 0.614 | 0.817 | 0.980  | 1.150  | 1.319  | 1.444   |
| 315  | 0.606 | 0.807 | 0.969  | 1.136  | 1.303  | 1.427   |
| 320  | 0.598 | 0.797 | 0.957  | 1.123  | 1.288  | 1.411   |
| 325  | 0.591 | 0.788 | 0.946  | 1.110  | 1.274  | 1.395   |
| 330  | 0.583 | 0.779 | 0.935  | 1.097  | 1.260  | 1.380   |
| 335  | 0.576 | 0.770 | 0.924  | 1.085  | 1.246  | 1.365   |
| 340  | 0.570 | 0.761 | 0.914  | 1.073  | 1.233  | 1.351   |
| 345  | 0.563 | 0.752 | 0.904  | 1.061  | 1.220  | 1.337   |
| 350  | 0.556 | 0.744 | 0.894  | 1.050  | 1.207  | 1.323   |
| 355  | 0.550 | 0.736 | 0.885  | 1.039  | 1.195  | 1.309   |
| 360  | 0.544 | 0.728 | 0.875  | 1.028  | 1.182  | 1.296   |
| 365  | 0.538 | 0.720 | 0.866  | 1.017  | 1.171  | 1.284   |
| 370  | 0.532 | 0.713 | 0.857  | 1.007  | 1.159  | 1.271   |
| 375  | 0.526 | 0.705 | 0.849  | 0.997  | 1.148  | 1.259   |
| 380  | 0.521 | 0.698 | 0.840  | 0.987  | 1.137  | 1.247   |
| 385  | 0.515 | 0.691 | 0.832  | 0.977  | 1.126  | 1.235   |
| 390  | 0.510 | 0.684 | 0.824  | 0.968  | 1.115  | 1.224   |
| 395  | 0.504 | 0.677 | 0.816  | 0.958  | 1.105  | 1.212   |
| 400  | 0.499 | 0.671 | 0.808  | 0.949  | 1.095  | 1.201   |
| 405  | 0.494 | 0.664 | 0.800  | 0.940  | 1.085  | 1.191   |
| 410  | 0.489 | 0.658 | 0.793  | 0.932  | 1.075  | 1.180   |
| 415  | 0.485 | 0.652 | 0.786  | 0.923  | 1.066  | 1.170   |
| 420  | 0.480 | 0.646 | 0.779  | 0.915  | 1.056  | 1.160   |
| 425  | 0.475 | 0.640 | 0.772  | 0.907  | 1.047  | 1.150   |
| 430  | 0.471 | 0.634 | 0.765  | 0.899  | 1.038  | 1.140   |
| 435  | 0.466 | 0.628 | 0.758  | 0.891  | 1.029  | 1.131   |
| 440  | 0.462 | 0.623 | 0.751  | 0.883  | 1.021  | 1.121   |
| 445  | 0.458 | 0.617 | 0.745  | 0.876  | 1.012  | 1.112   |
| 450  | 0.454 | 0.612 | 0.739  | 0.869  | 1.004  | 1.103   |
| 455  | 0.450 | 0.607 | 0.733  | 0.861  | 0.996  | 1.094   |
| 460  | 0.446 | 0.602 | 0.726  | 0.854  | 0.988  | 1.086   |

|        |       |       |       |
|--------|-------|-------|-------|
| where: | 2yr   | 5yr   | 10yr  |
| e=     | 0.831 | 0.795 | 0.778 |
| b=     | 74    | 80    | 87    |
| d=     | 9.6   | 9.2   | 9.2   |

|       |       |       |
|-------|-------|-------|
| 25yr  | 50yr  | 100yr |
| 0.771 | 0.749 | 0.740 |
| 98    | 99    | 103   |
| 9.2   | 9.2   | 9.6   |

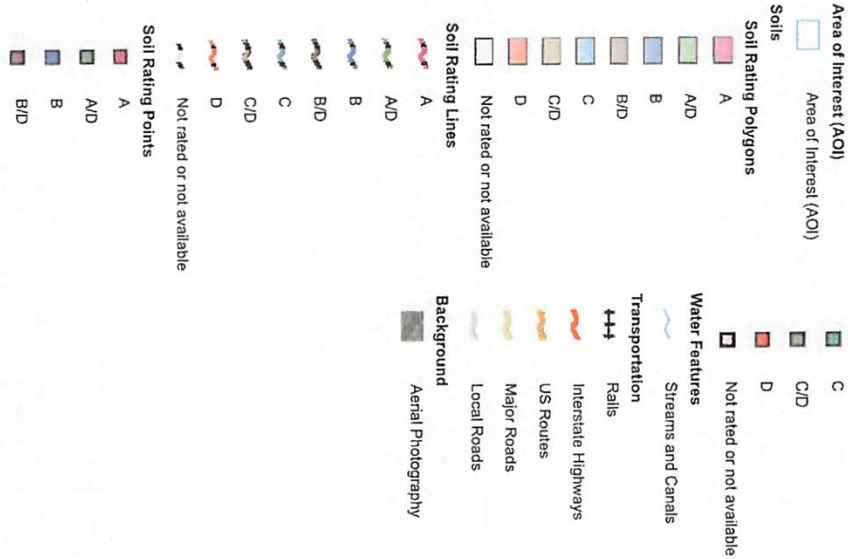
Prepared By Melden & Hunt, Inc.





Hydrologic Soil Group—Hidalgo County, Texas  
(Property)

# MAP LEGEND



# MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>  
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.



Hydrologic Soil Group—Hidalgo County, Texas

Property

## Hydrologic Soil Group

| Map unit symbol                    | Map unit name                                  | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|------------------------------------------------|--------|--------------|----------------|
| 23                                 | Hebbronville sandy loam, 1 to 3 percent slopes | A      | 1.4          | 5.1%           |
| 25                                 | Hidalgo fine sandy loam, 0 to 1 percent slopes | B      | 19.3         | 72.3%          |
| 28                                 | Hidalgo sandy clay loam, 0 to 1 percent slopes | B      | 6.0          | 22.6%          |
| <b>Totals for Area of Interest</b> |                                                |        | <b>26.7</b>  | <b>100.0%</b>  |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

### *Aggregation Method: Dominant Condition*

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

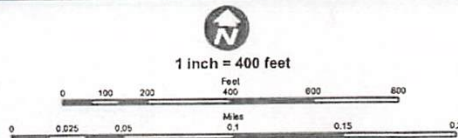
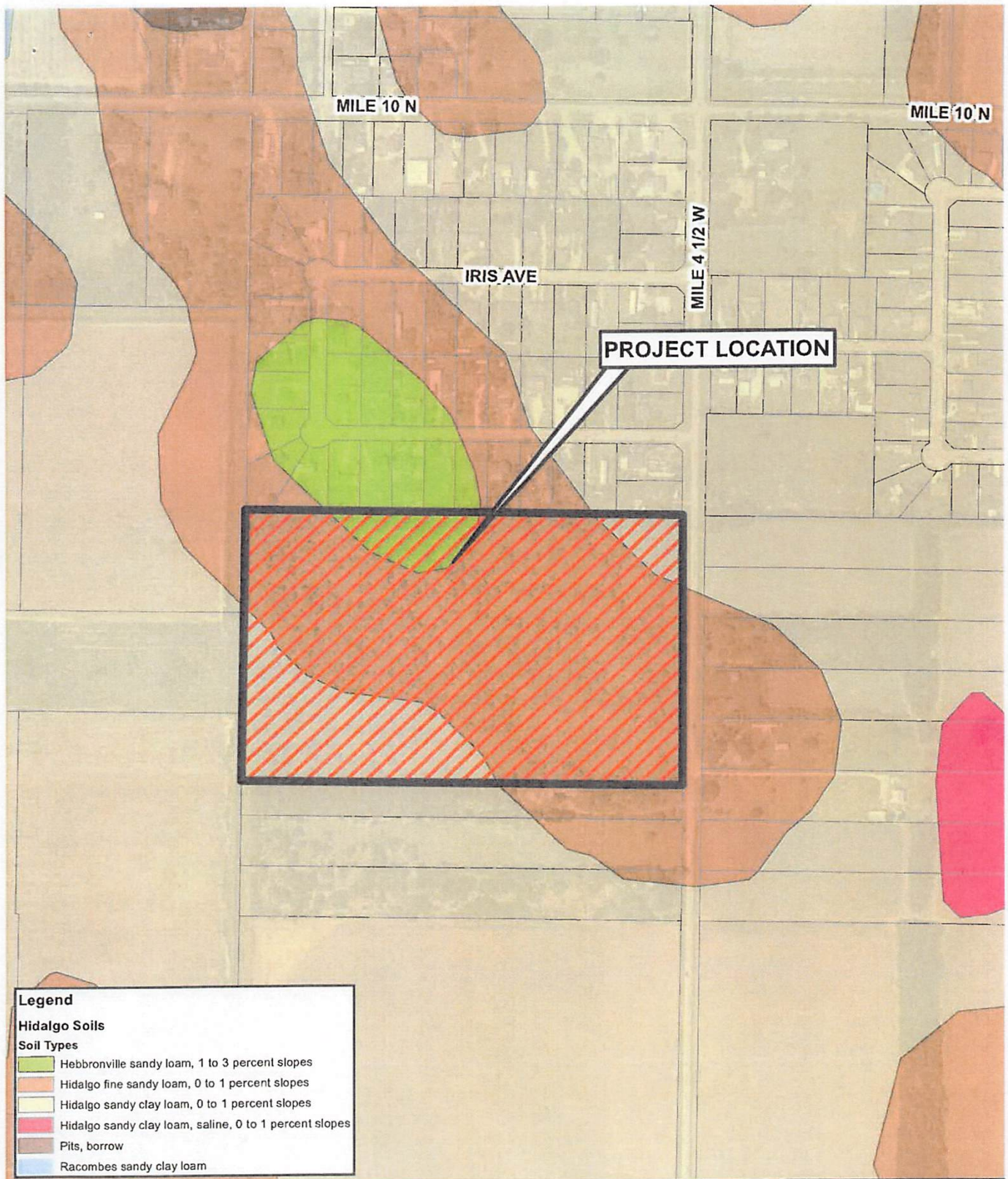
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

### *Component Percent Cutoff: None Specified*

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

### *Tie-break Rule: Higher*

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



**CITY OF WESLACO**  
**HIDALGO COUNTY, TEXAS**  
**SOIL MAP**

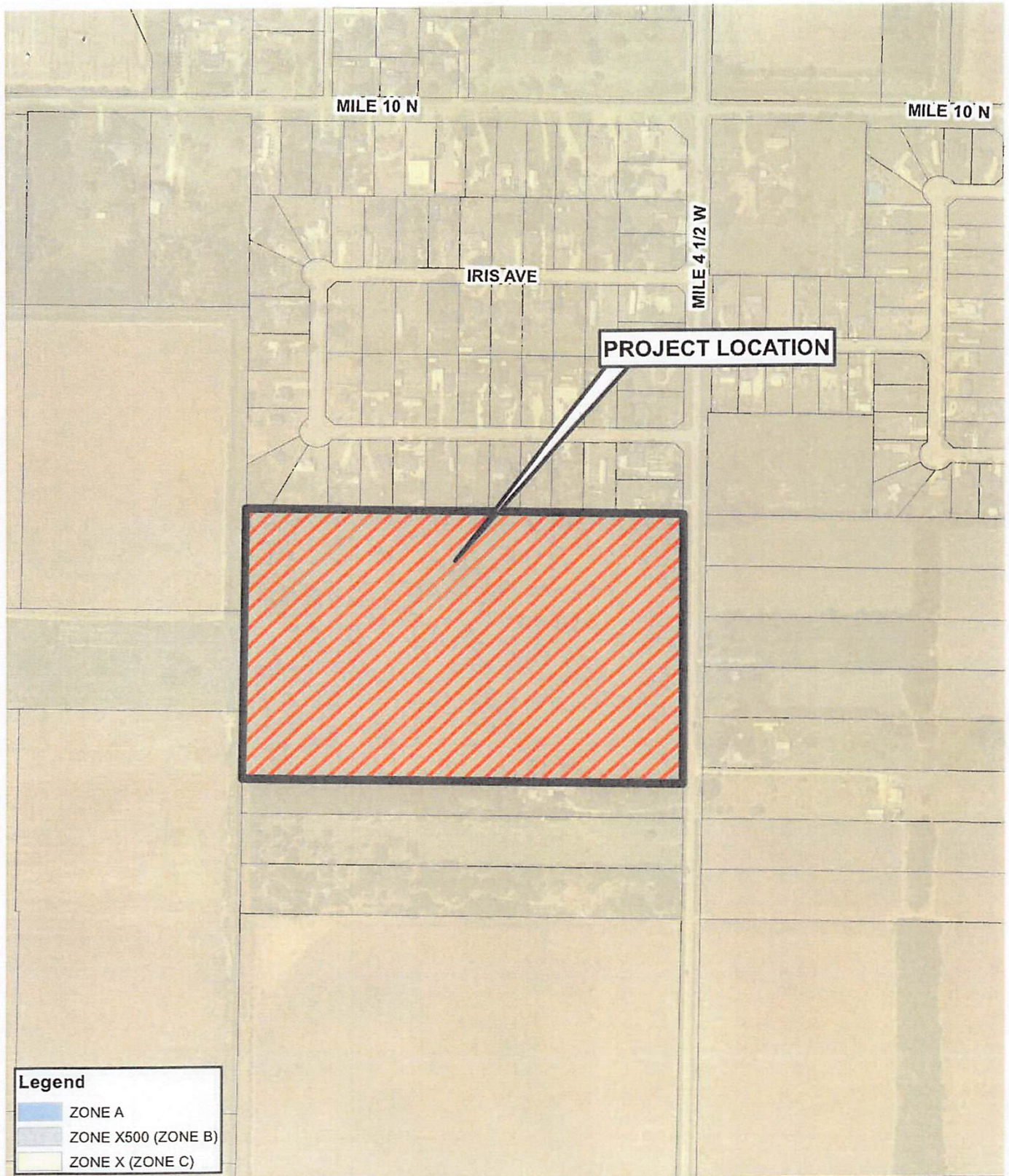
**M** MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

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DATE: 08-02-2021  
JOB NO: 11113-00  
DRAWN BY: A. MENA

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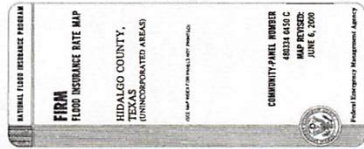
| Legend                                                                              |                    |
|-------------------------------------------------------------------------------------|--------------------|
|  | ZONE A             |
|  | ZONE X500 (ZONE B) |
|  | ZONE X (ZONE C)    |



CITY OF WESLACO  
HIDALGO COUNTY, TEXAS  
FEMA MAP

|                                                                                                                        |                                                                  |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                   | <b>MELDEN &amp; HUNT INC.</b>                                    |
|                                                                                                                        | CONSULTANTS - ENGINEERS - SURVEYORS                              |
|                                                                                                                        | 115 W. WILSON BLVD.<br>DALLAS, TX 75241                          |
|                                                                                                                        | TEL: (214) 341-4291<br>FAX: (214) 341-1500<br>WWW.MELDENHUNT.COM |
| DATE: 04-03-2021<br>JOB NO.: 21103.00<br>DRAWN BY: A. MORA<br>© COPYRIGHT 2021 MELDEN & HUNT, INC. ALL RIGHTS RESERVED |                                                                  |







## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4986 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of Caliente Restaurant Bar LLC to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit. Six (6) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2021.                                                                                                                                                                                   |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of January 5, 2022 with the condition that two licensed security guards be on duty during later hours operations                                                                                                                                                                                     |                 |                                                              |  |
| KAYLA AREVALO<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Attachments, if any:</b><br>CUP-2307 W IH 2 Ste A - Memo, 2307 W IH 2 Ste A - attachments, 2307 W Interstate 2- Aerial                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |

|                                                                           |
|---------------------------------------------------------------------------|
| <b>Responsibilities upon Approval:</b><br>Staff will advise the applicant |
|---------------------------------------------------------------------------|

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: CUP- 2307 W IH 2 Ste A

DATE: January 11, 2022

---

The applicant is proposing to obtain a permit for a On-Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at the proposed Caliente Bar. This is the site has previously had a TABC for Mixed Beverage and Late Hours as Sr. Mustacho's. The owner has proposed food to alcohol ratio of 60:40. Planning & Zoning recommended approval of the conditional use permit with the condition that two licensed security guards be on duty during later hours operations

Thank you,

Rebekah de la Fuente, CFM





## APPLICATION FOR CONDITIONAL USE PERMIT

USE-000155-2021

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 for which Conditional Use Permit is requested:

Lot 4 Block \_\_\_\_\_

Subdivision Name TOWN CENTER

Street Address 2307 W INTERSTATE 2, SUITE A WESLACO TX 78596

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request MIXED BEVERAGE PERMIT FOR A RESTAURANT + BAR SERVING MIXED DRINKS

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

- ☒ \$300.00 non-refundable filing fee.
- ☒ ON FILE 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** ANNETTE VILLALOBOS + SANDRA LOZANO 956-533-2425  
Name CLIENTE RESTAURANT BAR LLC Phone 956-867-1070  
Address 1515 FULLERTON AVE MCALLEN TX Fax: \_\_\_\_\_  
City MCALLEN State TX Zip Code 78504 E-Mail: an@ivlewoffice.com

### OWNER

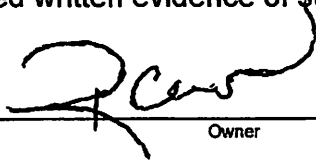
Name RICK CABALLERO Phone 956-454-7305  
Address 610 MACO DRIVE HARLINGEN Fax: \_\_\_\_\_  
City HARLINGEN State TX Zip Code \_\_\_\_\_ E-Mail: \_\_\_\_\_

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 ✓

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



Owner

Date

11-23-2021

Signature

Applicant

Date

Signature

Authorized Agent

Date

#### STAFF USE ONLY

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

Date \_\_\_\_\_

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

City Commission Notice of Public Hearing Published  
in Newspaper

Date \_\_\_\_\_

Presented to P & Z Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date \_\_\_\_\_

Presented to City Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date \_\_\_\_\_

# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

## PLANNING DEPARTMENT

December 22, 2021

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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](mailto:karevalo@weslacotx.gov) by 12:00 pm on January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Caliente Restaurant Bar LLC is requesting a Conditional Use Permit for a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, 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.

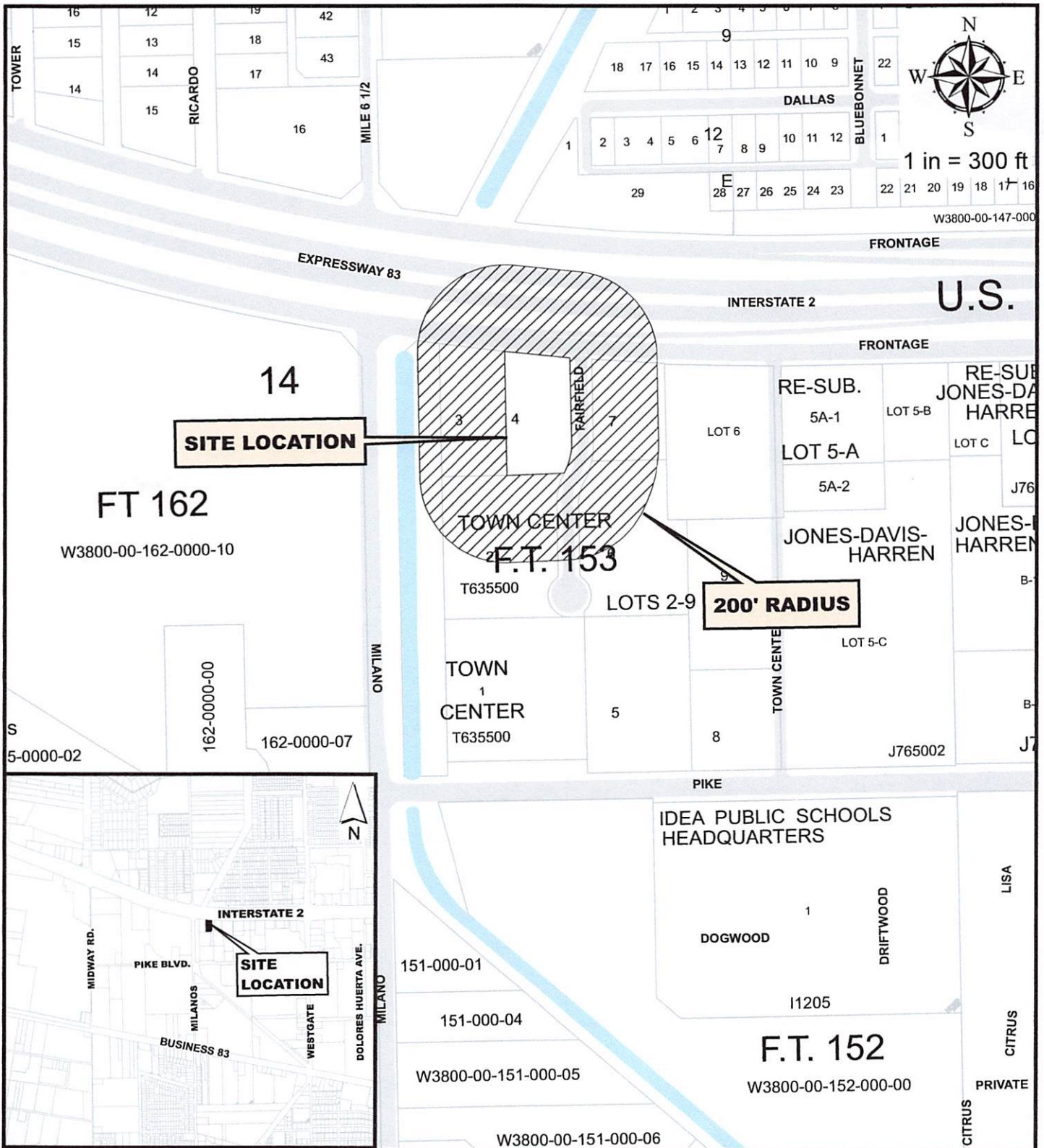
Sincerely,

Rebekah de la Fuente, CFM  
Planning Director



# CITY OF WESLACO

Engineering Department



Caliente Restaurant Bar LLC  
2307 W Interstate 2, Suite A.  
Weslaco Tx  
LOT 8, BLOCK 162, F.T. 18

## Purpose for the Conditional Use Permit request

Existing zoning: B-2  
Existing land use: Retail  
CUP request: TABC License





MAY 21, 2020

|                                                                                    |                                                                                               |                         |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------|
| CREATIVE HOTEL GROUP LLC<br>6301 S PADRE ISLAND DR<br>CORPUS CHRISTI TX 78412-4013 | T6355-00-000-0002-00<br>TOWN CENTER LOT 2<br>1005 FAIRFIELD BLVD                              | L: 433332<br>B: 1066688 |
| JDH DEVELOPERS LTD<br>2300 W PIKE BLVD STE 300<br>WESLACO TX 78596-4128            | T6355-00-000-0003-00<br>TOWN CENTER LOT 3<br>2309 EXPRWY 83                                   | L: 606135<br>B: 0       |
| MAYAN CAPITAL MARKETING LLC<br>610 MACO DR<br>HARLINGEN TX 78550-8450              | T6355-00-000-0004-00<br>TOWN CENTER LOT 4<br>2307 EXPRWY 83                                   | L: 644905<br>B: 482262  |
| KRISHNA VALLEY LLC<br>7118 CRESTA BULIVAR<br>SAN ANTONIO TX 78256-2128             | T6355-00-000-0006-00<br>TOWN CENTER LOT 6<br>1004 FAIRFIELD BLVD                              | L: 476718<br>B: 0       |
| EGD PROPERTIES LLC<br>1100 TANGLEWOOD LN<br>WESLACO TX 78596-3444                  | T6355-00-000-0007-00<br>TOWN CENTER LOT 7<br>2303                                             | L: 593777<br>B: 540334  |
| HIDALGO & CAMERON COUNTIES<br>PO BOX 237<br>MERCEDES TX 78570-0237                 | W3800-00-153-0000-00<br>WEST TRACT 2.87AC BNG W120' FT 1<br>53 2.87AC NET<br>2300 W PIKE BLVD | L: 37505<br>B: 0        |

## 2021 TAX STATEMENT



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

**Certified Owner:**

CABALLERO REAL ESTATE LLC  
610 MACO DR  
HARLINGEN, TX 78550-8450

**Legal Description:**

TOWN CENTER LOT 4

Account No: T6355-00-000-0004-00

Appr. Dist. No.: 611303

Legal Acres: .9460

Parcel Address: 2307 W US EXPWY 83

As of Date: 11/23/2021

Print Date: 11/23/2021

| Market Value        |             | Appraised Value       | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | Non-Qualifying Value |
|---------------------|-------------|-----------------------|----------------|--------------|----------------|---------------------------|----------------------|
| Land                | Improvement |                       |                |              |                |                           |                      |
| \$644,905           | \$685,161   | \$1,330,066           | \$1,330,066    | \$0          | \$0            | \$0                       | \$1,330,066          |
| Taxing Unit         |             | Assessed Value (100%) | Exemptions     |              | Taxable Value  | Tax Rate                  | Tax                  |
|                     |             |                       | Code           | Amount       |                |                           |                      |
| HIDALGO COUNTY      |             | \$1,330,066           |                | \$0.00       | \$1,330,066    | 0.5750000                 | \$7,647.88           |
| DRAINAGE DIST #1    |             | \$1,330,066           |                | \$0.00       | \$1,330,066    | 0.1264000                 | \$1,681.20           |
| CITY OF WESLACO     |             | \$1,330,066           |                | \$0.00       | \$1,330,066    | 0.6967000                 | \$9,266.57           |
| WESLACO ISD         |             | \$1,330,066           |                | \$0.00       | \$1,330,066    | 0.9807000                 | \$13,043.96          |
| SOUTH TEXAS ISD     |             | \$1,330,066           |                | \$0.00       | \$1,330,066    | 0.0492000                 | \$654.39             |
| SOUTH TEXAS COLLEGE |             | \$1,330,066           |                | \$0.00       | \$1,330,066    | 0.1715000                 | \$2,281.06           |

Total Tax: \$34,575.06

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$34,575.06

**Exemptions:****AMOUNT DUE IF PAID BY:**

| 11/30/2021 0%  | 12/31/2021 0%  | 01/31/2022 0%             | 02/28/2022 7%             | 03/31/2022 9%             | 05/02/2022 11%            |
|----------------|----------------|---------------------------|---------------------------|---------------------------|---------------------------|
| \$34,575.06    | \$34,575.06    | \$34,575.06               | \$36,995.31               | \$37,686.83               | \$38,378.32               |
| 05/31/2022 13% | 06/30/2022 15% | 08/01/2022 18 + up to 15% | 08/31/2022 19 + up to 15% | 09/30/2022 20 + up to 15% | 10/31/2022 21 + up to 15% |
| \$39,069.81    | \$39,761.32    | \$46,918.36               | \$47,315.97               | \$47,713.58               | \$48,111.18               |

**School Information:**

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.0189000

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

4.1.72

Print Date: 11/23/2021

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

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



T6355-00-000-0004-00

CABALLERO REAL ESTATE LLC  
610 MACO DR  
HARLINGEN, TX 78550-8450

AMOUNT PAID:

\$ \_\_\_\_\_.

00006113030003457506

# 2021 TAX STATEMENT



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

**Certified Owner:**  
SR MOSTACHO LLC  
1512 E EXPWY 83 STE 108  
MISSION, TX 78572

**Legal Description:**  
INVENTORY SUPPLIES FURNITURE FIXTURES &  
EQUIPMENT AT 2307 W INTERSTATE 2 STE  
A/NEW ACCT 2021

Account No: T6355-99-000-0004-02

Appr. Dist. No.: 1310217

Legal Acres: .0000

Parcel Address: 2307 W INTERSTATE 2 STE A

As of Date: 11/23/2021

Print Date: 11/23/2021

| Market Value        |             | Appraised Value       | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | Non-Qualifying Value |
|---------------------|-------------|-----------------------|----------------|--------------|----------------|---------------------------|----------------------|
| Land                | Improvement |                       |                |              |                |                           |                      |
| \$0                 | \$34,655    | \$34,655              | \$34,655       | \$0          | \$0            | \$0                       | \$34,655             |
| Taxing Unit         |             | Assessed Value (100%) | Exemptions     |              | Taxable Value  | Tax Rate                  | Tax                  |
|                     |             |                       | Code           | Amount       |                |                           |                      |
| HIDALGO COUNTY      |             | \$34,655              |                | \$0.00       | \$34,655       | 0.5750000                 | \$219.20             |
| DRAINAGE DIST #1    |             | \$34,655              |                | \$0.00       | \$34,655       | 0.1264000                 | \$48.18              |
| CITY OF WESLACO     |             | \$34,655              |                | \$0.00       | \$34,655       | 0.6967000                 | \$265.58             |
| WESLACO ISD         |             | \$34,655              |                | \$0.00       | \$34,655       | 0.9807000                 | \$373.85             |
| SOUTH TEXAS ISD     |             | \$34,655              |                | \$0.00       | \$34,655       | 0.0492000                 | \$18.76              |
| SOUTH TEXAS COLLEGE |             | \$34,655              |                | \$0.00       | \$34,655       | 0.1715000                 | \$65.37              |

Total Tax: \$990.94

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$990.94

## Exemptions:

## AMOUNT DUE IF PAID BY:

| 11/30/2021 0%             | 12/31/2021 0%             | 01/31/2022 0%             | 02/28/2022 7%             | 03/31/2022 9%             | 05/02/2022 11 + up to 15% |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| \$990.94                  | \$990.94                  | \$990.94                  | \$1,060.30                | \$1,080.13                | \$1,254.04                |
| 05/31/2022 13 + up to 15% | 06/30/2022 15 + up to 15% | 08/01/2022 18 + up to 15% | 08/31/2022 19 + up to 15% | 09/30/2022 20 + up to 15% | 10/31/2022 21 + up to 15% |
| \$1,276.67                | \$1,299.25                | \$1,344.71                | \$1,356.10                | \$1,367.51                | \$1,378.90                |

## School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.0189000

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

4.1.72

Print Date: 11/23/2021

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

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



\* T 6 3 5 5 9 9 0 0 0 0 0 4 0 2 \*

T6355-99-000-0004-02

SR MOSTACHO LLC  
1512 E EXPWY 83 STE 108  
MISSION, TX 78572

AMOUNT PAID:

\$ \_\_\_\_\_.

00013102170000099094

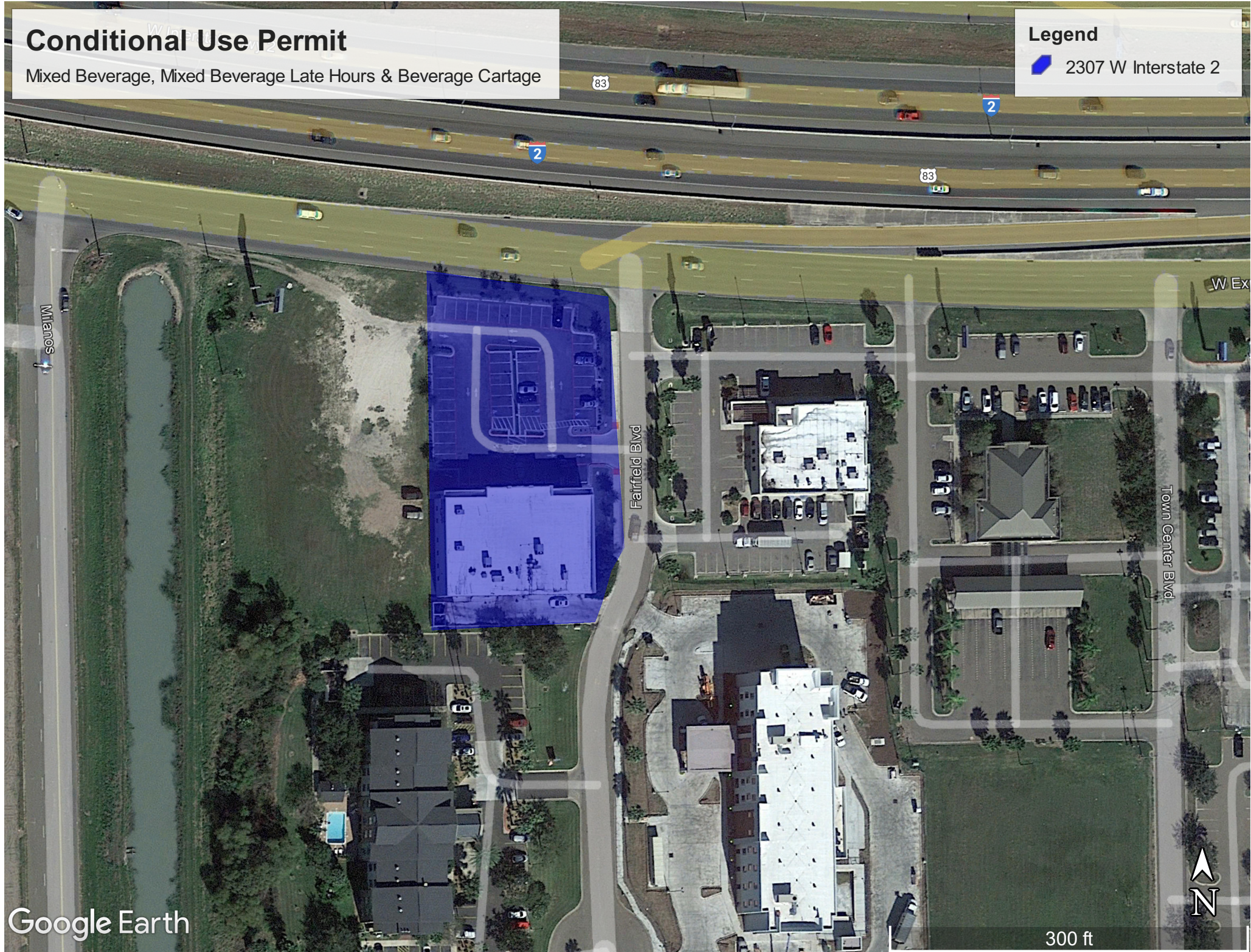


# Conditional Use Permit

Mixed Beverage, Mixed Beverage Late Hours & Beverage Cartage

## Legend

 2307 W Interstate 2







## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5003 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to authorize the demolition of the Fire Administration building / GYM located at 119 E. 5th Street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The building has numerous issues with the roof and AC along with mold buildup throughout the entire building.                                                                                                                                                  |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                  |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                              | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                        |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                            |                 |                                                              |  |
| ADELAIDA VEGA<br>JOSE PEDRAZA<br>REBEKAH DE LA FUENTE<br>ANDREW MUNOZ                                                                                                                                                                                                                |                 | Created/Initiated<br>Approved<br>Approved<br>New             |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Attachments, if any:</b><br>blk 33, lots E71' of 11 & 12, blk 33, lts w39' of 11-12, blk 33., lots 8,9,10                                                                                                                                                                         |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will proceed with the demolition of the building                                                                                                                                                                                     |                 |                                                              |  |

Property Identification #: 321869

Property Information: 2022

Owner Identification #: 121752

Geo ID: W2300-00-033-0011-00

Situs Address: 500 S KANSAS AVE TX

Property Type: Real

State Code: F1

Legal WESLACO ORIGINAL TOWNSITE

Description: BLK 33 LTS E71' OF 11 & 12

Abstract: W230000

Neighborhood: WESLACO ORIGINAL TOWNSITE

Appraised Value: \$135,183.00

Jurisdictions: GHD, R02, DR1, JCC, SWL, CAD, CWL, SST

Name: CITY OF WESLACO

Exemptions: EX-XV

DBA: Null



#### Hidalgo County Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The San Juan County Assessor expressly disclaims any and all liability in connection herewith.

Property Identification #: 321870

Geo ID: W2300-00-033-0011-01  
Situs Address: 111 E 5TH ST WESLACO, TX 78596  
Property Type: Real  
State Code: F1

Property Information: 2022

Legal: WESLACO ORIGINAL TOWNSITE  
Description: BLK 33 LTS W39' OF 11-12  
Abstract: W230000  
Neighborhood: WESLACO ORIGINAL TOWNSITE  
Appraised Value: \$78,705.00  
Jurisdictions: DR1, R02, SWL, CWL, GHD, JCC, SST, CAD

Owner Identification #: 121752

Name: CITY OF WESLACO  
Exemptions: EX-XV  
DBA: Null



Hidalgo County Map Search

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Property Identification #: 321868

Geo ID: W2300-00-033-0008-00  
Situs Address: S KANSAS AVE TX  
Property Type: Real  
State Code: F1

Property Information: 2022

Legal: WESLACO ORIGINAL TOWNSITE  
Description: BLK 33 LTS 8,9,10  
Abstract: W230000  
Neighborhood: WESLACO ORIGINAL TOWNSITE  
Appraised Value: \$101,532.00  
Jurisdictions: SST, GHD, DR1, CAD, JCC, SWL, R02, CWL

Owner Identification #: 121752

Name: CITY OF WESLACO  
Exemptions: EX-XV  
DBA: Null



#### Hidalgo County Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The San Juan County Assessor expressly disclaims any and all liability in connection herewith.





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                       |                 |                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                           |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4915 |
| <b>From:</b>                                                                                                                                                                                                                                                          |                 |                                                              |
| <b>Subject:</b><br>Discussion and consideration to reject and/or award RFB 2021-22-01 for the proposed 12" Interconnect Water Line Improvements project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) |                 |                                                              |
| <b>Background:</b>                                                                                                                                                                                                                                                    |                 |                                                              |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                   |                 |                                                              |
| Amount:                                                                                                                                                                                                                                                               | Term of Impact: | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                    |                 |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                          |                 |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                         |                 |                                                              |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                             |                 |                                                              |
| ADELAIDA VEGA<br>ANDREW MUNOZ                                                                                                                                                                                                                                         |                 | Created                                                      |
| <b>City Manager Comments:</b><br>Reject.                                                                                                                                                                                                                              |                 |                                                              |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                          |                 |                                                              |
| <b>Attachments, if any:</b><br>Letter and Bid tabulation Interconnect Water Line Project                                                                                                                                                                              |                 |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                |                 |                                                              |

Randy C. Winston, P.E., President  
Isaac Huacuja, EIT, CFM, Treasurer

**SIGLER, WINSTON, GREENWOOD  
& ASSOC.**  
**SWG ENGINEERING, LLC**  
611 Bill Summers Intl Blvd  
Weslaco, TX 78596  
O 956.968.2194 F 956.968.8300  
Firm Registration No. F-592

Joe B. Winston, Jr., P.E., Exec. VP  
Jose G. Reyes, P.E., Associate VP

November 29, 2021

Re: Proposed 12" Interconnect Water  
Line Improvements

Mr. Andrew Muñoz  
Interim – City Manager  
City of Weslaco  
255 S. Kansas Ave.  
Weslaco, Texas 78596

Via Email ([amunoz@weslacotx.gov](mailto:amunoz@weslacotx.gov))

Dear Mr. Munoz:

Bids were received on Tuesday, November 23, 2021 for the Proposed 12" Interconnect Water Line Improvements. We have reviewed the digital bids packages received and recommend that the contract be awarded to the most qualified bidder, Saenz Brothers Construction LLC, in the amount of \$1,376,000.00. After reviewing their experience and qualifications we find Saenz Brothers Construction LLC capable of performing the obligations under this contract.

Please find attached copies of the bid tabulation for your review and files.

If you have any questions or need additional information, please feel free to call.

Sincerely,

SWG ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read "Jose G. Reyes, P.E.", with a stylized flourish at the end.

Jose G. Reyes, P.E.  
Vice President

Encl.

CITY OF WESLACO  
255 S. KANSAS AVE.  
WESLACO, TX 78596

Tabulation of Bids  
Proposed 12" Interconnect Water Line Improvements  
November 23, 2021 @10:00 AM

|           |                                               |        |      | Go Underground, LLC |               | The 5125 Company         |               | Mor-Will, LLC                   |               | Sal Constraction Management, LLC |               | Saenz Brothers Constrction, LLC |               |
|-----------|-----------------------------------------------|--------|------|---------------------|---------------|--------------------------|---------------|---------------------------------|---------------|----------------------------------|---------------|---------------------------------|---------------|
|           |                                               |        |      | 217 E. Monroe Ave   |               | 3914 Rio Grande Care Rd. |               | 808 S. Shary Rd. Ste. 5 PMB 274 |               | P.O. Box 8185                    |               | 3226 North Victoria Road        |               |
|           |                                               |        |      | Harligen, TX 78550  |               | Edinburg, TX 78541       |               | Mission, TX 78572               |               | Weslaco, TX 78599                |               | Donna, TX 78537                 |               |
| Item      | Description                                   | Qty    | Unit |                     |               |                          |               |                                 |               |                                  |               |                                 |               |
| 1.        | 12" AWWA C-900 (DR-18) PVC Waterline          | 10,599 | LF   | \$ 66.59            | \$ 705,787.41 | \$ 75.00                 | \$ 794,925.00 | \$ 56.96                        | \$ 603,719.04 | \$ 84.25                         | \$ 892,965.75 | \$ 75.00                        | \$ 794,925.00 |
| 2.        | 16" Coupling Adapter, MJ                      | 1      | EA   | \$ 2,162.47         | \$ 2,162.47   | \$ 7,500.00              | \$ 7,500.00   | \$ 2,573.21                     | \$ 2,573.21   | \$ 2,475.00                      | \$ 2,475.00   | \$ 2,500.00                     | \$ 2,500.00   |
| 3.        | 12" Coupling Adapter (AC to PVC), MJ          | 1      | EA   | \$ 2,872.86         | \$ 2,872.86   | \$ 5,000.00              | \$ 5,000.00   | \$ 2,491.96                     | \$ 2,491.96   | \$ 1,850.00                      | \$ 1,850.00   | \$ 2,000.00                     | \$ 2,000.00   |
| 4.        | 12" - 90 degree Elbow, MJ                     | 3      | EA   | \$ 1,757.62         | \$ 5,272.86   | \$ 1,500.00              | \$ 4,500.00   | \$ 1,658.49                     | \$ 4,975.47   | \$ 1,110.00                      | \$ 3,330.00   | \$ 1,500.00                     | \$ 4,500.00   |
| 5.        | 12" - 45 degree Elbow, MJ                     | 8      | EA   | \$ 1,704.13         | \$ 13,633.04  | \$ 1,500.00              | \$ 12,000.00  | \$ 1,385.79                     | \$ 11,086.32  | \$ 1,050.00                      | \$ 8,400.00   | \$ 1,250.00                     | \$ 10,000.00  |
| 6.        | 16" x 12" Tee, MJ                             | 1      | EA   | \$ 2,548.30         | \$ 2,548.30   | \$ 2,500.00              | \$ 2,500.00   | \$ 3,267.92                     | \$ 3,267.92   | \$ 2,650.00                      | \$ 2,650.00   | \$ 4,000.00                     | \$ 4,000.00   |
| 7.        | 12" x 12" Tee, MJ                             | 3      | EA   | \$ 2,002.26         | \$ 6,006.78   | \$ 2,000.00              | \$ 6,000.00   | \$ 1,821.00                     | \$ 5,463.00   | \$ 1,625.00                      | \$ 4,875.00   | \$ 3,000.00                     | \$ 9,000.00   |
| 8.        | 12" Plug                                      | 1      | EA   | \$ 1,300.00         | \$ 1,300.00   | \$ 1,000.00              | \$ 1,000.00   | \$ 1,501.25                     | \$ 1,501.25   | \$ 675.00                        | \$ 675.00     | \$ 1,500.00                     | \$ 1,500.00   |
| 9.        | 12" Resilient Seat Gate Valve & Box           | 14     | EA   | \$ 4,286.86         | \$ 60,016.04  | \$ 3,500.00              | \$ 49,000.00  | \$ 4,739.45                     | \$ 66,352.30  | \$ 2,750.00                      | \$ 38,500.00  | \$ 4,500.00                     | \$ 63,000.00  |
| 10.       | 18" RCP Culvert                               | 244    | LF   | \$ 64.00            | \$ 15,616.00  | \$ 100.00                | \$ 24,400.00  | \$ 62.59                        | \$ 15,271.96  | \$ 66.00                         | \$ 16,104.00  | \$ 40.00                        | \$ 9,760.00   |
| 11.       | Cut and Replace Pavement                      | 373    | SY   | \$ 83.08            | \$ 30,988.84  | \$ 30.00                 | \$ 11,190.00  | \$ 58.71                        | \$ 21,898.83  | \$ 70.00                         | \$ 26,110.00  | \$ 45.00                        | \$ 16,785.00  |
| 12.       | 24" X 3/8" Thick New Steel Casing (Bored)     | 460    | LF   | \$ 370.95           | \$ 170,637.00 | \$ 300.00                | \$ 138,000.00 | \$ 472.12                       | \$ 217,175.20 | \$ 306.00                        | \$ 140,760.00 | \$ 450.00                       | \$ 207,000.00 |
| 12A.      | 24" X 3/8" Thick New Steel Casing (Open Cut)  | 193    | LF   | \$ 222.23           | \$ 42,890.39  | \$ 200.00                | \$ 38,600.00  | \$ 203.40                       | \$ 39,256.20  | \$ 138.00                        | \$ 26,634.00  | \$ 295.00                       | \$ 56,935.00  |
| 12B.      | Remove and Replace Guard Rail                 | 80     | LF   | \$ 120.00           | \$ 9,600.00   | \$ 100.00                | \$ 8,000.00   | \$ 45.63                        | \$ 3,650.40   | \$ 80.00                         | \$ 6,400.00   | \$ 95.00                        | \$ 7,600.00   |
| 13.       | Trench Protection Safety and Shoring          | 10,599 | LF   | \$ 2.00             | \$ 21,198.00  | \$ 1.00                  | \$ 10,599.00  | \$ 2.75                         | \$ 29,147.25  | \$ 8.00                          | \$ 84,792.00  | \$ 3.50                         | \$ 37,096.50  |
| 14.       | Site Clearing                                 | 1      | LS   | \$ 20,000.00        | \$ 20,000.00  | \$ 10,000.00             | \$ 10,000.00  | \$ 51,100.00                    | \$ 51,100.00  | \$ 8,500.00                      | \$ 8,500.00   | \$ 10,000.00                    | \$ 10,000.00  |
| 15.       | Tie-In to Existing Waterline                  | 1      | EA   | \$ 20,000.00        | \$ 20,000.00  | \$ 5,000.00              | \$ 5,000.00   | \$ 10,950.00                    | \$ 10,950.00  | \$ 7,250.00                      | \$ 7,250.00   | \$ 3,500.00                     | \$ 3,500.00   |
| 16.       | Meter Vault                                   | 1      | EA   | \$ 15,000.00        | \$ 15,000.00  | \$ 80,000.00             | \$ 80,000.00  | \$ 68,750.00                    | \$ 68,750.00  | \$ 6,800.00                      | \$ 6,800.00   | \$ 65,000.00                    | \$ 65,000.00  |
| 17.       | Disinfection/testing                          | 10,599 | LF   | \$ 2.00             | \$ 21,198.00  | \$ 1.00                  | \$ 10,599.00  | \$ 4.82                         | \$ 51,087.18  | \$ 1.50                          | \$ 15,898.50  | \$ 1.50                         | \$ 15,898.50  |
| 18.       | Traffic Control Plan                          | 1      | LS   | \$ 25,000.00        | \$ 25,000.00  | \$ 7,438.00              | \$ 7,438.00   | \$ 36,500.00                    | \$ 36,500.00  | \$ 13,500.00                     | \$ 13,500.00  | \$ 15,000.00                    | \$ 15,000.00  |
| 19.       | Storm Water Pollution Prevention Plan (SWPPP) | 1      | LS   | \$ 15,000.00        | \$ 15,000.00  | \$ 5,000.00              | \$ 5,000.00   | \$ 36,500.00                    | \$ 36,500.00  | \$ 15,000.00                     | \$ 15,000.00  | \$ 15,000.00                    | \$ 15,000.00  |
| 20.       | Mobilization                                  | 1      | LS   | \$ 32,000.00        | \$ 32,000.00  | \$ 20,000.00             | \$ 20,000.00  | \$ 21,900.00                    | \$ 21,900.00  | \$ 16,000.00                     | \$ 16,000.00  | \$ 25,000.00                    | \$ 25,000.00  |
| TOTAL BID |                                               |        |      | \$ 1,238,727.99     |               | \$ 1,251,251.00          |               | \$ 1,304,617.49                 |               | \$ 1,339,469.25                  |               | \$ 1,376,000.00                 |               |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4974 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve Change Order #2 for the Airport Corporate Hangar Project for an amount of \$135,994 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Background:</b><br>The purpose of Change Order No. 2 is due to an increase in steel pricing. Based on the contractor's contract with the manufacturer, if the CPI increased over 1% for the year, the manufacturer could increase the price of steel and no longer honor the negotiated price. Based on this, the price increased to over \$151,000. After speaking with the contractor, they agreed to pay 10% of the increase and all freight charges associated with the delivery of the structural steel. The revised change order amount is \$135,994.00. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| JOANNA FERNANDEZ<br>ANDREW MUNOZ<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Created/Initiated<br>Approved<br>Final Approval              |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Attachments, if any:</b><br>City of Weslaco Hangar Change Order #2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Execute Change Order No. 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |



# **AIA® Document G701™ – 2017**

## **Change Order**

|                                                                                                           |                                                                                                                               |                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b> <i>(Name and address)</i><br>Mid Valley Airport and Hanger<br>Infrastructure Improvements | <b>CONTRACT INFORMATION:</b><br>Contract For: Construction<br>Date: 5-12-2021                                                 | <b>CHANGE ORDER INFORMATION:</b><br>Change Order Number: 002<br>Date: 1-6-2022                                                      |
| <b>OWNER:</b> <i>(Name and address)</i><br>City of Weslaco<br>255 S Kansas Ave<br>Weslaco, Texas 78596    | <b>ARCHITECT:</b> <i>(Name and address)</i><br>Half Associates, Inc<br>5000 W. Military Hwy Suite 100<br>McAllen, Texas 78503 | <b>CONTRACTOR:</b> <i>(Name and address)</i><br>Tri-Gen Construction, LLC<br>2900 N. Texas Blvd., Suite 201<br>Weslaco, Texas 78599 |

### **THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

This Change Order includes the following:

Cost increase due to material shortages for the two (2) prefabricated buildings and time extension for delay of delivery of the Hanger Buildings.

Supporting documents:

Item 1

- Exhibit A - Tri-Gen Construction Memo outlining price increase (1 page)
- Exhibit B - Tri-Gen Construction provided supporting documentation (80 pages)

|                                                                          |                 |
|--------------------------------------------------------------------------|-----------------|
| The original Contract Sum was                                            | \$ 1,769,500.00 |
| The net change by previously authorized Change Orders                    | \$ 43,401.00    |
| The Contract Sum prior to this Change Order was                          | \$ 1,812,901.00 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 135,944.00   |
| The new Contract Sum including this Change Order will be                 | \$ 1,948,845.00 |

The Contract Time will be increased by ninety (90) days.

The new date of Substantial Completion will be three hundred (300) working days from commencement date.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

|                                                                                                         |                                                                                                          |                                                    |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Half Associates, Inc<br><b>ARCHITECT</b> <i>(Firm name)</i>                                             | Tri-Gen Construction, LLC<br><b>CONTRACTOR</b> <i>(Firm name)</i>                                        | City of Weslaco<br><b>OWNER</b> <i>(Firm name)</i> |
| <br><b>SIGNATURE</b> | <br><b>SIGNATURE</b> | <br><b>SIGNATURE</b>                               |
| Raul Garcia Jr., PE, CFM<br><b>PRINTED NAME AND TITLE</b>                                               | Jorge Gonzalez<br><b>PRINTED NAME AND TITLE</b>                                                          | <br><b>PRINTED NAME AND TITLE</b>                  |
| 1/6/2022<br><b>DATE</b>                                                                                 | 1/6/2022<br><b>DATE</b>                                                                                  | <br><b>DATE</b>                                    |



December 29, 2021

Andrew Munoz  
City of Weslaco

Re: City of Weslaco – Airport Hangar Expansion

Dear Mr. Munoz,

Please see the following information that we received from the supplier of the hangars, ERECT-A-TUBE. While we were negotiating the increase, we only passed on the cost of the materials. Tri-Gen is already absorbing the additional cost of the freight. This increase is due to fuel costs and shortages in the shipping choices that they normally have.

The increase amount for the 2 – Hangar building is: \$ 65,808.78  
The increase amount for the 4 – Hangar building is: \$ 85,240.15  
Total increase for the hangars is: \$151,048.93

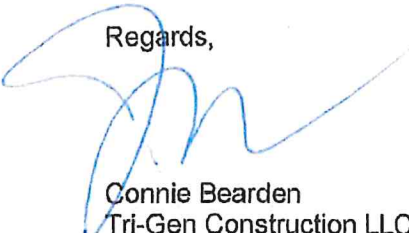
Fuel/Freight increase of \$18,550.00 (not charged to City) .00

Additional discount to the City of Weslaco of 10% - \$15,105.00

\$ 135,944.00

If you have any more questions or concerns, please feel free to contact me at (956) 447-1048.

Regards,



Connie Bearden  
Tri-Gen Construction LLC

**Tri-Gen Construction, LLC**

2900 N Texas Blvd., Suite 201  
Weslaco, Texas 78599  
(956) 447-1048



Connie Bearden <trigenconnie1@gmail.com>

**(no subject)**

1 message

Jon Howell <jhowell@erect-a-tube.com>

To: Connie Bearden <trigenconnie1@gmail.com>

Cc: jhowell@erect-a-tube.com

Wed, Dec 29, 2021 at 3:57 PM

Connie,

Per our previous discussion last week, the change order for material and freight increases pertain to the amount for the airport only. The additional freight and steel increases in the amount of \$ 18,550.00 is billed directly to Trigen for the portion you're absorbing.

Call me with any questions.

Jon

Sent via the Samsung Galaxy S@ 6, an AT&T 4G LTE smartphone

Jon Howell  
ERECT-A-TUBE, INC.  
Harvard, IL  
815-943-4091, ext. 220  
jhowell@erect-a-tube.com

## Hangar Timeline

|                                                      |            |               |
|------------------------------------------------------|------------|---------------|
| Quote for Bid                                        | 3/30/2021  |               |
| Tri-Gen Bid to City                                  | 4/1/2021   |               |
| Contract                                             | 5/6/2021   |               |
| Contract with Erect a Tube                           | 4/27/2021  |               |
| Schedule of Values for Architect                     | 5/6/2021   |               |
| Order of Supply and shipping<br>(No Monetary change) | 6/7/2021   |               |
| Submittals approved                                  | 6/18/2021  |               |
| Order of Supply and shipping<br>(No Monetary change) | 9/17/2021  |               |
| Shipping delay notice<br>(No Monetary change)        | 11/1/2021  |               |
| Notice of increase                                   | 11/9/2021  | \$ 177,756.27 |
| Lessened Increase                                    | 11/17/2021 | \$ 151,048.93 |



# Memo

**To:** Mr. Angel Jimenez, Economic Development Administration  
Civil Engineering/Environmental Officer

**From:** Mayor David Suarez, City of Weslaco

**cc:** Andrew Munoz, Director of Mid Valley Airport  
Valerie Ramos, LRGVEDD Grant Administrator

**Date:** April 29, 2021

**Re:** Request to Move Awarded Funds \_ Weslaco Mid Valley Airport Hangar  
Expansion & Infrastructure Development Project –  
EDA Grant No: 08-79-05333

Due to COVID-19 price increases and shortages in the workforce, we have seen an increase in bid pricing for construction projects. The awarded contractor Tri-Gen Construction's base bid price was higher than the awarded EDA allocation for construction. To complete construction costs for the project, the City of Weslaco is requesting to move the allocation for Architect and Engineering (A/E) fees to the construction budget. The City has been paying for A/E fees before starting any construction work and have decided to continue with payment without requesting reimbursement from EDA. The City of Weslaco will also be increasing our local portion, the City will provide a cash match of \$960,859 to support this project. The EDA Federal Share will not be increased, therefore, EDA's share of 60% (\$850,000) for the project will remain the same.

With this request to move A/E fees to construction and with the City's additional funds, it will allow for this project to meet the awarded contractors base bid to complete construction. We strongly support this project and are excited to get it under construction.

If you have any questions, please contact our Grant Administrator, Ms. Valerie Ramos, at [vramos@lrgvdc.org](mailto:vramos@lrgvdc.org), or by phone at (956) 682-3481 (office #).

Am

Document 00500

AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is by and between The City of Weslaco, Texas

(hereinafter called OWNER) and Tri-Gen Construction, LLC

(hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 -- WORK

- 1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

CONSTRUCTION OF AIRPORT AND HANGAR INFRASTRUCTURE IMPROVEMENTS.

ARTICLE 2 -- THE PROJECT

- 2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

City of Weslaco Airport and Hangar Infrastructure Improvements

ARTICLE 3 -- ARCHITECT

- 3.01 The Project has been designed by the ARCHITECT who is herein after called ARCHITECT and who is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ARCHITECT in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

4.01 TIME OF THE ESSENCE

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 DAYS TO ACHIEVE SUBSTANTIAL COMPLETION AND FINAL PAYMENT

- A. The Work will be substantially completed within the time stated in Document 00020 -- Notice to Bidders.

4.03 LIQUIDATED DAMAGES

- A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in



proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete, as shown on table below. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER \$ 350.00 for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

| Amount of Contract Range     | Cost per Day |
|------------------------------|--------------|
| \$5000.00 to \$25,000.00     | \$100.00     |
| \$25,000.01 to \$100,000.00  | \$200.00     |
| \$100,000.01 to \$500,000.00 | \$350.00     |
| \$500,000.01 and over        | \$500.00     |

\*City inspection cost not included in this price.

#### ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amount determined pursuant to paragraph 5.01. A below:

A. For all Work, at the prices stated in CONTRACTOR's Bid, attached hereto as an exhibit.

#### ARTICLE 6 – PAYMENT PROCEDURES

##### 6.01 SUBMITTAL AND PROCESSING OF PAYMENTS

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Architect/Owner as provided in the General Conditions.

##### 6.02 PROGRESS PAYMENTS; RETAINAGE

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the 25<sup>th</sup> day of each month during performance of the Work as provided in paragraphs 6.02. A. 1 below, unless agreed otherwise with City Engineer/Architect. All such payments will be measured by the schedule of values established in paragraph 2.07. A. of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ARCHITECT may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:
  - a. 90% of Work completed (with the balance being retainage).
  - b. 90% of cost of materials and equipment not incorporated in the Work (with the balance being retainage).





**6.03 FINAL PAYMENT**

- A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ARCHITECT as provided in said paragraph 14.07 and upon approval by the Weslaco City Commission. All closing documents must be received by Owner's representative before a recommendation for final payment is given to the Weslaco City Commission.

**ARTICLE 7 – INTEREST**

- 7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the prevailing money market rate.

**ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS**

- 8.01 In order to induce OWNER to enter this Agreement, CONTRACTOR makes the following representations:
- A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
  - B. CONTRACTOR has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
  - C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
  - D. CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto.
  - E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
  - F. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.
  - G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, and all examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
  - H. CONTRACTOR has given ARCHITECT written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolutions thereof by ARCHITECT is acceptable to CONTRACTOR.





- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

#### ARTICLE 9 – CONTRACT DOCUMENTS

##### 9.01 CONTENTS

- A. The Contract Documents consist of the documents listed in the table of contents of the Project Manual and the drawings listed on the Sheet Index in the Drawings. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
  1. Written Amendments;
  2. Work Change Directives;
  3. Change Order(s).
- B. The documents listed in paragraph 9.01. A. are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

#### ARTICLE 10 – MISCELLANEOUS

##### 10.01 TERMS

- A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

##### 10.02 ASSIGNMENT OF CONTRACT

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

##### 10.03 SUCCESSORS AND ASSIGNS

- A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

##### 10.04 SEVERABILITY

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be



reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.



RFB No.: 2020-21-09

CITY OF WESLACO

AIRPORT AND HANGAR INFRASTRUCTURE IMPROVEMENTS

AGREEMENT

This Agreement will be effective on May 06, 2021 (which is the Effective Date of the Agreement).

OWNER:

City of Weslaco, Texas

By: David Suarez  
David Suarez, Mayor

Attest Norma Cantu  
Norma Cantu, City Secretary

As to Form: Juan Gonzalez  
Juan Gonzalez, City Attorney

Address for giving notices:

255 S. Kansas Avenue

Weslaco, Texas 78596

CONTRACTOR:

Tri-Gen Construction, LLC

By: [Signature]  
[CORPORATE SEAL]

Attest \_\_\_\_\_

Address for giving notices:

2900 N Texas Blvd., Suite 201

Weslaco, Texas 78599

License No. \_\_\_\_\_  
(Where Applicable)

Agent for service of process: \_\_\_\_\_

(If CONTRACTOR is a corporation or a partnership, attach evidence of authority to sign.)

Designated Representative:

Name: Mike R. Perez

Title: City Manager

Address: 255 S. Kansas Avenue

Weslaco, Texas, 78596

Phone: 956-968-3181

Facsimile: \_\_\_\_\_

Designated Representative:

Name: Jorge Gonzalez

Title: Pres/Mbr Mgr.

Address: Same as above

Phone: 956-447-1048

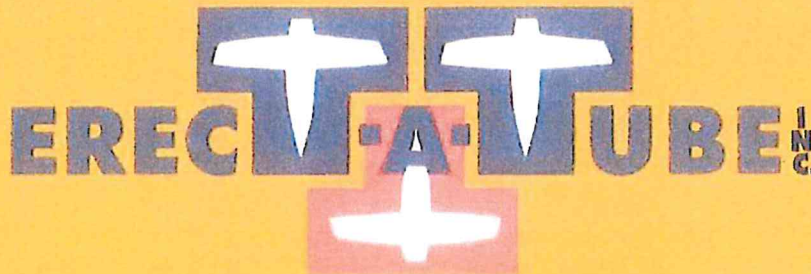
Facsimile: 956-447-2003

END OF DOCUMENT

00500- 6 of 6



[Signature]



P.O. BOX 100 • HARVARD, ILLINOIS 60033-0100  
(815) 943-4091 • OUTSIDE ILLINOIS (800) 624-9219 • FAX (815) 943-4095

June 7, 2021  
via email to: trigenconnie1@gmail.com

Ms. Connie Bearden  
Tri-Gen Construction, L.L.C.  
2900 North Texas Blvd, Suite 201  
Weslaco, TX 78599

**NOTICE OF SUPPLY CHAIN DISRUPTION,  
MATERIAL PRICE INCREASES AND FREIGHT SHORTAGE**

Dear Ms. Bearden:

We are contacting you regarding the supply chain disruption and continuing price increases of raw materials impacting our industry. This, coupled with supply and freight shortages, is affecting commitments within our industry. As you know, we are not alone. This is a global challenge as economies reopen, and we work through the transition following the COVID-19 shutdown.

The U.S. benchmark of hot-rolled coil steel prices recently exceeded \$1,500/ton, a record high that is nearly triple the 20-year average. We are continuing to see limited supply and price increases impacting 100% of our projects. This is directly affecting our delivery schedule to you and impacting final delivered cost of our materials for your project.

During the past year, we have been proactive at forecasting much of our supply chain and increasing inventories, however, steel and custom products, designed to meet custom fabrication and specifications, such as galvanized, secondary structural materials and coil for exterior sheeting, plus delays in other products and supplies for fabrication, are severely struggling to keep up with current demand. This is causing lead times beyond forecast, allocations and a breakdown in target delivery dates. Although we enjoy long-term relationships with our suppliers and transporters, this unprecedented time is impacting their ability to deliver to us. This shortage is driving prices to significant levels.

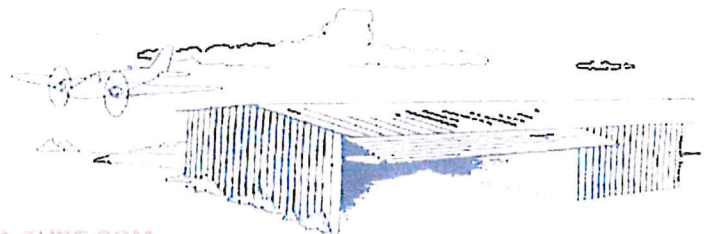
It is imperative we continue to work closely together to review material price increases and delivery schedules for your project. Although this is an unprecedented time, we appreciate your cooperation in working through these challenges.

Thank you for your continued business.

Sincerely,

**ERECT-A-TUBE, INC.**

Jon Howell  
VP Sales



[WWW.ERECT-A-TUBE.COM](http://WWW.ERECT-A-TUBE.COM)





Connie Bearden <trigenconnie1@gmail.com>

## Mid-Valley Airport Hangars, Weslaco, TX

9 messages

**Bob Simpson** <bobs@bsgarchitects.com>  
To: Connie Bearden <trigenconnie1@gmail.com>  
Cc: sKlassen@halff.com

Fri, Jun 18, 2021 at 8:48 AM

Connie:

Please find attached hereto some PDF file versions of your Submittal #10, Erectatube shop drawings and a transmittal page, which I have briefly reviewed and marked "Conforms With Design Concept".

Regards,

**Robert S. 'Bob' Simpson, AIA**

**Boultinghouse Simpson Gates Architects, Inc.**

3301 N McColl Road

McAllen, Texas 78501

**P** 956.630.9494

**F** 956.630.2058

**C** 956.802.0475



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5 attachments

-  E8065A TX WESLACO 2RG6265 COLREACTCALCS 06152021 stamped 6-16-21.pdf  
4274K
-  E8065A TX Weslaco Tri-Gen Const 2RG6265 061521 stamped 6-16-21-BSG Review.pdf  
1511K
-  E8065B TX WESLACO 4BBRG6265 COLREACTCALCS 06152021 stamped 6-16-21.pdf  
4467K
-  E8065B TX Weslaco Tri-Gen Const 4 BBRG 061521 stamped 6-16-21-BSG Review.pdf  
1661K
-  BSG Transmittal-Sub#10-061821.pdf  
563K

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Connie Bearden <trigenconnie1@gmail.com>

Fri, Jun 18, 2021 at 8:56 AM

To: Mendoza Engineering <george@mendozaengineering.com>

Mr. Mendoza,

Please see the enclosed. They have been reviewed, and he did tell me that you need to check your foundation measurements against the building measurements. Please do so and get me NEW FOUNDATION drawings. I will also need specific anchor bolt information so I can be sure these are on site when the building pad is poured.

[Quoted text hidden]

--

Connie Bearden

**Tri-Gen Construction LLC**

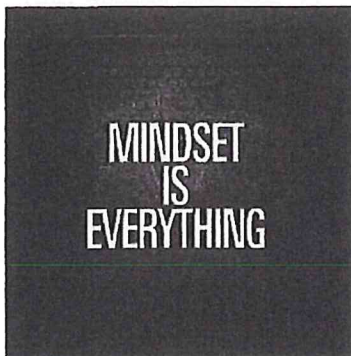
**Dream Land Estates LLC**

2900 N. Texas Blvd., Suite 201

Weslaco, Texas 78599

956-447-1048 Office

956-495-5329 Cell



5 attachments

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1661K
-  BSG Transmittal-Sub#10-061821.pdf  
563K

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**Connie Bearden** <trigenconnie1@gmail.com>

Fri, Jun 18, 2021 at 9:01 AM

To: Mendoza Engineering <george@mendozaengineering.com>

Make sure you include the PANEL LEDGE.

Let me know you got this please.

[Quoted text hidden]

**George Mendoza** <george@mendozaengineering.com>

Fri, Jun 18, 2021 at 9:33 AM

To: Connie Bearden <trigenconnie1@gmail.com>

[Quoted text hidden]

---

**Connie Bearden** <trigenconnie1@gmail.com>

Sun, Jun 20, 2021 at 7:27 PM

To: jhowell@erect-a-tube.com

Good morning/evening. Please see enclosed. Please confirm receipt. Thank you.

----- Forwarded message -----

From: **Bob Simpson** <bobs@bsgarchitects.com>

Date: Fri, Jun 18, 2021, 8:49 AM

Subject: Mid-Valley Airport Hangars, Weslaco, TX

To: Connie Bearden <trigenconnie1@gmail.com>

Cc: <sKlassen@halff.com>

*Sent approval to Venalok*

[Quoted text hidden]

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7 attachments



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 E8065B TX Weslaco Tri-Gen Const 4 BBRG 061521 stamped 6-16-21-BSG Review.pdf  
1661K

 BSG Transmittal-Sub#10-061821.pdf  
563K

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**jhowell@erect-a-tube.com** <jhowell@erect-a-tube.com>  
To: Connie Bearden <trigenconnie1@gmail.com>

Mon, Jun 21, 2021 at 7:38 AM

I thank you Connie.

Jon

Jon Howell

VP Sales

Erect-A-Tube, Inc.

P. O. Box 100

701 West Park St.

Harvard, IL. 60033

P: 800-624-9219, ext. 220

F: 815-943-4094

[jhowell@erect-a-tube.com](mailto:jhowell@erect-a-tube.com)

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communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.

[Quoted text hidden]

---

**Connie Bearden** <trigenconnie1@gmail.com>  
To: jhowell@erect-a-tube.com

Mon, Jun 21, 2021 at 7:41 AM

Have a great day.

What is the lead time? Can I get an update please?

[Quoted text hidden]

[Quoted text hidden]

---

**Connie Bearden** <trigenconnie1@gmail.com>  
To: jhowell@erect-a-tube.com

Wed, Jun 23, 2021 at 4:50 PM

Good Afternoon,

I have a meeting in the morning can I get an update please so I can give it to them?

On Mon, Jun 21, 2021 at 7:40 AM <jhowell@erect-a-tube.com> wrote:

[Quoted text hidden]

[Quoted text hidden]

---

**jhowell@erect-a-tube.com** <jhowell@erect-a-tube.com>  
To: Connie Bearden <trigenconnie1@gmail.com>

Thu, Jun 24, 2021 at 7:42 AM

Hi Connie:

We're in receipt of the signed approved plans for the project. Currently, we estimating a November/December delivery. This time frame is based on availability of materials as there is still a shortage of HSS material and hot roll coil in the market. We'll keep you advised as there may be other clients that decide to wait out the volatile steel market before continuing with fabrication of their order.

Sincerely,

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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Connie Bearden <trigenconnie1@gmail.com>

---

## E8065 Tri-Gen Construction Color Selection

8 messages

---

Joan Adams <jadams@erect-a-tube.com>  
To: trigenconnie1@gmail.com  
Cc: Jon Howell <jhowell@erect-a-tube.com>

Thu, Aug 5, 2021 at 10:31 AM

Connie,

We are in the process of finalizing the purchase orders for the sheets, trims and screws for your project but I don't see where we have your color selection. I do need your selection as soon as possible as our sheeting suppliers currently have a 3 months lead time.

Thank you for your assistance.

Joan Adams

Engineering Department Administrator

Erect-A-Tube, Inc.

PO Box 100

700 W. Park St.

Harvard, IL 60033-0100

O: 800-624-9219 x231

F: 815-943-7756

[jadams@erect-a-tube.com](mailto:jadams@erect-a-tube.com)

---

Connie Bearden <trigenconnie1@gmail.com>  
To: Joan Adams <jadams@erect-a-tube.com>  
Cc: Jon Howell <jhowell@erect-a-tube.com>

Thu, Aug 5, 2021 at 12:13 PM

I did send that to Jon. Jon do you have it? I am not at my office.

[Quoted text hidden]

--

Connie Bearden

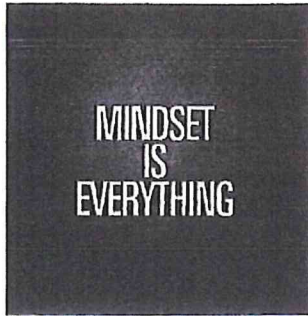
**Tri-Gen Construction LLC**

**Dream Land Estates LLC**

2900 N. Texas Blvd., Suite 201

Weslaco, Texas 78599

956-447-1048 Office  
956-495-5329 Cell



---

**jhowell@erect-a-tube.com** <jhowell@erect-a-tube.com>  
To: Connie Bearden <trigenconnie1@gmail.com>  
Cc: Joan Adams <jadams@erect-a-tube.com>

Thu, Aug 5, 2021 at 12:54 PM

Hi Connie:

I located an email stating you were sending the color charts back in May 27<sup>th</sup>, but they never arrived or attached to the email.

Jon

Jon Howell

VP Sales

Erect-A-Tube, Inc.

P. O. Box 100

701 West Park St.

Harvard, IL. 60033

P: 800-624-9219, ext. 220

F: 815-943-4094

[jhowell@erect-a-tube.com](mailto:jhowell@erect-a-tube.com)

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[Quoted text hidden]

---

**Connie Bearden** <trigenconnie1@gmail.com>  
To: Jon Howell <jhowell@erect-a-tube.com>

Thu, Aug 5, 2021 at 1:11 PM

and you just now telling me! lol.  
Let me go back. I did intend to! :)  
[Quoted text hidden]

---

**Connie Bearden** <trigenconnie1@gmail.com>  
To: Jon Howell <jhowell@erect-a-tube.com>

Thu, Aug 5, 2021 at 1:11 PM

Here you are!  
Confirm receipt!  
[Quoted text hidden]

---

 Submittal008-BldgColorSel-052721.pdf  
852K

---

**jhowell@erect-a-tube.com** <jhowell@erect-a-tube.com>  
To: Connie Bearden <trigenconnie1@gmail.com>

Thu, Aug 5, 2021 at 1:37 PM

Out:

Thanks Connie.

[Quoted text hidden]

---

**jhowell@erect-a-tube.com** <jhowell@erect-a-tube.com>  
To: Connie Bearden <trigenconnie1@gmail.com>

Thu, Aug 5, 2021 at 1:39 PM

I had it flagged to respond, but never sent the email back to you. Ugh!

Sorry about that.

[Quoted text hidden]

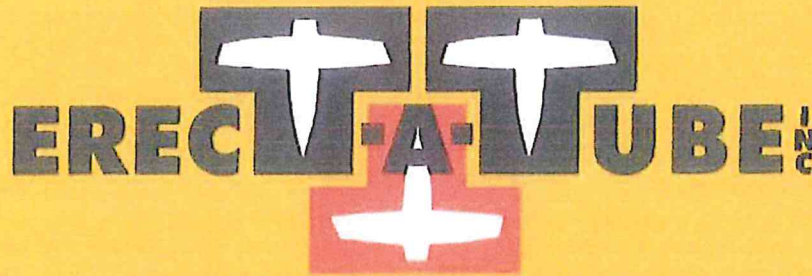
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**Connie Bearden** <trigenconnie1@gmail.com>  
To: Jon Howell <jhowell@erect-a-tube.com>

Thu, Aug 5, 2021 at 1:44 PM

LOL...  
As long as this does not throw off our timing.

Also.. when will another payment be due? Can you tell me that ? an the amount?  
[Quoted text hidden]



P.O. BOX 100 • HARVARD ILLINOIS 60033-0100  
(815) 943-4091 • OUTSIDE ILLINOIS (800) 624-9219 • FAX (815) 943-4095

September 17, 2021

Via email to: [trigenconnie1@gmail.com](mailto:trigenconnie1@gmail.com)

Ms. Connie Bearden  
Tri-Gen Construction, L.L.C.  
2900 North Texas Boulevard, Suite 201  
Weslaco, TX 78599

**NOTICE OF SUPPLY CHAIN DISRUPTION,  
MATERIAL PRICE INCREASES AND FREIGHT SHORTAGE**

We are contacting our customers to provide an update on the continual supply chain disruption, price increases of raw materials and shortage of delivery trucks that are impacting our industry. The U.S. and foreign economies continue to struggle to work through the transition following the COVID-19 shutdown and ensuing difficulties.

We are continuing to see limited supply of certain materials along with price increases impacting 100% of our projects. The supply chain disruption is severe and we are doing everything possible to mitigate this situation. The notifications from suppliers with increases of all raw and finished good materials continue, however the increases are slightly slowed from previous months for some materials. We have not seen a plateau as of this date. This directly affects our delivery schedule to you and impacts the final delivered cost of our materials for your project.

It is imperative that you and or your clients are kept informed of these shortages in the supply chain, freight disruption and associated material increases, which are impacting fabrication/delivery schedules. We appreciate your cooperation in working through these challenges and will do our best to keep you informed.

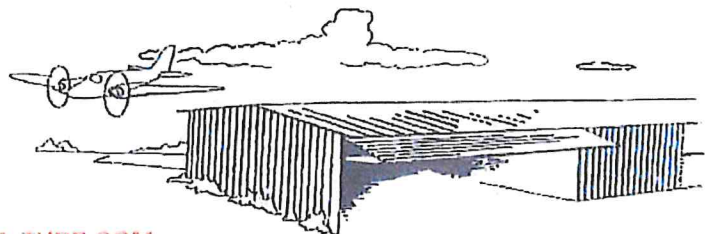
Thank you for your continued business.

Sincerely,

ERECT-A-TUBE, INC.

  
Jon Howell  
VP Sales

JH/ch



[WWW.ERECT-A-TUBE.COM](http://WWW.ERECT-A-TUBE.COM)



Connie Bearden <trigenconnie1@gmail.com>

## E-8065 - Notice of Supply Chain Disruption, Material Price Increases and Freight Shortage

3 messages

Cindi Hackman <chackman@erect-a-tube.com>  
To: trigenconnie1@gmail.com  
Cc: Jon Howell <jhowell@erect-a-tube.com>

Tue, Sep 28, 2021 at 11:08 AM

Hi Connie,

Please see the attached letter from Jon Howell regarding the buildings on order. Thank you.

Cindi Hackman

Administration

Erect-A-Tube, Inc.

PHONE: 956-447-1048, EXT. 221

Fax: 815 943-4094

 TX E8065 Tri-Gen Construction, L.L.C. - Notice of SCD MPI & FS.pdf  
89K

Connie Bearden <trigenconnie1@gmail.com>  
To: Cindi Hackman <chackman@erect-a-tube.com>  
Cc: Jon Howell <jhowell@erect-a-tube.com>

Tue, Sep 28, 2021 at 11:51 AM

I need to know what this means? Is this again going to get pushed back?

[Quoted text hidden]

--

Connie Bearden

**Tri-Gen Construction LLC**

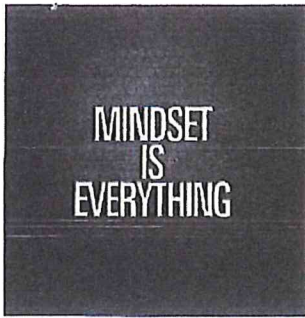
**Dream Land Estates LLC**

2900 N. Texas Blvd., Suite 201

Weslaco, Texas 78599

956-447-1048 Office

956-495-5329 Cell



jhowell@erect-a-tube.com <jhowell@erect-a-tube.com>

Wed, Sep 29, 2021 at 7:57 AM

To: Connie Bearden <trigenconnie1@gmail.com>

Cc: Cindi Hackman <chackman@erect-a-tube.com>

Hi Connie:

At this time, we're receiving notices from suppliers that deliveries on finished good products may be delayed in the coming months if they are unable to receive their raw materials to produce product. Raw steel delivery times frames keep pushing outward as well.

We wanted to keep all customers informed as to what is occurring in the market and the potential for delays.

I do not have enough information available to determine if the delivery time frame would be delayed or not. I will contact you by the end of the week with an update.

Jon

\* no mention  
of increase

Jon Howell

VP Sales

Erect-A-Tube, Inc.

P. O. Box 100

701 West Park St.

Harvard, IL. 60033

P: 800-624-9219, ext. 220

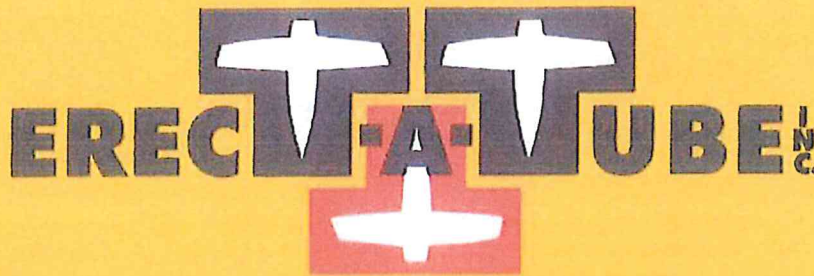
F: 815-943-4094

jhowell@erect-a-tube.com



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[Quoted text hidden]



P.O. BOX 100 • HARVARD ILLINOIS 60033-0100  
(815) 943-4091 • OUTSIDE ILLINOIS (800) 624-9219 • FAX (815) 943-4095

September 17, 2021

Via email to: [trigenconnie1@gmail.com](mailto:trigenconnie1@gmail.com)

Ms. Connie Bearden  
Tri-Gen Construction, L.L.C.  
2900 North Texas Boulevard, Suite 201  
Weslaco, TX 78599

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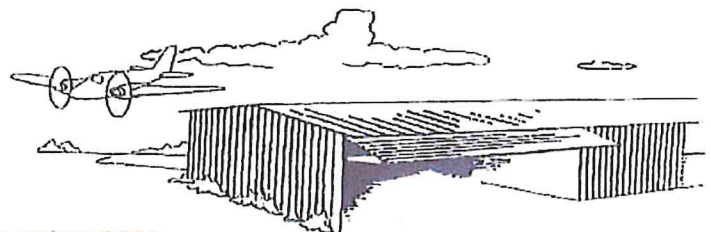
Thank you for your continued business.

Sincerely,

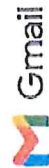
**ERECT-A-TUBE, INC.**

  
Jon Howell  
VP Sales

JH/ch



[WWW.ERECT-A-TUBE.COM](http://WWW.ERECT-A-TUBE.COM)



Connie Bearden <trigenconnie1@gmail.com>

## Tri-Gen Construction - Weslaco, TX

1 message

jhowell@erect-a-tube.com <jhowell@erect-a-tube.com>

To: Connie Bearden <trigenconnie1@gmail.com>

Tue, Nov 9, 2021 at 4:00 PM

Hi Connie:

Pursuant to our telephone conversation yesterday afternoon, enclosed is some supporting documentation regarding the material increases from April 2021 (when project was quoted) to present of procurement for materials to be fabricated. The documents consist of a color-coded packing list that correlates to the color-coded material surcharge list, 2021 quote invoices, 2021 procurement invoices, letters of market condition, AMM steel index pricing and graph of several steel products.

The top section of the steel surcharges summary list the components that make up the building package and correlate to the packing list. The remaining sections break-down the individual cost of material between the quoting time and procurement dates for the materials. This is done for steel tubing, beams, tie rods, cold formed material, sheeting and misc. components.

The April 2021 invoices are represent the quoted materials. There are some sizes we did not purchase during the time frame the project was quoted. For these items, similar sized material prices were used. The procurement 2021 invoices are directly related to the project.

At this time, the material for both buildings is on "Hold" until a decision is made by you to proceed with fabrication or wait until steel prices decline. If you care to "Hold" on the project, we will cancel the material orders until prices decline.

The total material increase for the 4-unit is \$ 106,100.74 and 2-unit is \$ 71,655.53. This does not include any overhead, markup, carrying fees or profit, strictly the raw material increase.

Below is a listing of PDF's attached:

- Packing list
- Steel surcharges summary
- 2021 quoted material invoices
- 2021 procurement material invoices
- AMM Steel index for April, October and September
- Letters of steel market conditions

177,790.87

If you have any questions, please contact me at the office.

Sincerely,

Jon

Jon Howell

VP Sales

Erect-A-Tube, Inc.

P. O. Box 100

701 West Park St.

Harvard, IL. 60033

P: 800-624-9219, ext. 220

F: 815-943-4094

[jhowell@erect-a-tube.com](mailto:jhowell@erect-a-tube.com)

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10 attachments

-  E8065A TX Westlaco Tri-Gen PL 11-8-21.pdf 81K
-  E8065A Tri-Gen Construction - 2-unit BBRG62-65 - Steel Surcharges.pdf 118K
-  E8065B Tri-Gen Construction - 4-unit BBRG62-65 - Steel Surcharges.pdf 116K
-  E8065B TX Westlaco Tri-Gen JPL 11-8-21.pdf 85K



-  TX E8065 Tri-Gen Construction, L.L.C. - Notice of SCD MPI & FS.pdf  
69K
-  TX E8065 Tri-Gen Construction, L.L.C. Notice.pdf  
81K
-  AMM STEEL INDEX PRICES April, Sept and Oct 2021.pdf  
3094K
-  AMM 09302021 prices.pdf  
623K
-  E8065 Tri-Gen - Weslaco, TX- Quote Invoices April 2021 .pdf  
1856K
-  E8065 Tri-Gen - Weslaco, TX - 2021 Preliminary Procurement Invoices.pdf  
1041K

**ERECT-A-TUBE, INC.**  
**701 W. PARK STREET P.O. BOX 100**  
**HARVARD, ILLINOIS 60033-0100**  
**815-943-4091 FAX 815-943-7756**

Packing List For:

4 Unit

Model BBRG62-65

Shlp To: Tri-Gen Construction, LLC  
C/O Mid Valley Airport  
1909 Joe Stephens Ave  
Weslaco, TX 78599

Job No. E 8065B  
Jobsite Contact: Connie Bearden  
Phone No: (956) 447-1048  
Cell No: (956) 495-5329

BUY AMERICAN

Delivery Date: 9/12/2014

| QTY.                    | PART NO.  | DESCRIPTION            | MATERIAL    | Ft. | In.    | # EACH | # TOTAL | E | P | S | R |
|-------------------------|-----------|------------------------|-------------|-----|--------|--------|---------|---|---|---|---|
| <b>STRUCTURAL STEEL</b> |           |                        |             |     |        |        |         |   |   |   |   |
| 2                       | C1        | LH DOOR CORNER COLUMN  | W10x39      | 22  | 2      | 908    | 1816    | - | - | - | - |
| 2                       | C2        | DOUBLE DOOR COLUMN     | W10x39      | 22  | 2      | 910    | 1820    | - | - | - | - |
| 2                       | C3        | RH DOOR CORNER COLUMN  | W10x39      | 22  | 2      | 908    | 1816    | - | - | - | - |
| 2                       | C4        | ENDWALL COLUMN         | HSS6x6x5/16 | 22  | 5 1/2  | 569    | 1138    | - | - | - | - |
| 2                       | C5        | ENDWALL COLUMN         | HSS6x6x5/16 | 24  | 1 1/2  | 608    | 1216    | - | - | - | - |
| 2                       | C6        | ENDWALL COLUMN         | HSS6x6x5/16 | 27  | 4      | 678    | 1356    | - | - | - | - |
| 2                       | C7        | ENDWALL COLUMN         | HSS6x6x5/16 | 24  | 1 1/2  | 608    | 1216    | - | - | - | - |
| 2                       | C8        | ENDWALL COLUMN         | HSS6x6x5/16 | 22  | 5 1/2  | 569    | 1138    | - | - | - | - |
| 2                       | C9        | INTERIOR COLUMN        | HSS6x6x5/16 | 22  | 5 1/2  | 571    | 1142    | - | - | - | - |
| 2                       | C10       | INTERIOR COLUMN        | HSS6x6x5/16 | 24  | 1 1/2  | 610    | 1220    | - | - | - | - |
| 1                       | C11       | INTERIOR COLUMN        | HSS6x6x5/16 | 27  | 4      | 669    | 669     | - | - | - | - |
| 4                       | C12       | INTERIOR COLUMN        | HSS6x6x5/16 | 27  | 4      | 667    | 2668    | - | - | - | - |
| 2                       | G25       | COMPRESSION GIRT       | HSS6x4x3/16 | 20  | 5 1/4  | 245    | 490     | - | - | - | - |
| 2                       | G26       | COMPRESSION GIRT       | HSS6x4x3/16 | 19  | 5 1/4  | 233    | 466     | - | - | - | - |
| 2                       | G27       | COMPRESSION GIRT       | HSS6x4x3/16 | 20  | 3 1/4  | 243    | 486     | - | - | - | - |
| -                       | G28       | COMPRESSION GIRT       | HSS6x4x3/16 | 21  | 1 1/4  | 253    | 2024    | - | - | - | - |
| 4                       | G29       | COMPRESSION GIRT       | HSS6x4x3/16 | 21  | 2 1/4  | 254    | 1016    | - | - | - | - |
| 14                      | X1        | TIE ROD                | 1/2" DIA.   | 28  | 6 3/4  | 21     | 84      | - | - | - | - |
| 6                       | X2        | TIE ROD                | 1/2" DIA.   | 29  | 9 3/4  | 22     | 88      | - | - | - | - |
| 8                       | X3        | TIE ROD                | 1/2" DIA.   | 30  | 5 1/2  | 23     | 92      | - | - | - | - |
| 4                       | X4        | TIE ROD                | 1/2" DIA.   | 31  | 9      | 23     | 92      | - | - | - | - |
| 8                       | X10       | ROOF TIE ROD           | 5/8" DIA.   | 29  | 9      | 21     | 171     | - | - | - | - |
| 8                       | X11       | ROOF TIE ROD           | 5/8" DIA.   | 29  | 8      | 18     | 142     | - | - | - | - |
| 8                       | X12       | ROOF TIE ROD           | 5/8" DIA.   | 27  | 6 1/2  | 21     | 170     | - | - | - | - |
| 8                       | X13       | ROOF TIE ROD           | 5/8" DIA.   | 30  | 7 1/2  | 21     | 170     | - | - | - | - |
| 8                       | X14       | ROOF TIE ROD           | 5/8" DIA.   | 30  | 6 1/2  | 21     | 170     | - | - | - | - |
| 16                      | FS1       | FLAT STRAP             | 3/4" DIA.   | 24  | 9 3/4  | 41     | 656     | - | - | - | - |
| 8                       | FS2       | FLAT STRAP             | 3/4" DIA.   | 24  | 2 1/4  | 32     | 256     | - | - | - | - |
| 4                       | FS3       | FLAT STRAP             | 3/4" DIA.   | 23  | 4      | 31     | 124     | - | - | - | - |
| 4                       | FS4       | FLAT STRAP             | 3/4" DIA.   | 21  | 11 1/2 | 29     | 116     | - | - | - | - |
| 4                       | FS5       | FLAT STRAP             | 3/4" DIA.   | 22  | 6 1/4  | 30     | 120     | - | - | - | - |
| 4                       | FS6       | FLAT STRAP             | 3/4" DIA.   | 21  | 7      | 29     | 116     | - | - | - | - |
| 4                       | FS7       | FLAT STRAP             | 3/4" DIA.   | 22  | 3 1/4  | 29     | 116     | - | - | - | - |
| 4                       | FS8       | FLAT STRAP             | 3/4" DIA.   | 23  | 2      | 31     | 124     | - | - | - | - |
| 4                       | FS9       | FLAT STRAP             | 3/4" DIA.   | 23  | 11 1/4 | 32     | 128     | - | - | - | - |
| 4                       | T1        | LH DOOR TRUSS HALF     | 36          | 32  | 5 5/8  | 1058   | 4232    | - | - | - | - |
| 4                       | T1        | RH DOOR TRUSS HALF     | 36          | 32  | 5 5/8  | 1058   | 4232    | - | - | - | - |
| 8                       | T2        | LH INTERIOR TRUSS HALF | 42          | 32  | 2 5/8  | 1246   | 9968    | - | - | - | - |
| 8                       | T2        | RH INTERIOR TRUSS HALF | 42          | 32  | 2 5/8  | 1246   | 9968    | - | - | - | - |
| 8                       | 65' x 18' | UPPER DOOR PANEL       | 10'-9 1/2"  | 32  | 4      | 2450   | 19600   | - | - | - | - |
| 8                       | 65' x 18' | BOTTOM DOOR PANEL      | 10'-11"     | 32  | 4      | 1820   | 14560   | - | - | - | - |
| 8                       | 3070      | WALK DOOR JAMBS        | 6" CEE      | 7   | 1      | 32     | 256     | - | - | - | - |
| 8                       |           | LOUVER JAMBS           | 6" CEE      | 4   | 0      | 18     | 144     | - | - | - | - |

**ERECT-A-TUBE, INC.**  
 701 W. PARK STREET P.O. BOX 100  
 HARVARD, ILLINOIS 60033-0100  
 815-943-4091 FAX 815-943-7756

Packing List For:

4 Unit

Model BBRG62-65

Ship To: Tri-Gen Construction, LLC  
 C/O Mid Valley Airport  
 1909 Joe Stephens Ave  
 Weslaco, TX 78599

Job No. E 8065B  
 Jobsite Contact: Connie Bearden  
 Phone No: (956) 447-1048  
 Cell No: (956) 495-5329

BUY AMERICAN

Delivery Date: 9/12/2014

| QTY.                            | PART NO. | DESCRIPTION                                                                                            | MATERIAL              | Ft.  | In.    | # EACH | # TOTAL | E | P | S | R |
|---------------------------------|----------|--------------------------------------------------------------------------------------------------------|-----------------------|------|--------|--------|---------|---|---|---|---|
| <b>STEEL BUNDLE PACKAGE</b>     |          |                                                                                                        |                       |      |        |        |         |   |   |   |   |
| 26                              | 16253    | RA 31 GALVANIZED RAKE ANGLE                                                                            | 4" ANGLE              | 10   | 0      | 18     | 468     | - | - | - | - |
| 48                              |          | RB 60 GALVANIZED RAFTER BRACE                                                                          | 1 1/2" ANGLE          | 5    | 0      | 4      | 206     | - | - | - | - |
| 16                              |          | LC1 DOOR LOWER CHORD BRACE                                                                             | 2 1/2" ANGLE          | 6    | 6      | 20     | 320     | - | - | - | - |
| 8                               |          | LC33 DOOR LOWER CHORD BRACE                                                                            | 2" ANGLE              | 1    | 6      | 4      | 32      | - | - | - | - |
| 32                              |          | LC34 LOWER CHORD BRACE                                                                                 | 2" ANGLE              | 4    | 8      | 11     | 365     | - | - | - | - |
| 12                              |          | UC1 UPPER CHORD BRACE                                                                                  | HSS3x3                | 11   | 1      | 37     | 444     | - | - | - | - |
| 12                              |          | UC2 UPPER CHORD BRACE                                                                                  | HSS3x3                | 12   | 1      | 40     | 480     | - | - | - | - |
| 260                             | 16348    | ASTRAGAL STRIP                                                                                         |                       | 4    | 0      | 1      | 260     | - | - | - | - |
| <b>POWERHEAD PALLET</b>         |          |                                                                                                        |                       |      |        |        |         |   |   |   |   |
| 4                               | 6760     | DOUBLE DRUM POWER HEAD WITH<br>CAM LOCK INTER LOCK LOCKOUT<br>SWITCHES 3 HP 230 VOLT (60' CC) 6' & 64' |                       |      |        | 435    | 1740    | - | - | - | - |
| <b>BI-FOLD DOOR PARTS BOXES</b> |          |                                                                                                        |                       |      |        |        |         |   |   |   |   |
| 4                               |          | 65' X 18' MISC. PARTS BOX                                                                              |                       |      |        | 150    | 600     | - | - | - | - |
| 4                               | 20647    | 16" BOTTOM RUBBER ASTRAGAL                                                                             | IN PARTS BOX          | 66   | 0      | 28     | 112     | - | - | - | - |
| 4                               | 20954    | CENTER ASTRAGAL                                                                                        | IN PARTS BOX          | 66   | 0      | 14     | 56      | - | - | - | - |
| 16                              | 20906    | JAMB SEAL                                                                                              |                       | 11   | 6      | 4      | 64      | - | - | - | - |
| <b>WALK DOOR PACKAGE</b>        |          |                                                                                                        |                       |      |        |        |         |   |   |   |   |
| 4                               | 21917    | 3060 WALK DOOR PACKAGE W/ SPRING HINGES                                                                |                       |      |        | 90     | 360     | - | - | - | - |
| 4                               | 21918    | 3070 WALK DOOR PACKAGE W/ SPRING HINGES                                                                |                       |      |        | 90     | 360     | - | - | - | - |
| <b>GAYLORD CONTAINER</b>        |          |                                                                                                        |                       |      |        |        |         |   |   |   |   |
| 56                              | 16908    | LGS1 ENDWALL PURLIN CLIP                                                                               | 4x2 1/2x9 <           |      |        | 3      | 168     | - | - | - | - |
| 140                             | 16907    | LGS1 MIDBAY PURLIN CLIP                                                                                | 6x2 1/2x9 <           |      |        | 4      | 560     | - | - | - | - |
| 36                              | 21923    | 8" MANSARD ZEE BRACE                                                                                   |                       |      |        | 2      | 72      | - | - | - | - |
| 36                              | 16273    | DOOR MANSARD CHANNEL                                                                                   | 4"                    |      | 19 1/2 | 8      | 288     | - | - | - | - |
| 8                               | 21906    | TELL LEVER LOCKSET                                                                                     |                       |      |        | 5      | 40      | - | - | - | - |
| 48                              | 21601    | ANGLE MOUNTING CLIP / 3060 WALK DOOR / CS1                                                             |                       |      |        | 1      | 48      | - | - | - | - |
| 16                              | 21874    | 12-14 x 3" SCREW                                                                                       | (3070 WALK DOOR JAMB) |      |        | 0      | 3       | - | - | - | - |
| 144                             | 21947    | ROLL OF CAULKING                                                                                       | 45' ROLLS             | 6480 | 0      | 5      | 720     | - | - | - | - |
| 2                               | 21561    | RED OXIDE PRIMER                                                                                       |                       |      |        | 2      | 4       | - | - | - | - |
| 104                             | 21002    | 3/4" ANCHOR BOLT WASHER                                                                                |                       |      |        | 0.25   | 26      | - | - | - | - |
| 104                             |          | 3/4" ANCHOR BOLT NUT                                                                                   |                       |      |        | 0.193  | 20      | - | - | - | - |
| 474                             | 21436    | #12-24 X 1 1/2" TRAXX 5 SCREW                                                                          |                       |      |        | 0.02   | 9       | - | - | - | - |
| 1                               |          | CONSTRUCTION DOCUMENT PACKAGE                                                                          |                       |      |        | 3      | 3       | - | - | - | - |



**ERECT-A-TUBE, INC.**  
701 W. PARK STREET P.O. BOX 100  
HARVARD, ILLINOIS 60033-0100  
815-943-4091 FAX 815-943-7756

Packing List For:

4 Unit

Model BBRG62-65

Ship To: Tri-Gen Construction, LLC  
C/O Mid Valley Airport  
1909 Joe Stephens Ave  
Weslaco, TX 78599

Job No. E 8065B  
Jobsite Contact: Connie Bearden  
Phone No: (956) 447-1048  
Cell No: (956) 495-5329

BUY AMERICAN

Delivery Date: 9/12/2014

| QTY.                                                           | PART NO. | DESCRIPTION                                   | MATERIAL    | Ft. | In.              | # EACH | # TOTAL | E    | P | S | R |
|----------------------------------------------------------------|----------|-----------------------------------------------|-------------|-----|------------------|--------|---------|------|---|---|---|
| 900                                                            |          | 1/2" -13 X 1 1/4" HEX HEAD BOLT               |             |     |                  | 0.36   | 324     | -    | - | - | - |
| 30                                                             |          | 1/2" -13 X 5" HEX HEAD BOLT                   |             |     |                  | 0.17   | 5       | -    | - | - | - |
| 930                                                            |          | 1/2" -13 HEX NUT                              |             |     |                  | 0.065  | 60      | -    | - | - | - |
| 30                                                             |          | 3/4" -10 X 7 1/2" HEX HEAD BOLT               |             |     |                  | 1.03   | 31      | -    | - | - | - |
| 30                                                             |          | 3/4" -10 HEX NUT                              |             |     |                  | 0.119  | 4       | -    | - | - | - |
| 26                                                             |          | 1/2" -13 X 1 1/4" HEX HEAD BOLT               | A325        |     |                  | 0.36   | 9       | -    | - | - | - |
| 122                                                            |          | 1/2" -13 X 1 1/2" HEX HEAD BOLT               | A325        |     |                  | 0.17   | 21      | -    | - | - | - |
| 148                                                            |          | 1/2" -13 HEX NUT                              | A325        |     |                  | 0.065  | 10      | -    | - | - | - |
| 38                                                             |          | 5/8" -11 X 1 3/4" HEX HEAD BOLT               | A325        |     |                  | 0.17   | 6       | -    | - | - | - |
| 38                                                             |          | 5/8" -11 HEX NUT                              | A325        |     |                  | 0.065  | 2       | -    | - | - | - |
| 12                                                             |          | 7/8" -9 X 3 1/4" HEX HEAD BOLT                | A325        |     |                  | 0.17   | 2       | -    | - | - | - |
| 12                                                             |          | 7/8" -9 HEX NUT                               | A325        |     |                  | 0.065  | 1       | -    | - | - | - |
| 50                                                             |          | 3/4" -10 X 2 1/2" HEX HEAD BOLT               | A325        |     |                  | 0.41   | 21      | -    | - | - | - |
| 50                                                             |          | 3/4" -10 HEX NUT                              | A325        |     |                  | 0.119  | 6       | -    | - | - | - |
| 9000                                                           |          | ROOF PAN SCREW                                | Scots       |     | #12-14x1 1/2"    | 0.019  | 171     | -    | - | - | - |
| 6250                                                           |          | ROOF LAP SCREW                                | Scots       |     | 1/4" - 14 X 7/8" | 0.009  | 56      | -    | - | - | - |
|                                                                |          | WALL PAN SCREW                                | Opal White  |     | 1/4" - 14 X 7/8" | 0.01   | 29      | -    | - | - | - |
| 2900                                                           |          | WALL LAP SCREW                                | #30 White   |     | 1/4" - 14 X 7/8" | 0.01   | 29      | -    | - | - | - |
| 900                                                            |          | TRIM PAN SCREW                                | #30 White   |     | #12-14x1 1/2"    | 0.01   | 9       | -    | - | - | - |
| 800                                                            |          | TRIM LAP SCREW                                | #30 White   |     | 1/4" - 14 X 7/8" | 0.01   | 8       | -    | - | - | - |
| 1750                                                           |          | PARTITION SCREW                               | Zinc Plated |     | #12-14x1 1/2"    | 0.019  | 33      | -    | - | - | - |
| 4                                                              |          | METALLIC PRODUCTS SLOPED ROOF VENTS Galvalume |             |     |                  | 50     | 200     | -    | - | - | - |
| 8                                                              |          | CANNONBALL LIGHT PANEL PACKAGE                | Opal White  |     |                  | 25     | 100     | -    | - | - | - |
| APPROXIMATE SHIPPING WEIGHT FROM ERECT-A-TUBE, INC. TO JOBSITE |          |                                               |             |     |                  |        | 115690  | LBS. |   |   |   |



**ERECT-A-TUBE, INC.**  
701 W. PARK STREET P.O. BOX 100  
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Packing List For:

4 Unit

Model BBRG62-65

Ship To: Tri-Gen Construction, LLC  
C/O Mid Valley Airport  
1909 Joe Stephens Ave  
Weslaco, TX 78599

Job No. E 8065B  
Jobsite Contact: Connie Bearden  
Phone No: (956) 447-1048  
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BUY AMERICAN

Delivery Date: 9/12/2014

| QTY.                         | PART NO. | DESCRIPTION                                      | MATERIAL                 | Ft. | In.   | # EACH | # TOTAL | E P S R |
|------------------------------|----------|--------------------------------------------------|--------------------------|-----|-------|--------|---------|---------|
| METALLIC PRODUCTS PACKAGE    |          |                                                  | (DIRECT SHIP TO JOBSITE) |     |       |        |         |         |
| 4                            |          | 36" SLOPED VENTS                                 | Galvalume                |     |       |        |         |         |
| METAL SALES SHEETING PACKAGE |          |                                                  | (DIRECT SHIP TO JOBSITE) |     |       |        |         |         |
| 88                           |          | ROOF SHEETS                                      | Galvalume                | 27  | 1     |        |         |         |
| 90                           |          | ROOF SHEETS                                      | Galvalume                | 36  | 1 1/2 |        |         |         |
| 45                           |          | RIDGE CAPS                                       | Galvalume                | 2   | 6     |        |         |         |
| 82                           |          | UPPER PANEL                                      | #30 White                | 10  | 11    |        |         |         |
| 88                           |          | LOWER PANEL                                      | #30 White                | 10  | 11    |        |         |         |
| 4                            |          | LIGHT TRANSMITTING PANEL (SUNSKY) 45% OPAL WHITE |                          | 12  | 0     |        |         |         |
| 4                            |          | Endwall Panel #1                                 | #30 White                | 22  | 7     |        |         |         |
| 4                            |          | Endwall Panel #2                                 | #30 White                | 22  | 10    |        |         |         |
| 4                            |          | Endwall Panel #4                                 | #30 White                | 23  | 4     |        |         |         |
| 4                            |          | Endwall Panel #5                                 | #30 White                | 23  | 7     |        |         |         |
| 4                            |          | Endwall Panel #6                                 | #30 White                | 23  | 10    |        |         |         |
| 4                            |          | Endwall Panel #7                                 | #30 White                | 24  | 1     |        |         |         |
| 4                            |          | Endwall Panel #8                                 | #30 White                | 24  | 4     |        |         |         |
| 4                            |          | Endwall Panel #9                                 | #30 White                | 24  | 7     |        |         |         |
| 4                            |          | Endwall Panel #10                                | #30 White                | 24  | 10    |        |         |         |
| 4                            |          | Endwall Panel #11                                | #30 White                | 25  | 1     |        |         |         |
| 4                            |          | Endwall Panel #12                                | #30 White                | 25  | 4     |        |         |         |
| 4                            |          | Endwall Panel #13                                | #30 White                | 25  | 7     |        |         |         |
| 4                            |          | Endwall Panel #14                                | #30 White                | 25  | 10    |        |         |         |
| 4                            |          | Endwall Panel #15                                | #30 White                | 26  | 1     |        |         |         |
| 4                            |          | Endwall Panel #16                                | #30 White                | 26  | 4     |        |         |         |
| 4                            |          | Endwall Panel #17                                | #30 White                | 26  | 7     |        |         |         |
| 4                            |          | Endwall Panel #18                                | #30 White                | 26  | 10    |        |         |         |
| 4                            |          | Endwall Panel #19                                | #30 White                | 27  | 1     |        |         |         |
| 4                            |          | Endwall Panel #20                                | #30 White                | 27  | 4     |        |         |         |
| 4                            |          | Endwall Panel #21                                | #30 White                | 27  | 7     |        |         |         |
| 256                          |          | Interior Liner Panel                             | Galvalume                | 8   | 0     |        |         |         |
| 88                           |          | Door Liner Panel                                 | Galvalume                | 10  | 2 1/2 |        |         |         |
| 550                          |          | INSIDE CLOSURE                                   |                          |     |       |        |         |         |
| 100                          |          | OUTSIDE CLOSURE                                  |                          |     |       |        |         |         |

**ERECT-A-TUBE, INC.**  
 701 W. PARK STREET P.O. BOX 100  
 HARVARD, ILLINOIS 60033-0100  
 815-943-4091 FAX 815-943-7756

Packing List For:

4 Unit

Model BBRG62-65

Ship To: Tri-Gen Construction, LLC  
 C/O Mid Valley Airport  
 1909 Joe Stephens Ave  
 Weslaco, TX 78599

BUY AMERICAN

Job No. E 8065B  
 Jobsite Contact: Connie Bearden  
 Phone No: (956) 447-1048  
 Cell No: (956) 495-5329

Delivery Date: 9/12/2014

| QTY. | PART NO. | DESCRIPTION                  | MATERIAL      | Ft. | In.    | # EACH | # TOTAL | E | P | S | R |
|------|----------|------------------------------|---------------|-----|--------|--------|---------|---|---|---|---|
| 8    | 16894    | DOOR CORNER TRIM             | #30 White     | 12  | 0      |        |         |   |   |   |   |
| 16   | 16896    | RAKE TRIM                    | #30 White     | 16  | 0      |        |         |   |   |   |   |
| 2    | 16900    | R.H. RAKE ENDCAP             | #30 White     | 1   | 6      |        |         |   |   |   |   |
| 2    | 16899    | L.H. RAKE ENDCAP             | #30 White     | 1   | 6      |        |         |   |   |   |   |
| 2    | 16897    | PEAK CAP W/ E-A-T LOGO       | #30 White     | 1   | 6      |        |         |   |   |   |   |
| 16   | 16850    | BOTTOM DRIP TRIM             | #30 White     | 17  | 0      |        |         |   |   |   |   |
| 8    | 15868    | J TRIM / 3060 JAMB           | #30 White     | 6   | 4      |        |         |   |   |   |   |
| 10   | 15868    | J TRIM / 3070 JAMB & HEADER  | #30 White     | 7   | 6      |        |         |   |   |   |   |
| 16   | 16886    | J TRIM / TOP OF BI-FOLD DOOR | #30 White     | 17  | 0      |        |         |   |   |   |   |
| 16   | 16490    | LARGE DOOR ENDCAP            | #30 White     | 12  | 0      |        |         |   |   |   |   |
| 1    | 16851    | HEAD TRIM / 3060             | #30 White     | 17  | 0      |        |         |   |   |   |   |
| 1    | 16430    | THRESHOLD TRIM / 3060        | #30 White     | 17  | 0      |        |         |   |   |   |   |
| 4    | 16494    | RH LARGE MANSARD END PANEL   | #30 White     | 10  | 11     |        |         |   |   |   |   |
| 4    | 16493    | LH LARGE MANSARD END PANEL   | #30 White     | 10  | 11     |        |         |   |   |   |   |
| 16   | 16492    | CENTER ANGLE                 | #30 White     | 17  | 0      |        |         |   |   |   |   |
| 16   | 16492    | SOFFIT TRIM                  | #30 White     | 17  | 0      |        |         |   |   |   |   |
| 15   | 16491    | BASE TRIM                    | #30 White     | 17  | 6      |        |         |   |   |   |   |
| 13   |          | 6" BASE CHANNEL              | 6 X 3 Channel | 20  | 0      |        |         |   |   |   |   |
| 16   |          | 6" CEE / CS1                 | 6 X 2 1/2     | 4   | 4 1/2  |        |         |   |   |   |   |
| 8    |          | MANSARD ZEE                  | 8 X 2 1/2     | 35  | 0      |        |         |   |   |   |   |
| 56   | P1       |                              | 8" Purlin     | 23  | 1 1/2  |        |         |   |   |   |   |
| 112  | P2       |                              | 8" Purlin     | 23  | 11 1/2 |        |         |   |   |   |   |
| 20   | G22 Girt |                              | 6" Cee Girt   | 20  | 5      |        |         |   |   |   |   |
| 20   | G23 Girt |                              | 6" Cee Girt   | 19  | 5      |        |         |   |   |   |   |
| 20   | G24 Girt |                              | 6" Cee Girt   | 20  | 3      |        |         |   |   |   |   |

October 28, 2021  
 Tri-Gen Construction  
 E80553 4-unit BBRG62-65  
 Weslaco, TX

Bid: Quoted  
 4/1/2021

| Category | Material Description               | Total Weight | Cost per LBS. | Total Increase |   |
|----------|------------------------------------|--------------|---------------|----------------|---|
|          | Door Panels                        | 34,160       | 0.515         | \$ 17,916.92   | * |
|          | T1 Trusses 00056 & 00063           | 8,461        | 0.535         | \$ 4,439.37    | * |
|          | T2 Trusses 00078                   | 19,936       | 0.5           | \$ 10,456.43   | * |
|          | Interior Columns 6x6x5/16 00082    | 11,761       | 0.525         | \$ 6,169.69    | * |
|          | Interior Columns 6x4x3/16" 00087   | 4,482        | 0.515         | \$ 2,350.81    | * |
|          |                                    |              |               |                | * |
|          | WF Columns W10x39                  | 5,452        | 0.2           | \$ 1,174.91    | * |
|          | 1/2 x-bracing 00276                | 356          | 0.1           | \$ 41.65       | * |
|          | 5/8 x-bracing 00278                | 823          | 0.1           | \$ 117.28      | * |
|          | 3/4 x-bracing 00281                | 1,756        | 0.1           | \$ 253.74      | * |
|          | Misc. Steel Components             | 3,129        | 0.6           | \$ 2,159.01    | * |
|          | Misc Galvanized Components         | 982          | 0.4           | \$ 461.54      | * |
|          | Misc building components/hardware  | 5,095        | 0.213         | \$ 1,080.14    | * |
|          | 56434                              | 115,690      |               |                |   |
|          | Sub Total Primary                  |              |               | \$ 50,778.92   |   |
|          | Lineal ft., squares or cost per ft | pieces       | sq. or pie    | Total          |   |
|          | Material Description               |              |               |                |   |
|          | 26 ga galv roof Sheeting           | 5,634.58     | 0.5           | \$ 3,042.67    |   |
|          | 26 ga SP Ext. wall and door shee   | 3,962.83     | 1.1           | \$ 4,359.12    |   |
|          | Ridge Cap                          | 45.00        | 1.9           | \$ 87.75       |   |
|          | 29 ga galv Partition shee          | 2,946.33     | 2.2           | \$ 6,658.71    |   |
|          | 8x2.125x2.375x16 zee ro            | 3,978.33     | 5.9           | \$ 23,710.86   |   |
|          | 8x2.5x2.5x14 zee ro                | 280.00       | 3.1           | \$ 890.40      |   |
|          | 6x3.5x12 cee ro                    | 1,201.67     | 6.4           | \$ 7,714.70    |   |
|          | 6x2.5x2.5x14 cee ro                | 70.00        | 3.6           | \$ 257.60      |   |
|          | 6x3x14 channel ro                  |              | 3.1           | \$             |   |
|          | Bldg. Trims                        |              |               | \$             |   |
|          | Sub Total Secondary                |              |               | \$ 46,721.82   |   |
|          | Sub Total Primary                  |              |               | \$ 50,778.92   |   |
|          | Additional Freight                 |              |               | \$ 8,500.00    |   |
|          | Grand Total of steel surcharges    |              |               | \$ 106,000.74  |   |

|                       | 4/1/2021 | Diff | Part No. | Material     | 4/1/2021 latest \$ |             | Diff. per LBS |
|-----------------------|----------|------|----------|--------------|--------------------|-------------|---------------|
|                       |          |      |          |              | \$ per LBS.        | \$ per LBS. |               |
| 26 ga Galv Roof       | 2.56     | *    | 3.10     |              |                    |             |               |
| 26 wall - SP          | 3.30     | *    | 4.40     | W10x39       | 0.6895             | 0.905       | 0.216         |
| Ridge Cap             | 9.29     |      | 11.24    |              |                    |             |               |
| 29 part - galv        | 2.14     | *    | 4.40     |              |                    |             |               |
| 8x2-1/8x2-3/8x12ze ro | 4.44     | *    | 10.40    | 4x4x.125     | 0.8255             | 1.35        | 0.525         |
| 8x2.5x2.5x14gae ro    | 3.34     | *    | 6.52     | 6x6x3/16     | 0.8255             | 1.35        | 0.525         |
| 6"x2.5x2.5x14 cee ro  | 2.87     |      | 6.55     | 4x4x3/16     | 0.8255             | 1.35        | 0.525         |
| 6"x3.5x12 cee ro      | 4.78     | *    | 11.20    | 4x4x5/16     | 0.8255             | 1.35        | 0.525         |
| 6x3x14 channel ro     | 3.36     | *    | 6.55     | 6x6x5/16     | 0.8255             | 1.35        | 0.525         |
| trim                  |          |      |          | 6x4x3/16"    | 0.8255             | 1.35        | 0.525         |
|                       |          |      |          | 5/8 tie rod  | 0.67               | 0.8125      | 0.143         |
|                       |          |      |          | 1/2 tie rod  | 0.6955             | 0.8125      | 0.117         |
|                       |          |      |          | 3/4" tie rod | 0.668              | 0.8125      | 0.145         |
|                       |          |      |          | G90          | 0.9795             | 1.4495      | 0.470         |
|                       |          |      |          | Plate        | 0.835              | 1.525       | 0.690         |



October 28, 2021

Tri-Gen Construction  
E8065A 2-unit BBRG62-65  
Weslaco, TX

Bid: Quoted  
4/1/2021

| Category | Material Description                  | Total Weight        | Cost per LBS. | Total Increase     | * |
|----------|---------------------------------------|---------------------|---------------|--------------------|---|
|          | Door Panels                           | 8,380               | 0.4           | \$3,902.76         | * |
|          | T1 Trusses 00056 & 00063              | 4,260               | 0.4           | \$1,872.77         | * |
|          | T2 Trusses 00078                      | 9,968               | 0.4           | \$4,380.54         | * |
|          | End wall girt 4x4x3/16 00056          | 0                   |               |                    | * |
|          | Interior Column 6x6x5/16 00082        | 3,590               | 0.44          | \$1,533.16         | * |
|          | Interior Column 6x6x250 00079         | 0                   | 0.44          | 0                  | * |
|          | Interior Column 4x4x120 00055         | 1,027               | 0.44          | \$451.87           | * |
|          | Rafter W12x22 00074                   | 8,171               | 0.72          | \$5,882.18         | * |
|          | Rafter W12x14 001323                  | 0                   | 0.72          | \$0.00             | * |
|          | Rafter W12x12 00102                   | 0                   | 0.72          | \$0.00             | * |
|          | Rafter W12x6 00112                    | 0                   | 0.72          | \$0.00             | * |
|          | WF Columns W10x39                     | 2,772               | 0.2           | \$756.76           | * |
|          | WF Column W6x15 00065                 | 730                 | 0.2           | \$199.79           | * |
|          | WF Column W8x28 00075                 | 3,401               | 0.2           | \$928.47           | * |
|          | 1/2 x-bracing 00276                   | 492                 | 0.1           | \$41.17            | * |
|          | 5/8 x-bracing 00278                   | 606                 | 0.1           | \$66.66            | * |
|          | Misc. Steel Components                | 1,499               | 0.6           | \$1,034.31         | * |
|          | Misc Galvanized Components            | 748                 | 0.4           | \$351.16           | * |
|          | Misc building components/hardware     | 3,070               | 0.2           | \$650.84           | * |
|          | <b>Sub Total Primary</b>              | <b>50,440</b>       |               | <b>\$18,763.03</b> |   |
|          | Linear ft., squares or pieces         | Cost per sq. or pie | Total         |                    |   |
|          | Material Description                  |                     |               |                    |   |
|          | 26 ga Galv roof Sheeting              | 5,635.58            | 0.5           | \$3,043.21         |   |
|          | 26 ga SP Ext. wall and door sheathing | 3,962.83            | 1.1           | \$4,359.12         |   |
|          |                                       | 45.00               | 1.9           | \$87.75            |   |
|          | 29 ga PPII Partition sheathing        | 2,946.33            | 0.4           | \$1,325.85         |   |
|          | 8x2.125x2.375x16 zee ro               | 3,978.33            | 5.9           | \$23,710.86        |   |
|          | 8x2.5x2.5x14 zee ro                   | 280.00              | 3.1           | \$890.40           |   |
|          | 6x2.5x2.5x14 cee ro                   | 70.00               | 3.6           | \$257.60           |   |
|          | 6x3.5x12 cee ro                       | 1,201.67            | 6.4           | \$7,714.70         |   |
|          | 6x3x14 channel                        | 260                 | 6.5           | \$1,703.00         |   |
|          | Bldg. Trims                           |                     |               | \$1,300.00         |   |
|          | <b>Sub Total Secondary</b>            |                     |               | <b>\$44,392.50</b> |   |



**ERECT-A-TUBE, INC.**  
701 W. PARK STREET P.O. BOX 100  
HARVARD, ILLINOIS 60033-0100  
815-943-4091 FAX 815-943-7756

Packing List For:

2 Unit

Model RG62-65

Ship To: Tri-Gen Constuction, L.L.C  
C/O Mid Valley Airport  
1909 Joe Stephens Avenue  
Weslaco TX, 78599

Job No. E 8065-A  
Jobsite Contact: Connie Bearden  
Phone No: 956-447-1048  
Cell No: 956-495-5329

BUY AMERICAN

Delivery Date: 10/21/2021

| QTY. | PART NO. | DESCRIPTION              | MATERIAL    | Ft. | In.    | # EACH | # TOTAL | E | P | S | R |
|------|----------|--------------------------|-------------|-----|--------|--------|---------|---|---|---|---|
| 1    |          | C1 LH DOOR CORNER COLUMN | W10x39      | 22  | 2      | 927    | 927     | - | - | - | - |
| 1    |          | C2 DOUBLE DOOR COLUMN    | W10x39      | 22  | 2      | 918    | 918     | - | - | - | - |
| 1    |          | C3 RH DOOR CORNER COLUMN | W10x39      | 22  | 2      | 927    | 927     | - | - | - | - |
| 1    |          | C4 ENDWALL COLUMN        | HHS6x6x5/16 | 22  | 5 1/2  | 580    | 580     | - | - | - | - |
| 1    |          | C4A ENDWALL COLUMN       | HHS6x6x5/16 | 22  | 5 1/2  | 579    | 579     | - | - | - | - |
| 1    |          | C5 ENDWALL COLUMN        | HHS6x6x5/16 | 22  | 5 1/2  | 579    | 579     | - | - | - | - |
| 1    |          | C5A ENDWALL COLUMN       | HHS6x6x5/16 | 22  | 5 1/2  | 580    | 580     | - | - | - | - |
| 1    |          | C6 LH CORNER COLUMN      | W6x15       | 22  | 2      | 365    | 365     | - | - | - | - |
| 2    |          | C7 SIDEWALL COLUMN       | W8x28       | 22  | 2      | 680    | 1360    | - | - | - | - |
| 2    |          | C8 SIDEWALL COLUMN       | W8x28       | 22  | 2      | 680    | 1360    | - | - | - | - |
| 1    |          | C10 SIDEWALL COLUMN      | W8x28       | 22  | 2      | 681    | 681     | - | - | - | - |
| 1    |          | C12 RH CORNER COLUMN     | W6x15       | 22  | 2      | 365    | 365     | - | - | - | - |
| 1    |          | C13 INTERIOR COLUMN      | HHS6x6x5/16 | 22  | 5 1/2  | 586    | 586     | - | - | - | - |
| 1    |          | C14 INTERIOR COLUMN      | HHS6x6x5/16 | 22  | 5 1/2  | 586    | 586     | - | - | - | - |
|      |          | EP20 EAVE PURLIN         | HSS4x4x.120 | 21  | 8 1/4  | 172    | 343     | - | - | - | - |
| 4    |          | EP21 EAVE PURLIN         | HSS4x4x.120 | 21  | 7 1/4  | 171    | 684     | - | - | - | - |
| 3    |          |                          |             |     |        |        |         | - | - | - | - |
| 6    |          |                          |             |     |        |        |         | - | - | - | - |
| 5    |          |                          |             |     |        |        |         | - | - | - | - |
| 4    |          | X1 TIE ROD               | 5/8" DIA.   | 29  | 7 1/4  | 32     | 128     | - | - | - | - |
| 4    |          | X2 TIE ROD               | 5/8" DIA.   | 28  | 4 1/2  | 31     | 123     | - | - | - | - |
| 2    |          | X3 TIE ROD               | 5/8" DIA.   | 29  | 1/2    | 32     | 63      | - | - | - | - |
| 2    |          | X4 TIE ROD               | 5/8" DIA.   | 27  | 9 3/4  | 30     | 61      | - | - | - | - |
| 2    |          | FS2 FLAT STRAP           | 5/8" DIA.   | 28  | 10     | 39     | 77      | - | - | - | - |
| 1    |          | FS3 FLAT STRAP           | 5/8" DIA.   | 29  | 6 1/4  | 39     | 39      | - | - | - | - |
| 1    |          | FS4 FLAT STRAP           | 5/8" DIA.   | 28  | 5 1/2  | 38     | 38      | - | - | - | - |
| 1    |          | FS5 FLAT STRAP           | 5/8" DIA.   | 29  | 5      | 39     | 39      | - | - | - | - |
| 1    |          | FS6 FLAT STRAP           | 5/8" DIA.   | 28  | 6 1/4  | 38     | 38      | - | - | - | - |
| 8    |          | X10 ROOF TIE ROD         | 1/2" DIA.   | 29  | 6 3/4  | 22     | 174     | - | - | - | - |
| 8    |          | X11 ROOF TIE ROD         | 1/2" DIA.   | 23  | 10 3/4 | 18     | 144     | - | - | - | - |
| 8    |          | X12 ROOF TIE ROD         | 1/2" DIA.   | 28  | 6 1/2" | 22     | 174     | - | - | - | - |



**ERECT-A-TUBE, INC.**  
 701 W. PARK STREET P.O. BOX 100  
 HARVARD, ILLINOIS 60033-0100  
 815-943-4091 FAX 815-943-7756

Packing List For:

2 Unit

Model RG62-65

Ship To: Tri-Gen Constuction, L.L.C  
 C/O Mid Valley Airport  
 1909 Joe Stephens Avenue  
 Weslaco TX, 78599

Job No. E 8065-A  
 Jobsite Contact: Connie Bearden  
 Phone No: 956-447-1048  
 Cell No: 956-495-5329

BUY AMERICAN

Delivery Date: 10/21/2021

| QTY. | PART NO. | DESCRIPTION                                                                                          | MATERIAL     | Ft. | In.   | # EACH | # TOTAL | E | P | S | R |
|------|----------|------------------------------------------------------------------------------------------------------|--------------|-----|-------|--------|---------|---|---|---|---|
| 2    |          | T1 LH DOOR TRUSS HALF                                                                                | 36           | 32  | 5 5/8 | 1065   | 2130    | - | - | - | - |
| 2    |          | T1 RH DOOR TRUSS HALF                                                                                | 36           | 32  | 5 5/8 | 1065   | 2130    | - | - | - | - |
| 4    |          | T2 LH SHORT INTERIOR TRUSS HALF                                                                      | 42           | 17  | 6 1/4 | 715    | 2860    | - | - | - | - |
| 4    |          | T2 RH LONG INTERIOR TRUSS HALF                                                                       | 42           | 46  | 11    | 1792   | 7168    | - | - | - | - |
| 4    |          | 65' x 18' UPPER DOOR PANEL                                                                           | 10'-9 1/2"   | 32  | 4     | 1330   | 5320    | - | - | - | - |
| 4    |          | 65' x 18' BOTTOM DOOR PANEL                                                                          | 10'-11"      | 32  | 4     | 890    | 3560    | - | - | - | - |
| 4    |          | 3070 WALK DOOR JAMBS                                                                                 | 6" CEE       | 7   | 1     | 32     | 128     | - | - | - | - |
| 4    |          | LOUVER JAMBS                                                                                         | 6" CEE       | 4   | 0     | 18     | 72      | - | - | - | - |
| 24   | 16481    | LGSI ENDWALL PURLIN CLIP                                                                             | 4x2 1/2x7 <  |     |       | 2      | 48      | - | - | - | - |
| 60   | 16482    | LGSI MIDRAY PURLIN CLIP                                                                              | 6x2 1/2x7 <  |     |       | 3      | 180     | - | - | - | - |
| 2    |          | PA 30 UPPER PARTITION ANGLE                                                                          | 2 1/2" ANGLE | 30  | 0     | 38     | 76      | - | - | - | - |
| 28   | 16253    | RA 31 GALVANIZED RAKE ANGLE                                                                          | 4" ANGLE     | 10  | 0     | 17     | 476     | - | - | - | - |
| 16   |          | RB 60 GALVANIZED RAFTER BRACE                                                                        | 1 1/2" ANGLE | 4   | 7     | 4      | 56      | - | - | - | - |
| 8    |          | LC1 DOOR LOWER CHORD BRACE                                                                           | 2 1/2" ANGLE | 7   | 10    | 24     | 193     | - | - | - | - |
| 4    | 16723    | LC33 DOOR LOWER CHORD BRACE                                                                          | 2" ANGLE     | 1   | 10    | 5      | 18      | - | - | - | - |
| -    |          | LC4 LOWER CHORD BRACE                                                                                | 2" ANGLE     | 4   | 8     | 14     | 56      | - | - | - | - |
| 12   |          | UC1 UPPER CHORD BRACE                                                                                | HSS3x3       | 13  | 9     | 46     | 546     | - | - | - | - |
| 18   | 21923    | 8" MANSARD ZEE BRACE                                                                                 |              |     |       | 2      | 36      | - | - | - | - |
| 140  | 16348    | ASTRAGAL STRIP                                                                                       |              | 1   | 0     | 1      | 140     | - | - | - | - |
| 2    | 6760     | DOUBLE DRUM POWER HEAD WITH<br>CAMLOCK INTERLOCK LOCKOUT SWITCHES<br>3 HP 230 VOLT (60' CC) 6' & 64' |              |     |       | 435    | 870     | - | - | - | - |
| 2    |          | 65' X 18' MISC. PARTS BOX                                                                            |              |     |       | 150    | 300     | - | - | - | - |
| 2    | 21022    | 14" TOP RUBBER ASTRAGAL                                                                              | IN PARTS BOX | 66  | 0     | 26     | 51      | - | - | - | - |
| 2    | 20647    | 16" BOTTOM RUBBER ASTRAGAL                                                                           | IN PARTS BOX | 66  | 0     | 28     | 56      | - | - | - | - |
| 2    | 20954    | CENTER ASTRAGAL                                                                                      | IN PARTS BOX | 66  | 0     | 14     | 28      | - | - | - | - |
| 8    | 20906    | JAMB SEAL                                                                                            |              | 11  | 6     | 4      | 32      | - | - | - | - |



**ERECT-A-TUBE, INC.**  
 701 W. PARK STREET P.O. BOX 100  
 HARVARD, ILLINOIS 60033-0100  
 815-943-4091 FAX 815-943-7756

Packing List For:

2 Unit

Model RG62-65

Ship To: Tri-Gen Constuction, L.L.C  
 C/O Mid Valley Airport  
 1909 Joe Stephens Avenue  
 Weslaco TX, 78599

Job No. E 8065-A  
 Jobsite Contact: Connie Bearden  
 Phone No: 956-447-1048  
 Cell No: 956-495-5329

BUY AMERICAN

Delivery Date: 10/21/2021

| QTY. | PART NO. | DESCRIPTION                                | MATERIAL              | Ft.  | In.              | # EACH | # TOTAL | E | P | S | R |
|------|----------|--------------------------------------------|-----------------------|------|------------------|--------|---------|---|---|---|---|
| 2    | 21812    | 3060 WALK DOOR PACKAGE                     |                       |      |                  | 90     | 180     | - | - | - | - |
| 2    | 21814    | 3070 WALK DOOR PACKAGE                     |                       |      |                  | 90     | 180     | - | - | - | - |
| 4    |          | 3070 WALK DOOR JAMBS                       | 6" CEE                | 7    | 1                | 17     | 68      | - | - | - | - |
| 4    | 21906    | TELL LEVER LOCKSET                         |                       |      |                  | 5      | 20      | - | - | - | - |
| 20   | 21601    | ANGLE MOUNTING CLIP / 3060 WALK DOOR / CS1 |                       |      |                  | 1      | 20      | - | - | - | - |
| 8    | 21874    | 12-14 x 3" SCREW                           | (3070 WALK DOOR JAMB) |      |                  | 0      | 2       | - | - | - | - |
| 10   | 16273    | DOOR MANSARD CHANNEL                       | 4"                    |      | 19 1/2           | 8      | 80      | - | - | - | - |
| 26   | 15643    | UPPER PARTITION TRIM                       |                       | 2    | 7 1/2            | 2      | 52      | - | - | - | - |
| 36   | 21748    | TEE MOUNTING CLIP                          |                       |      |                  | 2      | 72      | - | - | - | - |
| 84   | 21947    | ROLL OF CAULKING                           | 45' ROLLS             | 3780 | 0                | 5      | 420     | - | - | - | - |
| 2    | 21561    | RED OXIDE PRIMER                           |                       |      |                  | 2      | 4       | - | - | - | - |
| 64   | 21002    | 3/4" ANCHOR BOLT WASHER                    |                       |      |                  | 0.25   | 16      | - | - | - | - |
| 64   |          | 3/4" ANCHOR BOLT NUT                       |                       |      |                  | 0.193  | 12      | - | - | - | - |
| 358  | 21436    | #12-24 X 1 1/2" TRAXX 5 SCREW              |                       |      |                  | 0.02   | 7       | - | - | - | - |
| 1    |          | CONSTRUCTION DOCUMENT PACKAGE              |                       |      |                  | 3      | 3       | - | - | - | - |
| 905  |          | 1/2" -13 X 1 1/4" HEX HEAD BOLT            | GRADE 5               |      |                  | 0.36   | 326     | - | - | - | - |
| 125  |          | 1/2" -13 X 5" HEX HEAD BOLT                | GRADE 5               |      |                  | 0.17   | 21      | - | - | - | - |
| 1030 |          | 1/2" -13 HEX NUT                           | GRADE 5               |      |                  | 0.065  | 67      | - | - | - | - |
| 12   |          | 3/4" -10 X 7 1/2" HEX HEAD BOLT            | GRADE 5               |      |                  | 1.03   | 12      | - | - | - | - |
| 12   |          | 3/4" -10 HEX NUT                           | GRADE 5               |      |                  | 0.119  | 1       | - | - | - | - |
| 10   |          | 1/2" -13 X 1 1/4" HEX HEAD BOLT            | A325                  |      |                  | 0.36   | 4       | - | - | - | - |
| 21   |          | 1/2" -13 X 1 1/2" HEX HEAD BOLT            | A325                  |      |                  | 0.17   | 4       | - | - | - | - |
| 31   |          | 1/2" -13 HEX NUT                           | A325                  |      |                  | 0.065  | 2       | - | - | - | - |
| 8    |          | 5/8" -11 X 1 1/4" HEX HEAD BOLT            | A325                  |      |                  | 0.17   | 1       | - | - | - | - |
| 8    |          | 5/8" -11 HEX NUT                           | A325                  |      |                  | 0.065  | 1       | - | - | - | - |
| 16   |          | 3/4" -4 x 1 1/2"                           | A325                  |      |                  |        |         | - | - | - | - |
| 50   |          | 3/4" -10 X 1/2" HEX HEAD BOLT              | A325                  |      |                  | 0.41   | 21      | - | - | - | - |
| 66   |          | 3/4" -10 HEX NUT                           | A325                  |      |                  | 0.119  | 8       | - | - | - | - |
| 4000 |          | ROOF PAN SCREW AT PURLINS                  | Scots                 |      | #12-14x1 1/2"    | 0.019  | 76      | - | - | - | - |
| 3500 |          | ROOF LAP SCREW                             | Scots                 |      | 1/4" - 14 X 7/8" | 0.009  | 32      | - | - | - | - |
| 3900 |          | WALL PAN SCREW                             | #30 White             |      | #12-14x1 1/2"    | 0.01   | 39      | - | - | - | - |
| 2200 |          | WALL LAP SCREW                             | #30 White             |      | 1/4" - 14 X 7/8" | 0.01   | 22      | - | - | - | - |
| 500  |          | TRIM PAN SCREW                             | #30 White             |      | #12-14x1 1/2"    | 0.01   | 5       | - | - | - | - |
| 500  |          | TRIM LAP SCREW                             | #30 White             |      | 1/4" - 14 X 7/8" | 0.01   | 5       | - | - | - | - |
| 1250 |          | PARTITION SCREW                            | Galvalume             |      | #12-14x1 1/2"    | 0.019  | 24      | - | - | - | - |
| 2    |          | METALLIC PRODUCTS SLOPED ROOF VENTS        | Galvalume             |      |                  | 50     | 100     | - | - | - | - |
| 4    |          | CANNONBALL LIGHT PANEL PACKAGE             | Opal White            |      |                  | 25     | 100     | - | - | - | - |

APPROXIMATE SHIPPING WEIGHT FROM ERECT-A-TUBE, INC. TO JOBSITE

50500 LBS.

**ERECT-A-TUBE, INC.**  
701 W. PARK STREET P.O. BOX 100  
HARVARD, ILLINOIS 60033-0100  
815-943-4091 FAX 815-943-7756

Packing List For:

2 Unit

Model RG62-65

Ship To: Tri-Gen Constuction, L.L.C  
C/O Mid Valley Airport  
1909 Joe Stephens Avenue  
Weslaco TX, 78599

Job No. E 8065-A  
Jobsite Contact: Connie Bearden  
Phone No: 956-447-1048  
Cell No: 956-495-5329

BUY AMERICAN

Delivery Date: 10/21/2021

| QTY.                         | PART NO. | DESCRIPTION                           | MATERIAL                 | Ft. | In.   | # EACH | # TOTAL | E P S R |
|------------------------------|----------|---------------------------------------|--------------------------|-----|-------|--------|---------|---------|
| METAL SALES SHEETING PACKAGE |          |                                       | (DIRECT SHIP TO JOBSITE) |     |       |        |         |         |
| 88                           |          | ROOF SHEETS                           | Galvalume                | 31  | 6 1/2 |        |         |         |
| 45                           |          | RIDGE CAPS                            | Galvalume                | 2   | 6     |        |         |         |
| 42                           |          | UPPER PANEL                           | #30 White                | 10  | 11    |        |         |         |
| 44                           |          | LOWER PANEL                           | #30 White                | 10  | 11    |        |         |         |
| 4                            |          | LIGHT TRANSMITTING PANEL (SUNSKY) 45% | 0                        | 12  | 0     |        |         |         |
| 44                           |          | SIDEWALL PANELS                       | #30 White                | 22  | 5     |        |         |         |
| 4                            |          | Endwall Panel #1                      | #30 White                | 22  | 7     |        |         |         |
| 4                            |          | Endwall Panel #2                      | #30 White                | 22  | 10    |        |         |         |
| 4                            |          | Endwall Panel #3                      | #30 White                | 23  | 1     |        |         |         |
| 4                            |          | Endwall Panel #4                      | #30 White                | 23  | 4     |        |         |         |
| 4                            |          | Endwall Panel #5                      | #30 White                | 23  | 7     |        |         |         |
| 4                            |          | Endwall Panel #6                      | #30 White                | 23  | 10    |        |         |         |
| 4                            |          | Endwall Panel #7                      | #30 White                | 24  | 1     |        |         |         |
| 4                            |          | Endwall Panel #8                      | #30 White                | 24  | 4     |        |         |         |
| 4                            |          | Endwall Panel #9                      | #30 White                | 24  | 7     |        |         |         |
| 4                            |          | Endwall Panel #10                     | #30 White                | 24  | 10    |        |         |         |
| 4                            |          | Endwall Panel #11                     | #30 White                | 25  | 1     |        |         |         |
| 130                          |          | Partition Panel #1                    | Galvalume                | 8   | 0     |        |         |         |
| 45                           |          | Partition Panel #2                    | Galvalume                | 10  | 2 1/2 |        |         |         |
| 375                          |          | INSIDE CLOSURE                        |                          |     |       |        |         |         |
| 100                          |          | OUTSIDE CLOSURE                       |                          |     |       |        |         |         |
| 4                            | 15601    | CORNER TRIM                           | #30 White                | 12  | 0     |        |         |         |
| 4                            | 16894    | DOOR CORNER TRIM                      | #30 White                | 12  | 0     |        |         |         |
| 8                            | 15603    | EAVE TRIM                             | #30 White                | 17  | 0     |        |         |         |
| 8                            | 15155    | RAKE TRIM                             | #30 White                | 17  | 0     |        |         |         |
| 2                            | 15614    | R.H. RAKE ENDCAP                      | #30 White                | 1   | 6     |        |         |         |
| 2                            | 15615    | L.H. RAKE ENDCAP                      | #30 White                | 1   | 6     |        |         |         |
| 2                            | 16346    | PEAK CAP W/ E-A-T LOGO                | #30 White                | 1   | 6     |        |         |         |
| 8                            | 16850    | BOTTOM DRIP TRIM                      | #30 White                | 17  | 0     |        |         |         |
| 10                           | 15868    | J TRIM / 3060 JAMB / LOUVERS          | #30 White                | 6   | 4     |        |         |         |
| 5                            | 15868    | J TRIM / 3070 JAMB & HEADER           | #30 White                | 7   | 6     |        |         |         |
| 8                            | 15868    | J TRIM / TOP OF BI-FOLD DOOR          | #30 White                | 17  | 0     |        |         |         |
| 8                            | 16490    | LARGE DOOR ENDCAP                     | #30 White                | 12  | 0     |        |         |         |
| 3                            | 16851    | HEAD TRIM / 3060 & LOUVERS            | #30 White                | 7   | 6     |        |         |         |
| 1                            | 16430    | THRESHOLD TRIM / 3060                 | #30 White                | 7   | 6     |        |         |         |
| 2                            | 16494    | RH LARGE MANSARD END PANEL            | #30 White                | 10  | 11    |        |         |         |
| 2                            | 16493    | LH LARGE MANSARD END PANEL            | #30 White                | 10  | 11    |        |         |         |
| 8                            | 16492    | CENTER ANGLE                          | #30 White                | 17  | 0     |        |         |         |
| 8                            | 16491    | SOFFIT TRIM                           | #30 White                | 17  | 0     |        |         |         |
| 8                            | 16862    | CENTER TRIM                           | #30 White                | 17  | 0     |        |         |         |

**ERECT-A-TUBE, INC.**  
701 W. PARK STREET P.O. BOX 100  
HARVARD, ILLINOIS 60033-0100  
815-943-4091 FAX 815-943-7756

Packing List For:

2 Unit

Model RG62-65

Ship To: Tri-Gen Constuction, L.L.C  
C/O Mid Valley Airport  
1909 Joe Stephens Avenue  
Weslaco TX, 78599

Job No. E 8065-A  
Jobsite Contact: Connie Bearden  
Phone No: 956-447-1048  
Cell No: 956-495-5329

BUY AMERICAN

Delivery Date: 10/21/2021

| QTY. | PART NO. | DESCRIPTION                        | MATERIAL    | Ft. | In.    | # EACH | # TOTAL | E | P | S | R |
|------|----------|------------------------------------|-------------|-----|--------|--------|---------|---|---|---|---|
| 8    | 16862    | DUMMY RIB                          | #30 White   | 12  | 0      |        |         |   |   |   |   |
| 16   | 16857    | BASE/HEAD TRIM                     | #30 White   | 17  | 0      |        |         |   |   |   |   |
| 34   | 16565    | POST FRAME J CAP & LOUVERS         | Galvalume   | 17  | 0      |        |         |   |   |   |   |
| 13   | 16565    | VERTICAL POST FRAME J & 3070 DOORS | Galvalume   | 8   | 0      |        |         |   |   |   |   |
| 4    | 21959    | INSIDE CORNER TRIM                 | Galvalume   | 8   | 0      |        |         |   |   |   |   |
| 13   |          | 6" BASE CHANNEL                    | 6X3         | 20  | 0      |        |         |   |   |   |   |
| 8    |          | 6" CEE / CS1                       | 6 X 2 1/2   | 4   | 3 1/2  |        |         |   |   |   |   |
| 4    |          | MANSARD ZEE                        | 8 X 2 1/2   | 35  | 0      |        |         |   |   |   |   |
| 28   | P1       |                                    | 8" Purlin   | 23  | 1 1/2  |        |         |   |   |   |   |
| 56   | P2       |                                    | 8" Purlin   | 23  | 11 1/2 |        |         |   |   |   |   |
| 16   | G21 Girt |                                    | 6" Cee Girt | 21  | 1      |        |         |   |   |   |   |
| 10   | G23 Girt |                                    | 6" Cee Girt | 19  | 5      |        |         |   |   |   |   |
| 10   | G24 Girt |                                    | 6" Cee Girt | 20  | 1      |        |         |   |   |   |   |
| 8    | G25 Girt |                                    | 6" Cee Girt | 21  | 2      |        |         |   |   |   |   |



## Price Change Notification

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| Market Name | Currency  | Unit of Measure | Source | Type  | New Price |     |      | Previous Price* |     |      | % Change     |              |               | Last Change |
|-------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|             |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| US Dollar   | US Dollar | Hundredweight   | AMM    | Price | 66.73     |     |      | 66.35           |     |      | 0.573%       |              |               | 03/31/2021  |

\*The previous price displayed here is the published price for this market prior to this change





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|-------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|             |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
|             | US Dollar | Hundredweight   | AMM    | Price | 68.54     |     |      | 67.58           |     |      | 1.421%       |              |               | 04/13/2021  |

\*The previous price displayed here is the published price for this market prior to this change



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|-----------------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                                     |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| CHINA<br>INDUSTRIAL<br>HEAVY<br>INDUSTRIAL<br>STEEL | US Dollar | Hundredweight   | AMM    | Price | 72.83     |     |      | 72.67           |     |      | 0.22%        |              |               | 04/26/2021  |

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|---------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|               |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| Crude Oil WTI | US Dollar | Hundredweight   | AMM    | Price | 83.5      |     |      | 75.5            |     |      | 10.596%      |              |               | 04/20/2021  |

\*The previous price displayed here is the published price for this market prior to this change



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|----------------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                                    |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| Steel Coil<br>AISI 304<br>Hot Rolled<br>24x36x.075 | US Dollar | Hundredweight   | AMM    | Price | 75.5      |     |      | 70              |     |      | 7.857%       |              |               | 03/16/2021  |

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|----------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                              |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| 7-11 US<br>Soybean Meal<br>100lb 100<br>2021 | US Dollar | Hundredweight   | AMM    | Price | 70        |     |      | 67              |     |      | 4.478%       |              |               | 02/16/2021  |

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|-------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|             |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
|             | US Dollar | Hundredweight   | AMM    | Price | 60        |     |      | 52.5            |     |      | 14.286%      |              |               | 04/29/2021  |

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|------------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                                |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| SOYBEAN OIL<br>FUTURES<br>F1 (NEW YORK)<br>CME | US Dollar | Hundredweight   | AMM    | Price | 52.5      |     |      | 50              |     |      | 5%           |              |               | 03/25/2021  |

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| Market Name                                | Currency  | Unit of Measure | Source | Type  | New Price |     |      | Previous Price* |     |      | % Change     |              |               | Last Change |
|--------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                            |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| Steel 1000lb<br>1000lb<br>1000lb<br>1000lb | US Dollar | Hundredweight   | AMM    | Price | 50        |     |      | 47.5            |     |      | 5.263%       |              |               | 02/25/2021  |

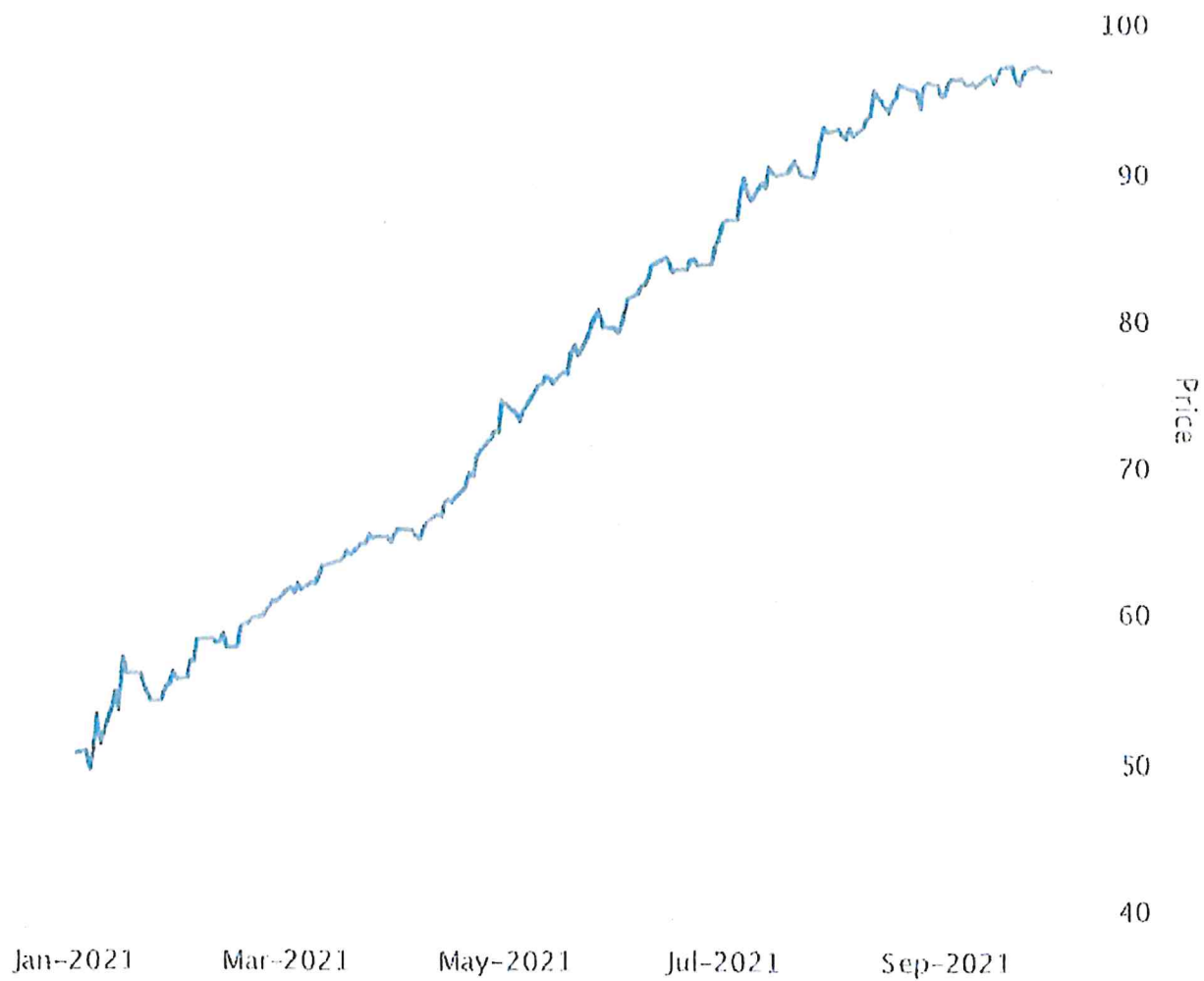
\*The previous price displayed here is the published price for this market prior to this change



# American Metal Market

## Past Daily Prices

— price — Steel hot-rolled coil index, fob mill US, \$/cwt

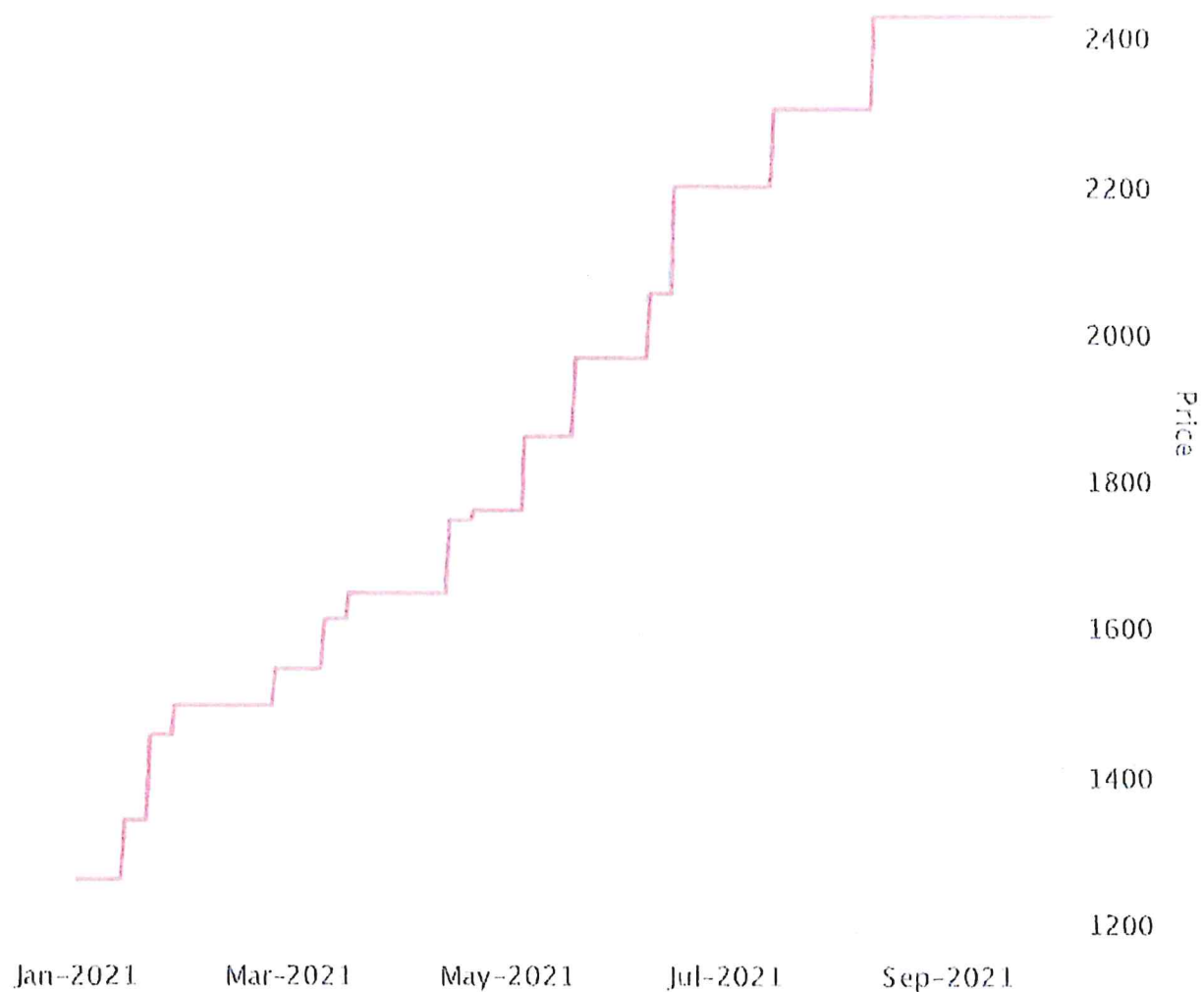


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# American Metal Market

## Past Daily Prices

— Steel hollow sections ASTM A500 Grade B domestic, fob mill US, \$/short ton

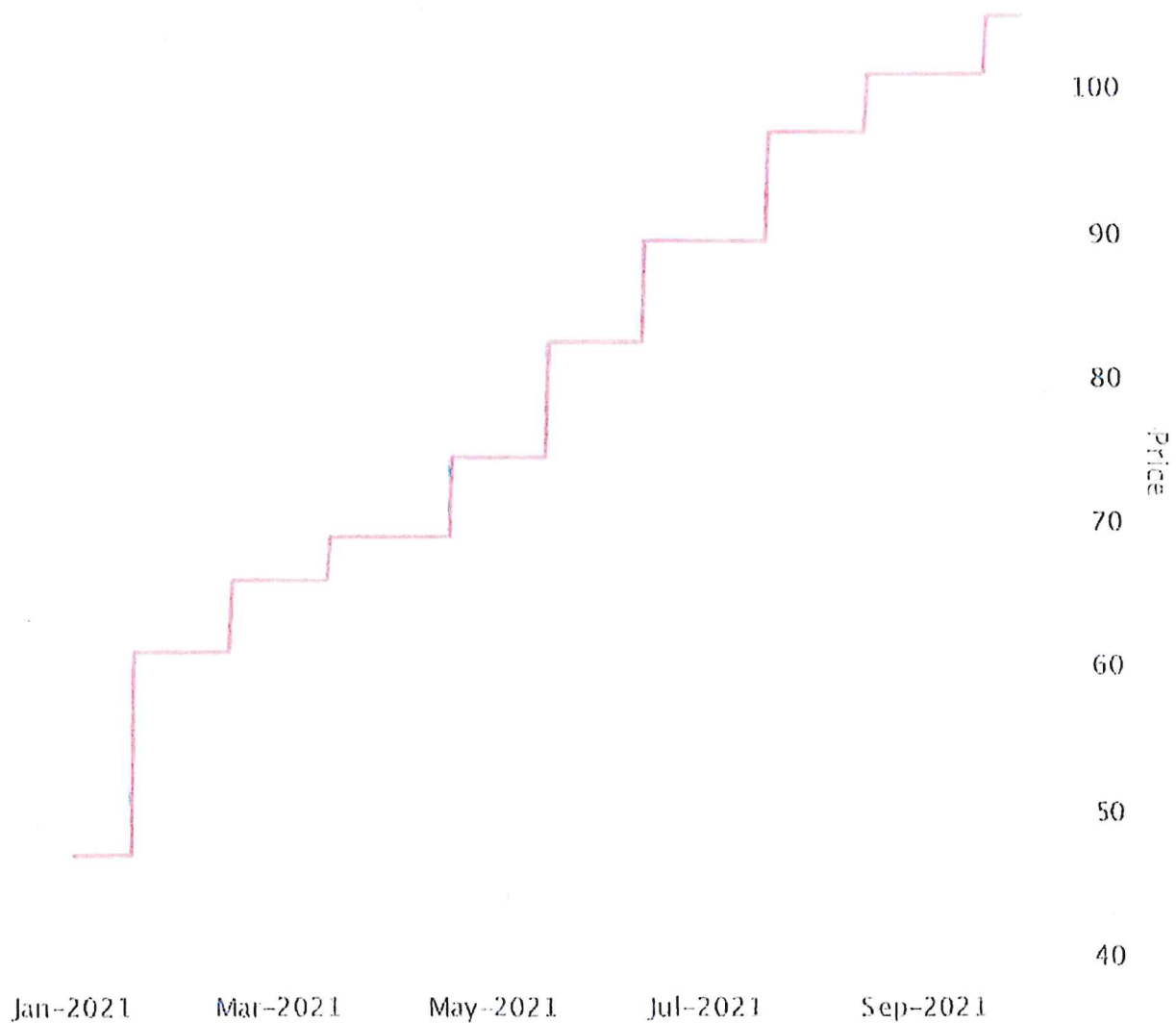


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# American Metal Market

## Past Daily Prices

— Steel coil Galvalume, fob mill US, \$/cwt

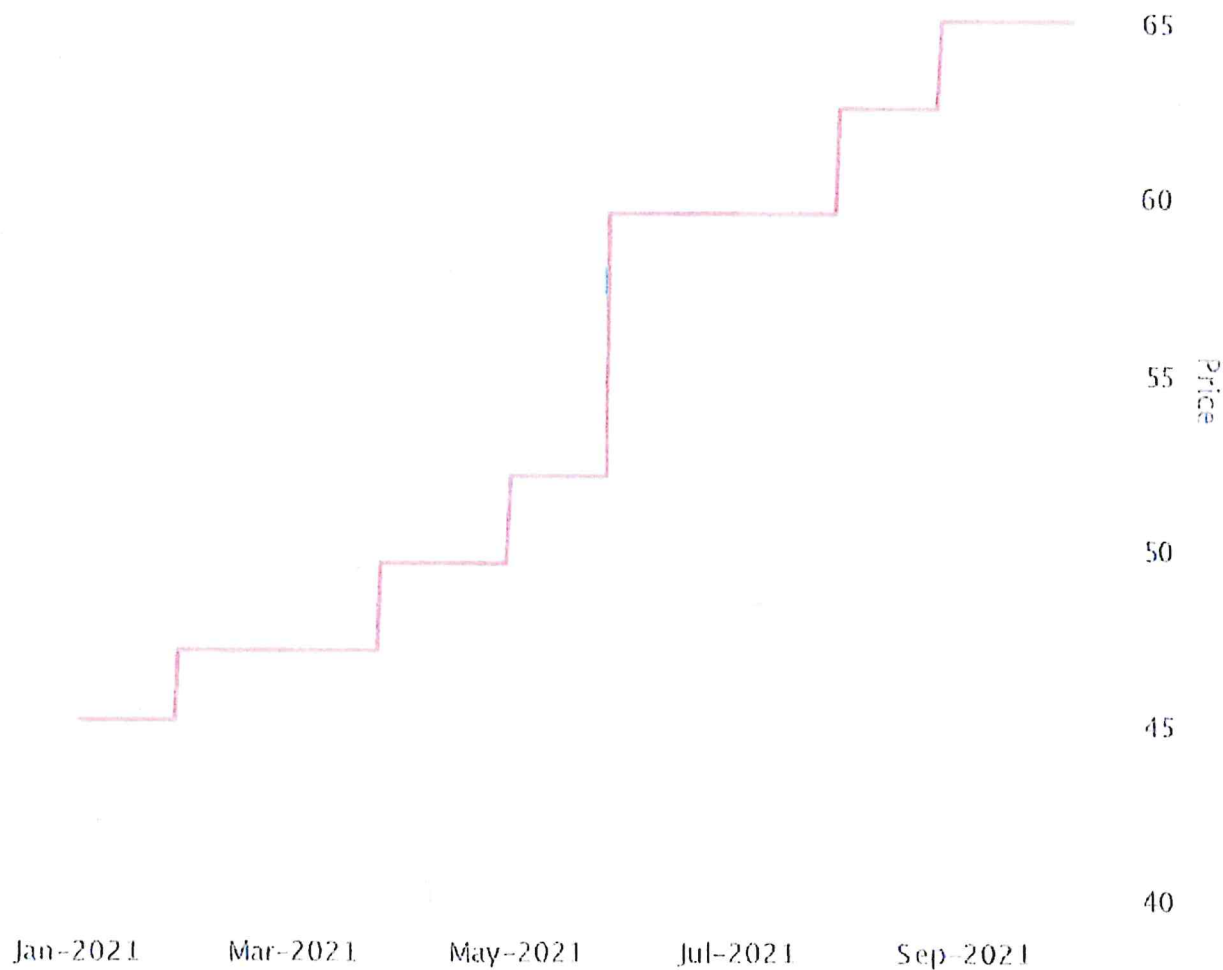


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# American Metal Market

## Past Daily Prices

— Steel beams 8 x 8-inch, fob mill US, \$/cwt



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# BULL MOOSE TUBE COMPANY

SHOW THIS NUMBER ON ALL CHECKS AND  
CORRESPONDENCE.

INVOICE NUMBER

40597723

DATE

04/13/2021

B  
U  
Y  
E  
R

Erect-A-Tube, Inc.  
701 West Park Street  
Harvard IL 60033-0100

S  
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P  
T  
O

Erect-A-Tube, Inc.  
701 West Park Street  
Harvard IL 60033-0100

| SHIP NO        | SHIP WEIGHT            | ROUTING     |                |            |            |        |  |
|----------------|------------------------|-------------|----------------|------------|------------|--------|--|
|                |                        |             |                |            |            |        |  |
|                |                        | CUSTOMER NO |                | CURRENCY   |            |        |  |
|                |                        |             |                | US Dollars |            |        |  |
|                |                        | FREIGHT     |                | INCOTERM   |            | ORIGIN |  |
|                |                        | Pre-Paid    |                |            |            |        |  |
| QUANTITY (LBS) | DESCRIPTION            | ITEM NUMBER | QUANTITY (LBS) | WEIGHT     | UNIT PRICE | AMOUNT |  |
|                | 4" SQ X 0.125 HR X 45' |             |                |            | 82.5500    |        |  |
|                | A500-21 GRADE B        | 00055-540   |                |            | CW         |        |  |
|                | 4" SQ X 0.125 HR X 50' |             |                |            | 82.5500    |        |  |
|                | A500-21 GRADE B        | 00055-600   |                |            | CW         |        |  |
|                | 4" SQ X 0.187 HR X 50' |             |                |            | 82.5500    |        |  |
|                | A500-21 GRADE B        | 00056-600   |                |            | CW         |        |  |
|                | 4" SQ X 0.250 HR X 50' |             |                |            | 82.5500    |        |  |
|                | A500-21 GRADE B        | 00057-600   |                |            | CW         |        |  |
| GROSS INVOICE  |                        |             |                |            |            |        |  |
| TOTAL INVOICE  |                        |             |                |            |            |        |  |

No claims will be allowed unless reported within thirty (30) days from receipt of material. In no event shall they include allowance for labor or consequential demands. Amount of claim allowed will be credited against subsequent shipments of same or similar material as covered by this invoice.

A SERVICE CHARGE OF 1.5 % PER MONTH WILL BE CHARGED ON PAST DUE INVOICES. THE GOODS OR SERVICES COVERED BY THIS INVOICE HAVE BEEN MANUFACTURED OR PERFORMED IN COMPLIANCE WITH THE FAIR LABOR STANDARDS ACT OF 1938, AS AMENDED.

AAP/VET/EE0



SUGAR STEEL CORPORATION

Page 1 of 2

Invoice No: 378159

Sales 1:

Bill To: ERECT-A-TUBE, INC.  
P.O. BOX 100  
HARVARD, IL. 60033

Sales 2:

Ship To: ERECT-A-TUBE, INC.  
701 W. PARK STREET  
HARVARD, IL. 60033

Ship Via: Our Truck  
F.O.B.: Origin-Freight Prepaid

Customer PO:  
Terms:

Invoice Dt: 4/1/21  
Order#: 373893

Contract:

| Qty     | Width | Length              | Weight | Price UM | Extension | Tax |
|---------|-------|---------------------|--------|----------|-----------|-----|
| Shipped | UM    | Description         |        |          |           |     |
|         |       | W. F. BEAM 6" @ 15# |        | 66.95    | C         |     |
|         |       | W. F. BEAM 6" @ 20# |        | 66.95    | C         |     |

Total Pieces

Total Weight

RESALE IL  
DOMESTIC MATERIAL ONLY  
53' TRAILER MAX  
SINGLE HOIST CRANE UNLOAD  
6,000# MAX BUNDLE WEIGHT  
12 BEAMS MAX PER STACK  
MINI-MILL PROD. MUST BE BNDL BY SIZE  
BAND / BNDL BEAMS BY CUSTOMER PO #  
WOOD BLOCKS BETWEEN BUNDLES  
\*\*\*HEAT #S / TEST REPORTS TO BE EMAILED\*\*\*  
EMAIL INVOICES (DO NOT MAIL ORIGINALS)

Subtotal Non taxable  
Subtotal taxable  
:  
Total

This invoice and all proposals, quotes and orders for the sale or purchase of the products and services of Sugar Steel Corporation are subject to the Terms and Conditions of Sale which are available on our website [www.sugarsteel.com](http://www.sugarsteel.com).

Page 1 of 2



SUGAR STEEL CORPORATION

Page 1 of 2

Invoice No: 378162

Sales 1:

Sales 2:

Bill To: ERECT-A-TUBE, INC.  
P.O. BOX 100  
HARVARD, IL 60033

Ship To: ERECT-A-TUBE, INC.  
701 W. PARK STREET  
HARVARD, IL 60033

Ship Via: Our Truck  
F.O.B.: Origin-Freight Prepaid

Customer PO:  
Terms:

Invoice Dt: 4/1/21  
Order#: 373998

Contract:

| Qty<br>Shipped | UM | Description          | Width | Length | Weight | Price UM | Extension | Tax |
|----------------|----|----------------------|-------|--------|--------|----------|-----------|-----|
|                |    | W. F. BEAM 10" @ 12# |       |        |        | 68.95    | C         |     |
|                |    | W. F. BEAM 10" @ 15# |       |        |        | 68.95    | C         |     |
|                |    |                      |       |        |        |          | A         |     |

Total Pieces

Total Weight

RESALE IL  
DOMESTIC MATERIAL ONLY  
53' TRAILER MAX  
SINGLE HOIST CRANE UNLOAD  
6,000# MAX BUNDLE WEIGHT  
12 BEAMS MAX PER STACK  
MINI-MILL PROD. MUST BE BNDL BY SIZE  
BAND / BNDL BEAMS BY CUSTOMER PO #  
WOOD BLOCKS BETWEEN BUNDLES  
\*\*\*HEAT #'S / TEST REPORTS TO BE EMAILED\*\*\*  
EMAIL INVOICES (DO NOT MAIL ORIGINALS)

Subtotal Non taxable  
Subtotal taxable  
Total

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Page 1 of 2



SUGAR STEEL CORPORATION

Page 1 of 2

Invoice No: 379139

Sales 1:

Sales 2:

Bill To: ERECT-A-TUBE, INC.  
P.O. BOX 100  
HARVARD, IL 60033

Ship To: ERECT-A-TUBE, INC.  
701 W. PARK STREET  
HARVARD, IL 60033

Ship Via: Our Truck  
F.O.B.: Origin-Freight Prepaid

Customer PO:  
Terms:

Invoice Dt: 4/13/21  
Order#: 374898

Contract:

| Qty | Shipped | UM | Description | Width | Length | Weight | Price UM | Extension | Tax |
|-----|---------|----|-------------|-------|--------|--------|----------|-----------|-----|
|-----|---------|----|-------------|-------|--------|--------|----------|-----------|-----|

W. F. BEAM 8" @ 28#

68.95 C

Total Pieces

Total Weight

RESALE IL  
DOMESTIC MATERIAL ONLY  
53' TRAILER MAX  
SINGLE HOIST CRANE UNLOAD  
6,000# MAX BUNDLE WEIGHT  
12 BEAMS MAX PER STACK  
MINI-MILL PROD. MUST BE BNDL BY SIZE  
BAND / BNDL BEAMS BY CUSTOMER PO #  
WOOD BLOCKS BETWEEN BUNDLES  
\*\*\*HEAT #'S / TEST REPORTS TO BE EMAILED\*\*\*  
EMAIL INVOICES (DO NOT MAIL ORIGINALS)

Subtotal Non taxable  
Subtotal taxable  
:  
Total

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Page 1 of 2





Aurora  
ANCO STEEL COMPANY, INC.

Page 1 of 1

Invoice No: **340124**

Bill To: Erect A Tube  
701 West Park Street  
Harvard, IL 60033

Ship To: Erect A Tube  
701 West Park Street  
Harvard, IL 60033

Customer P.O.#:

Sales Order No: 324650

Invoice Date: 4/19/21

Contract:

F.O.B.: Delivered

Ship Via: Our Truck

Sales 1

Sales 2:

Terms:

| BO Qty | Qty Shipped | UM | Description | Width | Length | Weight | Price | UM | Extension | Tax |
|--------|-------------|----|-------------|-------|--------|--------|-------|----|-----------|-----|
|--------|-------------|----|-------------|-------|--------|--------|-------|----|-----------|-----|

P 00276 - 1/2 HOT ROLLED ROUND  
ASTM - A36

64.00 C

P 00353 - 11 GAUGE HOT ROLLED  
SHEET  
A36 HOT ROLLED

83.50 C

Total Weight

Crane unload  
7-3:00

Subtotal Non taxable

Subtotal taxable

Total

There will be a 3% surcharge on all credit card payments

Page 1 of 1

Invoice No: 344205

**Bill To:** Erect A Tube  
701 West Park Street  
Harvard, IL 60033

**Ship To:** Erect A Tube  
701 West Park Street  
Harvard, IL 60033

Customer P.O.#:

Sales Order No: 328270

Invoice Date: 6/1/21

**Contract:**

F.O.B.: Delivered . . .

**Ship Via:** Our Truck

Sales 1:

**Sales 2:**

**Terms:**

| BO  | Qty     |    |             |       |        |        |       |    |           |     |
|-----|---------|----|-------------|-------|--------|--------|-------|----|-----------|-----|
| Qty | Shipped | UM | Description | Width | Length | Weight | Price | UM | Extension | Tax |

P 00276 -- 1/2 HOT ROLLED ROUND  
ASTM - A36

69.55 C

P 00278 -- 5/8 HOT ROLLED ROUND  
ASTM - A36

67.20 C

**Total Weight**

Crane unload  
7-3:00

Subtotal Non taxable

Subtotal taxable

Total

**There will be a 3% surcharge on all credit card payments**



INVOICE# 102534

PAGE # 1

Sold To: ERECT-A-TUBE, INC.  
P.O. BOX 100  
HARVARD, ILLINOIS 60033

Ship To: ERECT-A-TUBE, INC.  
701 WEST PARK STREET  
HARVARD, ILLINOIS 60033  
815-943-4091

| CARRIER | F.O.B.       | TERMS           | B/L #  | SHIPPED | INV. DATE |       |        |
|---------|--------------|-----------------|--------|---------|-----------|-------|--------|
| TRUCK22 | ORIGIN       | 1 1/2 10 NET 30 | 072738 | 5/04/21 | 5/04/21   |       |        |
| WGT     | QTY TAG/LOT# | GRADE GAUGE     | WIDTH  | LENGTH  | UM        | PRICE | AMOUNT |

Cust.P/O# 042921

GALVANIZED G-90

SalesOrder 882457 01

|     |    |    |       |        |   |       |
|-----|----|----|-------|--------|---|-------|
| G90 | 16 | GA | 48.00 | 120.00 | C | 97.95 |
| G90 | 16 | GA | 48.00 | 120.00 | C | 97.95 |

00

TOTAL AMT:

THANK YOU FOR YOUR ORDER

Accounts over 45 days are subject to 1-1/2% per month service charge.

Any claim or adjustment will be honored only in the original form sold within 30 days of delivery and after our inspection.

*Printed 5/11/21*

*101*





# Sales Order

#SO05-3941

Bill To:

Sold To:

Ship To:

ERECT-A-TUBE INC  
701 WEST PARK ST  
PO BOX 100  
HARVARD IL 60033  
United States

ERECT-A-TUBE INC  
701 WEST PARK ST  
PO BOX 100  
HARVARD IL 60033  
United States

Order Date:  
05/18/2021

Customer PO No:

Job Name:

Order Weight:

Shipping Method:  
COMMON CARRIER-Load then  
Ship

Requested Date:

Terms:

Warehouse:  
ALL REGIONS : NORTHEAST  
REGION : Sellersburg

Memo:

Customer ID:

Mfg Order Details:

| Product | Quantity<br>Ordered | Description                                        | Quantity | Unit Price | Amount |
|---------|---------------------|----------------------------------------------------|----------|------------|--------|
|         |                     | PBR-PANEL 36 26GA GR80 AZ55 BARE GALVALUME         |          | \$2.65     |        |
|         |                     | FORMED RIDGE PBR 30" 26GA GR50 AZ55 BARE GALVALUME |          | \$4.20     |        |
|         |                     | PBR-PANEL 36 26GA GR80 CF45 CHARCOAL               |          | \$3.03     |        |
|         |                     | PBR-PANEL 36 26GA GR80 CF45 ASH GREY               |          | \$3.03     |        |





# Sales Order

#SO05-3941

| Product | Quantity<br>Ordered | Description                                 | Quantity | Unit Price | Amount |
|---------|---------------------|---------------------------------------------|----------|------------|--------|
|         |                     | BASE ANGLE 2" X 4" 14GA BARE 20' GALVANIZED |          | \$1.95     |        |



# Sales Order

#SO05-3941

| Product | Quantity<br>Ordered | Description                                          | Quantity | Unit Price | Amount |
|---------|---------------------|------------------------------------------------------|----------|------------|--------|
|         |                     | CEE 6" X 3.5" 16GA HOT ROLL ECONOMY RED OXIDE PRIMER |          | \$2.18     |        |
|         |                     | CEE 6" X 3.5" 12GA HOT ROLL ECONOMY RED OXIDE PRIMER |          | \$4.78     |        |

Subtotal

Discount

Tax Amount

Shipping Cost

# Steel prices

PRICES EFFECTIVE THURSDAY OCTOBER 14, 2021

## SHEET AND COIL

Midwest market prices per hundredweight, fob mill

|                                        |          |
|----------------------------------------|----------|
| Ed coil index                          | \$96.29  |
| Cold-rolled, Class 1                   | \$110.00 |
| Hot-dipped galvanized (CRC base price) | \$110.00 |
| Hot-dipped galvanized (HRC base price) | \$110.00 |
| Hot-dipped galvanized*                 | \$114.75 |
| Galvalume**                            | \$106.00 |

\* The price for hot-dipped galvanized sheet represents a cold-rolled coil base price plus a G90 coating on material 0.03-0.13 inch thick.

\*\* Galvalume is a registered trademark of BIEC International Inc.

## PLATE

Market prices per hundredweight, fob mill.

### CARBON GRADE PLATE

|                |         |
|----------------|---------|
| National mills |         |
| Cut-to-length  | \$89.00 |

## BEAMS

Market prices per hundredweight, fob mill.

\$66.00

To become a price contributor see "Metal Exchanges" page.

## IMPORT PRICES

ddp Port of Houston, in US\$/short ton.

|                                                                             |                 |
|-----------------------------------------------------------------------------|-----------------|
| Hot-rolled coil                                                             | \$1,480-\$1,540 |
| Plate                                                                       | \$1,560-\$1,620 |
| Cold-rolled coil                                                            | \$1,530-\$1,610 |
| Hot-dipped galvanized, 0.012", G30                                          | \$1,700-\$1,760 |
| ddp loaded truck Port of Houston for immediate delivery, in US\$/short ton. |                 |
| Reinforcing bar                                                             | \$940-\$960     |
| Merchant bar                                                                | \$1,105-\$1,145 |
| Beams                                                                       | \$1,315-\$1,355 |
| Wire rod (low carbon)                                                       | \$1,130-\$1,230 |

ddp Port of entry, in US\$/short ton.

|                      |                 |
|----------------------|-----------------|
| A500 hollow sections | \$1,850-\$1,900 |
|----------------------|-----------------|

## WORLD EXPORT PRICES

Prices in US\$/tonne. China, Turkey and India prices are fob main port. CIS prices are f.o.b. Black Sea.

|                                               |                 |
|-----------------------------------------------|-----------------|
| China export cold-rolled coil (rev. 10/12/21) | \$1,015-\$1,030 |
| China export galvanized coil (rev. 10/12/21)  | \$1,055-\$1,070 |
| China export wire rod (rev. 10/12/21)         | \$920-\$930     |
| Turkey export rebar (rev. 10/14/21)           | \$725-\$730     |
| Turkey export wire rod (rev. 10/14/21)        | \$790-\$810     |
| CIS export hot-rolled coil (rev. 10/11/21)    | \$900-\$920     |
| CIS export cold-rolled coil (rev. 10/11/21)   | \$900-\$910     |
| India export galvanized coil (rev. 10/08/21)  | \$1,200-\$1,220 |

## BARS

Market prices per hundredweight, fob mill.

### MERCHANT PRODUCTS

(base prices)

|                                  |         |
|----------------------------------|---------|
| Reinforcing bar, Grade 60, No. 5 | \$49.25 |
| 2 x 2 x 1/4" angle               | \$58.30 |
| 3 x 3 x 1/4" angle               | \$58.75 |
| 8 x 11.5 channels                | \$58.00 |
| 1/2 x 4" flat                    | \$58.50 |

### COLD-FINISHED

|                          |          |
|--------------------------|----------|
| 1" round, 1018 (carbon)  | \$89.25  |
| 1" round, 12L14 (carbon) | \$105.25 |
| 1" round, 4140 (alloy)   | \$110.50 |

### HOT-ROLLED

(special bar quality)

|                                |         |
|--------------------------------|---------|
| 1" round, 1000 series (carbon) | \$68.00 |
| 1" round, 4100 series (alloy)  | \$78.50 |

## ROD

Market prices per hundredweight, fob mill.

|                                                  |                 |
|--------------------------------------------------|-----------------|
| Industrial quality low carbon                    | \$57.50-\$60.50 |
| High carbon                                      | \$64.75         |
| Market prices per hundredweight, ddp Great Lakes |                 |
| Cold-heading quality                             | \$65.00         |

## STAINLESS STEELS

Market prices, fob mill, by grade, not including extra charges for size, finish, temper, packaging, shipping and other specifications.

### COLD-ROLLED SHEET

| Grade | US\$/cwt |
|-------|----------|
| 304   | 188.00   |
| 304L  | 190.00   |
| 316L  | 257.50   |

## STRUCTURAL TUBING

Market prices in US\$/short ton

|                  |                       |
|------------------|-----------------------|
| ASTMA500 Grade B | \$2,425.00-\$2,475.00 |
|------------------|-----------------------|

## PIPE AND TUBE

Market prices in US\$/short ton.

### Domestic

|                           |                 |
|---------------------------|-----------------|
| OCTG J55 casing           | \$2,250-\$2,350 |
| Line pipe X52             | \$2,475-\$2,525 |
| Standard pipe A53 Grade B | \$2,450-\$2,500 |
| OCTG seamless casing P110 | \$2,150-\$2,250 |

### Import

|                                       |                 |
|---------------------------------------|-----------------|
| OCTG J55 casing non-South Korean made | \$1,750-\$1,800 |
| OCTG J55 casing South Korean made     | \$1,675-\$1,725 |
| Line pipe X52 non-South Korean made   | \$2,100-\$2,200 |
| Line pipe X52 South Korean made       | \$1,700-\$1,800 |
| Standard pipe A53 Grade B             | \$2,025-\$2,075 |
| OCTG seamless casing P110             | \$1,825-\$1,925 |

# Steel prices

PRICES EFFECTIVE THURSDAY SEPTEMBER 24, 2021

## SHEET AND COIL

Midwest market prices per hundred weight, fob mill.

|                                        |          |
|----------------------------------------|----------|
| Hot-rolled coil index                  | \$99.08  |
| Cold-rolled (Class 1)                  | \$110.00 |
| Hot-dipped galvanized (CRC base price) | \$110.00 |
| Hot-dipped galvanized (HRC base price) | \$109.50 |
| Hot-dipped galvanized*                 | \$114.75 |
| Galvalume**                            | \$106.00 |

\* The price for hot-dipped galvanized sheet represents a cold-rolled coil base price plus a G90 coating on material 0.03-0.13 inch thick.

\*\* Galvalume is a registered trademark of BIEC International Inc.

## PLATE

Market prices per hundred weight, fob mill.

### CARBON GRADE PLATE

|                |         |
|----------------|---------|
| National mills |         |
| Cut-to-length  | \$88.00 |

## BEAMS

Market prices per hundred weight, fob mill.

|   |         |
|---|---------|
| 8 | \$68.00 |
|---|---------|

To become a price contributor see "Metal Exchanges" page.

## IMPORT PRICES

ddp Port of Houston, in US\$/short ton.

|                                                                             |                 |
|-----------------------------------------------------------------------------|-----------------|
| Hot-rolled coil                                                             | \$1,470-\$1,530 |
| Plate                                                                       | \$1,600-\$1,670 |
| Cold-rolled coil                                                            | \$1,580-\$1,600 |
| Hot-dipped galvanized 0.012" G30                                            | \$1,760-\$1,820 |
| ddp loaded truck Port of Houston for immediate delivery, in US\$/short ton. |                 |
| Reinforcing bar                                                             | \$940-\$960     |
| Merchant bar                                                                | \$1,105-\$1,145 |
| Beams                                                                       | \$1,315-\$1,355 |
| Wire rod (low carbon)                                                       | \$1,130-\$1,230 |
| ddp Port of entry, in US\$/short ton.                                       |                 |
| A500 hollow sections                                                        | \$1,850-\$1,900 |

## WORLD EXPORT PRICES

Prices in US\$/tonne. China, Turkey and India prices are fob main port. CIS prices are fob Black Sea.

|                                               |                 |
|-----------------------------------------------|-----------------|
| China export cold-rolled coil (rev. 09/28/21) | \$1,000-\$1,020 |
| China export galvanized coil (rev. 09/28/21)  | \$1,050-\$1,065 |
| China export wire rod (rev. 09/28/21)         | \$860-\$870     |
| Turkey export rebar (rev. 09/30/21)           | \$650-\$660     |
| Turkey export wire rod (rev. 09/30/21)        | \$750-\$760     |
| CIS export hot-rolled coil (rev. 09/27/21)    | \$830-\$855     |
| CIS export cold-rolled coil (rev. 09/27/21)   | \$950-\$965     |
| India export galvanized coil (rev. 09/27/21)  | \$1,220-\$1,240 |

## BARS

Market prices per hundred weight, fob mill.

### MERCHANT PRODUCTS

(base prices)

|                                  |         |
|----------------------------------|---------|
| Reinforcing bar, Grade 60, No. 5 | \$49.25 |
| 2 x 2 x 1/4" angle               | \$58.30 |
| 3 x 3 x 1/4" angle               | \$58.75 |
| 8 x 11.5 channels                | \$58.00 |
| 1/2 x 4" flat                    | \$58.50 |

### COLD-FINISHED

|                          |          |
|--------------------------|----------|
| 1" round, 1018 (carbon)  | \$89.25  |
| 1" round, 12L14 (carbon) | \$105.25 |
| 1" round, 4140 (alloy)   | \$110.50 |

### HOT-ROLLED

(special bar quality)

|                                |         |
|--------------------------------|---------|
| 1" round, 1000 series (carbon) | \$68.00 |
| 1" round, 4100 series (alloy)  | \$78.50 |

## ROD

Market prices per hundred weight, fob mill.

|                                                   |                 |
|---------------------------------------------------|-----------------|
| Industrial quality low carbon                     | \$57.50-\$60.50 |
| High carbon                                       | \$64.75         |
| Market prices per hundred weight, ddp Great Lakes |                 |
| Cold-heading quality                              | \$65.00         |

## STAINLESS STEELS

Market prices, fob mill, by grade, not including extra charges for size, finish, temper, packaging, shipping and other specifications.

### COLD-ROLLED SHEET

| Grade | US\$/cwt |
|-------|----------|
| 304   | 184.75   |
| 304L  | 186.75   |
| 316L  | 251.25   |

## STRUCTURAL TUBING

Market prices in US\$/short ton

|                  |                       |
|------------------|-----------------------|
| ASTMA500 Grade B | \$2,425.00-\$2,475.00 |
|------------------|-----------------------|

## PIPE AND TUBE

Market prices in US\$/short ton.

### Domestic

|                           |                 |
|---------------------------|-----------------|
| OCTG J55 casing           | \$2,150-\$2,250 |
| Line pipe X52             | \$2,475-\$2,525 |
| Standard pipe A53 Grade B | \$2,450-\$2,500 |
| OCTG seamless casing P110 | \$2,000-\$2,100 |

### Import

|                                       |                 |
|---------------------------------------|-----------------|
| OCTG J55 casing non-South Korean made | \$1,750-\$1,800 |
| OCTG J55 casing South Korean made     | \$1,675-\$1,725 |
| Line pipe X52 non-South Korean made   | \$2,100-\$2,200 |
| Line pipe X52 South Korean made       | \$1,700-\$1,800 |
| Standard pipe A53 Grade B             | \$2,025-\$2,075 |
| OCTG seamless casing P110             | \$1,825-\$1,925 |





SUGAR STEEL CORPORATION

Page 1 of 2

Invoice No: 394558

Sales 1:

Sales 2:

Bill To: ERECT-A-TUBE, INC.  
P.O. BOX 100  
HARVARD, IL 60033

Ship To: ERECT-A-TUBE, INC.  
701 W. PARK STREET  
HARVARD, IL 60033

Ship Via: Our Truck  
F.O.B.: Origin-Freight Prepaid

Customer PO:  
Terms: 0

Invoice Dt: 9/30/21  
Order#: 390978

Contract:

| Qty<br>Shipped             | UM | Description          | Width | Length | Weight | Price | UM | Extension | Tax |
|----------------------------|----|----------------------|-------|--------|--------|-------|----|-----------|-----|
| ----- BOL No: 331329 ----- |    |                      |       |        |        |       |    |           |     |
|                            |    | W. F. BEAM 12" @ 14# |       |        |        | 02.50 | C  |           |     |
|                            |    | W. F. BEAM 12" @ 22# |       |        |        | 02.50 | C  |           |     |
|                            |    |                      |       |        |        |       |    | A         |     |

Total Pieces

Total Weight

RESALE IL  
DOMESTIC MATERIAL ONLY  
53' TRAILER MAX  
SINGLE HOIST CRANE UNLOAD  
6,000# MAX BUNDLE WEIGHT  
12 BEAMS MAX PER STACK  
MINI-MILL PROD. MUST BE BNDL BY SIZE  
BAND / BNDL BEAMS BY CUSTOMER PO #  
WOOD BLOCKS BETWEEN BUNDLES  
\*\*\*HEAT #S / TEST REPORTS TO BE EMAILED\*\*\*  
EMAIL INVOICES (DO NOT MAIL ORIGINALS)

Subtotal Non taxable  
Subtotal taxable  
Total

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Page 1 of 2



# BULL MOOSE TUBE COMPANY

SHOW THIS NUMBER ON ALL CHECKS AND  
CORRESPONDENCE.

|                |            |
|----------------|------------|
| INVOICE NUMBER | 40616342   |
| DATE           | 09/24/2021 |

|               |                                                                     |             |          |                                                                     |            |        |
|---------------|---------------------------------------------------------------------|-------------|----------|---------------------------------------------------------------------|------------|--------|
| BUYER         | Erect-A-Tube, Inc.<br>701 West Park Street<br>Harvard IL 60033-0100 |             | SHIP TO  | Erect-A-Tube, Inc.<br>701 West Park Street<br>Harvard IL 60033-0100 |            |        |
|               |                                                                     |             |          |                                                                     |            |        |
|               |                                                                     |             |          |                                                                     |            |        |
|               |                                                                     |             |          |                                                                     |            |        |
|               |                                                                     |             |          | US Dollars                                                          |            |        |
|               |                                                                     | Pre-Paid    |          | Chicago Heights, Illinois                                           |            |        |
| QUANTITY      | DESCRIPTION                                                         | ITEM NUMBER | QUANTITY | DESCRIPTION                                                         | UNIT PRICE | AMOUNT |
|               | 4" SQ X 0.187 HR X 42'                                              |             |          |                                                                     | 112.6500   |        |
|               | A500 21 GRADE B                                                     | 00050-504   |          |                                                                     | CW         |        |
|               | 4" SQ X 0.187 HR X 50'                                              |             |          |                                                                     | 112.6500   |        |
|               | A500 21 GRADE B                                                     | 00050-600   |          |                                                                     | CW         |        |
| GROSS INVOICE |                                                                     |             |          |                                                                     |            |        |
| TOTAL INVOICE |                                                                     |             |          |                                                                     |            |        |

No claims will be allowed unless reported within thirty (30) days from receipt of material. In no event shall they include a tolerance for labor or consequential damages. Amount of claim allowed will be credited against subsequent shipments of same or similar material as covered by this invoice.

A SERVICE CHARGE OF 1.5% PER MONTH WILL BE CHARGED ON PAST DUE INVOICES. THE GOODS OR SERVICES COVERED BY THIS INVOICE HAVE BEEN MANUFACTURED OR PERFORMED IN COMPLIANCE WITH THE FAIR LABOR STANDARDS ACT OF 1938, AS AMENDED

AAP/VET/ECO



# BULL MOOSE TUBE COMPANY

SHOW THIS NUMBER ON ALL CHECKS AND  
CORRESPONDENCE.

INVOICE NUMBER

40611461

DATE

08/11/2021

**B**  
**U**  
**Y**  
**E**  
**R**

Erect-A-Tube, Inc.  
701 West Park Street  
Harvard IL 60033-0100

**S**  
**H**  
**I**  
**P**  
**T**  
**O**

Erect-A-Tube, Inc.  
701 West Park Street  
Harvard IL 60033-0100

|  |          |  |            |
|--|----------|--|------------|
|  |          |  |            |
|  |          |  |            |
|  |          |  |            |
|  | 2935766  |  | US Dollars |
|  |          |  |            |
|  | Pre-Paid |  |            |

| QUANTITY | DESCRIPTION                | ITEM NUMBER | UNIT PRICE | AMOUNT   | REMARKS | TOTAL |
|----------|----------------------------|-------------|------------|----------|---------|-------|
|          | 4" SQ X 0.125 HR X 50'     |             |            | 105.0000 |         |       |
|          | A500 21 GRADE B            | 00055-600   |            | CW       |         |       |
|          | 6" X 4" X 0.250 X HR X 45' |             |            | 105.0000 |         |       |
|          | A500 21 GRADE C            |             |            | CW       |         |       |
|          | 6" SQ X 0.187 HR X 40'     |             |            | 105.0000 |         |       |
|          | A500 21 GRADE B            |             |            | CW       |         |       |
|          | GROSS INVOICE              |             |            |          |         |       |
|          | TOTAL INVOICE              |             |            |          |         |       |

No claims will be allowed unless reported within thirty (30) days from receipt of material. In no event shall they include allowance for labor or consequential demands. Amount of claim allowed will be credited against subsequent shipments of same or similar materials as covered by this invoice.

A SERVICE CHARGE OF 1.5% PER MONTH WILL BE CHARGED ON PAST DUE INVOICES. THE GOODS OR SERVICES COVERED BY THIS INVOICE HAVE BEEN MANUFACTURED OR PERFORMED IN COMPLIANCE WITH THE FAIR LABOR STANDARDS ACT OF 1938, AS AMENDED.

AAPVETEEEO



Aurora  
ANCO STEEL COMPANY, INC.

Page 1 of 1

Invoice No: 352506

Bill To: Erect A Tube  
701 West Park Street  
Harvard, IL 60033

Ship To: Erect A Tube  
701 West Park Street  
Harvard, IL 60033

Customer P O #:

Sales Order No:

Invoice Date: 9/2/21

Contract:

F.O.B.: Delivered

Ship Via: Our Truck

Sales 1:

Sales 2:

Terms:

| SO Qty                 | Qty Shipped | UM | Description                                               | Width | Length | Weight | Price                | UM | Extension | Tax |
|------------------------|-------------|----|-----------------------------------------------------------|-------|--------|--------|----------------------|----|-----------|-----|
|                        |             |    | P 00278 -- 1/2 HOT ROLLED ROUND<br>ASTM - A36             |       |        |        | 77.95                | C  |           |     |
|                        |             |    | P 00353 -- 11 GAUGE HOT ROLLED<br>SHEET<br>A36 HOT ROLLED |       |        |        | 152.50               | C  |           |     |
| Total Weight           |             |    |                                                           |       |        |        |                      |    |           |     |
| Crane unload<br>7-3:00 |             |    |                                                           |       |        |        | Subtotal Non taxable |    |           |     |
|                        |             |    |                                                           |       |        |        | Subtotal taxable     |    |           |     |
|                        |             |    |                                                           |       |        |        | Total                |    |           |     |

There will be a 3% surcharge on all credit card payments





1177-0110 121115  
PAGE # 1

Sold To: ERECT-A-TUBE, INC.  
P.O. BOX 100  
HARVARD, ILLINOIS 60033

Ship To: ERECT-A-TUBE, INC  
701 WEST PARK STREET  
HARVARD, ILLINOIS 60033  
815-943-4091

| CARRIER             | F O B.       | TERMS             | B/L #  | SHIPPED | INV. DATE |       |            |
|---------------------|--------------|-------------------|--------|---------|-----------|-------|------------|
| TRUCK22             | ORIGIN       |                   | 075522 | 9/14/2  | 9/14/21   |       |            |
| WGT                 | QTY TAG/LCTH | GRADE GAUGE       | WIDTH  | LENGTH  | QTY       | PRICE | AMOUNT     |
| Cust. P/O# NS070821 |              | GALVANIZED G-90   |        |         |           |       |            |
|                     |              | SalesOrder 884129 |        |         |           | 02    |            |
|                     |              | G90 16 GA         |        |         |           |       | 144.95     |
|                     |              | G90 16 GA         |        |         |           |       | 144.95     |
|                     |              | 60                |        |         |           |       | TOTAL AMT: |

THANK YOU FOR YOUR ORDER

Accounts over 45 days are subject to 1-1/2% per month service charge.

Any claim or adjustment will be honored only in the original form  
sold within 30 days of delivery and after our inspection





## Price Change Notification

You are receiving this email because you have set-up an email notification for the below price

To manage your price alerts, please visit: [Fastmarkets AMM Preferences](#)

| Market Name                                                                         | Currency  | Unit of Measure | Source | Type  | New Price |     |      | Previous Price* |     |      | % Change     |              |               | Last Change |
|-------------------------------------------------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                                                                     |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| Steel Coil<br>AISI 304<br>24" x 120" x 0.075"<br>Domestic, Hot Rolled<br>15' x 120" | US Dollar | Short Ton       | AMM    | Price | 1760      |     | 1800 | 1750            |     | 1785 | 0.571%       |              | 0.84%         | 04/15/2021  |

\*The previous price displayed here is the published price for this market prior to this change



## Price Change Notification

You are receiving this email because you have set-up an email notification for the below price

To manage your price alerts, please visit: [Fastmarkets AMM Preferences](#)

| Market Name                                                                  | Currency  | Unit of Measure | Source | Type  | New Price |     |      | Previous Price <sup>*</sup> |     |      | % Change     |              |               | Last Change |
|------------------------------------------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------------------|-----|------|--------------|--------------|---------------|-------------|
|                                                                              |           |                 |        |       | Low       | Mid | High | Low                         | Mid | High | % change low | % change mid | % change high |             |
| 200 Ton Bulk<br>Region A511<br>200 Ton Bulk B<br>Region A511<br>US Short Ton | US Dollar | Short Ton       | AMM    | Price | 1750      |     | 1785 | 1650                        |     | 1685 | 6.061%       |              | 5.935%        | 04/08/2021  |

<sup>\*</sup>The previous price displayed here is the published price for this market prior to this change



### Price Change Notification

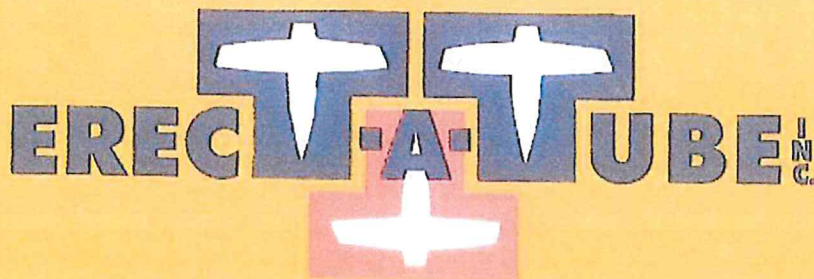
You are receiving this email because you have set-up an email notification for the below price

To manage your price alerts, please visit: [Fastmarkets AMM Preferences](#)

| Market Name                                                                                                       | Currency  | Unit of Measure | Source | Type  | New Price |     |      | Previous Price* |     |      | % Change     |              |               | Last Change |
|-------------------------------------------------------------------------------------------------------------------|-----------|-----------------|--------|-------|-----------|-----|------|-----------------|-----|------|--------------|--------------|---------------|-------------|
|                                                                                                                   |           |                 |        |       | Low       | Mid | High | Low             | Mid | High | % change low | % change mid | % change high |             |
| Steel to Iron<br>US Iron 4.2 1000<br>US Iron 4.2 1000<br>US Iron 4.2 1000<br>US Iron 4.2 1000<br>US Iron 4.2 1000 | US Dollar | Short Ton       | AMM    | Price | 1650      |     | 1685 | 1615            |     | 1650 | 2.167%       |              | 2.121%        | 03/11/2021  |

\*The previous price displayed here is the published price for this market prior to this change





P.O. BOX 100 • HARVARD, ILLINOIS 60033-0100  
(815) 943-4091 • OUTSIDE ILLINOIS (800) 624-9219 • FAX (815) 943-4095

November 17, 2021

Mr. George Gonzales  
Tri-Gen Construction, L.L.C.  
2900 North Texas Boulevard, Suite 201  
Weslaco, TX 78599

Re: Mid Valley Airport - Weslaco, TX  
Erect-A-Tube, Inc. Project Number E-8065  
Material Increases

Dear Mr. Gonzales:

Pursuant to our previous correspondences and telephone conversations, the steel prices for the Mid Valley Airport hangar project continued to escalate from the bid date to procurement date of materials. Previously provided letters in June and September addressed the continual supply chain disruption, material price increases and freight shortage that are impacting your project and the construction market overall. Hot roll-rolled coil has been most difficult to procure during the summer months due to material shortages and extended roll-forming lead times.

The steel increases combined for both buildings amount to \$ 151,048.93. This amount does not include overhead, markup, carrying fees or profit. It is strictly a pass-through of raw material costs. Although the contract allows for overhead and profit on such increases, we are only requesting the increase on materials that occurred between the bid date of April 1, 2021 and procurement time frame of August, September and early November.

I will forward a copy of the supporting documents consisting of the building packing list, material summary sheet (correlates to packing list) and copies of invoices showing material costs based on the bid date and the procurement dates for this project

The first building has been released into fabrication, while the second building is set for release shortly. The wide flange beams, rafters and tubing have been procured and staged for production. Let me know how you would to proceed after speaking with the client.

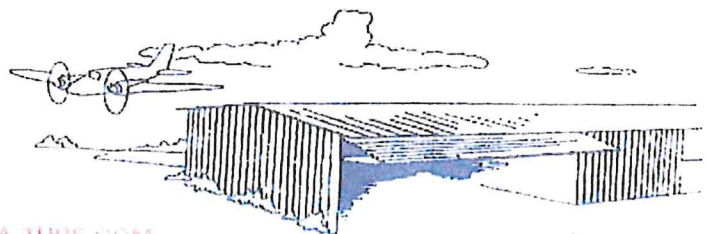
Should you have any questions or require additional backup documentation, I can be reached at 800-624-9219, extension 220.

Sincerely,

ERECT-A-TUBE, INC.

Jon Howell  
Vice President - Sales & Marketing

JH/ch



WWW.ERECT-A-TUBE.COM



Connie Bearden <trigenconnie1@gmail.com>

## Mid Valley Airport, TX

1 message

**jhowell@erect-a-tube.com** <jhowell@erect-a-tube.com>  
To: Connie Bearden <trigenconnie1@gmail.com>

Wed, Nov 17, 2021 at 1:55 PM

Hi Connie:

Would you please pass this information along to George. I spoke to him shortly ago. We located some savings in the beam and tubing pricing, in addition to finding an error on the packing list. The correct material increase amounts to

\$ 151,048.93. A step in a better direction from the previous estimate.

Thank you,

Jon

Jon Howell

VP Sales

Erect-A-Tube, Inc.

P. O. Box 100

701 West Park St.

Harvard, IL. 60033

P: 800-624-9219, ext. 220

F: 815-943-4094

[jhowell@erect-a-tube.com](mailto:jhowell@erect-a-tube.com)

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**3 attachments**



**TX E8065 TRI-GEN CONSTRUCTION - MATERIAL INCREASE LETTER.pdf**  
395K



**E8065B Tri-Gen Construction - 4-unit BBRG62-65 - Steel Increases 11-17-21.pdf**  
117K



**E8065A Tri-Gen Construction - 2-unit BBRG62-65 - Steel Increases 11-17-21.pdf**  
118K

November 17, 2021  
Tri-Gen Construction  
E8065A 2-unit BBRG62-65  
Weslaco, TX

Bid: Quoted  
4/1/2021

| Category | Material Description                 | Total Weight | Cost per LBS. | Total Increase |   |
|----------|--------------------------------------|--------------|---------------|----------------|---|
|          | Door Panels                          | 8,536        | 0.300         | \$ 2,556.53    | * |
|          | T1 Trusses 00056 & 00063             | 4,260        | 0.300         | \$ 1,275.87    | * |
|          | T2 Trusses 00078                     | 10,028       | 0.300         | \$ 3,003.39    | * |
|          | End wall girt 6x4x3/16 00087         | 717          | 0.323         | \$ 231.23      | * |
|          | Interior Column 6x6x5/16 00082       | 3,490        | 0.300         | \$ 1,045.26    | * |
|          | Eave Purlin 4x4x.120 00055           | 1027         | 0.300         | \$ 307.59      | * |
|          | Rafters W14x22 00074                 | 9,497        | 0.216         | \$ 2,046.60    | * |
|          | WF Columns W10x39                    | 2,772        | 0.216         | \$ 597.37      | * |
|          | WF Column W6x15 00065                | 730          | 0.216         | \$ 157.32      | * |
|          | WF Column W8x28 00075                | 3,401        | 0.216         | \$ 732.92      | * |
|          | 1/2 x-bracing 00276                  | 492          | 0.118         | \$ 57.81       | * |
|          | 5/8 x-bracing 00278                  | 375          | 0.143         | \$ 53.44       | * |
|          | Misc. Steel Components               | 919          | 0.690         | \$ 634.11      | * |
|          | Misc Galvanized Components           | 748          | 0.470         | \$ 351.56      | * |
|          | Misc building components/hardware    | 4,456        | 0.212         | \$ 944.67      | * |
|          | Sub Total Primary                    | 51,448       |               | \$ 13,995.55   |   |
|          | Lineal ft., squares or pieces        |              | sq. or piece  | Total          |   |
|          | Material Description                 |              |               |                |   |
|          | 26 ga Galv roof Sheeting             | 5,635.58     | 0.540         | \$ 3,043.21    |   |
|          | 26 ga SP Ext. wall and door sheeting | 3,962.83     | 1.100         | \$ 4,359.12    |   |
|          | Ridge Caps                           | 45.00        | 1.950         | \$ 87.75       |   |
|          | 29 ga PPII Partition sheeting        | 2,946.33     | 0.450         | \$ 1,325.85    |   |
|          | 8x2.125x2.375x16 zee ro              | 3,978.33     | 5.960         | \$ 23,710.86   |   |
|          | 8x2.5x2.5x14 zee ro                  | 280.00       | 3.180         | \$ 890.40      |   |
|          | 6x 2.5x2.5x14 cee ro                 | 70.00        | 3.680         | \$ 257.60      |   |
|          | 6x3.5x12 cee ro                      | 1,201.67     | 6.420         | \$ 7,714.70    |   |
|          | 6x3x14 channel                       | 260          | 3.790         | \$ 985.40      |   |
|          | Bldg. Trims                          |              |               | \$ 938.23      |   |
|          | Sub Total Secondary                  |              |               | \$ 43,313.13   |   |
|          | Sub Total Primary                    |              |               | \$ 13,995.55   |   |
|          | Freight Increases                    |              |               | \$ 8,500.00    |   |
|          | Total steel & freight increases      |              |               | \$ 65,808.78   |   |



|                         | Bid Date<br>4/1/2021 | Procure<br>10/5/2021 | Diff     | Part No. | Material    | Bid Date<br>4/1/2021<br>\$ per LBS. | Procure<br>10/5/2021<br>\$ per LBS. | Diff. per LBS |
|-------------------------|----------------------|----------------------|----------|----------|-------------|-------------------------------------|-------------------------------------|---------------|
| 26 ga Galv Roof         | 2.56                 | *                    | 3.10     |          |             |                                     |                                     |               |
| 26 wall - SP            | 3.30                 | *                    | 4.40     |          |             |                                     |                                     |               |
| Ridge cap               | 9.29                 |                      | 11.24    |          |             |                                     |                                     |               |
| 29 part. - gavl         | 2.14                 | *                    | 2.59     |          |             |                                     |                                     |               |
| 8x2-1/8x2-3/8x12 zee ro | 4.44                 | *                    | 10.40    |          |             |                                     |                                     |               |
| 8x2.5x2.5x16ga zee ro   | 3.34                 | *                    | 6.52     |          |             |                                     |                                     |               |
| 2.5x2.5x6x14 cee ro     | 2.87                 | *                    | 6.55     |          |             |                                     |                                     |               |
| 6x3.5x12 cee ro         | 4.78                 | *                    | 11.20    |          |             |                                     |                                     |               |
| 6x3x14 channel ro       | 2.76                 |                      | 6.55     |          |             |                                     |                                     |               |
| trim                    | 4,095.84             |                      | 5,035.07 |          |             |                                     |                                     |               |
|                         |                      |                      | 938.23   |          |             |                                     |                                     |               |
|                         |                      |                      |          | 00065    | W10x39      | 0.6895                              | 0.905                               | 0.216         |
|                         |                      |                      |          | 00075    | W6x15       | 0.6895                              | 0.905                               | 0.216         |
|                         |                      |                      |          | 00074    | W8x28       | 0.6895                              | 0.905                               | 0.216         |
|                         |                      |                      |          |          | W14x22      | 0.6895                              | 0.925                               | 0.236         |
|                         |                      |                      |          | 00055    | 4x4x.125    | 0.8255                              | 1.125                               | 0.300         |
|                         |                      |                      |          | 00078    | 6x6x3/16"   | 0.8255                              | 1.125                               | 0.300         |
|                         |                      |                      |          | 00056    | 4x4x3/16    | 0.8255                              | 1.125                               | 0.300         |
|                         |                      |                      |          | 00063    | 4x4x5/16    | 0.8255                              | 1.125                               | 0.300         |
|                         |                      |                      |          | 00082    | 6x6x5/16"   | 0.8255                              | 1.125                               | 0.300         |
|                         |                      |                      |          | 00087    | 6x4x3/16"   | 0.8255                              | 1.148                               | 0.323         |
|                         |                      |                      |          | 00055    | 4x4x.120    | 0.8255                              | 1.125                               | 0.300         |
|                         |                      |                      |          | 00278    | 5/8 tie rod | 0.67                                | 0.8125                              | 0.143         |
|                         |                      |                      |          | 00276    | 1/2 tie rod | 0.695                               | 0.8125                              | 0.118         |
|                         |                      |                      |          | 00365    | G90         | 0.9795                              | 1.4495                              | 0.470         |
|                         |                      |                      |          | 00353    | Plate       | 0.835                               | 1.525                               | 0.690         |

November 17, 2021

Tri-Gen Construction

E806SB 4-unit BBRG62-65

Weslaco, TX

Quoted

4/1/2021

Bid:

| Category | Material Description                 | Total Weight | Cost per LBS.              | Total Increase |
|----------|--------------------------------------|--------------|----------------------------|----------------|
|          | Door Panels                          | 17,072       | 0.300 \$                   | 5,113.06       |
|          | T1 Trusses 00056 & 00063             | 8,464        | 0.300 \$                   | 2,534.97       |
|          | T2 Trusses 00078                     | 19,936       | 0.300 \$                   | 5,970.83       |
|          | Interior Columns 6x6x5/16 00082      | 11,763       | 0.300 \$                   | 3,523.02       |
|          | Interior Columns 6x6x3/16" 00087     | 4482         | 0.323 \$                   | 1,445.45       |
|          | Refers W14x22 00074                  | 19,392       | 0.216 \$                   | 4,157.43       |
|          | WF Columns W10x39                    | 5,452        | 0.216 \$                   | 1,174.91       |
|          | 1/2 x-bracing 00276                  | 356          | 0.117 \$                   | 41.65          |
|          | 5/8 x-bracing 00278                  | 823          | 0.143 \$                   | 117.28         |
|          | 3/4 x-bracing 00281                  | 1,756        | 0.145 \$                   | 253.74         |
|          | Misc. Steel Components               | 3,305        | 0.690 \$                   | 2,280.45       |
|          | Misc Galvanized Components           | 982          | 0.470 \$                   | 451.54         |
|          | Misc building components/hardware    | 5,189        | 0.212 \$                   | 1,100.07       |
|          | 98872                                | 98,872       |                            |                |
|          | Sub Total Primary                    |              |                            | \$ 28,174.39   |
|          | Lineal ft., squares or pieces        |              | Cost per ft., sq. or piece | Total          |
|          | Material Description                 |              |                            |                |
|          | 26 ga galv roof Sheeting             | 5,634.58     | 0.540 \$                   | 3,042.67       |
|          | 26 ga SP Ext. wall and door sheeting | 3,962.83     | 1.100 \$                   | 4,359.12       |
|          | Ridge Cap                            | 45.00        | 1.950 \$                   | 87.75          |
|          | 29 ga galv Partition sheeting        | 2,946.33     | 2.260 \$                   | 6,658.71       |
|          | 8x2.125x2.375x16 zee ro              | 3,978.33     | 5.960 \$                   | 23,710.86      |
|          | 8x2.5x2.5x14 zee ro                  | 280.00       | 3.180 \$                   | 890.40         |
|          | 6x3.5x12 cee ro                      | 1,201.67     | 6.420 \$                   | 7,714.70       |
|          | 6x2.5x2.5x14 cee ro                  | 70.00        | 3.680 \$                   | 257.60         |
|          | 6x3x14 channel ro                    |              | 3.190 \$                   | -              |
|          | Bldg. Trims                          |              |                            | \$ 1,843.94    |
|          | Sub Total Secondary                  |              |                            | \$ 48,565.76   |
|          | Sub Total Primary                    |              |                            | \$ 28,174.39   |
|          | Additional Freight                   |              |                            | \$ 8,500.00    |
|          | Total of steel & freight increases   |              |                            | \$ 85,240.15   |

|                       | Bid Date<br>4/1/2021 | Procure<br>10/1/2021 | Diff     |
|-----------------------|----------------------|----------------------|----------|
| 26 ga Galv Roof       | 2.56                 | * 3.10               | 0.54     |
| 26 wall - SP          | 3.30                 | * 4.40               | 1.10     |
| Ridge Cap             | 9.29                 | 11.24                | 1.95     |
| 29 part. - galv       | 2.14                 | * 4.40               | 2.26     |
| 8x2-1/8x2-3/8x12ze ro | 4.44                 | * 10.40              | 5.96     |
| 8x2.5x2.5x14ga zee ro | 3.34                 | * 6.52               | 3.18     |
| 6"x2.5x2.5x14 cee ro  | 2.87                 | 6.55                 | 3.68     |
| 6"x3.5x12 cee ro      | 4.78                 | * 11.20              | 6.42     |
| 6x3x14 channel ro     | 3.36                 | * 6.55               | 3.19     |
| trim                  | 6,757.32             | 8,601.26             | 1,843.94 |

| Part No. | Material     | \$ per LBS. | Procure<br>10/1/2021<br>\$ per LBS. | Diff. per LBS |
|----------|--------------|-------------|-------------------------------------|---------------|
|          | W10x39       | 0.5895      | 0.905                               | 0.216         |
| 00074    | W14x22       | 0.5395      | 0.905                               | 0.216         |
| 00055    | 4x4x.125     | 0.8255      | 1.125                               | 0.300         |
| 00078    | 6x6x3/16     | 0.8255      | 1.125                               | 0.300         |
| 00056    | 4x4x3/16     | 0.8255      | 1.125                               | 0.300         |
| 00063    | 4x4x5/16     | 0.8255      | 1.125                               | 0.300         |
| 00082    | 6x6x5/16"    | 0.8255      | 1.125                               | 0.300         |
| 00087    | 6x4x3/16"    | 0.8255      | 1.148                               | 0.323         |
| 00278    | 5/8 tie rod  | 0.67        | 0.8125                              | 0.143         |
| 00276    | 1/2 tie rod  | 0.5955      | 0.8125                              | 0.117         |
| 00281    | 3/4" tie rod | 0.668       | 0.8125                              | 0.145         |
| 00365    | G90          | 0.9795      | 1.4495                              | 0.470         |
| 00353    | Plate        | 0.835       | 1.525                               | 0.690         |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                              |                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|-----------------------------------|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-4975 |                                   |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                              |                                   |
| <b>Subject:</b><br>Discussion and consideration to award a contract to repair and update Skate Park ramps at Isaac Rodriguez Park to American Ramp Company for an amount not to exceed \$37,622 budgeted in the Parks Capital Improvement Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)                                                                                         |  |                                                              |                                   |
| <b>Background:</b><br>The skate park was installed at Isaac Rodriguez Park in 2007 and is approaching fifteen years of service to the community. The steel structures are in good shape and can be repainted. The phenolic material that makes up the ramps is due for replacement. The original manufacturer for these ramps no longer exists. American Ramp Company is a sole source vendor that manufactures this material meeting public venue standards. |  |                                                              |                                   |
| <b>Funding Source</b> (budget code, if applicable):<br>410-5404-550100 project Parks Improvements - various                                                                                                                                                                                                                                                                                                                                                   |  |                                                              |                                   |
| Amount: \$200,000                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Term of Impact: none                                         | Identified in Current Budget: yes |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                              |                                   |
| <b>If item previously considered, provide date and action by Commission:</b><br>Commission authorized solicitation of miscellaneous park equipment and supplies at their regular meeting held November 16, 2021.                                                                                                                                                                                                                                              |  |                                                              |                                   |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                 |  |                                                              |                                   |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                     |  |                                                              |                                   |
| OMAR RODRIGUEZ                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Created/Initiated                                            |                                   |
| OMAR RODRIGUEZ                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Approved                                                     |                                   |
| VIDAL ROMAN                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Approved                                                     |                                   |
| ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | New                                                          |                                   |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                              |                                   |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                              |                                   |
| <b>Attachments, if any:</b><br>Q25763 American Ramp Company, ARC X Series Sole Source Letter                                                                                                                                                                                                                                                                                                                                                                  |  |                                                              |                                   |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                              |                                   |



---

601 McKinley  
Joplin, MO 64801  
Toll-free 877-RAMP-778  
Local 417-206-6816  
Fax 417-206-6888  
[sales@americanrampcompany.com](mailto:sales@americanrampcompany.com)



| Quote # | FOB         | Date      |
|---------|-------------|-----------|
| Q25763  | Weslaco, TX | 11/8/2021 |

| Item | Obstacle                                | Height | Width | Length | Price       |
|------|-----------------------------------------|--------|-------|--------|-------------|
| 1    | DIY Spine                               | 2.5'   | 8.0'  | 11.5'  | \$3,900.00  |
| 2    | Quarter Pipe                            | 4.0'   | 4.0'  | 11.0'  | \$4,028.72  |
| 3    | Quarter Pipe                            | 4.0'   | 4.0'  | 11.0'  | \$4,028.72  |
| 4    | Ramp Armor Tan (24pcs)                  |        | 4.0'  | 8.0'   | \$4,680.00  |
| 5    | Fasters (1400pcs)                       |        |       |        | \$1,080.00  |
| 6    | R1004 Roll-on Max Grip Blue (4 gallons) |        |       |        | \$599.80    |
|      | <b>Subtotal</b>                         |        |       |        | \$18,317.24 |
| 7    | Installation                            |        |       |        | \$17,989.36 |
| 8    | Shipping & Handling                     |        |       |        | \$1,315.32  |
|      | <b>Total</b>                            |        |       |        | \$37,621.92 |

---

Signature

Date

**Notes:**

- This turnkey quote includes Equipment, Shipping, and Installation.
- This quote does not include prevailing wage. If applicable, call for revised quote.
- This quote does not include sales tax. If applicable, call for revised quote.
- Quote is good for 30 days.

601 McKinley  
Joplin, MO 64801  
Toll-free 877-RAMP-778  
Local 417-206-6816  
Fax 417-206-6888  
sales@americanrampcompany.com



Re.: X-Series Above Ground Skatepark Equipment

To whom it may concern,

American Ramp Company is the only manufacturer and distributor within the United States that offers a municipal grade above ground skatepark ramp system. ARC is the sole source for a skatepark system offering steel framework with either a steel or phenolic (skatelite) surface.

ARC offers skate and bike park equipment manufacturer direct from its facility in Joplin MO, where the equipment is made and shipped directly to the customers location. Many customers choose to "Sole Source" or procure through one a cooperative purchasing contract.

All steel framed ramp systems made by American Ramp Company come with a 20-year warranty on the framework. While very little maintenance is required for both the Pro and X-Series skatepark systems ARC does offer annual inspections and maintenance contracts if desired.

If you have any questions, please feel free to contact us at 417-206-6816.

Best Regards,

A handwritten signature in blue ink, appearing to read "John Hunter", with a long horizontal flourish extending to the right.

John Hunter  
Vice President



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4977 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to award a contract to Musco Lighting through Buy Board vendor contract no. 592-19 for a New Sports Lighting System at Mayor Pablo Pena Park Tennis Courts, Basketball Court, and Baseball Fields in an amount not to exceed \$1,151,104 from the Park's Capital Improvement Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)                                                                           |                                      |                                                              |  |
| <b>Background:</b><br>This work was prompted in preparation for the regional stormwater detention facility being built at Mayor Pablo Pena City Park. The underground primary service serving the Soccer Fields and Softball Field had to be abandoned and rerouted. This prompted plans to update the service to the tennis courts, basketball, and baseball softball lights.<br><br>This project will provide demolition of existing infrastructure and equipment and replace with new service and equipment for these facilities. |                                      |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):<br>410-5404-550100 project #240005<br>410-5404-550100 project #21540401<br>Park land Dedication Fees - Weslaco City Park                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                              |  |
| Amount: \$739,000<br>\$205,450<br>\$229,600                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Term of Impact: none<br>none<br>none | Identified in Current Budget:<br>yes<br>yes<br>no            |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>The Commission authorized staff to solicit a Buy Board contract proposal from Musco Lighting at their regular meeting held November 16, 2021.                                                                                                                                                                                                                                                                                                        |                                      |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                        |                                      |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                              |  |
| OMAR RODRIGUEZ<br>OMAR RODRIGUEZ<br>VIDAL ROMAN<br>ANDREW MUNOZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      | Created/Initiated<br>Approved<br>Approved<br>New             |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                              |  |



|                                                                            |
|----------------------------------------------------------------------------|
| <b>Staff Recommendation:</b>                                               |
| Staff recommends approval                                                  |
| <b>Attachments, if any:</b>                                                |
| Quote - Mayor Pablo Pena Park Sports Complex 1-7-2022, Musco Lighting Plan |
| <b>Responsibilities upon Approval:</b>                                     |

Date: 1/7/2020  
To: City of Weslaco, TX

Project: Mayor Pablo Pena Park Sports Complex  
Weslaco, TX  
Musco Project No. 209619

## BuyBoard

Master Project: 196290, Contract Number: 592-19, Expiration: 09/30/2022  
Commodity: Parks and Recreation Equipment and Field Lighting Products and Installation

All purchase orders should note the following:  
BuyBoard purchase – Contract Number: 592-19

**Quotation Price – Materials Delivered to Job Site and Installation** **\$ 1,151,104.00**

**Tennis Courts 1 thru 3: Three Courts Side-by-Side**

**Tennis Courts 4 thru 9: Three Courts Side-by-Side over Three Courts Side-by-Side**

**Basketball Courts: Two Courts Side-by-Side**

**Softball Field: 189'/192'/197'**

**Baseball Field: 300'/300'/300'**

*Sales tax is not included.*

*Pricing furnished is effective for 60 days unless otherwise noted and is considered confidential.*

## **Light-Structure System™ with Total Light Control – TLC for LED™ technology**

### **Guaranteed Lighting Performance**

- Guaranteed light levels of 30 footcandles and uniformity of 2.5:1 on the Tennis Courts.
- Guaranteed light levels of 30 footcandles and uniformity of 2.5:1 on the Basketball Courts.
- Guaranteed light levels of 50/30 footcandles and uniformity of 2:1/2.5:1 on the Baseball Infield/Outfield.
- Guaranteed light levels of 50/30 footcandles and uniformity of 2:1/2.5:1 on the Softball Infield/Outfield.
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight.

### **System Description**

- (22) Pre-cast concrete bases with integrated lightning grounding
- (22) Galvanized steel poles
- Factory wired and tested remote electrical component enclosures
- Pole length, factory assembled wire harnesses
- Factory wired pole-top luminaire assemblies
- Factory aimed and assembled LED luminaires, including BallTracker® luminaires
- UL Listed assemblies

### **Control Systems and Services**

- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support.



### **Operation and Warranty Services**

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years.
- Support from Musco's Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors.

### ***Installation Services Provided***

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[See attached scope of work]

### ***Payment Terms***

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Musco's Credit Department will provide payment details.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC  
Attn: Amanda Hudnut  
Fax: 800-374-6402  
Email: musco.contracts@musco.com

**All purchase orders should note the following:**

**BuyBoard purchase – Contract Number: 592-19**

### ***Delivery Timing***

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6 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole locations.

### ***Notes***

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Quote is based on:

- Shipment of entire project together to one location.
- One Electrical Service based on 480 Volt / 3 Phase electrical system.
- Structural code and wind speed = 2015 IBC, 140 mi/h, Risk Category II, Exposure C, Importance Factor 1.0.
- Owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees.
- Includes supply and installation of Musco system including controls by a licensed contractor; see Scope of Work.
- Standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost.
- Confirmation of pole locations prior to production.
- Musco Design 209619C; Dated 10/15/2021.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Tim Oordt  
Field Sales Representative  
Musco Sports Lighting, LLC  
Phone: 512-658-6884  
E-mail: Tim.Oordt@musco.com



## Mayor Pablo Pena Park Sports Complex Weslaco, TX Turnkey Scope of Work

### Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities. (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout. (i.e. home plate, center of FB field)
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
8. Provide area on site for dumpsters.
9. Provide sealed Electrical Plans. (If required)

### Musco Responsibilities:

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Project Management as required.
4. Provide stamped foundation designs based on soil parameters as outlined in the geotechnical report MEG Engineers dated August 16, 2021.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.

### Subcontractor Responsibilities

#### General:

1. Obtain any required permitting.
2. Contact your local udig for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to off load equipment at jobsite per scheduled delivery.
5. Provide storage containers for material, (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.
10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.





**Demolition:**

1. Remove and dispose of the existing concrete and wooden light poles, fixtures, and electrical enclosures. This will include the recycling of lamps, aluminum reflectors, ballast, and steel, as necessary.
2. Demolish existing foundations to 2 ft (0.6 m) below grade.

**Foundations, Poles, and Luminaires:**

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install (22) LSS foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect (22) dressed LSS Poles and aim utilizing the pole alignment beam.

**Electrical:**

1. Provide labor, materials, and equipment to install new 480V/ 3 phase electrical service panels as required. Contractor to verify.
  - Includes demolition of existing electrical services at (6) locations.
  - Includes providing labor, materials, and equipment to trench and backfill for primary conduits and pour 2 new AEP concrete pads and 6 AEP pull boxes.
2. Provide labor, materials, and equipment to install all underground conduit, wiring, pull boxes etc. and terminate wiring as required.
3. Provide as-built drawings on completion of installation, **(if required)**.

**Control System:**

1. Provide labor, equipment, and materials to install (2) 72" Musco control and monitoring cabinet(s) and terminate all necessary wiring.
2. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
3. Check all zones to make sure they work in both auto and manual mode.
4. Commission Control-Link® by contacting Control-Link Central™ at 877-347-3319.

Mayor Pablo Pena Park Tennis Courts

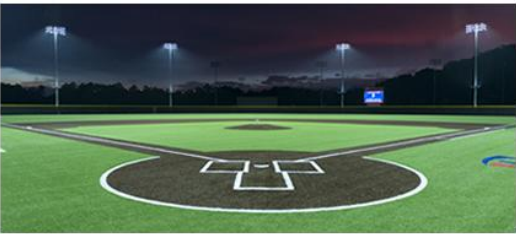
Weslaco,TX

Lighting System

| Pole / Fixture Summary |             |            |             |                |          |         |
|------------------------|-------------|------------|-------------|----------------|----------|---------|
| Pole ID                | Pole Height | Mtg Height | Fixture Qty | Luminaire Type | Load     | Circuit |
| A1-A2                  | 60'         | 60'        | 1           | TLC-LED-600    | 0.58 kW  | E       |
|                        |             | 60'        | 2           | TLC-LED-900    | 1.78 kW  | E       |
|                        |             | 16'        | 1           | TLC-BT-575     | 0.58 kW  | E       |
| A3-A4                  | 70'         | 50'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
|                        |             | 70'        | 2           | TLC-LED-1200   | 2.34 kW  | F       |
|                        |             | 70'        | 2           | TLC-LED-1500   | 2.86 kW  | F       |
|                        |             | 16'        | 1           | TLC-BT-575     | 0.58 kW  | F       |
| B1                     | 60'         | 60'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
|                        |             | 60'        | 4           | TLC-LED-1500   | 5.72 kW  | E       |
|                        |             | 16'        | 1           | TLC-BT-575     | 0.58 kW  | E       |
|                        |             | 50'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
|                        |             | 60'        | 4           | TLC-LED-1500   | 5.72 kW  | E       |
|                        |             | 16'        | 1           | TLC-BT-575     | 0.58 kW  | E       |
|                        |             | 50'        | 1           | TLC-LED-400    | 0.40 kW  | E       |
|                        |             | 50'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
|                        |             | 70'        | 5           | TLC-LED-1500   | 7.15 kW  | F       |
| B3-B4                  | 70'         | 16'        | 1           | TLC-BT-575     | 0.58 kW  | F       |
|                        |             | 60'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
| BB1-BB2                | 40'         | 40'        | 3           | TLC-LED-600    | 1.74 kW  | D       |
| C1-C2                  | 70'         | 70'        | 4           | TLC-LED-1500   | 5.72 kW  | F       |
|                        |             | 16'        | 2           | TLC-BT-575     | 1.15 kW  | F       |
| T1, T3-T4              | 50'         | 50'        | 1           | TLC-LED-400    | 0.40 kW  | A       |
|                        |             | 50'        | 2           | TLC-LED-600    | 1.16 kW  | A       |
|                        |             | 45'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
| T2                     | 50'         | 50'        | 1           | TLC-LED-400    | 0.40 kW  | A       |
|                        |             | 50'        | 2           | TLC-LED-600    | 1.16 kW  | A       |
|                        |             | 50'        | 1           | TLC-LED-400    | 0.40 kW  | B       |
| T5                     | 50'         | 50'        | 1           | TLC-LED-400    | 0.40 kW  | B       |
|                        |             | 50'        | 2           | TLC-LED-600    | 1.16 kW  | B       |
|                        |             | 50'        | 1           | TLC-LED-400    | 0.40 kW  | B       |
|                        |             | 50'        | 2           | TLC-LED-600    | 1.16 kW  | B       |
|                        |             | 45'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
| T7                     | 50'         | 50'        | 1           | TLC-LED-400    | 0.40 kW  | B       |
|                        |             | 50'        | 3           | TLC-LED-600    | 1.74 kW  | C       |
|                        |             | 50'        | 1           | TLC-LED-600    | 0.58 kW  | B       |
|                        |             | 50'        | 1           | TLC-LED-900    | 0.89 kW  | B       |
|                        |             | 50'        | 1           | TLC-LED-400    | 0.40 kW  | B       |
|                        |             | 50'        | 3           | TLC-LED-600    | 1.74 kW  | C       |
|                        |             | 50'        | 1           | TLC-LED-600    | 0.58 kW  | B       |
|                        |             | 50'        | 1           | TLC-LED-900    | 0.89 kW  | B       |
|                        |             | 45'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
| T9                     | 50'         | 50'        | 3           | TLC-LED-600    | 1.74 kW  | C       |
| T10                    | 50'         | 50'        | 3           | TLC-LED-600    | 1.74 kW  | C       |
|                        |             | 40'        | 1           | TLC-LED-400    | 0.40 kW  | G       |
| 22                     |             |            | 109         |                | 88.74 kW |         |

| Circuit Summary |             |          |             |
|-----------------|-------------|----------|-------------|
| Circuit         | Description | Load     | Fixture Qty |
| A               | Tennis 1-3  | 6.24 kW  | 12          |
| B               | Tennis 4-6  | 6.86 kW  | 12          |
| C               | Tennis 7-9  | 6.96 kW  | 12          |
| D               | Basketball  | 3.48 kW  | 6           |
| E               | Softball    | 18.86 kW | 19          |
| F               | Baseball    | 40.74 kW | 34          |
| G               | Security    | 5.6 kW   | 14          |

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# Mayor Pablo Pena Park Tennis Courts

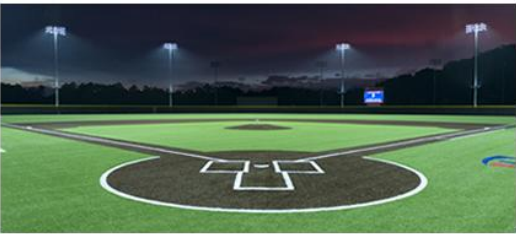
Weslaco,TX

| Fixture Type Summary |                    |         |         |          |          |          |          |
|----------------------|--------------------|---------|---------|----------|----------|----------|----------|
| Type                 | Source             | Wattage | Lumens  | L90      | L80      | L70      | Quantity |
| TLC-LED-1500         | LED 5700K - 75 CRI | 1430W   | 160,000 | >120,000 | >120,000 | >120,000 | 30       |
| TLC-LED-400          | LED 5700K - 75 CRI | 400W    | 46,500  | >120,000 | >120,000 | >120,000 | 23       |
| TLC-BT-575           | LED 5700K - 75 CRI | 575W    | 52,000  | >120,000 | >120,000 | >120,000 | 12       |
| TLC-LED-900          | LED 5700K - 75 CRI | 890W    | 89,600  | >120,000 | >120,000 | >120,000 | 6        |
| TLC-LED-600          | LED 5700K - 75 CRI | 580W    | 65,600  | >120,000 | >120,000 | >120,000 | 34       |
| TLC-LED-1200         | LED 5700K - 75 CRI | 1170W   | 136,000 | >120,000 | >120,000 | >120,000 | 4        |

## Light Level Summary

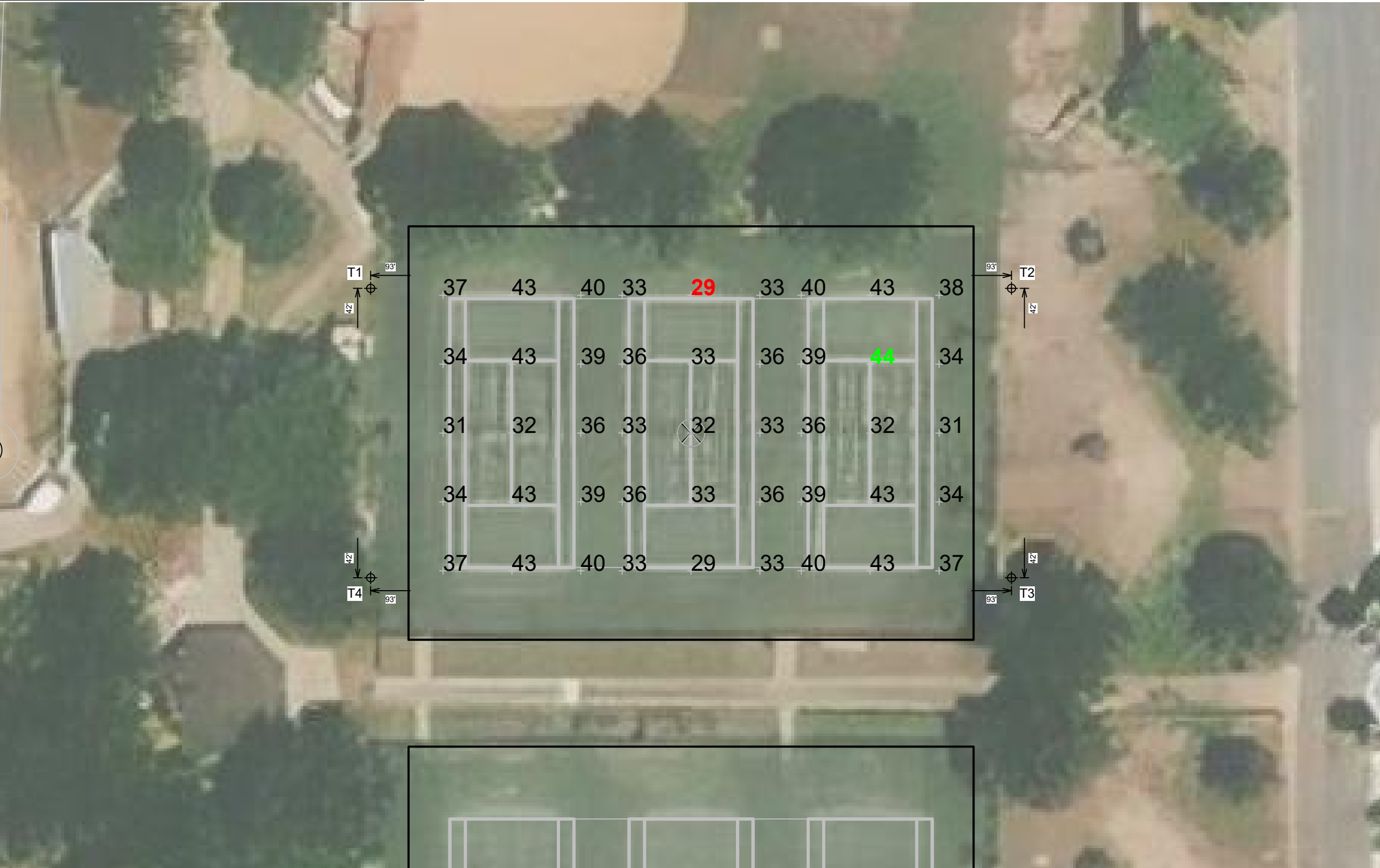
| Calculation Grid Summary |                        |              |      |      |         |         |          |             |
|--------------------------|------------------------|--------------|------|------|---------|---------|----------|-------------|
| Grid Name                | Calculation Metric     | Illumination |      |      |         |         | Circuits | Fixture Qty |
|                          |                        | Ave          | Min  | Max  | Max/Min | Ave/Min |          |             |
| Baseball (Infield)       | Horizontal Illuminance | 50.7         | 34.4 | 59   | 1.71    | 1.47    | F        | 34          |
| Baseball (Outfield)      | Horizontal Illuminance | 32.3         | 23.1 | 45.1 | 1.96    | 1.40    | F        | 34          |
| Basketball               | Horizontal Illuminance | 31.6         | 20.5 | 50   | 2.44    | 1.54    | D        | 6           |
| Security                 | Horizontal             | 6.07         | 2.60 | 13.2 | 5.12    | 2.33    | G        | 14          |
| Softball (Infield)       | Horizontal Illuminance | 50.5         | 32.3 | 61.1 | 1.89    | 1.56    | E        | 19          |
| Softball (Outfield)      | Horizontal Illuminance | 33.3         | 20.4 | 44.7 | 2.19    | 1.63    | E        | 19          |
| Tennis 1-3               | Horizontal Illuminance | 36.4         | 29.1 | 43.5 | 1.50    | 1.25    | A        | 12          |
| Tennis 4-6               | Horizontal Illuminance | 36.8         | 29.2 | 44.3 | 1.52    | 1.26    | B        | 12          |
| Tennis 7-9               | Horizontal Illuminance | 36.8         | 29.1 | 45.6 | 1.56    | 1.26    | C        | 12          |

## From Hometown to Professional



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| EQUIPMENT LIST FOR AREAS SHOWN |           |      |                 |                 |                |            |           |             |
|--------------------------------|-----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |           |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION  | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 3                              | T1, T3-T4 | 50'  | -               | 50'             | TLC-LED-600    | 2          | 2         | 0           |
|                                |           |      |                 | 45'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |           |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |
| 1                              | T2        | 50'  | -               | 50'             | TLC-LED-600    | 2          | 2         | 0           |
|                                |           |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |
| 4                              | TOTALS    |      |                 |                 |                | 15         | 12        | 3           |



## Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                       |
|--------------|-----------------------|
| Name:        | Tennis 1-3            |
| Size:        | 3 Court - 16' Spacing |
| Spacing:     | 20.0' x 20.0'         |
| Height:      | 3.0' above grade      |

| ILLUMINATION SUMMARY              |             |
|-----------------------------------|-------------|
| MAINTAINED HORIZONTAL FOOTCANDLES |             |
|                                   | Entire Grid |
| Guaranteed Average:               | 30          |
| Scan Average:                     | 36.38       |
| Maximum:                          | 43.5        |
| Minimum:                          | 29.1        |
| Avg / Min:                        | 1.25        |
| Guaranteed Max / Min:             | 2.5         |
| Max / Min:                        | 1.50        |
| UG (adjacent pts):                | 0.00        |
| CU:                               | 0.88        |
| No. of Points:                    | 45          |
| LUMINAIRE INFORMATION             |             |
| Applied Circuits:                 | A           |
| No. of Luminaires:                | 12          |
| Total Load:                       | 6.24 kW     |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

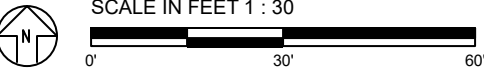
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume  $\pm 3\%$  nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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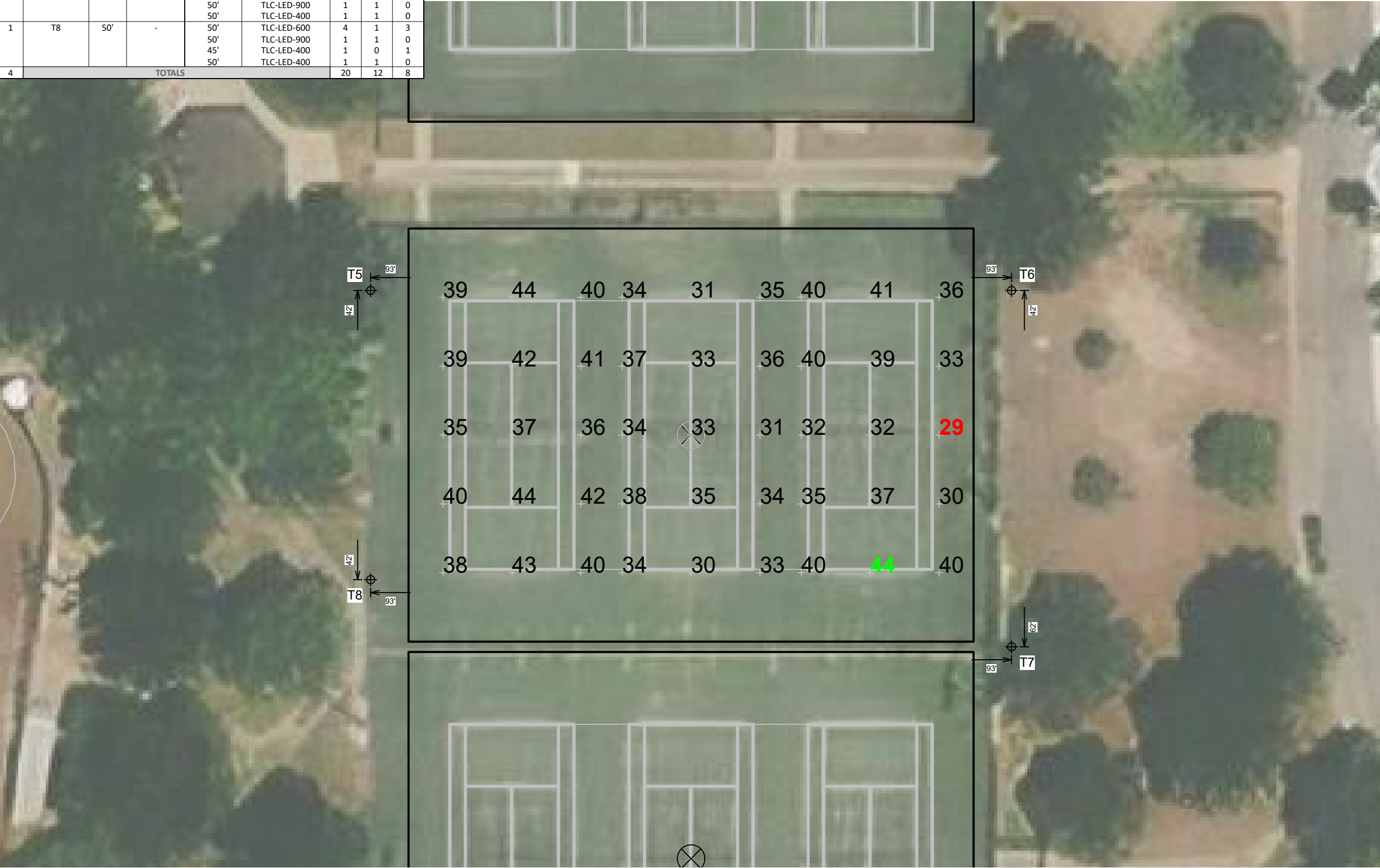
### ILLUMINATION SUMMARY



Pole location(s)  $\oplus$  dimensions are relative to 0,0 reference point(s)  $\otimes$



| EQUIPMENT LIST FOR AREAS SHOWN |          |      |                 |                 |                |            |           |             |
|--------------------------------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 1                              | T5       | 50'  | -               | 50'             | TLC-LED-600    | 2          | 2         | 0           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |
| 1                              | T6       | 50'  | -               | 50'             | TLC-LED-600    | 2          | 2         | 0           |
|                                |          |      |                 | 45'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |
| 1                              | T7       | 50'  | -               | 50'             | TLC-LED-600    | 4          | 1         | 3           |
|                                |          |      |                 | 50'             | TLC-LED-900    | 1          | 1         | 0           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |
| 1                              | T8       | 50'  | -               | 50'             | TLC-LED-600    | 4          | 1         | 3           |
|                                |          |      |                 | 50'             | TLC-LED-900    | 1          | 1         | 0           |
|                                |          |      |                 | 45'             | TLC-LED-400    | 1          | 0         | 1           |
| 4                              | TOTALS   |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |
|                                |          |      |                 |                 |                | 20         | 12        | 8           |



## Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                       |
|--------------|-----------------------|
| Name:        | Tennis 4-6            |
| Size:        | 3 Court - 16' Spacing |
| Spacing:     | 20.0' x 20.0'         |
| Height:      | 3.0' above grade      |

| ILLUMINATION SUMMARY              |         |
|-----------------------------------|---------|
| MAINTAINED HORIZONTAL FOOTCANDLES |         |
| Entire Grid                       |         |
| Guaranteed Average:               | 30      |
| Scan Average:                     | 36.84   |
| Maximum:                          | 44.3    |
| Minimum:                          | 29.2    |
| Avg / Min:                        | 1.26    |
| Guaranteed Max / Min:             | 2.5     |
| Max / Min:                        | 1.52    |
| UG (adjacent pts):                | 0.00    |
| CU:                               | 0.83    |
| No. of Points:                    | 45      |
| LUMINAIRE INFORMATION             |         |
| Applied Circuits:                 | B       |
| No. of Luminaires:                | 12      |
| Total Load:                       | 6.86 kW |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

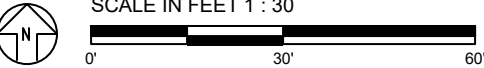
**Installation Requirements:** Results assume  $\pm 3\%$  nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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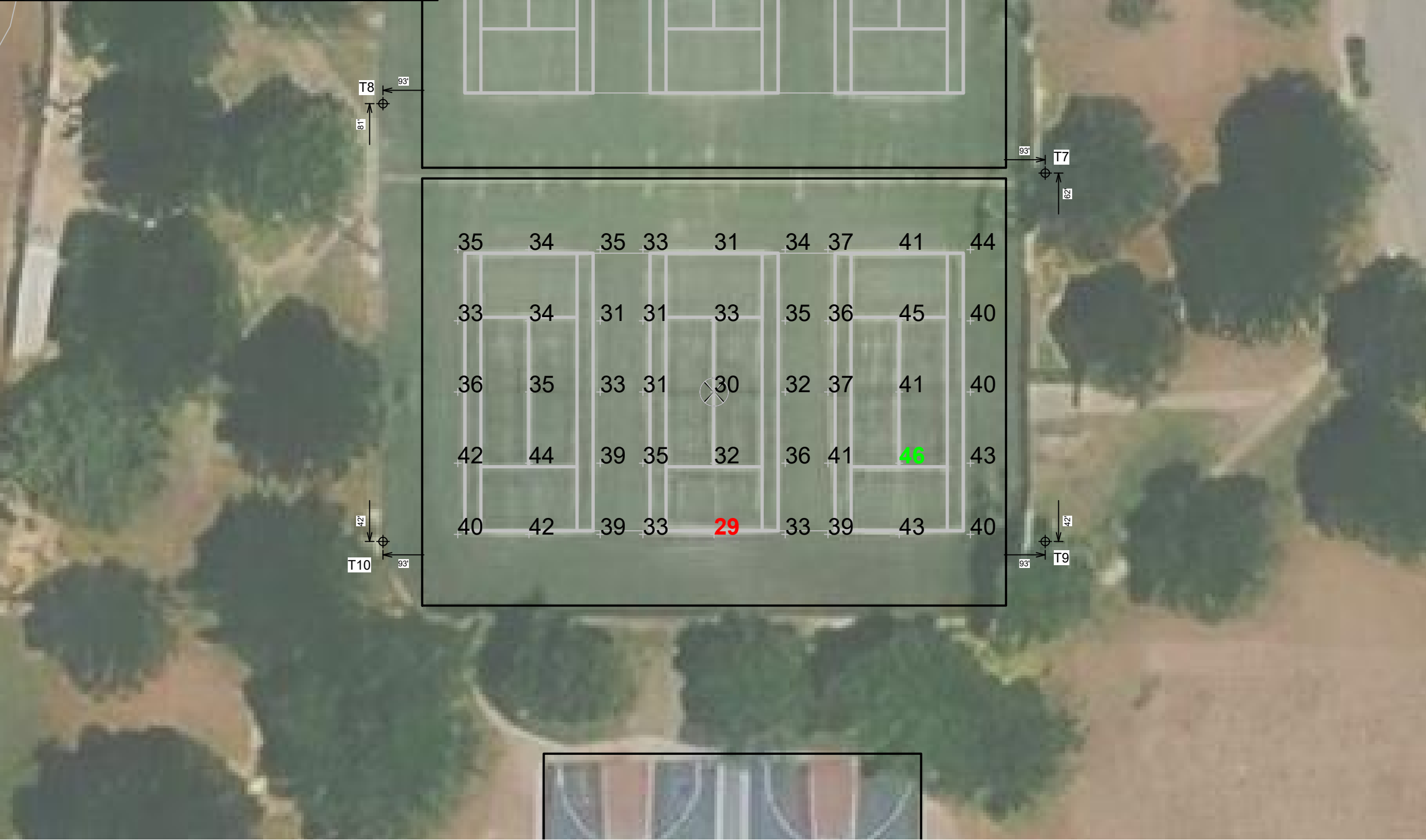
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## ILLUMINATION SUMMARY



Pole location(s)  $\oplus$  dimensions are relative to 0,0 reference point(s)  $\otimes$

| EQUIPMENT LIST FOR AREAS SHOWN |          |      |                 |                 |                |            |           |             |
|--------------------------------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 1                              | T7       | 50'  | -               | 50'             | TLC-LED-600    | 4          | 3         | 1           |
|                                |          |      |                 | 50'             | TLC-LED-900    | 1          | 0         | 1           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |
| 1                              | T8       | 50'  | -               | 50'             | TLC-LED-600    | 4          | 3         | 1           |
|                                |          |      |                 | 50'             | TLC-LED-900    | 1          | 0         | 1           |
|                                |          |      |                 | 45'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |
| 1                              | T9       | 50'  | -               | 50'             | TLC-LED-600    | 3          | 3         | 0           |
| 1                              | T10      | 50'  | -               | 40'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 50'             | TLC-LED-600    | 3          | 3         | 0           |
| 4                              | TOTALS   |      |                 |                 |                | 20         | 12        | 8           |



## Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                       |
|--------------|-----------------------|
| Name:        | Tennis 7-9            |
| Size:        | 3 Court - 16' Spacing |
| Spacing:     | 20.0' x 20.0'         |
| Height:      | 3.0' above grade      |

| ILLUMINATION SUMMARY              |             |
|-----------------------------------|-------------|
| MAINTAINED HORIZONTAL FOOTCANDLES |             |
|                                   | Entire Grid |
| Guaranteed Average:               | 30          |
| Scan Average:                     | 36.76       |
| Maximum:                          | 45.6        |
| Minimum:                          | 29.1        |
| Avg / Min:                        | 1.26        |
| Guaranteed Max / Min:             | 2.5         |
| Max / Min:                        | 1.56        |
| UG (adjacent pts):                | 0.00        |
| CU:                               | 0.79        |
| No. of Points:                    | 45          |
| LUMINAIRE INFORMATION             |             |
| Applied Circuits:                 | C           |
| No. of Luminaires:                | 12          |
| Total Load:                       | 6.96 kW     |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

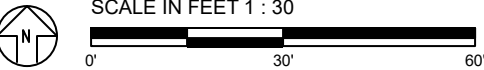
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume  $\pm$  3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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### ILLUMINATION SUMMARY



Pole location(s)  $\oplus$  dimensions are relative to 0,0 reference point(s)  $\otimes$

| EQUIPMENT LIST FOR AREAS SHOWN |          |      |                 |                 |                |            |           |             |
|--------------------------------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2                              | BB1, BB2 | 40'  | -               | 40'             | TLC-LED-600    | 3          | 3         | 0           |
| 2                              | TOTALS   |      |                 |                 |                | 6          | 6         | 0           |



## Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                  |
|--------------|------------------|
| Name:        | Basketball       |
| Size:        | 106' x 86'       |
| Spacing:     | 10.0' x 10.0'    |
| Height:      | 3.0' above grade |

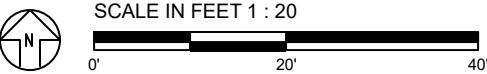
| ILLUMINATION SUMMARY              |             |
|-----------------------------------|-------------|
| MAINTAINED HORIZONTAL FOOTCANDLES |             |
|                                   | Entire Grid |
| Guaranteed Average:               | 30          |
| Scan Average:                     | 31.63       |
| Maximum:                          | 50.0        |
| Minimum:                          | 20.5        |
| Avg / Min:                        | 1.54        |
| Guaranteed Max / Min:             | 2.5         |
| Max / Min:                        | 2.44        |
| UG (adjacent pts):                | 1.53        |
| CU:                               | 0.66        |
| No. of Points:                    | 80          |
| LUMINAIRE INFORMATION             |             |
| Applied Circuits:                 | D           |
| No. of Luminaires:                | 6           |
| Total Load:                       | 3.48 kW     |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume  $\pm 3\%$  nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s)  $\oplus$  dimensions are relative to 0,0 reference point(s)  $\otimes$



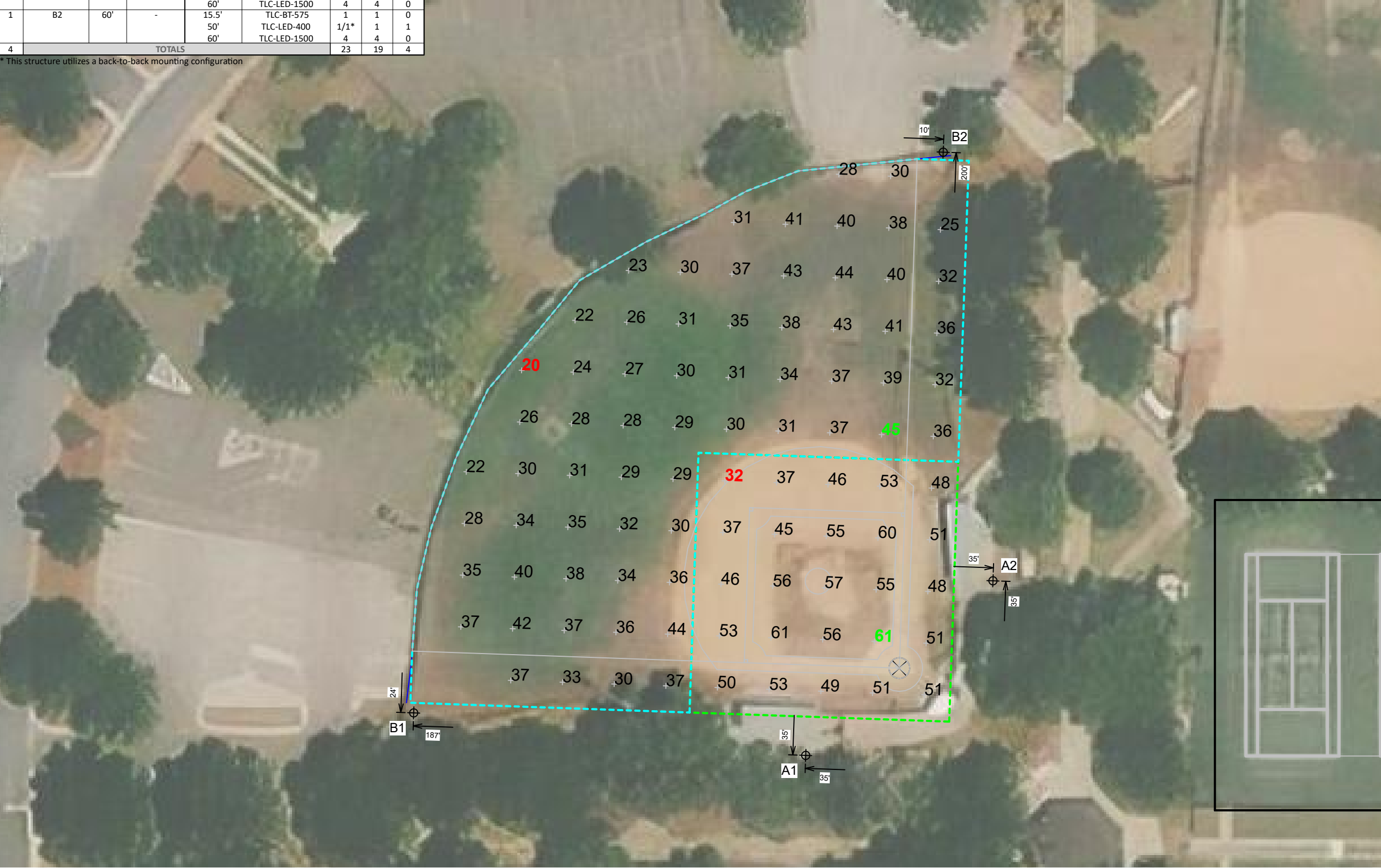
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### ILLUMINATION SUMMARY

| EQUIPMENT LIST FOR AREAS SHOWN |          |      |                 |                 |                |            |           |             |
|--------------------------------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2                              | A1-A2    | 60'  | -               | 60'             | TLC-LED-600    | 1          | 1         | 0           |
|                                |          |      |                 | 15.5'           | TLC-BT-575     | 1          | 1         | 0           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 60'             | TLC-LED-900    | 2          | 2         | 0           |
| 1                              | B1       | 60'  | -               | 15.5'           | TLC-BT-575     | 1          | 1         | 0           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 60'             | TLC-LED-1500   | 4          | 4         | 0           |
| 1                              | B2       | 60'  | -               | 15.5'           | TLC-BT-575     | 1          | 1         | 0           |
|                                |          |      |                 | 50'             | TLC-LED-400    | 1/1*       | 1         | 1           |
|                                |          |      |                 | 60'             | TLC-LED-1500   | 4          | 4         | 0           |
| 4                              | TOTALS   |      |                 |                 |                | 23         | 19        | 4           |

\* This structure utilizes a back-to-back mounting configuration



## Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                              |
|--------------|------------------------------|
| Name:        | Softball                     |
| Size:        | Irregular 189' / 192' / 197' |
| Spacing:     | 20.0' x 20.0'                |
| Height:      | 3.0' above grade             |

| ILLUMINATION SUMMARY              |          |          |
|-----------------------------------|----------|----------|
| MAINTAINED HORIZONTAL FOOTCANDLES |          |          |
|                                   | Infield  | Outfield |
| Guaranteed Average:               | 50       | 30       |
| Scan Average:                     | 50.49    | 33.29    |
| Maximum:                          | 61.1     | 44.7     |
| Minimum:                          | 32.3     | 20.4     |
| Avg / Min:                        | 1.56     | 1.63     |
| Guaranteed Max / Min:             | 2        | 2.5      |
| Max / Min:                        | 1.89     | 2.19     |
| UG (adjacent pts):                | 1.23     | 1.50     |
| CU:                               | 0.67     |          |
| No. of Points:                    | 25       | 64       |
| LUMINAIRE INFORMATION             |          |          |
| Applied Circuits:                 | E        |          |
| No. of Luminaires:                | 19       |          |
| Total Load:                       | 18.86 kW |          |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

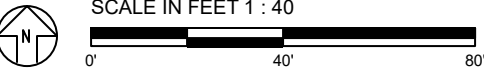
**Installation Requirements:** Results assume  $\pm 3\%$  nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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## ILLUMINATION SUMMARY



Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗



| EQUIPMENT LIST FOR AREAS SHOWN |          |      |                 |                 |                |            |           |             |
|--------------------------------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2                              | A3-A4    | 70'  | -               | 70'             | TLC-LED-1200   | 2          | 2         | 0           |
|                                |          |      |                 | 15.5'           | TLC-BT-575     | 1          | 1         | 0           |
|                                |          |      |                 | 60'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 70'             | TLC-LED-1500   | 2          | 2         | 0           |
| 2                              | B3-B4    | 70'  | -               | 15.5'           | TLC-BT-575     | 1          | 1         | 0           |
|                                |          |      |                 | 60'             | TLC-LED-400    | 1          | 0         | 1           |
|                                |          |      |                 | 70'             | TLC-LED-1500   | 5          | 5         | 0           |
| 2                              | C1-C2    | 70'  | -               | 15.5'           | TLC-BT-575     | 2          | 2         | 0           |
|                                |          |      |                 | 70'             | TLC-LED-1500   | 4          | 4         | 0           |
| 6                              | TOTALS   |      |                 |                 |                | 38         | 34        | 4           |



# Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                               |
|--------------|-------------------------------|
| Name:        | Baseball                      |
| Size:        | 300'/300'/300' - basepath 90' |
| Spacing:     | 30.0' x 30.0'                 |
| Height:      | 3.0' above grade              |

| ILLUMINATION SUMMARY              |          |          |
|-----------------------------------|----------|----------|
| MAINTAINED HORIZONTAL FOOTCANDLES |          |          |
|                                   | Infield  | Outfield |
| Guaranteed Average:               | 50       | 30       |
| Scan Average:                     | 50.66    | 32.28    |
| Maximum:                          | 59.0     | 45.1     |
| Minimum:                          | 34.4     | 23.1     |
| Avg / Min:                        | 1.47     | 1.40     |
| Guaranteed Max / Min:             | 2        | 2.5      |
| Max / Min:                        | 1.71     | 1.96     |
| UG (adjacent pts):                | 1.28     | 1.55     |
| CU:                               | 0.74     |          |
| No. of Points:                    | 25       | 71       |
| LUMINAIRE INFORMATION             |          |          |
| Applied Circuits:                 | F        |          |
| No. of Luminaires:                | 34       |          |
| Total Load:                       | 40.74 kW |          |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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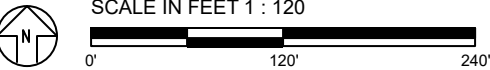
## ILLUMINATION SUMMARY



| EQUIPMENT LIST FOR AREAS SHOWN |                 |      |                 |                 |                |            |           |             |  |
|--------------------------------|-----------------|------|-----------------|-----------------|----------------|------------|-----------|-------------|--|
| Pole                           |                 |      |                 | Luminaires      |                |            |           |             |  |
| QTY                            | LOCATION        | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |  |
| 2                              | A1-A2           | 60'  | -               | 60'             | TLC-LED-600    | 1          | 0         | 1           |  |
|                                |                 |      |                 | 15.5'           | TLC-BT-575     | 1          | 0         | 1           |  |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 60'             | TLC-LED-900    | 2          | 0         | 2           |  |
| 2                              | A3-A4           | 70'  | -               | 70'             | TLC-LED-1200   | 2          | 0         | 2           |  |
|                                |                 |      |                 | 15.5'           | TLC-BT-575     | 1          | 0         | 1           |  |
|                                |                 |      |                 | 60'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 70'             | TLC-LED-1500   | 2          | 0         | 2           |  |
| 1                              | B1              | 60'  | -               | 15.5'           | TLC-BT-575     | 1          | 0         | 1           |  |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 60'             | TLC-LED-1500   | 4          | 0         | 4           |  |
| 1                              | B2              | 60'  | -               | 15.5'           | TLC-BT-575     | 1          | 0         | 1           |  |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1/1*       | 1         | 1           |  |
|                                |                 |      |                 | 60'             | TLC-LED-1500   | 4          | 0         | 4           |  |
| 2                              | B3-B4           | 70'  | -               | 15.5'           | TLC-BT-575     | 1          | 0         | 1           |  |
|                                |                 |      |                 | 60'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 70'             | TLC-LED-1500   | 5          | 0         | 5           |  |
| 4                              | T1, T3-T4<br>T6 | 50'  | -               | 45'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |  |
|                                |                 |      |                 | 50'             | TLC-LED-600    | 2          | 0         | 2           |  |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |  |
| 1                              | T8              | 50'  | -               | 50'             | TLC-LED-600    | 4          | 0         | 4           |  |
|                                |                 |      |                 | 50'             | TLC-LED-900    | 1          | 0         | 1           |  |
|                                |                 |      |                 | 45'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          | 0         | 1           |  |
| 1                              | T10             | 50'  | -               | 40'             | TLC-LED-400    | 1          | 1         | 0           |  |
|                                |                 |      |                 | 50'             | TLC-LED-600    | 3          | 0         | 3           |  |
| 14                             | TOTALS          |      |                 |                 |                | 76         | 14        | 62          |  |

\* This structure utilizes a back-to-back mounting configuration

NOTES: Light levels do not take into consideration of blockage from trees



ENGINEERED DESIGN By: Z.Morris · File #209619C · 15-Oct-21



Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗

## Mayor Pablo Pena Park Tennis Courts

Weslaco, TX

| GRID SUMMARY |                               |
|--------------|-------------------------------|
| Name:        | Security                      |
| Size:        | 300'/300'/300' - basepath 90' |
| Spacing:     | 20.0' x 20.0'                 |
| Height:      | 3.0' above grade              |

| ILLUMINATION SUMMARY              |             |
|-----------------------------------|-------------|
| MAINTAINED HORIZONTAL FOOTCANDLES |             |
|                                   | Entire Grid |
| Scan Average:                     | 6.07        |
| Maximum:                          | 13.2        |
| Minimum:                          | 2.6         |
| Avg / Min:                        | 2.36        |
| Max / Min:                        | 5.12        |
| UG (adjacent pts):                | 3.86        |
| CU:                               | 0.61        |
| No. of Points:                    | 157         |
| LUMINAIRE INFORMATION             |             |
| Applied Circuits:                 | G           |
| No. of Luminaires:                | 14          |
| Total Load:                       | 5.6 kW      |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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## ILLUMINATION SUMMARY



Mayor Pablo Pena Park Tennis Courts  
Weslaco,TX

EQUIPMENT LAYOUT

**INCLUDES:**

- Baseball
- Basketball
- Softball
- Tennis 1-3
- Tennis 4-6
- Tennis 7-9

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

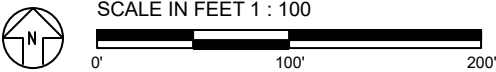
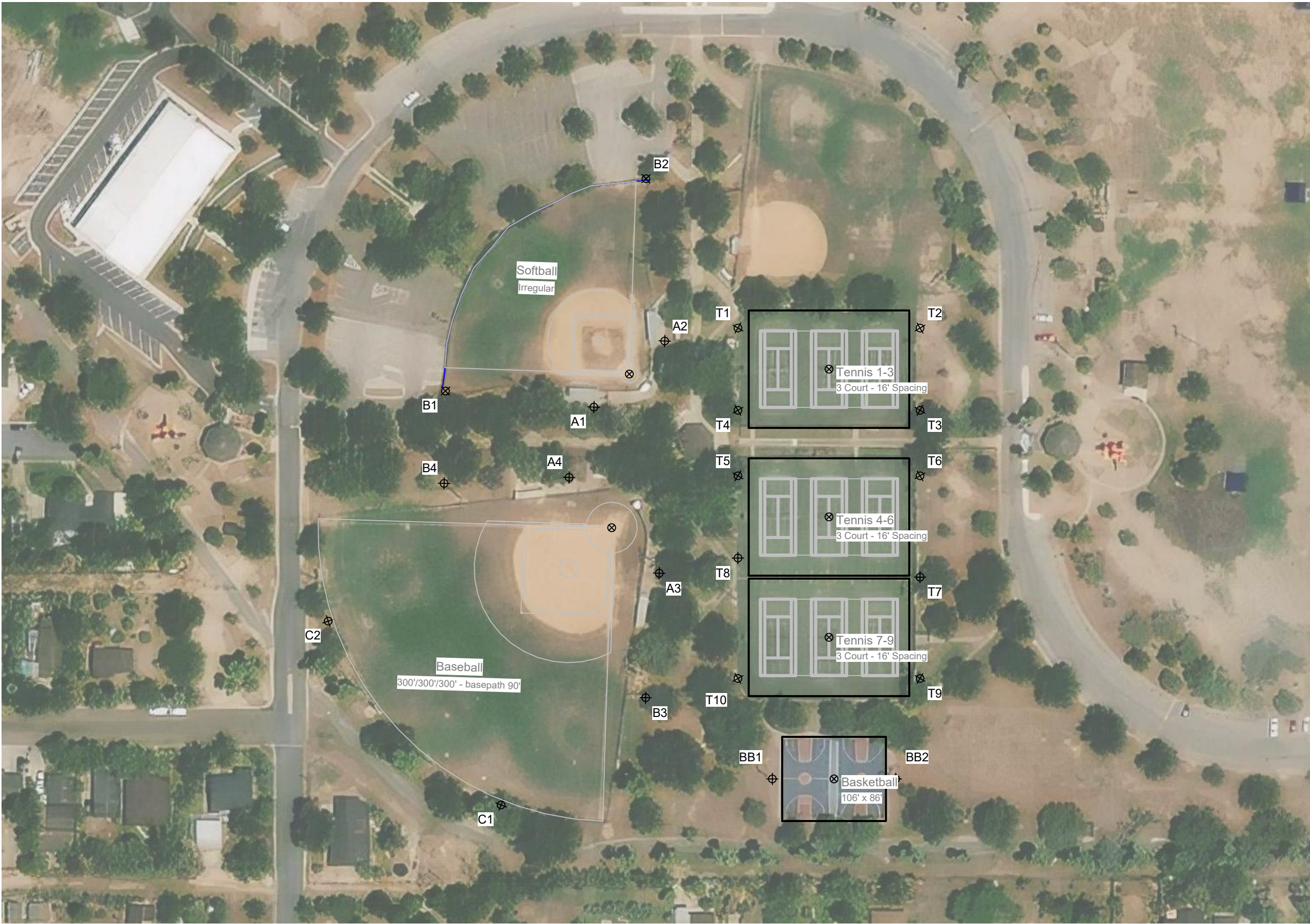
| EQUIPMENT LIST FOR AREAS SHOWN |                 |      |                 |                 |                |            |
|--------------------------------|-----------------|------|-----------------|-----------------|----------------|------------|
| Pole                           |                 |      |                 | Luminaires      |                |            |
| QTY                            | LOCATION        | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE |
| 2                              | A1-A2           | 60'  | -               | 60'             | TLC-LED-600    | 1          |
|                                |                 |      |                 | 15.5'           | TLC-BT-575     | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 60'             | TLC-LED-900    | 2          |
| 2                              | A3-A4           | 70'  | -               | 70'             | TLC-LED-1200   | 2          |
|                                |                 |      |                 | 15.5'           | TLC-BT-575     | 1          |
|                                |                 |      |                 | 60'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 70'             | TLC-LED-1500   | 2          |
| 2                              | BB1, BB2        | 40'  | -               | 40'             | TLC-LED-600    | 3          |
| 1                              | B1              | 60'  | -               | 15.5'           | TLC-BT-575     | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 60'             | TLC-LED-1500   | 4          |
| 1                              | B2              | 60'  | -               | 15.5'           | TLC-BT-575     | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1/1*       |
|                                |                 |      |                 | 60'             | TLC-LED-1500   | 4          |
| 2                              | B3-B4           | 70'  | -               | 15.5'           | TLC-BT-575     | 1          |
|                                |                 |      |                 | 60'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 70'             | TLC-LED-1500   | 5          |
| 2                              | C1-C2           | 70'  | -               | 15.5'           | TLC-BT-575     | 2          |
|                                |                 |      |                 | 70'             | TLC-LED-1500   | 4          |
| 4                              | T1, T3-T4<br>T6 | 50'  | -               | 45'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-600    | 2          |
| 2                              | T2, T5          | 50'  | -               | 50'             | TLC-LED-600    | 2          |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          |
| 1                              | T7              | 50'  | -               | 50'             | TLC-LED-600    | 4          |
|                                |                 |      |                 | 50'             | TLC-LED-900    | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-400    | 1          |
| 1                              | T8              | 50'  | -               | 50'             | TLC-LED-600    | 4          |
|                                |                 |      |                 | 50'             | TLC-LED-900    | 1          |
|                                |                 |      |                 | 45'             | TLC-LED-400    | 1          |
| 1                              | T9              | 50'  | -               | 50'             | TLC-LED-400    | 1          |
|                                |                 |      |                 | 50'             | TLC-LED-600    | 3          |
| 1                              | T10             | 50'  | -               | 40'             | TLC-LED-400    | 1          |
| 1                              |                 |      |                 | 50'             | TLC-LED-600    | 3          |
| 22                             | TOTALS          |      |                 |                 |                | 109        |

\* This structure utilizes a back-to-back mounting configuration

| SINGLE LUMINAIRE AMPERAGE DRAW CHART             |  |                                           |             |             |             |             |             |
|--------------------------------------------------|--|-------------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Ballast Specifications<br>(.90 min power factor) |  | Line Amperage Per Luminaire<br>(max draw) |             |             |             |             |             |
| Single Phase Voltage                             |  | 208<br>(60)                               | 220<br>(60) | 240<br>(60) | 277<br>(60) | 347<br>(60) | 380<br>(60) |
| TLC-LED-1500                                     |  | 8.5                                       | 8.1         | 7.4         | 6.4         | 5.1         | 4.7         |
| TLC-LED-400                                      |  | 2.3                                       | 2.2         | 2.0         | 1.7         | 1.4         | 1.3         |
| TLC-BT-575                                       |  | 3.4                                       | 3.2         | 2.9         | 2.5         | 2.0         | 1.8         |
| TLC-LED-900                                      |  | 5.3                                       | 5.0         | 4.6         | 4.0         | 3.2         | 2.9         |
| TLC-LED-600                                      |  | 3.4                                       | 3.2         | 3.0         | 2.6         | 2.0         | 1.9         |
| TLC-LED-1200                                     |  | 7.0                                       | 6.6         | 6.1         | 5.2         | 4.2         | 4.0         |



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Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗





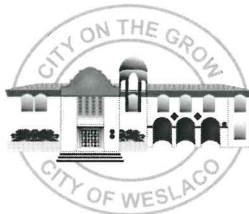
## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                       |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4966 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on selection of contractor from the Request for Bids 2021-22-05 for the Fire and Police Departments Off-Site Improvements project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) |                 |                                                              |  |
| <b>Background:</b><br>See Memo                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                               |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                           | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                     |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                         |                 |                                                              |  |
| Albert Aldana<br>Albert Aldana<br>ANDREW MUNOZ                                                                                                                                                                                                                                                    |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval of recommended contractor bid.                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Memo Bid tabulation RFB 2021-22-05 off-site improvements police and fire, RFB#2021-22-05_BID TABULATION                                                                                                                                                            |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                            |                 |                                                              |  |



# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

DATE: December 20, 2021

TO: Mayor Suarez, City Commission,  
Interim City Manager Muñoz

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

SUBJECT: **FIRE & POLICE STATIONS OFF-SITE IMPROVEMENTS RFB #2021-22-05  
BID TABULATION & RECOMMENDATION**

Two bids were received for the subject project by the bid deadline on December 21, 2021 at 10:00 AM. The bidders included Castle Construction, LLC out of Monte Alto, Texas and Venser Contractors, LLC out of Edinburg, Texas.

Castle Construction submitted a bid of \$736,497.45 and Venser Contractors submitted a bid of \$830,727.00. After tabulation of this bids, there were no errors found and the lowest bid was submitted by **Castle Construction, LLC** at a total project base bid of **\$736,497.45**.

A review of Castle Construction qualifications submittal and project experience, revealed that contractor is thoroughly qualified to perform the work required under this project contract.

As a result, approval of the total project base bid of \$736,494.45 by Castle Construction, LLC is recommended. Attached please find bid tabulation for this RFB.

Let me know if you have any questions or require additional information.

Sincerely,



## BID TABULATION

City of Weslaco

New Fire & PD Stations Off-Site Improvements

Bid #: RFB 2021-22-05

BID OPENING: 12/21/21 @ 10:00 AM

|                                       |                                                                                           |      |                    | ENGINEER'S ESTIMATE |                      | BIDDER #1<br>CASTLE ENTERPRISES |                      | BIDDER #2<br>VENSER CONTRACTORS |                      |
|---------------------------------------|-------------------------------------------------------------------------------------------|------|--------------------|---------------------|----------------------|---------------------------------|----------------------|---------------------------------|----------------------|
| ITEM NO.                              | ITEM DESCRIPTION                                                                          | UNIT | ESTIMATED QUANTITY | EST UNIT COST       | TOTAL                | EST UNIT COST                   | TOTAL                | EST UNIT COST                   | TOTAL                |
| <b>DEMOLITION</b>                     |                                                                                           |      |                    |                     |                      |                                 |                      |                                 |                      |
| 1                                     | Removal - Curb and/or Gutter                                                              | LF   | 1,470              | \$ 5.00             | \$ 7,350.00          | \$ 3.99                         | \$ 5,865.30          | \$ 6.00                         | \$ 8,820.00          |
| 2                                     | Removal - Sanitary Sewer Manhole                                                          | EA   | 1                  | \$ 500.00           | \$ 500.00            | \$ 558.25                       | \$ 558.25            | \$ 2500.00                      | \$ 2,500.00          |
| 3                                     | Removal of Sanitary Sewer Line                                                            | LF   | 170                | \$ 12.00            | \$ 2,040.00          | \$ 3.94                         | \$ 669.80            | \$ 10.00                        | \$ 1,700.00          |
| <b>SUBTOTAL DEMOLITION</b>            |                                                                                           |      |                    |                     | <b>\$ 9,890.00</b>   |                                 | <b>\$ 7,093.35</b>   |                                 | <b>\$ 13,020.00</b>  |
| <b>PAVING IMPROVEMENTS</b>            |                                                                                           |      |                    |                     |                      |                                 |                      |                                 |                      |
| 4                                     | 2.5-in HMA (Sinclair St & Widening)                                                       | SY   | 3,797              | \$ 20.00            | \$ 75,940.00         | \$ 22.55                        | \$ 85,622.35         | \$ 20.00                        | \$ 75,940.00         |
| 5                                     | 1.5-in HMA Overlay (Whitmer St & Bridge St)                                               | SY   | 6,227              | \$ 15.00            | \$ 93,405.00         | \$ 16.21                        | \$ 100,939.67        | \$ 15.00                        | \$ 93,405.00         |
| 6                                     | Plane Or Mill Pavement (1.5-in)                                                           | SY   | 5,455              | \$ 8.00             | \$ 43,640.00         | \$ 5.97                         | \$ 32,566.35         | \$ 8.00                         | \$ 43,640.00         |
| 7                                     | 10-in Flexible Base                                                                       | SY   | 7,201              | \$ 15.00            | \$ 108,015.00        | \$ 10.88                        | \$ 78,346.88         | \$ 13.00                        | \$ 93,613.00         |
| 8                                     | 8-in Lime Treated Subgrade; 4% by weight                                                  | SY   | 7,201              | \$ 10.00            | \$ 72,010.00         | \$ 7.31                         | \$ 52,639.31         | \$ 8.00                         | \$ 57,608.00         |
| 9                                     | Concrete Curb and Gutter                                                                  | LF   | 3,146              | \$ 15.00            | \$ 47,190.00         | \$ 14.59                        | \$ 45,900.14         | \$ 14.00                        | \$ 44,044.00         |
| 10                                    | Street - Concrete Pavement                                                                | SY   | 175                | \$ 70.00            | \$ 12,250.00         | \$ 56.55                        | \$ 9,896.25          | \$ 65.00                        | \$ 11,375.00         |
| 11                                    | 5' Concrete Sidewalk (4" thick)                                                           | SY   | 724                | \$ 45.00            | \$ 32,580.00         | \$ 40.88                        | \$ 29,597.12         | \$ 4.50                         | \$ 3,258.00          |
| 12                                    | Accessible Concrete Sidewalk Ramp                                                         | EA   | 4                  | \$ 1,500.00         | \$ 6,000.00          | \$ 761.25                       | \$ 3,045.00          | \$ 1,200.00                     | \$ 4,800.00          |
| <b>SUBTOTAL PAVING IMPROVEMENTS</b>   |                                                                                           |      |                    |                     | <b>\$ 491,030.00</b> |                                 | <b>\$ 438,553.07</b> |                                 | <b>\$ 427,683.00</b> |
| <b>DRAINAGE IMPROVEMENTS</b>          |                                                                                           |      |                    |                     |                      |                                 |                      |                                 |                      |
| 13                                    | Connection to Existing Storm Manhole                                                      | EA   | 1                  | \$ 500.00           | \$ 500.00            | \$ 1,087.50                     | \$ 1,087.50          | \$ 2,500.00                     | \$ 2,500.00          |
| 14                                    | 48-in Storm Manhole                                                                       | EA   | 1                  | \$ 5000.00          | \$ 5,000.00          | \$ 4132.50                      | \$ 4,132.50          | \$ 4800.00                      | \$ 4,800.00          |
| 15                                    | Type "A" Inlet                                                                            | EA   | 7                  | \$ 3000.00          | \$ 21,000.00         | \$ 3697.50                      | \$ 25,882.50         | \$ 3400.00                      | \$ 23,800.00         |
| 16                                    | 18-in Reinforced Concrete Pipe (RCP Class III)                                            | LF   | 532                | \$ 60.00            | \$ 31,920.00         | \$ 52.72                        | \$ 28,047.04         | \$ 52.00                        | \$ 27,664.00         |
| 17                                    | 24-in Reinforced Concrete Pipe (RCP Class III)                                            | LF   | 551                | \$ 70.00            | \$ 38,570.00         | \$ 64.21                        | \$ 35,379.71         | \$ 65.00                        | \$ 35,815.00         |
| <b>SUBTOTAL DRAINAGE IMPROVEMENTS</b> |                                                                                           |      |                    |                     | <b>\$ 96,990.00</b>  |                                 | <b>\$ 94,529.25</b>  |                                 | <b>\$ 94,579.00</b>  |
| ITEM NO.                              | ITEM DESCRIPTION                                                                          | UNIT | ESTIMATED QUANTITY | BID PRICE           | TOTAL                | BID PRICE                       | TOTAL                | BID PRICE                       | TOTAL                |
| <b>WATER IMPROVEMENTS</b>             |                                                                                           |      |                    |                     |                      |                                 |                      |                                 |                      |
| 18                                    | 8-in Water PVC C900 DR18 Pipe                                                             | LF   | 993                | \$ 60.00            | \$ 59,580.00         | \$ 42.08                        | \$ 41,785.44         | \$ 40.00                        | \$ 39,720.00         |
| 19                                    | 16" Steel Casing                                                                          | LF   | 95                 | \$ 150.00           | \$ 14,250.00         | \$ 130.27                       | \$ 12,375.65         | \$ 180.00                       | \$ 17,100.00         |
| 20                                    | 16"x8" Tapping Sleeve                                                                     | EA   | 1                  | \$ 5000.00          | \$ 5,000.00          | \$ 7008.40                      | \$ 7,008.40          | \$ 20,000.00                    | \$ 20,000.00         |
| 21                                    | 8-in Water PVC 45° Bends                                                                  | EA   | 6                  | \$ 700.00           | \$ 4,200.00          | \$ 683.94                       | \$ 4,103.64          | \$ 1,000.00                     | \$ 6,000.00          |
| 22                                    | 8-in Water PVC 90 Bends                                                                   | EA   | 1                  | \$ 900.00           | \$ 900.00            | \$ 829.49                       | \$ 829.49            | \$ 1,000.00                     | \$ 1,000.00          |
| 23                                    | 8-in Water PVC 11 1/4° Bends                                                              | EA   | 1                  | \$ 600.00           | \$ 600.00            | \$ 767.88                       | \$ 767.88            | \$ 1,000.00                     | \$ 1,000.00          |
| 24                                    | 8-in Gate Valve with Box                                                                  | EA   | 3                  | \$ 2,000.00         | \$ 6,000.00          | \$ 2,178.02                     | \$ 6,534.06          | \$ 2,800.00                     | \$ 8,400.00          |
| 25                                    | Fire Hydrant Assembly with Gate Valve                                                     | EA   | 1                  | \$ 5000.00          | \$ 5,000.00          | \$ 6422.47                      | \$ 6,422.47          | \$ 5000.00                      | \$ 5,000.00          |
| 26                                    | Cut and Restore Pavement                                                                  | SY   | 22                 | \$ 50.00            | \$ 1,100.00          | \$ 33.86                        | \$ 744.92            | \$ 55.00                        | \$ 1,210.00          |
| <b>SUBTOTAL WATER IMPROVEMENTS</b>    |                                                                                           |      |                    |                     | <b>\$ 96,630.00</b>  |                                 | <b>\$ 80,571.95</b>  |                                 | <b>\$ 99,430.00</b>  |
| <b>SEWER IMPROVEMENTS</b>             |                                                                                           |      |                    |                     |                      |                                 |                      |                                 |                      |
| 27                                    | Sewer Service Connections including Fittings and Cleanouts                                | EA   | 3                  | \$ 2,500.00         | \$ 7,500.00          | \$ 1,872.01                     | \$ 5,616.03          | \$ 1,200.00                     | \$ 3,600.00          |
| 28                                    | 8-in PVC SDR 26 Sanitary Sewer Line                                                       | LF   | 601                | \$ 40.00            | \$ 24,040.00         | \$ 33.55                        | \$ 20,163.55         | \$ 35.00                        | \$ 21,035.00         |
| 29                                    | 48-in Fiberglass Manhole                                                                  | EA   | 4                  | \$ 4,000.00         | \$ 16,000.00         | \$ 4,862.29                     | \$ 19,449.16         | \$ 5,000.00                     | \$ 20,000.00         |
| 30                                    | Cut and Restore Pavement                                                                  | SY   | 76                 | \$ 50.00            | \$ 3,800.00          | \$ 33.86                        | \$ 2,573.36          | \$ 55.00                        | \$ 4,180.00          |
| 31                                    | Connect to Existing Sanitary Sewer                                                        | EA   | 1                  | \$ 500.00           | \$ 500.00            | \$ 1,305.00                     | \$ 1,305.00          | \$ 4,200.00                     | \$ 4,200.00          |
| <b>SUBTOTAL SEWER IMPROVEMENTS</b>    |                                                                                           |      |                    |                     | <b>\$ 51,840.00</b>  |                                 | <b>\$ 49,107.10</b>  |                                 | <b>\$ 53,015.00</b>  |
| ITEM NO.                              | ITEM DESCRIPTION                                                                          | UNIT | ESTIMATED QUANTITY | BID PRICE           | TOTAL                | BID PRICE                       | TOTAL                | BID PRICE                       | TOTAL                |
| <b>MISCELLANEOUS</b>                  |                                                                                           |      |                    |                     |                      |                                 |                      |                                 |                      |
| 32                                    | Traffic Control: Sealed Plan, Furnish, Place, Maintain and Remove Signage/Control Devices | LS   | 1                  | \$ 10,000.00        | \$ 10,000.00         | \$ 6,380.00                     | \$ 6,380.00          | \$ 10,000.00                    | \$ 10,000.00         |
| 33                                    | Pavement Markings, Furnish and Place (Per Plan)                                           | LS   | 1                  | \$ 15,000.00        | \$ 15,000.00         | \$ 33,539.23                    | \$ 33,539.23         | \$ 15,000.00                    | \$ 15,000.00         |
| 34                                    | Temporary Erosion and Sediment Control                                                    | LS   | 1                  | \$ 7,000.00         | \$ 7,000.00          | \$ 8,598.50                     | \$ 8,598.50          | \$ 10,000.00                    | \$ 10,000.00         |
| 35                                    | Mobilization                                                                              | LS   | 1                  | \$ 40,000.00        | \$ 40,000.00         | \$ 14,500.00                    | \$ 14,500.00         | \$ 100,000.00                   | \$ 100,000.00        |
| 36                                    | Construction Staking                                                                      | LS   | 1                  | \$ 10,000.00        | \$ 10,000.00         | \$ 3,625.00                     | \$ 3,625.00          | \$ 8,000.00                     | \$ 8,000.00          |
| <b>SUBTOTAL MISCELLANEOUS</b>         |                                                                                           |      |                    |                     | <b>\$ 82,000.00</b>  |                                 | <b>\$ 66,642.73</b>  |                                 | <b>\$ 143,000.00</b> |
| <b>TOTAL PROJECT BASE BID</b>         |                                                                                           |      |                    |                     | <b>\$828,380.00</b>  |                                 | <b>\$736,497.45</b>  |                                 | <b>\$830,727.00</b>  |

**LOWEST BIDDER** 2nd LOWEST BIDDER





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                               |                 |                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4893 |
| <b>From:</b>                                                                                                                                                                                                                                                                                  |                 |                                                              |
| <b>Subject:</b><br>Discussion and consideration to reject and/or award a bid for the remodeling of the Weslaco Recycling Building located on S Border Ave. and Mile 5 N Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) |                 |                                                              |
| <b>Background:</b>                                                                                                                                                                                                                                                                            |                 |                                                              |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                           |                 |                                                              |
| Amount:                                                                                                                                                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                            |                 |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                  |                 |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                 |                 |                                                              |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                     |                 |                                                              |
| David Arce<br>Pete Garcia<br>ANDREW MUNOZ                                                                                                                                                                                                                                                     |                 | Created                                                      |
| <b>City Manager Comments:</b><br>Reject bid.                                                                                                                                                                                                                                                  |                 |                                                              |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                  |                 |                                                              |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                   |                 |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                        |                 |                                                              |



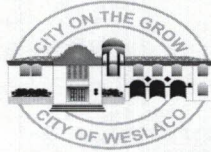
## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                    |                 |                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                                                                                                                                                        |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5004 |
| <b>From:</b>                                                                                                                                                                                                                                                                                       |                 |                                                              |
| <b>Subject:</b><br>Discussion and consideration to declare old fire equipment as surplus (hoses, breathing apparatus and uniforms) and donate it to El Carmen, Nuevo Leon Fire Department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) |                 |                                                              |
| <b>Background:</b>                                                                                                                                                                                                                                                                                 |                 |                                                              |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                |                 |                                                              |
| Amount:                                                                                                                                                                                                                                                                                            | Term of Impact: | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                 |                 |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                       |                 |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                      |                 |                                                              |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                          |                 |                                                              |
| ADELAIDA VEGA<br>GUSTAVO RAMIREZ<br>ANTONIO LOPEZ<br>ANDREW MUNOZ                                                                                                                                                                                                                                  |                 | Created/Initiated<br>New                                     |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                          |                 |                                                              |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                       |                 |                                                              |
| <b>Attachments, if any:</b><br>Memo 1.10.22 Surplus & Donation, El Carmen, Nuevo Leon request letter                                                                                                                                                                                               |                 |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                             |                 |                                                              |



# City of Weslaco

*"The City on the Grow"*



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

Andrew Muñoz, Interim City Manager

**DATE:** January 10, 2022  
**TO:** David Suarez, Mayor  
City Commission  
**FROM:** Gustavo Ramirez, Assistant Fire Chief   
**SUBJECT:** Surplus and Donation of Items

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I am requesting authorization to declare the old fire equipment, hose, breathing apparatus and uniforms as surplus and donate them to El Carmen, Nuevo Leon's Fire Department. These items are no longer in compliance for used and have no value.

Thank you for your consideration, please feel free to contact me for any questions.

GR/II



GOBIERNO MUNICIPAL  
**EL CARMEN**  
2021-2024

No. Oficio PMC-021-2021

El Carmen, Nuevo León, 21 de November del 2021

## FIRE DEPARTMENT

### WESLACO TEXAS

To whom it may concern:  
Present.-

Trough this coundait I address you and you department that soaptly directs with the purpose to request your valuable support consistent with a Donation of Fire bridage and rescue units and equipment, since our town El Carmen, Nuevo León has had a very considerable growth of a 600 % in our population, for which we see our worries and needs to open 2 news Firebridage and be able to support.

Which donation consistents with the next material:

Fire Truck Cars  
Rescue Truck Cars  
Fire Hose  
Firemans mouthpiece  
Tanks for penetration  
Firemans suit  
Firefigther boots  
Furefigther helmets  
Firefigther gloves  
Firefigther axes  
High pressure motor pump  
Light module  
Firefigther ladders  
Firefigther ladders  
Firefigther suction tubes  
Hidrant wrench  
Turrets  
Ambulance siren  
Halligan  
Communication radios  
Firefigther lamps  
Nuas  
Swarm suit  
Hasman team  
Jaws of life

**RECEIVED**

JAN 10 2022

BY: CSD



**EL CARMEN**  
¡La Nueva Ciudad de Nuevo León!

5 de Febrero No. 102 Pte. Centro de EL Carmen, N.L. C.P. 66550  
Tels: (81) 8236 0074 y (81) 8236 1172





GOBIERNO MUNICIPAL  
**EL CARMEN**  
2021-2024

No. Oficio PMC-021-2021

In Addition, concerned about the well being of families and provided them a better service, we have taken the liberty of writing this letter to solicit in a formal way a donation for this noble cause to El Carmen, Nuevo León.

Donation that you have well provided us will be use for the well being to all the community and non-profit. Everything to achieve a better success for any contingency that may arise.

We appreciate your attention and consideration to our request, I remain at your command.



**Sincerely yours:**

**PRESIDENCIA MUNICIPAL  
EL CARMEN, N.L.**

**LIC. HUMBERTO MEDINA QUIROGA**

**The Mayor of: EL CARMEN, NUEVO LEÓN**

**ADMINISTRATION 2021 - 2024**





# Standardized Agenda Request Form

|                                                                                                                                                               |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>January 18, 2022                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2021-4871 |  |
| <b>From:</b><br>OMAR RODRIGUEZ                                                                                                                                |                 |                                                              |  |
| <b>Subject:</b><br>Report on Public Safety Complex Construction (Staffed by Parks & Recreation Department.)                                                   |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                            |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                           |                 |                                                              |  |
| Amount:                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                            |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                  |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                     |                 |                                                              |  |
| ADELAIDA VEGA<br>OMAR RODRIGUEZ<br>ANDREW MUNOZ                                                                                                               |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Report only.                                                                                                                 |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                  |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                   |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                        |                 |                                                              |  |