



**A REGULAR MEETING  
OF THE WESLACO CITY COMMISSION  
TUESDAY, AUGUST 2, 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, August 2, 2022 at 3:30 PM for the purpose of discussing the following items:

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

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

**I. CALL TO ORDER**

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

**II. OTHER BUSINESS**

- A. Discussion and consideration of Resolution 2022-41 establishing a Sister City between the City of Weslaco and Rio Bravo Tamaulipas, Mexico and authorizing the Mayor to execute a Sister City Agreement to include any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- B. Discussion and consideration to donate a 2004 Pierce Saber Fire Truck to the City of Rio Bravo, Tamaulipas, Mexico previously surplused by the Weslaco City Commission on April 5, 2022, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)
- C. Discussion and consideration to recess the regular meeting for a ceremonial signing with the delegation of Rio Bravo, Tamaulipas, Mexico. Possible action. (Staffed by Interim City Manager.)
- D. Reconvene the regular meeting.

**III. 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.

#### **IV. REPORTS**

- A. Weslaco Area Chamber of Commerce & Visitor Center.
- B. Weslaco Economic Development Corporation.
- C. Construction progress report for the Police and Municipal Court Project and New Downtown Fire Station No. 2 Project.

#### **V. CONSENT AGENDA**

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

- A. Approval of the Minutes of the Regular Meeting on July 19, 2022. (Staffed by City Secretary Department.) Attachment. Attachment.
- B. Approval on second and final reading of the following:
  - 1) Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; staffed by Planning & Code Enforcement Department.) Attachment.
  - 2) Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.) Attachment.
  - 3) Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family



dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.) Attachment.

- 4) Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.) Attachment.
  - 5) Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates—being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to apply for the FY22 JAG Local Solicitation grant in the amount of \$11,811 with NO MATCH required and NO RECURRING cost required to purchase equipment, supplies and technology and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
  - D. Approval of a Memorandum of Understanding with Region One for provision of free ESL and GED classes and other adult education opportunities within the library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment.
  - E. Approval to adopt the Library's Computer and Internet Acceptable Use and Safety Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment.
  - F. Approval to adopt the Library's Request for Reconsideration of Materials Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment.
  - G. Approval to ratify the application for LCRA Community Development Partnership Program Grant in an amount not to exceed \$5,000 with NO MATCH required and NO RECURRING COST and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
  - H. Approval on renewal of a lease agreement with the Weslaco Youth Football League for the use of Harlon Block Sports Park as requested from August 2022 through February 2023, and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.) Attachment.
  - I. Approval on renewal of lease agreement for office space located at 111 E. 5th Street

for the Children's Advocacy Center of Hidalgo and Starr County and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.

## **VI. APPOINTMENTS**

- A. Discussion and consideration on Resolution R2022-42 appointing members to the Parks Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Parks & Recreation Department.) Attachment.
- B. Discussion and consideration on Resolution 2022-43 appointing a member to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

## **VII. OLD BUSINESS**

- A. Discussion and consideration of a proposed Amendment to the professional engineering services contract with SWG Engineering, LLC and approval of final payment for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by the Engineering Department.) Attachment.
- B. Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by Planning & Code Enforcement Department.) Attachment.

## **VIII. NEW BUSINESS**

- A. Discussion and consideration on the Notice Order of Election calling the General Election on November 8, 2022 for Single Member Commissioner District 4 and Commissioner At-Large and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.) Attachment.
- B. Discussion and consideration to ratify the Mayor's authorization to approve Contingency Allowance Expenditure Authorization No. 4 for the City of Weslaco New Police Department with Municipal and Judicial Court for an amount of \$28,169 for the installation of conduits for AEP primary service. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

## **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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- C. 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.
- D. Legal Consultation - Consultation with City Attorney regarding the Lease Agreement between the City of Weslaco and Weslaco Economic Development Corporation regarding rental space as authorized by section §551.071 of the Texas 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 general public during and after regular working hours. This notice was posted on this 29th day of July 2022 on or before 5:00 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.*

|                                    |       |           |
|------------------------------------|-------|-----------|
| <b>Removed from Bulletin Board</b> | 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

|                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                    |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5657 |  |
| <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>Martin Garza                                                                                                                                                                                                                                                                                                                                                                 |                 | Created                                                      |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>A. Mayor will Call to Order and certify Public Notice.<br>B. Pastor Elias Garza Jr. Calvary Christian Center 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 with Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken. |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Pledge & Mission updated as of MARCH 29, 2022                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, 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

|                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                        |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5717 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration of Resolution 2022-41 establishing a Sister City between the City of Weslaco and Rio Bravo Tamaulipas, Mexico and authorizing the Mayor to execute a Sister City Agreement to include 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>Martin Garza                                                                                                                                                                                                                                                                                    |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b><br>R2022-41 Sister City with Rio Bravo Tamaulipas, Agreement Sister City                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                           |                 |                                                              |  |

**Resolution No. 2022-41**

A Resolution establishing a Sister City Relationship between the City of Weslaco, Texas, of the United States of America and the City of Rio Bravo, Tamaulipas, México.

**WHEREAS**, the parties herein, The City of Weslaco, Texas of the United States and the City of Rio Bravo, Tamaulipas, Mexico agree to establish a Sister City Relationship for the purpose of the development of mutual understanding and friendship of two countries and improvement of friendly consultation: and

**WHEREAS**, the parties agree to develop exchanges and cooperation on economy, trade, technology, culture, education, sports, health, and personnel to promote mutual prosperity; and

**WHEREAS**, the leaders of both parties shall rely on each other for collaboration on projects, meaningful conversation, problem solving, and action as a united voice.

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

Mayor David Suarez is authorized to execute the Sister City Agreement attached hereto between the two cities to:

- 1) promote and expand the effective and mutually beneficial cooperation between the people of Weslaco and the people of Rio Bravo; and
- 2) promote international goodwill, understanding, and expanded business relations between the two cities, and their respective nations by the exchange of ideas and information in a wide variety of economic, social, cultural, municipal, environmental, professional, technical, and other endeavors: and
- 3) foster and encourage charitable, scientific, trade, and commerce, literary and educational activities between the two cities.

The Sister City Agreement shall be officially established and become effective upon its passage.

**CITY OF WESLACO**

\_\_\_\_\_  
David Suarez, **MAYOR**

**ATTEST:**

\_\_\_\_\_  
Norma A. Cantu, **CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Juan E. Gonzalez, **CITY ATTORNEY**



**SISTERHOOD AGREEMENT BETWEEN THE CITY OF RIO BRAVO, TAMAULIPAS  
OF THE UNITED MEXICAN STATES  
AND THE CITY OF WESLACO, TEXAS OF THE  
UNITED STATES OF AMERICA,**  
in which will now be referred to as “the Parties”

**CONSIDERING** their interest to strengthen the friendship ties and cooperation that join both Parties;

**ACKNOWLEDGING** that the cities have the intention to develop collaborative activities, under the law provisions of the United States of America and the United Mexican States, with particular attention to the terms related to business exchange, commerce, culture and craftsmanship;

**DECLARING** their decision to strengthen their relationship of collaboration through the proper legal channels;

**CONVINCED** of the importance of establishing mechanisms that contribute to the development and strengthening of bilateral cooperation, as well as the necessity to execute projects and actions that are effective in the commercial and social development of both Parties;

**Have** agreed to the following:

**ARTICLE I**

**Objective**

The objective of the present Agreement is to formalize the sisterhood between the City of Rio Bravo from the State of Tamaulipas of the United Mexican States and the City of Weslaco from the State of Texas of the United States of America, to foster agreement and understanding between them and the institutions in their respective territorial areas,

to intensify common efforts, and to promote the exchange of experiences and execution of common activities.

## **ARTICLE II**

### **Areas of Cooperation**

To reach the objective of the present Agreement, the Parties commit themselves to develop cooperative projects, specifically directed, but not limited to the following areas:

- a) Business, investments, and commerce. Promotion of entrepreneurial encounters as well as governmental to incentivize economic exchanges and the development of businesses
- b) Culture. Promotion of cultural expression and regional traditions
- c) Tourism
- d) Government development
- e) Human Resources
- f) Education
- g) Science and Technology
- h) Environment
- i) Any other area of cooperation that the Parties may agree upon.

## **ARTICLE III**

### **Modalities of Cooperation**

The Parties agree that the actions of cooperation which are referred to in the present Agreement shall be carried out through the following modalities:

- a) Promotion and diffusion of;
- b) Exchange of business missions
- c) Exchange of information, documentation, and materials
- d) Organization of events
- e) Joint studies and investigations
- f) Exchange of technicians, specialists, and professional talent
- g) Formation and training of human resources
- h) Cultural exchange, sports, and arts
- i) Organization of seminars, workshops, and conferences
- j) Any other modalities that the Parties may agree upon.

## **ARTICLE IV**

### **Competence**

The Parties commit themselves to carry out the modalities of cooperation, referred to in Article III of the present Agreement, in accordance to their respective faculties,

subject to the political and economic laws and regulations of their respective Governments.

## **ARTICLE V**

### **Annual Action Programs**

To achieve the objectives of the present Agreement, the Parties agree to formulate, through prior discussion, Annual Action Programs (AAP's), which shall become an integral part of the present Agreement once they are formalized.

The AAP's shall be integrated with specific projects or activities, which must reference each of the following aspects:

- a) Objectives and activities to develop.
- b) Work agenda.
- c) Profile, quantity, and duration of the assigned personnel to objectives and activities.
- d) Responsibility of each Party;
- e) Assignment of human resources, materials, personnel and financial resources.
- f) Evaluation mechanism and criteria, and
- g) Any other appropriate information.

The operation of this Agreement shall not be conditioned to the signing Parties to establish projects in all the modalities of cooperation, nor are they obligated to collaborate in those activities where internal prohibitions exists or derived by law, institutional normative, or customs.

The Parties shall meet annually to evaluate the results derived from the present Agreement and to propose new guidelines for the development of projects of mutual interest.

The Parties shall produce progress reports of achievements based on the present Agreement and shall communicate them to their respective Chancellery, as well as the bilateral departments determined by mutual agreement.

Both Parties agree to formulate the first Action Program within sixty (60) days after the signing date of the present Agreement.

## **ARTICLE VI**

### **Collaboration of Additional Proposals**

Notwithstanding the Annual Action Program referred to in Article V of the present Agreement, each Party may formulate additional proposals, as they may arise during the implementation of activities predetermined through the AAP.

## **ARTICLE VII**

### **Coordination and Follow-Up Mechanism**

In order to establish a mechanism and criteria for the coordination, supervision and evaluation of the activities carried out under the present Agreement, as well as to assure the best conditions for its execution, a Working Group, integrated by representatives of both Parties, shall be established, and coordinating each parties activities the following areas:

On behalf of the City of Rio Bravo, of the State of Tamaulipas of the United Mexican States, is designated the The Legal Coordination and Counsel, as well as the Secretary of Economic Development.

On behalf of the City of Weslaco, of the State of Texas of the United States of America, is designated Office of the Mayor and City Secretary Department;

The Working Group shall meet periodically in a location agreed upon by the Parties, in order to evaluate the activities derived from the application of the present Agreement. The Working Group shall have the following functions:

- a) Make the necessary decisions in order to carry out the objectives of the present Agreement;
- b) Identify the areas of common interest in order to elaborate and formulate specific projects;
- c) Orientate, organize and formulate relevant recommendations in order to fulfill the activities of the present Agreement;
- d) Receive, examine, and approve the progress reports in the areas of cooperation within the present Agreement, and
- e) Any other functions that the Parties may agree upon.

## **ARTICLE VIII**

### **Financing**

The Parties shall finance the activities referred to in the present Agreement with the assigned resources in their respective budgets according to the availability and terms of their legislation. Each Party shall pay the expenses related to its participation, except

in the case that alternate financial mechanisms may be used for specific activities, if considered appropriate.

## **ARTICLE IX**

### **Information, Material and Protected Equipment**

The Parties agree that information, material, and protected equipment deemed classified by national legislation for national security or foreign relation purposes of either Party, shall not be subject to transfer within the present Agreement.

When undertaking activities pursuant to this Agreement, any information, material, and equipment which require or could require protection and classification is identified, the Parties shall inform the adequate authorities and establish in writing, the corresponding measures.

The transference of information, material, and equipment, which is not protected or classified, but which exportation is regulated by one of the Parties, shall be done according to the applicable national legislation and should be identified, along with its intended use or subsequent transference. If any of the Parties consider it necessary, measures shall be taken to prevent the non-authorized transference or re-transference of such property.

## **ARTICLE X**

### **International Instruments**

The cooperation referred to in the present Agreement shall not affect the rights and duties which the Parties have acquired regarding other international instruments.

## **ARTICLE XI**

### **Intellectual Property**

If as a result of actions carried out in accordance with this Agreement, products of commercial value and/or rights of intellectual property are generated, these shall be determined by the applicable national legislation, as well as the International Conventions, which are binding for both Parties.

## **ARTICLE XII**

### **Employment Relationship**

The personnel assigned by each Party for the execution of activities derived from the present Agreement, shall continue under the direction and dependence of the

institution to which he/she pertains, and shall not create any labor relation with the other Party, which in no case shall be considered as a substitute employer.

The Parties shall carry out the necessary procedures under their respective authorities in order to facilitate the entry and departure of participants who are officially involved in the projects derived from the present Agreement. Such participants shall be subject to the immigration, tax, customs, sanitary and national security laws of the receiving country and may not partake in any activity other than those pertaining to their functions, without the previous authorization of the competent authorities in this field.

The Parties shall encourage that the personnel involved in such activities have medical, personal damage and life insurance, so that, if a damage results from such activities derived from the present Agreement, repair or indemnification shall be covered by the corresponding insurance company.

### **ARTICLE XIII**

#### **Disputes Settlement**

Any difference or divergence derived from the interpretation or application of the present Instrument shall be resolved by both Parties in common agreement.

### **ARTICLE XIV**

#### **Final Provisions**

The present Agreement shall go into effect upon the date of its signature and shall remain in effect for up to a two (2) year period, and may be renewed for equal periods, by evaluation and acceptance by both Parties through written communication.

The present Agreement may be modified by mutual consent of the Parties, by formalizing it through written communications and specifying the date of its enforcement.

Either of the Parties may, at any moment, terminate the present Agreement by a written notification given to the other Party sixty (45) days in advance.

The anticipated termination of the present Agreement shall not affect the completion of the activities, formalized while it was in force.

Signed in the City of \_\_\_\_\_, \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ of two thousand twenty-two, in two original and official copies in the Spanish and English languages, all texts being equally authentic.

**ON BEHALF OF THE CITY OF RIO  
BRAVO,  
OF THE STATE OF TAMAULIPAS  
OF THE UNITED MEXICAN STATES**

**ON BEHALF OF THE CITY OF  
WESLACO,  
OF THE STATE OF TEXAS  
OF THE UNITED STATES OF AMERICA**

**LIC. HÉCTOR JOEL VILLEGAS GONZÁLEZ  
MUNICIPAL PRESIDENT**

**DAVID SUAREZ  
CITY MAYOR**

**HONORARY WITNESS**



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5720 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to donate a 2004 Pierce Saber Fire Truck to the City of Rio Bravo, Tamaulipas, Mexico previously surplused by the Weslaco City Commission on April 5, 2022, and authorize the Mayor to execute any related documents.<br>Possible action. (Staffed by Fire Department.) |                 |                                                              |  |
| <b>Background:</b><br>Discussion and consideration declaring the surplus of the 2004 Pierce Saber Fire Truck and transfer to the City of Rio Bravo, Mexico. This Fire Truck was surplused by the City of Weslaco last year. (Staffed by Fire Department.)                                                               |                 |                                                              |  |
| <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>ANTONIO LOPEZ<br>Martin Garza                                                                                                                                                                                                                                                                          |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approved as recommended by the Fire Department.                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                  |                 |                                                              |  |





# Standardized Agenda Request Form

|                                                                                                                                                                                                                  |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                        |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5718 |  |
| <b>From:</b>                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to recess the regular meeting for a ceremonial signing with the delegation of Rio Bravo, Tamaulipas, Mexico. 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>Martin Garza                                                                                                                                                                                    |                 | Created                                                      |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                    |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                      |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                           |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                               |  |                                                              |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|-------------------------------|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                     |  | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5719 |                               |
| <b>From:</b>                                                                                                                                                  |  |                                                              |                               |
| <b>Subject:</b><br>Reconvene the regular meeting.                                                                                                             |  |                                                              |                               |
| <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>ADELAIDA VEGA<br>Martin Garza                                                                                                                |  | Created                                                      |                               |
| <b>City Manager Comments:</b>                                                                                                                                 |  |                                                              |                               |
| <b>Staff Recommendation:</b>                                                                                                                                  |  |                                                              |                               |
| <b>Attachments, if any:</b>                                                                                                                                   |  |                                                              |                               |
| <b>Responsibilities upon Approval:</b>                                                                                                                        |  |                                                              |                               |



# Standardized Agenda Request Form

|                                                                                                                                                               |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                     |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5097 |  |
| <b>From:</b>                                                                                                                                                  |                 |                                                              |  |
| <b>Subject:</b><br>Approval of the Minutes of the Regular Meeting on July 19, 2022. (Staffed by City Secretary Department.) Attachment.                       |                 |                                                              |  |
| <b>Background:</b><br>Record of commission action for the regular meeting on July 19, 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                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by the City Secretary Department.                                                                     |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Approve.                                                                                                                      |                 |                                                              |  |
| <b>Attachments, if any:</b><br>220719 minutes                                                                                                                 |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Execute and retain.                                                                                                 |                 |                                                              |  |



**MINUTES OF A REGULAR MEETING  
WESLACO CITY COMMISSION  
JULY 19, 2022**

On Tuesday, July 19, 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         |
|                       | Mayor Pro Tem    | Josh Pedraza         |
|                       | Commissioner     | Leo Muñoz            |
|                       | Commissioner     | Letty Lopez          |
|                       | Commissioner     | Adrian Farias        |
| <b>ABSENT:</b>        | Commissioner     | Greg Kerr            |
|                       | Commissioner     | J.P. Rodriguez       |
| <b>STAFF PRESENT:</b> | Martin Garza     | Interim City Manager |
|                       | Norma A. Cantu   | City Secretary       |
|                       | Juan E. Gonzalez | City Attorney        |

Also present: Aida Vega, Deputy City Secretary, Rosie Cavazos, Interim Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joe Pedraza, Asst. Planning and Code Enforcement Director, Joel Rivera, Police Chief, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Arnold Becho, Library Director, Martin Vela, IT Director, George Quilantan, Inframark, Cristina Garcia, PIO and other staff members.

**I. CALL TO ORDER**

**A. Certification of Public Notice.**

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 15, 2022.

**B. Invocation.**

Pastor Raja Masilamony, Seventh Day Adventist Church led the invocation.

**C. Pledge of Allegiance.**

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

**D. Mayoral Recognition.**

Recognition of Christine Warren

Mayor Suarez recognized Christine Warren in honor of her contributions as a volunteer on the Library Board and educator to our community.

E. Roll Call.

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

**II. PUBLIC COMMENTS**

Rolando Joel Hernandez, BSA Scouts Troop 4031, presented as a donation to the City a Flag Drop-Off-Box to the community to help with the official retiring of United States Flag stating a representative of the Boy Scout Troop will be removing any flag placed in the drop-off box to properly retire the flag and encouraged everybody to utilize.

Fernando Bustamante, 820 E. Pike, voiced objection to the rezone of 812 E. Pike to apartment use citing parking concern; existing apartments in area lack adequate parking and stated other surrounding property owners were not in agreement but unable to attend.

Sergio Trevino stated an item further in the agenda was to award a lighting project that included lighting improvements for the Skate Park and appreciative of this but felt more could be done for this area stating the skate park is frequently used.

**III. REPORTS**

A. Report by Police Chief Rivera on Hidalgo County Sheriff's Office/City of Weslaco back to School Event - August 3, 2022.

Joel Rivera, Chief of Police, reported on the upcoming event that is partnered with the Hidalgo County Sheriff's Office for the distribution of over 500 clear back packs at the Judge Gilbert Garza Park; over 100 vendors to participate with event; would not be a drive thru and went over the operational layout and plan of the event.

B. Report by Inframark.

George Quilantan, Inframark, reported for the month of June Water Treatment Plant No.5 treated 6.83 million gallons of water and plant No.2 treated 2.8mgd; North wastewater plant treated 2.29 million-gallons of water and belt press pulls repaired; South Wastewater Plant treated 1.87 million gallons of water with a daily average 1.84 mg and utilized dry beds to remove sludge that was hauled to the land fill; reported on repairs to the lift station 3, 27, 29 and 35.

**IV. PUBLIC HEARING**

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to open the public hearings as presented at 5:59 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of the City of Weslaco's application to the Texas Parks & Wildlife Department Local Park Grant Program for a new swimming pool project.

No comments.

B. To solicit input on behalf of Julio Garcia to rezone 3402 S Westgate Drive. Also being a 5.00-acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

C. To solicit input on behalf of Willie Arratia to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

D. To solicit input on behalf of Affordable Homes of South Texas, Inc. to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

E. To solicit input on behalf of Esteban Hernandez to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

F. To solicit input on behalf of Christine Alaniz to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On-Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas.

No comments.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to close the public hearings at 6:00 p.m. as presented. The motion carried unanimously; Mayor Suarez was present and voting.

## **V. CONSENT AGENDA**

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

A. Approval of the Minutes of the Regular Meeting on June 21st and July 5, 2022. (Staffed by City Secretary's Department.)

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

1) Approval of Ordinance 2022-21 amending Ordinance 2015-12, the City of Weslaco Sign Ordinance Chapter 114, creating new regulations for temporary signage and free standing signage and removing content-based regulations and authorize the Mayor to execute any related

documents. (First reading held July 5, 2022; staffed by Planning and Code Enforcement Department.)

C. Approval of the renewal of the agreements with Muniservices for local hotel occupancy tax program and sales tax audit and administration services for a one-year term in the amount of \$7,115 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

D. Approval of Resolution 2022-37 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

E. Approval to authorize solicitation of proposals/bids for city vehicles for 2021-2022 budget and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

F. Approval of Memorandum of Understanding between the City of Weslaco Fire Department and the EMTS Academy and St. David's Round Rock Medical Center regarding participating in clinical experience rotations and authorize the Mayor to execute any related documents. (Staff by Fire Department.)

Commissioner Muñoz seconded by Lopez moved to approve consent agenda as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following is the caption of Ordinance 2022-21.

#### ORDINANCE 2022-21

AN ORDINANCE AMENDING ORDINANCE NUMBER 2015-12, THE CITY OF WESLACO SIGN ORDINANCE; CODIFIED AS CHAPTER 114 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

CITY OF WESLACO  
/s/David Suarez, MAYOR

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

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

## **VI. APPOINTMENTS**

A. Discussion and consideration on Resolution 2022-38 appointing a Civil Service Commission member and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)

Norma A. Cantu, City Secretary, stated Griselda Martinez submitted application for consideration and there were no other applicants. The nomination from Commissioner Rodriguez was to appoint Griselda Martinez.

Commissioner Lopez seconded by Commissioner Muñoz moved to approve Resolution 2022-38 appointing Griselda Martinez as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution 2022-39 appointing members to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Norma A. Cantu stated Randy Summers and Terry Barbee submitted application for consideration. The nomination from Mayor Pro Tem Pedraza was to appoint Randy Summers and the nomination from Commissioner Lopez was to appoint Terry Barbee.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve the Resolution appointing Randy Summers to the Mid Valley Airport Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve the Resolution on appointing Terry Barbee to the Mid Valley Airport Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

## **VII. OLD BUSINESS**

A. Discussion and consideration of a proposed Amendment to a contract agreement in the amount of \$27,000 for professional engineering services by SWG Engineering, LLC for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 21, 2022; staffed by the Engineering Department.)

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to discuss.

Martin Garza, Interim City Manager, requested no action for Items A and B to allow staff to further review with legal.

No action.

B. Discussion and consideration of approval of final payment to SWG Engineers in the amount of \$27,120 for engineering services on the Pleasantview & 11th Drainage Improvements project and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 21, 2022; staffed by Engineering Department.)

No action as requested in previous item.

C. Discussion and consideration on final reading of Ordinance 2022-22 amending Ordinance 2015-03 the City of Weslaco Electioneering Ordinance and authorize the Mayor to execute any related documents. Possible action. (First reading held July 5, 2022; staffed by City Secretary Department.)

Norma A. Cantu stated this was the final reading incorporating the changes discussed. Staff recommended approval.



Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve Ordinance 2022-22 amending Ordinance 2015-03 the City of Weslaco Electioneering Ordinance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the ordinance caption.

Ordinance 2022-22

AN ORDINANCE AMENDING ORDINANCE NUMBER 2015-03 AS CODIFIED IN THE CODE OF ORDINANCES AS CHAPTER 114 SECTION 114.06 “SPECIAL SIGN CATEGORIES, PERMITTED, AND PROHIBITED SIGNS,” ADDING SUCH SECTIONS TO PROVIDE FOR THE PLACEMENT OF POLITICAL SIGNS ON PRIVATE PROPERTY, TO PROVIDE FOR THE REGULATION OF ELECTIONEERING ON PUBLIC PROPERTY AND ELECTION POLLING PLACES; TO PROVIDE A REPEALING CLAUSE; TO PROVIDE A SEVERABILITY CLAUSE; TO PROVIDE A PENALTY FOR EACH OFFENSE; AND TO PROVIDE AN EFFECTIVE DATE.

CITY OF WESLACO  
/s/David Suarez, MAYOR

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

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

Mayor Suarez changed the order of the day and introduced item New Business H. There was no objection.

**VIII. NEW BUSINESS**

H. Discussion and re-consideration to approve the Final Plat for Mid Valley Industrial Park – being a 146.09-acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to discuss.

Rebekah de la Fuente, Planning and Code Enforcement Director, stated this was a twenty-lot subdivision previously approved in 2021; developer requested to change the South portion of Development Drive from Economic Ave. to Mile 9 to a private street to allow for installation of a gate at the intersection of Development Drive and Mile 9 North to control traffic flows on Mile 9. The Planning and Zoning Commission and staff recommended approval of the final plat.

The Mayor and Commission voiced concern with the continuous traffic on FM1015 either entering or existing by using this subdivision as a pass through. Staff stated the intent by having a portion of the street private is to restrict traffic going onto FM 1015 by installing a gate with keypad on Development Drive and Mile 9 North that would be available only to the tenants of the subdivision.

Steve Valdez, Executive Director Weslaco Economic Development, stated the recommendation for a portion of the private road was to accommodate requests from proposed tenants wanting to

locate in the industrial park for private access and have less traffic coming into the park that will have semi-trucks on these roadways of the industrial park.

In response to Mayor Pro Tem Pedraza, Aldo Lopez, representing Record of Engineer Nadia Lopez, stated the width of the street is 53-feet back-to-back; staff stated any commercial traffic would be diverted to exit on FM 1015 and not on Mile 9 noting any access points are not done onto a Major Corridor Thoroughfare for any proposed development. Discussion on alternatives such as a one-way exit was proposed to Mile 9. Steve Valdez requested to take this alternative to the EDC Board and in response to the maintenance of the streets and operations of the gate would be the obligation of the EDC and/or tenants once 50-percent of the lots were sold and could be noted on the final plat.

Mayor Suarez stated no action.

Mayor Suarez introduced item A New Business with no objection.

A. Presentation and discussion of the proposal from Boultinghouse Simpson Gates and review of acceptance of the program alternative for the New Library/Library Renovation Project. Possible action. (Staffed by the Library Department.)

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to discuss.

Arnold Becho, Library Director, stated staff continues the design process and in discussions held with Boultinghouse Simpson Gates (BSG) were ready to present alternative designs for consideration and acceptance to move forward.

Bob Simpson introduced John Gates, Assoc. Architect and Matthew in zoom attendance. Matthew stated meetings held with stakeholders to understand the needs of the community; went over the existing building analysis of square footage that was a total of 25,295; stated library statistics showed library is heavily used that is an indicator that an expansion in the future for a 35,000-40,000 square footage library would be needed; went over space needs; presented footprint layout of a proposed new construction (25,000 sq.ft.) that would be located on northern side of the existing theater and demolition of Porter Doss would be done; Kansas Ave would be closed a pedestrian way; parking would be 120 stalls on site; overviewed the high and low end cost for renovation, new construction and demolition presented the Ideal project is 25k sq.ft. \$10.2-11.3million; hybrid project is 22k sq.ft. \$8.3 - 9.4million; reduced project would be 21k sq.ft. \$8.3 - 9.4million and renovation 23k sq.ft.\$4.5 – 8.8million.

Discussion ensued on the alternatives presented taking into consideration the budget, size, functionality of the library and if site would accommodate a 40k expansion; the consensus was to move forward with the hybrid program project.

Presentation only.

B. Discussion and consideration after public hearing on behalf of Julio Garcia on Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related

documents. First reading of Ordinance 2022-23. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated eighteen property owners were notified; two objections received citing drainage concerns. The Planning and Zoning Commission and staff recommended approval based on existing surrounding land use and proposed use complies with the 2040 Land Use Map.

Mayor Pro Tem Pedraza voiced concern on the amount of rezone requests for multi-family use and revisit the direction of development occurring. In response to Commissioner Farias the development will need to meet the 50-year storm retention.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve Ordinance 2022-23 to rezone 3402 S Westgate Drive as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration after public hearing on behalf of Willie Arratia on Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 2022-24. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-nine property owners were notified with no objection received. The Planning and Zoning Commission and staff recommended approval based on existing surrounding land use and proposed use complies with the 2040 Land Use Map.

Commissioner Lopez seconded by Mayor Pro Tem Pedraza moved to approve Ordinance 2022-24 to rezone 3570 Moreland Drive as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration after public hearing on behalf of Affordable Homes of South Texas, Inc. on Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-25. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated three property owners notified with no objection received; site located was recently annexed into city limits; development is being done by Affordable Homes of South Texas that will be a combination of residential and apartment use. The Planning and Zoning Commission and staff recommended approval based on existing surrounding land use and proposed use complies with the 2040 Land Use Map.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve Ordinance 2022-25 to rezone 2737 E Mile 6 N as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration after public hearing on behalf of Esteban Hernandez on Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 2022-26. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-eight property owners were notified; one objection received today in public comments citing drainage, parking, and higher property as concerns; the proposed layout meets City standards for parking, intensity, and setback requirements. The Planning and Zoning Commission and staff recommended approval based on existing surrounding land use and proposed use complies with the 2040 Land Use Map.

In response to Mayor Suarez, parking required is one space per unit and half space per bedroom; applicant proposed development are two-bedroom apartments with twelve parking stalls that is sufficient.

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve Ordinance 2022-26 to rezone 812 E Pike Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration after public hearing on behalf of Christine Alaniz to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On-Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated six property owners were notified with one objection received from the church located immediately south of this location citing the sale of alcohol is not permitted within 100ft of a church. Staff stated this would apply if an ordinance were in place prohibiting this as indicated by TABC and city ordinance in place. The Planning and Zoning Commission and staff recommended approval and will require super majority vote for approval.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On-Premise Permit and to Host Live Music at 1015 S International Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this is a proposed seven lot subdivision previously approved; developer requested to convert the subdivision into a private development to maintain ownership over the new right-of-way and allow meandering the construction of the street to better suit the

needs of the incoming development and will be maintained by the Homeowners Association. The Planning and Zoning Commission and staff recommended approval.

In response to Commissioner Farias the roadway would remain ungated.

In response to Commissioner Muñoz, Mario Reyna, Project Engineer, stated the request allows flexibility with roadway; currently has commercial development occurring on the northeast corner only by having a private roadway adjustment to proposed roadways can be done as the subdivision develops versus if the roadway is public would need to request to vacate it.

Martin Garza voiced concerns if that Homeowners and/or Business Associations are not active it becomes a difficult task in having those private roadways maintained and concerned this roadway was connecting to two major throughfares that are already highly used.

Commissioner Muñoz recommended to allow the development to move forward allow as a private roadway with the condition the roadway will revert to the city for public use. Mario Reyna stated if denied he would need to come back and plat as a one lot subdivision; is ready to move forward but building permit on hold because the plat must be recorded further stating in the past a permit is granted but no certificate of occupancy issued until all improvements are completed. Martin Garza recommended time to meet with developer and City Attorney for alternatives to see how to move forward.

Mayor Suarez stated no action.

I. Discussion and re-consideration to approve the Final Plat for San Gabriel Ph I Subdivision– being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on ¼ mile South of Mile 5 North on the east side of Westgate Dr and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this is a proposed thirty-one lot residential subdivision previously approved; developer requested to convert development into a private development. The Planning and Zoning Commission and staff recommended approval.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve Final Plat for San Gabriel Ph I Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to approve the Final Plat for San Gabriel Subdivision Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on 600ft east of Mile 6 West on the south side of Mile 5 Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed sixty-nine lot subdivision inside city limits; serviced by water and sewer by the City; developer requested a variance to allow for off-site drainage and has received letters of support from the Irrigation and Drainage District; will be a private gated community and lots 66 and 67 will accommodate the 40-foot throat for vehicular

stacking. The Planning and Zoning Commission recommended approval with variance; staff recommended approval with compliance with the ordinance on variance request.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve Final Plat for San Gabriel Subdivision Ph II with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-27. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the proposed development is currently outside city limits; serviced with water and sewer by the city and will be single family residential lots. The Planning and Zoning Commission and staff recommended approval as the development is contiguous to the existing city limits line.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration to approve the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Mid Valley Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this development is being done by Affordable Homes of South Texas; proposed development currently within dual CCN (Certificate of Convenience and Necessity) of North Alamo Water Supply (NAWSC) and Military Highway Supply Corporation (MHWSC); developer pursuing a buyout from both entities and ready to move forward with buyout of NAWSC first that will transfer the rights to the City to serve customers in the area. Staff recommended approval, legal has reviewed and approved noting developer will pay for costs to file with Public Utilities Commission for official transfer.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Mid Valley Estates Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

M. Discussion and consideration on Resolution 2022-40 authorizing the City's application to the Texas Parks & Wildlife Department's Local Park Grant Program for a new swimming pool to be located at 320 S Bridge Street and authorize the Mayor to execute any related documents as may be required for said project application. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated the Texas Parks & Wildlife Department Local Park Grant Program requires a resolution authorizing the submission of an application for consideration of grant proceeds and stated the application for funding would be for the proposed swimming pool. Staff recommended approval of the Resolution.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve Resolution 2022-40 authorizing the City's application to the Texas Parks & Wildlife Department's Local Park Grant Program for a new swimming pool to be located at 320 S Bridge Street as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Discussion and consideration awarding RFB No. 2021-22-31 Mayor Pablo Pena City Parks Sports Field Lighting Project and Isaac Rodriguez Skate Park Lighting project bid to the most advantageous bidder, Zitro Electric, for an amount not to exceed \$1,178,500, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez stated in preparation of the detention facility at Mayor Pablo Pena City Park, rerouting of electrical service is needed for the softball field, restroom and two pavilions; staff was directed solicit competitive bids and to add lighting as well for the skate park at Isaac Rodriguez Park to the bidding documents; two bids received and evaluated. Staff recommended to award bid to the most advantageous bidder, Zitro Electric, for an amount not to exceed \$1,178,500.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve bid to the most advantageous bidder, Zitro Electric, for an amount not to exceed \$1,178,500 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

O. Discussion and consideration on first and final reading of Ordinance 2022-28 approving a negotiated resolution between the City of Weslaco and Texas Gas Service regarding the company's Cost of Service Adjustment tariff filing declaring an effective date and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Interim Finance Director, stated Texas Gas Service filed for a rate increase pursuant to the Cost of Service Adjustment (COSA) that allows for annual adjustments of rates; consultants for cities negotiated an amount and recommended the cities to accept. Staff recommended approval of first and final reading of Ordinance 2022-28 approving a negotiated resolution that would have monthly increase of \$0.64 to residential customers and \$19.51 for commercial.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve first and final reading of Ordinance 2022-28 approving a negotiated resolution between the City of Weslaco and Texas Gas Service regarding the company's Cost of Service Adjustment tariff filing as presented. The motion carried unanimously; Mayor Suarez was present and voting.

P. Discussion and consideration on the Memorandum of Understanding (MOU) between the City of Weslaco and LRGVDC for the use of the east side parking lot located at 301

W Railroad for the use of the recycling trailers drop off and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Pete Garcia, Public Works Director, stated the agreement outlines a partnership with the Lower Rio Grande Valley Development Council (LRGVDC) for the use of their east side parking lot located at 301 W. Railroad to allow for the City's recycling trailers drop-off to be parked, in exchange the City will overlay (labor and equipment) the parking lot and the LRGVDC would pay the cost of material. Staff recommended approval.

Commissioner Farias seconded by Commissioner Muñoz move to approve Memorandum of Understanding (MOU) between the City of Weslaco and LRGVDC for the use of the east side parking lot located at 301 W Railroad for the use of the recycling trailers drop off as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Q. Discussion and consideration to purchase various items for the Wildland Interface All Terrain Capability Project (2 UTV with firefighting packages from FY22 Border Zone Fire Departments (BZFD) not to exceed \$78,735.25 grant award and authorize the Mayor to execute any related documents. Possible action. (Staff by Fire Department.)

Commissioner Farias abstained from discussion and vote.

Antonio Lopez, Fire Chief, stated a grant award in the amount of \$78,735 was received for the purchase of various items under the Wildland Interface All Terrain Capability Project; quotes solicited from several vendors. Staff recommended Polaris Sales, Burner Fire Control, Tri-County Communications and Ron Hoover Companies of Donna for the purchase of the firefighting equipment in the total amount of \$78,606.98 noting the remaining balance of grant proceeds in the amount of \$128.30 would be used for miscellaneous items.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve to purchase various items for the Wildland Interface All Terrain Capability Project (2 UTV with firefighting packages from FY22 Border Zone Fire Departments (BZFD) not to exceed \$78,735.25 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

R. Discussion and consideration to award the most advantageous proposal for Disaster Recovery Services; Debris Clearance, Removal, and Other Miscellaneous related services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Office of Emergency Management.)

Joe Pedraza, Asst. Planning and Code Enforcement Director/Operations Section Chief stated staff solicited proposals and seven responses received; staff reviewed and evaluated and recommended a 3-year contract be awarded to Ashbritt.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve Ashbritt a 3-year contract as presented. The motion carried unanimously; Mayor Suarez was present and voting.

S. Discussion and consideration of the proposed Interlocal Agreement with Drainage District No. 1 to maintain and operate the drainage line and structure located at the west levee of the North Floodway of the Lower Rio Grande Flood control as identified in IBWC License No.



LSF/G-288 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana, City Engineer, stated the City holds a license issued by the International Boundary and Water Commission (IBWC) to maintain and operate an 18" drainage line and a structure located at the West levee of the North Floodway; the proposed Interlocal allows the Hidalgo County Drainage District (HCDD#1) to take over maintenance and operation obligations so long as approval is received from IBWC. Staff recommended approval of the Interlocal Agreement with Hidalgo County Drainage District #1 to take over maintenance and operations.

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve Interlocal Agreement with Drainage District No. 1 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

## **IX. EXECUTIVE SESSION**

At 7:37 p.m. Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:15 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

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

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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

No action.

C. Legal Consultation - Consultation with City Attorney on litigation regarding SB 1152 and SB 1004 as authorized by section §551.071 of the Texas Government Code.

No action.

## **XI. ADJOURNMENT**

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to adjourn the meeting of July 19, 2022, at 8:15 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

---

David Suarez, **MAYOR**

---

ATTEST:

---

Norma A. Cantu, **CITY SECRETARY**



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5623 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Subject:</b><br>Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; 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 <u>Duplex</u> and Apartment District N Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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<br>Ordinance - First Reading<br>Ordinance - Final 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 June 20, 2022.                                                                                      |                 |                                                              |  |
| <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 July 6, 2022                                                                                                                                                           |                 |                                                              |  |
| ADELAIDA VEGA<br>REBEKAH DE LA FUENTE<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                       |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by the Planning and Zoning Commission and staff.                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map and surrounding land use                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone- 3402 S Westgate- Memo, 3402 S Westgate- Petitions, 3402 S Westgate- Attachments, 3402 S. Westgate Dr., O2022-23 rezone 3402 S Westgate- Ordinance                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will advise applicant.                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3402 S Westgate

DATE: July 13, 2022

---

The property owner is proposing an apartment & duplex and single-family type use for this location. Staff has received two (2) letters against the rezone from surrounding property owners within the area. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. With there being existing apartment & duplex zoned areas within Tierra Santa Community and the newly proposed development of San Gabriel Ph II

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

Thank you,

Rebekah de la Fuente, CFM

Kayla A. Arevalo

RE: 3402 S Westgate Dr

**From:** Beatrice Canada <bcanada1973@yahoo.com>  
**Sent:** Tuesday, July 5, 2022 10:39 AM  
**To:** Kayla A. Arevalo  
**Subject:** RE: Public Hearing Wednesday July 6, 2022

I am opposed to the rezoning on my street due to the fact that the drainage problem needs to be fixed/addressed before any additional construction should be allowed. My home has already flooded twice leaving me homeless. I cannot afford to be homeless for a third time, having to rebuild over and over because a neighbor wants to build to improve their finances leaving me homeless, AGAIN. In spite of this the city has yet to help with the drainage issues! Any additional construction will only add to the already major flooding problems we have on our street. I AM 100% OPPOSED TO THIS REZONING.

[Sent from Yahoo Mail on Android](#)

On Tue, Jul 5, 2022 at 9:44 AM, Kayla A. Arevalo  
<karevalo@weslacotx.gov> wrote:

Good Morning,

You are welcome to attend the meeting it will start at 5:30pm on July 6, 2022. If you would like to speak out in regards to the item you will be given the opportunity when the item is presented for public hearing. If for any reason you are unable to make it and have concerns regarding the rezone please send me an email outlining those concerns by July 6.

**From:** Beatrice Canada <bcanada1973@yahoo.com>  
**Sent:** Friday, July 1, 2022 5:13 PM  
**To:** Kayla A. Arevalo <karevalo@weslacotx.gov>  
**Subject:** Public Hearing Wednesday July 6, 2022

Elvira G Garza

3401 S Westgate Dr

Weslaco, Texas 78596

956-377-9732

[Sent from Yahoo Mail on Android](#)

**Kayla A. Arevalo**

Re: 3402 S Westgate Dr

**From:** Beatrice Canada <bcanada1973@yahoo.com>  
**Sent:** Tuesday, July 5, 2022 10:28 AM  
**To:** Kayla A. Arevalo  
**Subject:** RE: Public Hearing / Wednesday July 6, 2022

I am opposed to this rezoning because the city needs to fix the drainage problems we experience everytime it rains. The flooding is horrible on this steet/area. My home has already had water in the living room and garage. If the rezoning is allowed across the street from my home for apartments, etc. it will create more flooding issues due to all the additional trucks of dirt, etc. needed for the building of any kind of construction. If rezoning is approved, the street will flood causing my home to flood leaving me homeless. I AM OPPOSED TO THE REZONING.

[Sent from Yahoo Mail on Android](#)

On Tue, Jul 5, 2022 at 9:44 AM, Kayla A. Arevalo  
<karevalo@weslacotx.gov> wrote:

Good Morning,

You are welcome to attend the meeting it will start at 5:30pm on July 6, 2022. If you would like to speak out in regards to the item you will be given the opportunity when the item is presented for public hearing. If for any reason you are unable to make it and have concerns regarding the rezone please send me an email outlining those concerns by July 6.

**From:** Beatrice Canada <bcanada1973@yahoo.com>  
**Sent:** Friday, July 1, 2022 5:10 PM  
**To:** Kayla A. Arevalo <karevalo@weslacotx.gov>  
**Subject:** Public Hearing / Wednesday July 6, 2022

Leonor G Hernandez

3405 S Westgate Dr

Weslaco, Texas 78596

956-968-7810

[Sent from Yahoo Mail on Android](#)





## 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

R2NE-000232-2022  
FILE NO. \_\_\_\_\_

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Lots 1 & 2 of WEST TRACT E266'-N818.03' FT 790 5.01AC Block —  
*Farm Tract 790*

Subdivision Name Mi Fortuna Estates

Street Address 3402 S. Westgate Drive, Weslaco, Texas 78596

Existing Zoning R-1 Existing Land Use Vacant Parcel of Land

Proposed Zoning R-2 (Lots 1 & 2 ONLY) Proposed Land Use Multi-Family Complex

- ☒ \$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 Julio and Marysol Garcia Phone 956-756-0944

Address 3402 S. Westgate Drive Fax: N/A

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

### OWNER

Name Julio and Marysol Garcia Phone 956-756-0944

Address 3402 S. Westgate Drive Fax: N/A

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

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

Signature Julio Garcia Date 05-12-22  
Owner

Signature Julio Garcia Date 05-12-22  
Applicant

Signature Cybele Date 05/12/22  
Authorized Agent

**STAFF USE ONLY**

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

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

Date \_\_\_\_\_

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

City Commission Notice of Public Hearing Published

Date \_\_\_\_\_

Presented to P & Z Commission

Date \_\_\_\_\_

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

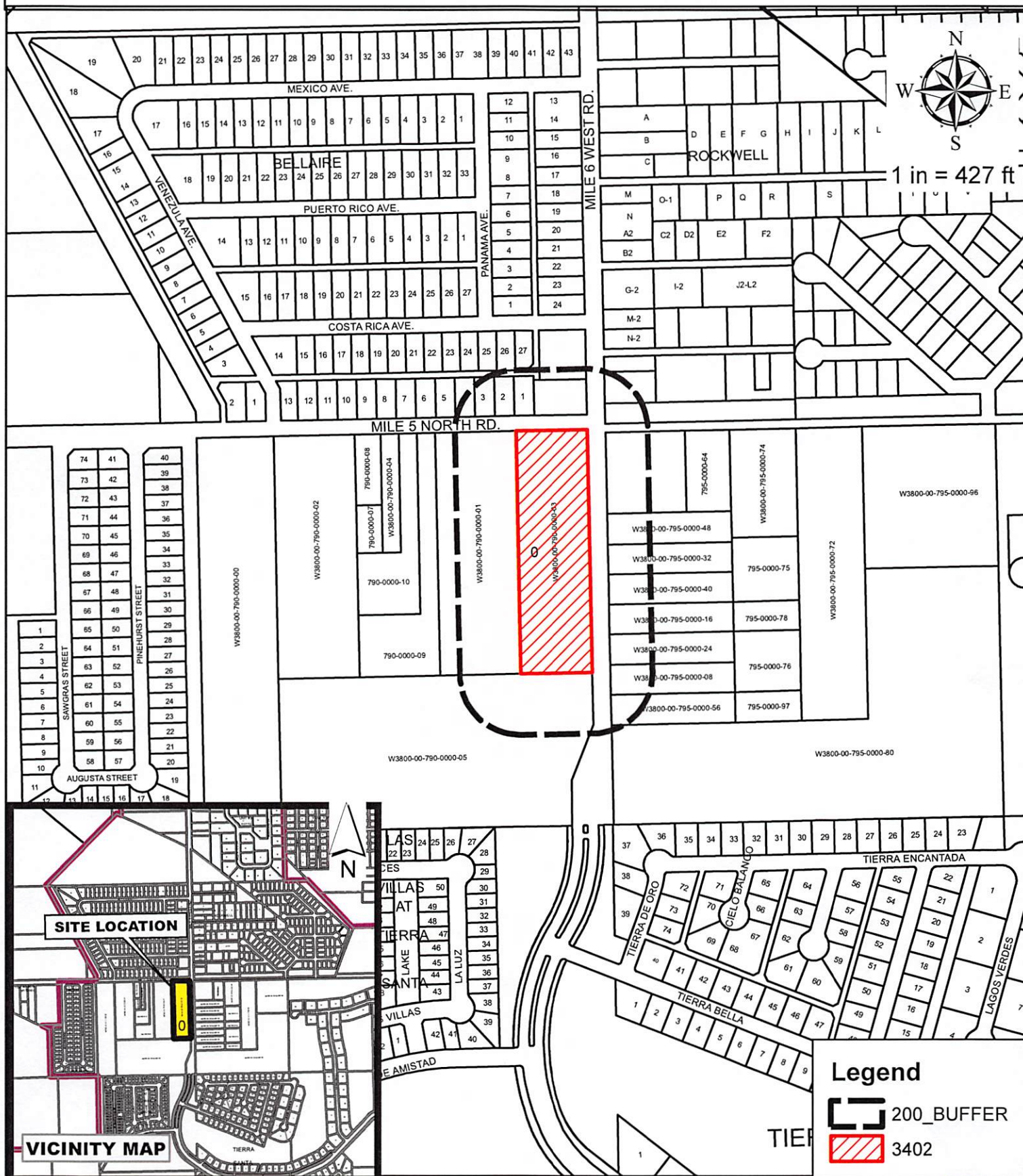
Presented to City Commission

Date \_\_\_\_\_

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

Ordinance No. \_\_\_\_\_





JUN 15, 2022

|                                                                         |                                                                                                   |                      |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------|
| GARCIA ANTONIO & LUCIA E<br>1718 W MILE 5 N<br>WESLACO TX 78596         | B2160-00-004-0001-00<br>BELLAIRE LOT 1 BK 4<br>1718 W MILE 5 RD                                   | L: 28730<br>B: 17838 |
| ORTIZ LAURA<br>1722 W MILE 5 N<br>WESLACO TX 78596                      | B2160-00-004-0002-00<br>BELLAIRE LOT 2 BK 4<br>1722 W MILE 5 RD                                   | L: 28730<br>B: 21386 |
| LOPEZ GUADALUPE & ENEDINA<br>RR 7 BOX 148E<br>WESLACO TX 78596          | B2160-00-004-0003-00<br>BELLAIRE LOT 3 BK 4<br>1802 W MILE 5 RD                                   | L: 28730<br>B: 21492 |
| ESCAMILLA EULALIA<br>3315 S WESTGATE<br>WESLACO TX 78596                | R3500-00-000-0000-76<br>ROCKWELL LOT S-2 FT 728<br>3315 S WESTGATE                                | L: 19166<br>B: 40485 |
| ESCAMILLA DOMINGO S<br>3319 S WESTGATE DR<br>WESLACO TX 78596           | R3500-00-000-0000-88<br>ROCKWELL LOT V-2 FT 728<br>0 WESTGATE DR                                  | L: 36851<br>B: 22391 |
| OLVERA ROBERTO & JUANITA H<br>3306 S WESTGATE<br>WESLACO, TX 78596-3741 | W3800-00-727-0000-01<br>WEST TRACT N163.33'-E183.33'-S310' FT<br>ET<br>3306 S WESTGATE DR         | L: 45084<br>B: 46240 |
| HERNANDEZ NOE<br>1304 IMPALA DR APT D<br>NORFOLK, NE 68701-2443         | W3800-00-727-0000-03<br>WEST TRACT S146.67'-E203.33' FT 727<br>3310 S WESTGATE DR                 | L: 44432<br>B: 27614 |
| CABRERA FRANCISCO<br>1725 MILE 5 NORTH<br>WESLACO TX 78596              | W3800-00-790-0000-01<br>WEST TRACT W266'-E532'-N818.03'- FT<br>4.88AC NET<br>0 MILE 5 NORTH       | L: 65758<br>B: 62762 |
| COTTONFIELDS LTD<br>702 W EXPRESSWAY 83 STE 100<br>WESLACO TX 78599     | W3800-00-790-0000-05<br>WEST TRACT E1065'-S501.97' FT 790 12.27<br>2 AC NET<br>3700 S WESTGATE DR | L: 321840<br>B: 0    |
| GARZA ELVIRA G<br>3401 S WESTGATE DR<br>WESLACO TX 78596                | W3800-00-795-0000-00<br>WEST TRACT W 293'-N 297' FT 795 2 AC<br>T<br>3401 S WESTGATE DR           | L: 83648<br>B: 30663 |
| THRIVE MORTGAGE LLC<br>4819 WILLIAMS DR<br>GEORGETOWN TX 78633          | W3800-00-795-0000-08<br>WEST TRACT W440'-S99'-N891' FT 795<br>ET<br>3611 S WESTGATE DR            | L: 53489<br>B: 0     |
| GARCIA ISMAEL & NELDA G<br>3605 S WESTGATE DR<br>WESLACO TX 78596       | W3800-00-795-0000-16<br>WEST TRACT W440'-S99'-N693' FT 795<br>ET<br>0 S WESTGATE DR               | L: 27555<br>B: 82406 |

JUN 15, 2022

|                                                                     |                                                                                                       |                      |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------|
| LOPEZ MELECIO<br>1005 MARITZA ST<br>WESLACO TX 78596                | W3800-00-795-0000-24<br>WEST TRACT W440'-S99'-N792' FT 795<br>ET<br>3609 S WESTGATE DR                | L: 53489<br>B: 54987 |
| GARZA LEONOR G<br>3405 S WESTGATE DR<br>WESLACO TX 78596            | W3800-00-795-0000-32<br>WEST TRACT W440'-S99'-N495' FT 795<br>ET<br>0 MILE 5 NORTH                    | L: 53489<br>B: 0     |
| GARZA REFUGIO G<br>3601 S WESTGATE DR<br>WESLACO TX 78596           | W3800-00-795-0000-40<br>WEST TRACT W440'-S99'-N594' FT 795<br>ET<br>3601 S WESTGATE DR                | L: 53489<br>B: 87240 |
| HERNANDEZ LEONOR G<br>3405 S WESTGATE DR<br>WESLACO TX 78596        | W3800-00-795-0000-48<br>WEST TRACT W440'-S99'-N396' FT 795<br>ET<br>3405 S WESTGATE                   | L: 53489<br>B: 73148 |
| GARZA AMERICO & ARISTEO<br>3621 S WESTGATE DR<br>WESLACO TX 78596   | W3800-00-795-0000-56<br>WEST TRACT W440'-S99'-N990' FT 795<br>ET<br>3621 S WESTGATE                   | L: 53489<br>B: 26953 |
| 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 |





**Professional Engineers & Land Surveyors**

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm #480 • Surveying Firm #101650

**SUR21.137**  
**December 14, 2021**

**METES AND BOUNDS DESCRIPTION**

A 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. Said 5.00 acre tract of land is vested to Julio Garcia and wife Marysol Garcia from Melanie Louise McAllen Heartfield by virtue of a Warranty Deed dated August 10, 1998, recorded in Document No. 716470, Official Records of Hidalgo County, Texas. Said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

**Commencing** at a cotton picker spindle set at the Northeast corner of Farm Tract 790, West Tract Subdivision for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

**THENCE**, South, with the East line of said Farm Tract 790, West Tract Subdivision, a distance of 818.03 feet to a magnetic nail set for the Southeast corner of this tract of land;

**THENCE**, West, parallel to the North line of said Farm Tract 790, West Tract Subdivision, at a distance of 40.00 feet pass a No. 4 rebar found at the existing West Easement and Right of Way line of South West Gate Drive (Mile 6 West Road) (as recorded in Document No. 585795, O.R.H.C., Texas), continuing for a total distance of 266.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land;

**THENCE**, North, parallel to the East line of said Farm Tract 790, West Tract Subdivision, at a distance of 798.03 feet pass a No. 4 rebar found at the existing South Right of Way line of Mile 5 North Road, continuing for a total distance of 818.03 feet to a magnetic nail set at the North line of said Farm Tract 790, West Tract Subdivision for the Northwest corner of this tract of land;

**THENCE**, East, with the North line of said Farm Tract 790, West Tract Subdivision, a distance of 266.00 feet to the **POINT OF BEGINNING** and containing 5.00 acres of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



  
**PABLO SOTO, Jr. – R.P.L.S. No. 4541**  
Date: 12/14/2021

# MI FORTUNA ESTATES SUBDIVISION

3402 S. Westgate Drive, Weslaco, Texas 78596

## City of Weslaco

255 S. Kansas Ave., Weslaco, Texas 78596

### To Whom it May Concern:

This letter accompanies the Application for Rezoning for the WEST TRACT E266'-N818.03' FT 790 5.01AC located at 3402 S. Westgate Drive, Weslaco, Texas 78596.

We are requesting for lots 1 and 2 to be rezoned as R-2 in order to build a multi-family apartment complex for our five children and their families while they prepare themselves for homeownership. Given the current cost of materials in the marketplace, it is impossible for each of them to build their own home, thus, building a multi-family complex will be more feasible at the present time.

Should you have any questions on this request please do not hesitate to contact us or our Authorized Agent, Cynthia Torres, at 956-756-0944 or via email at [ctorrestax@gmail.com](mailto:ctorrestax@gmail.com).

v

Regards,

 5/12/22

Julio Garcia and wife, Marysol Garcia  
PROPERTY OWNERS

956-351-2877

Marysolgarcia\_66@yahoo.com

JULIO GARCIA

# 2021 TAX STATEMENT



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

## Certified Owner:

GARCIA JULIO & MARYSOL  
3402 S WESTGATE DR  
WESLACO, TX 78596-4480

## Legal Description:

WEST TRACT E266'-N818.03' FT 790 5.01AC  
GR 4.52AC NET

Account No: W3800-00-790-0000-03

Appr. Dist. No.: 347456

Legal Acres: 4.5200

Parcel Address: 3402 S WESTGATE DR

As of Date: 05/12/2022

Print Date: 05/12/2022

| Market Value        |             | Appraised Value       | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | Non-Qualifying Value |
|---------------------|-------------|-----------------------|----------------|--------------|----------------|---------------------------|----------------------|
| Land                | Improvement |                       |                |              |                |                           |                      |
| \$124,060           | \$106,147   | \$230,207             | \$230,207      | \$95,687     | \$151,743      | \$0                       | \$78,464             |
| Taxing Unit         |             | Assessed Value (100%) | Exemptions     |              | Taxable Value  | Tax Rate                  | Tax                  |
|                     |             |                       | Code           | Amount       |                |                           |                      |
| HIDALGO COUNTY      |             | \$230,207             | CAP. HOM       | \$56,056.00  | \$174,151      | 0.5750000                 | \$1,001.37           |
| DRAINAGE DIST #1    |             | \$230,207             | CAP. HOM       | \$56,056.00  | \$174,151      | 0.1264000                 | \$220.13             |
| CITY OF WESLACO     |             | \$230,207             | CAP. HOM       | \$56,056.00  | \$174,151      | 0.6967000                 | \$1,213.31           |
| WESLACO ISD         |             | \$230,207             | CAP. HOM       | \$81,056.00  | \$149,151      | 0.9807000                 | \$1,462.72           |
| SOUTH TEXAS ISD     |             | \$230,207             | CAP. HOM       | \$56,056.00  | \$174,151      | 0.0492000                 | \$85.68              |
| SOUTH TEXAS COLLEGE |             | \$230,207             | CAP. HOM       | \$56,056.00  | \$174,151      | 0.1715000                 | \$298.67             |

Total Tax: \$4,281.88

Total Tax Paid to date: \$4,281.88

Total Tax Remaining: \$0.00

## Exemptions:

HOM HOMESTEAD CAP CAPPED

## AMOUNT DUE IF PAID BY:

|                           |                           |                           |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 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% |
| \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    |
| 11/30/2022 22 + up to 15% | 01/02/2023 23 + up to 15% | 01/31/2023 24 + up to 15% | 02/28/2023 25 + up to 15% | 03/31/2023 26 + up to 15% | 05/01/2023 27 + up to 15% |
| \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    | \$0.00                    |

## School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.01890000

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

4.1.73

Print Date: 05/12/2022

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



\* W 3 8 0 0 0 0 7 9 0 0 0 0 0 0 3 \*

W3800-00-790-0000-03

GARCIA JULIO & MARYSOL  
3402 S WESTGATE DR  
WESLACO, TX 78596-4480

AMOUNT PAID:

\$ \_\_\_\_\_

00003474560000000000





***BTI Inc.***  
Consulting Civil Engineers

May 12, 2022

Jose F. Torres, P.E., President  
P.O. Box 5545  
McAllen, Texas 78502

City of Weslaco  
Mrs. Rebekah De la Fuente, Director  
Planning and Zoning Department  
255 S. Kansas Ave.  
Weslaco, Texas 78596

**Subject: "Mi Fortuna Estates Subdivision" Applications for Rezoning and Preliminary Review**

Ms. De la Fuente:

I am submitting on behalf of Mr. Julio and Marysol Garcia the attached documents for the above-mentioned subdivision. As previously mentioned, they would like to subdivide their property for their children into eight (8) equal lots with the first two lots to be designated as R-2 and the remaining Lots 3 thru 8 to remain the same as R-1. The engineering improvements would consist in connecting the waterline, relocating the existing sewer connections, and detaining the appropriate drainage runoff from the 50-year flow as required by Hidalgo County Drainage District No.1. Also, in the preliminary engineering plans is the existing storm sewer drainage analysis as requested by the city of Weslaco engineering department.

At this time, we look forward to working with you and your staff to complete the tasks in the subdivision development process. Please feel free to contact me at 956-537-4037 or email me at [btijoet@gmail.com](mailto:btijoet@gmail.com) at any time. Again, thank you for your cooperation in this matter.

Sincerely,

*Jose F. Torres, P.E.*  
Jose F. Torres, P.E.

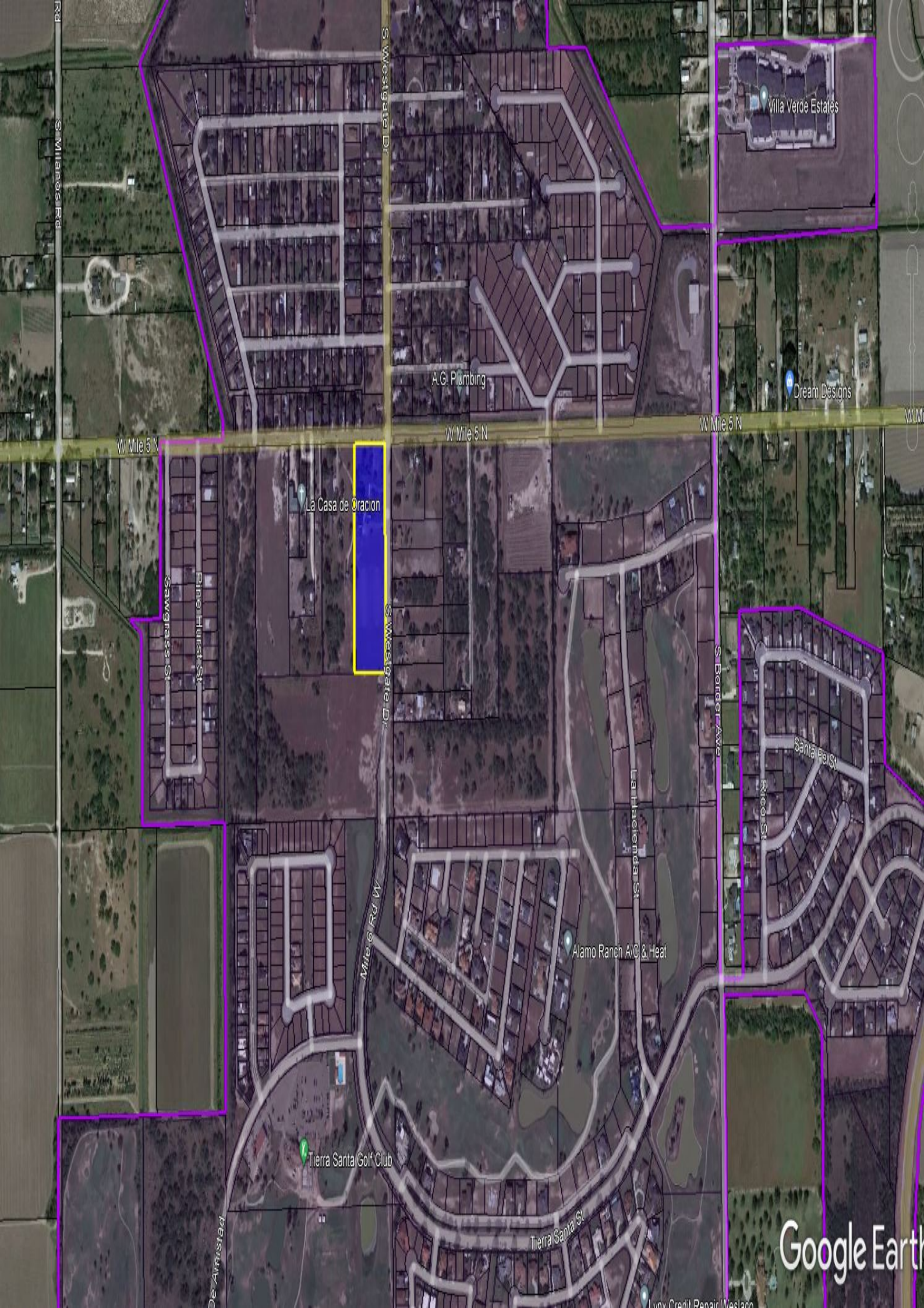
Cc: M. Hinojosa  
Ms. Cindy Torres

Attachments:

- Applications
- Preliminary Set of Engineering Plans (Complete)
- Proposed Subdivision Plat
- Proposed Subdivision Site Plan
- Drainage Report
- PDF Documentation

P.O. Box 5545 McAllen, Texas 78502





S Westgate Dr

A.G. Plumbing

W Mile 5 N

W Mile 5 N

La Casa de Oracion

S Westgate Dr

Sawgrass St

Pinehurst St

W Mile 6 N

La Hacienda St

Alamo Ranch A/C & Heat

Tierra Santa Golf Club

Tierra Santa St

De Amistad

S Border Ave

Santa Fe St

Reed St

Villa Verde Estates

Dream Designs

Google Earth

Luxury Credit Repair, Westland



ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3402 S WESTGATE DRIVE. ALSO BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 790, 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 3402 S Westgate Drive. Also being a 5.00-acre tract of land out of Farm Tract 790, 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 19<sup>th</sup> day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day of August 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>August 2, 2022                                                                                                                                                                                                                                                                                                                    |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5591 |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |
| <b>Subject:</b><br>Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; 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 <u>Duplex</u> and Apartment District Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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<br>Ordinance - First Reading<br>Ordinance - Final 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 June 20, 2022.                                       |                 |                                                              |
| <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 July 6, 2022                                                                                                            |                 |                                                              |
| NORMA CANTU<br>REBEKAH DE LA FUENTE<br>Martin Garza                                                                                                                                                                                                                                                                                                          |                 | Created                                                      |
| <b>City Manager Comments:</b><br>Approve as recommended by the Planning and Zoning Commission and staff.                                                                                                                                                                                                                                                     |                 |                                                              |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map and surrounding land use.                                                                                                                                                                                                                                               |                 |                                                              |
| <b>Attachments, if any:</b><br>Rezone- 3570 MORELAND- Memo, 3570 MORELAND- Attachments, 3570 Moreland Dr.- aerial, O2022-24 rezone 3570 MORELAND                                                                                                                                                                                                             |                 |                                                              |
| <b>Responsibilities upon Approval:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                              |                 |                                                              |

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3570 Moreland Drive

DATE: July 13, 2022

---

The property owner is proposing an apartment & duplex type use for this location. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. The proposed thirty-two (32) lot development has already received preliminary approval from the Planning and Zoning Commission.

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

Thank you,

Rebekah de la Fuente, CFM



## APPLICATION FOR REZONING

RZNE-000241-2022

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 Block \_\_\_\_\_

Subdivision Name DAVIS BUSINESS PARK

Street Address \_\_\_\_\_

Existing Zoning R1 Existing Land Use VACANT

Proposed Zoning R2 Proposed Land Use 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 WILLIE ARRATA Phone (956) 784-0218

Address 526 N. 5th St. Fax: \_\_\_\_\_

City DONNA State TX Zip Code 78537 E-Mail: mainenginering@yahoo.com

### OWNER

Name Moreland Heights a.k.s. of Phone 956-408-0267

Address 7716 N 5th St MOAR Ventures, LLC Fax: \_\_\_\_\_

City UVALDE State TX Zip Code 78504 E-Mail: 2cke.more@gmail.com

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

Signature [Signature] Date 6/8/22  
Owner

Signature [Signature] Date 6/7/22  
Applicant

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

**STAFF USE ONLY**

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

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

Date \_\_\_\_\_

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

City Commission Notice of Public Hearing Published

Date \_\_\_\_\_

Presented to P & Z Commission

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

Date \_\_\_\_\_

Presented to City Commission

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

Date \_\_\_\_\_

Ordinance No. \_\_\_\_\_

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

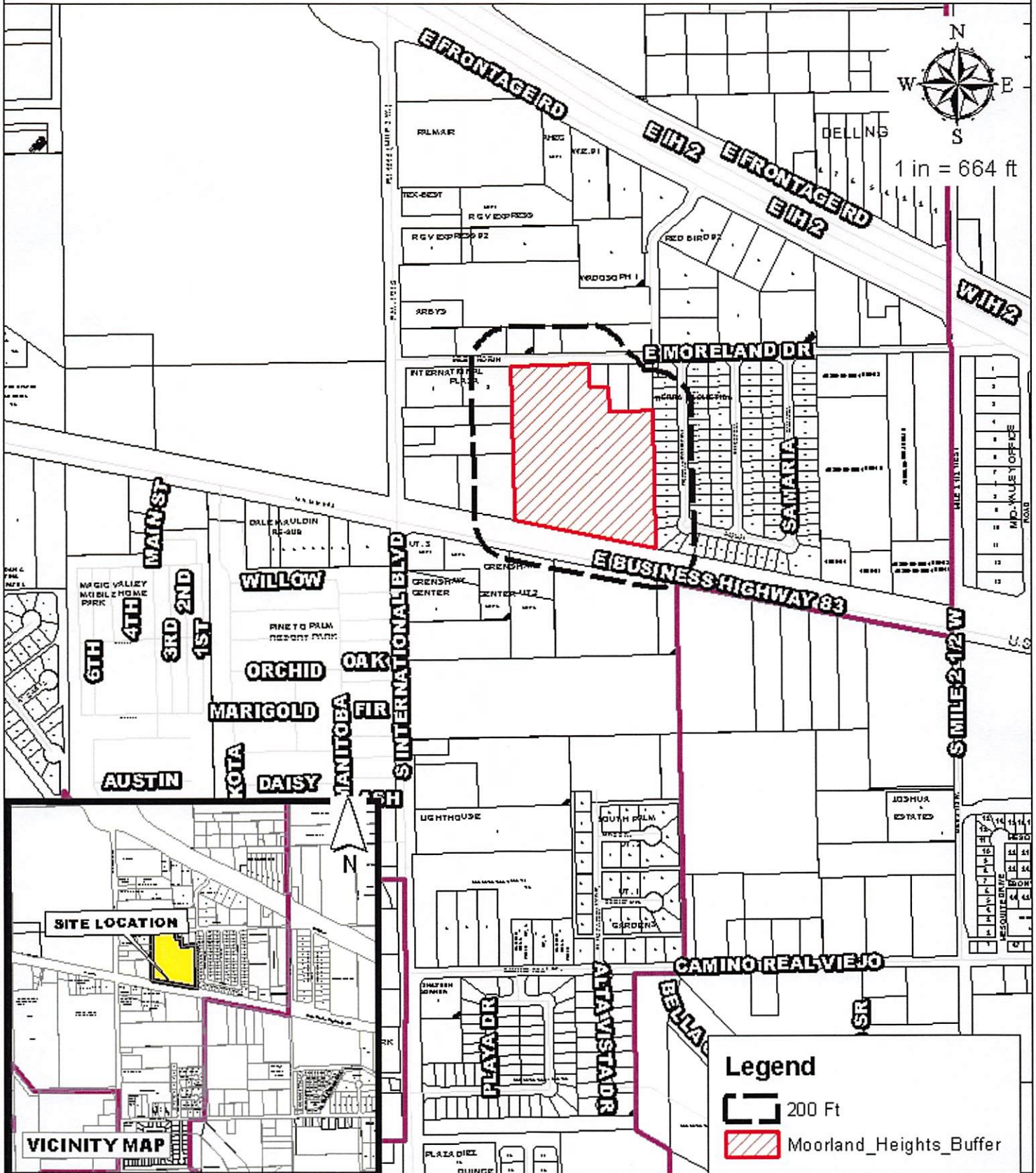
P & Z Meeting \_\_\_\_\_ City Commission Mtg \_\_\_\_\_

Variance Granted: \_\_\_\_\_

\_\_\_\_\_

General Comments: \_\_\_\_\_

\_\_\_\_\_



Willie Arracia  
3570 Moreland Drive  
Moreland Heights

Purpose for the Rezone Request  
Existing zoning: R-1  
Existing land use: Vacant Land  
Prop Zone: R-2





JUN 15, 2022

|                                                                           |                                                                         |                       |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------|
| DAWSON KATHRON E<br>612 TIERRA PROMETIDA<br>WESLACO TX 78596              | T5432-00-000-0004-00<br>TIERRA PROMETIDA LOT 4<br>616 TIERRA PROMETIDA  | L: 44688<br>B: 0      |
| ALVAREZ JOSE ALBERTO JR &<br>620 TIERRA PROMETIDA<br>WESLACO TX 78596     | T5432-00-000-0005-00<br>TIERRA PROMETIDA LOT 5<br>620 TIERRA PROMETIDA  | L: 44688<br>B: 117251 |
| ROJAS ALMA EDITH<br>1320 S BRIDGE AVE UNIT 7<br>WESLACO TX 78596          | T5432-00-000-0006-00<br>TIERRA PROMETIDA LOT 6<br>700 TIERRA PROMETIDA  | L: 44688<br>B: 145481 |
| OZUNA JOSE MIGUEL & ORALIA<br>1513 WILDWOOD<br>WESLACO TX 78596           | T5432-00-000-0007-00<br>TIERRA PROMETIDA LOT 7<br>704 TIERRA PROMETIDA  | L: 44688<br>B: 0      |
| OZUNA LORI JANE<br>708 TIERRA PROMETIDA<br>WESLACO TX 78596               | T5432-00-000-0008-00<br>TIERRA PROMETIDA LOT 8<br>708 TIERRA PROMETIDA  | L: 44688<br>B: 133755 |
| AREVALO-SILVA NORBERTO D<br>712 TIERRA PROMETIDA<br>WESLACO TX 78596      | T5432-00-000-0009-00<br>TIERRA PROMETIDA LOT 9<br>712 TIERRA PROMETIDA  | L: 44688<br>B: 136575 |
| WATSON WALTER NEIL & SYLVIA S<br>716 TIERRA PROMETIDA<br>WESLACO TX 78596 | T5432-00-000-0010-00<br>TIERRA PROMETIDA LOT 10<br>716 TIERRA PROMETIDA | L: 44688<br>B: 106988 |
| CONTRERAS ALVARO JR<br>1407 FILBERT ST<br>WESLACO TX 78599                | T5432-00-000-0011-00<br>TIERRA PROMETIDA LOT 11<br>720 TIERRA PROMETIDA | L: 44688<br>B: 119442 |
| MENDIETA VICTOR<br>800 TIERRA PROMETIDA<br>WESLACO TX 78596               | T5432-00-000-0012-00<br>TIERRA PROMETIDA LOT 12<br>800 TIERRA PROMETIDA | L: 44688<br>B: 123023 |
| HERNANDEZ MARIA B<br>10800 CHAPA DR<br>MERCEDES TX 78570                  | T5432-00-000-0013-00<br>TIERRA PROMETIDA LOT 13<br>804 TIERRA PROMETIDA | L: 44688<br>B: 0      |
| LOZANO JOSE<br>808 TIERRA PROMETIDA<br>WESLACO TX 78596                   | T5432-00-000-0014-00<br>TIERRA PROMETIDA LOT 14<br>808 TIERRA PROMETIDA | L: 44688<br>B: 138414 |
| TRUJILLO JUAN<br>PO BOX 1035<br>WESLACO TX 78599                          | T5432-00-000-0015-00<br>TIERRA PROMETIDA LOT 15<br>812 TIERRA PROMETIDA | L: 41048<br>B: 0      |

JUN 15, 2022

|                                                                                              |                                                                                                                |                        |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------|
| TECHNOLOGY TRAINING LICENSES<br>PO BOX 343<br>MCALLEN TX 78505                               | A0800-00-000-1097-03<br>ADAMS TRACT W598.8'-S95.5'-N335.24' FT<br>GR 1.22AC NET<br>2300 W PIKE BLVD            | L: 318858<br>B: 230646 |
| STORE MASTER FUNDING XII LLC<br>8377 E HARTFORD DR STE 100<br>SCOTTSDALE AZ 85255            | A0800-00-000-1097-04<br>ADAMS TRACT S55.50'-N485'-W200' &<br>'E398.8'-W598.8' FT 1097 1.64AC GR<br>0 1015 REAR | L: 415562<br>B: 391975 |
| GALLIER/DAVIS LTD<br>C/O RICHARD B GALLIER<br>PO BOX 128<br>MIDLOTHIAN VA 23113              | B3660-00-000-0002-00<br>BORDER LOT 2                                                                           | L: 283686<br>B: 400999 |
| CALVARY CHRISTIAN MINISTRIES OF<br>2720 W BUS 83<br>WESLACO TX 78596                         | C9370-02-000-0003-00<br>CRENSHAW CENTER UT NO. 2 BEING AN<br>OT 3<br>3506 E BUS HWY 83                         | L: 186181<br>B: 137479 |
| A&M INVESTMENTS LLP<br>4760 N MILE 4 WEST<br>WESLACO TX 78599                                | D1420-00-000-0001-00<br>DAVIS BUSINESS PARK LOT 1<br>3622 E MORELAND DR                                        | L: 150000<br>B: 70960  |
| DAVIS BOB & ROY DBA B & R DAVIS<br>2290 W PIKE BLVD STE 100<br>WESLACO TX 78596              | D1420-00-000-0002-00<br>DAVIS BUSINESS PARK LOT 2<br>3610 E MORELAND DR                                        | L: 120008<br>B: 0      |
| DAVIS BOB & ROY DBA B & R DAVIS<br>2290 W PIKE BLVD STE 100<br>WESLACO TX 78596              | D1420-00-000-0003-00<br>DAVIS BUSINESS PARK LOT 3<br>3600 E MORELAND DR                                        | L: 56628<br>B: 0       |
| MANGOO-KARIM ROBERTO &<br>LUIS A MORALES & MIGUEL A<br>3817 E SUNDOWN CT<br>MCALLEN TX 78503 | D1420-00-000-0004-00<br>DAVIS BUSINESS PARK LOT 4<br>3570 E MORELAND DR                                        | L: 580950<br>B: 0      |
| LIMA AZTECA LLC<br>3817 E SUNDOWN CT<br>MCALLEN TX 78503                                     | I6047-00-000-0002-00<br>INTERNATIONAL PLAZA LOT 2<br>0 MORELAND (E OF FM 1015)                                 | L: 299610<br>B: 476448 |
| BERNAL CESAR<br>604 PALESTINA<br>WESLACO TX 78596                                            | T5432-00-000-0001-00<br>TIERRA PROMETIDA LOT 1<br>604 TIERRA PROMETIDA                                         | L: 41197<br>B: 153109  |
| LOPEZ ROCIO<br>3607 DEVON ST<br>WESLACO TX 78599                                             | T5432-00-000-0002-00<br>TIERRA PROMETIDA LOT 2<br>608 TIERRA PROMETIDA                                         | L: 44688<br>B: 0       |
| DOSMAN CARLOS<br>400 W 6TH ST<br>WESLACO TX 78596                                            | T5432-00-000-0003-00<br>TIERRA PROMETIDA LOT 3<br>612 TIERRA PROMETIDA                                         | L: 44688<br>B: 121800  |

JUN 15, 2022

|                                                                                                     |                                                                         |                        |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------|
| VILLALOBOS GUADALUPE<br>5003 N FM 88<br>WESLACO TX 78599                                            | T5432-00-000-0016-00<br>TIERRA PROMETIDA LOT 16<br>816 TIERRA PROMETIDA | L: 61308<br>B: 0       |
| TRUJILLO JUAN<br>PO BOX 1035<br>WESLACO TX 78599                                                    | T5432-00-000-0017-00<br>TIERRA PROMETIDA LOT 17<br>3708 CANAN           | L: 44688<br>B: 0       |
| SALINAS DANIEL A<br>PO BOX 982<br>PROGRESO TX 78579                                                 | T5432-00-000-0018-00<br>TIERRA PROMETIDA LOT 18<br>3712 CANAN           | L: 46053<br>B: 0       |
| CALVARY CHRISTIAN MINISTRIES OF<br>2720 W BUS 83<br>WESLACO TX 78596                                | C0423-00-000-0001-00<br>CALVARY CHURCH AN IRR TR W525.89'               | L: 827988<br>B: 719332 |
| MCDONALD'S REAL ESTATE<br>D/B/A (DELAWARE) MCDONALD'S<br>ONE MCDONALD'S PLAZA<br>OAK BROOK IL 60523 | M2933-00-000-0001-00<br>MCDONALD'S 42-1615 WESLACO LOT 1                | L: 466789<br>B: 709761 |





83

Fricold Tx Cooling And Heating

Route 77 Auto Sales

Burger King  
Holiday Inn Express & Suites Weslaco, an IHG  
Express Ave

The Blue Onion

Pins & Cues Bowling Center

LLANTIRES

The Jungle Inn Bar

Vegetable Research and Education Building

Mile 7 N

Texas A&M AgriLife Research

E Moreland Dr

E Moreland Dr

E Moreland Dr

3570 E Moreland Dr

Border Animal Hospital

Texas National Bank

Interall Promenade St

paletina St

Print Spot Solutions

Canan St

Business Hwy 83 E

Magic Valley Resort

Brandon Ave

Violet

Portage Ave

Oak

Neeppawa Ave

Circle Dr

Daisy St

Circus St

Pine To Palm Resort Park

Elm

Miracle Medical Equipment & Supplies...

Ranch House Burgers Weslaco Texas

Corino's

Tacolandia

Marcello's Body Shop & Spray-on Bedliners

Cavalry EMS, LLC



ORDINANCE NO. 2022-24

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3570 MORELAND DRIVE. ALSO BEING LOT 4, DAVIS BUSINESS PARK, 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 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 19<sup>th</sup> day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day of August 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>August 2, 2022                                                                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5592 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Subject:</b><br>Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; 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 <a href="#">Duplex</a> and Apartment District Three (3) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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<br>Ordinance - First Reading<br>Ordinance - Final 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 appeared in The Monitor on June 20, 2022.                                                                      |                 |                                                              |  |
| <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 July 6, 2022                                                                                                                       |                 |                                                              |  |
| NORMA CANTU<br>REBEKAH DE LA FUENTE<br>Martin Garza                                                                                                                                                                                                                                                                                                                     |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by the Planning and Zoning Commission and staff.                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map and surrounding land use.                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone- 2737 E MILE 6N-- Memo, 2737 E MILE 6N- Attachments, 2737 E Mile 6 N- Aerial, O2022-25 rezone 2737 E MILE 6N                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                         |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 2737 E MILE 6N

DATE: July 13, 2022

---

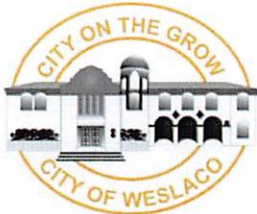
The property owner is proposing an apartment & duplex and single-family type use for this location. The proposed site was recently annexed into the City of Weslaco city limits and is preparing to submit construction plans for the infrastructure work. The proposed use is in compliance with the 2040 Land Use Map. No petitions have been received for against this item.

The Planning & Zoning Commission recommended approval based on the 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-000247-2022  
FILE NO. \_\_\_\_\_

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Lots 1-44 Mid Valley Estates Block \_\_\_\_\_

Subdivision Name Mid Valley Estates

Street Address Southwest Corner of Mile 6 North (18th St.) and mile 6 1/2 West (Milano) 2737 E Mile 6 N.

Existing Zoning R1 Existing Land Use Farmland

Proposed Zoning R2 Proposed Land Use Residential

☒

\$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 Affordable Homes of South Texas, Inc. (AHSTI) Phone 956-687-6263

Address 1420 Erie Ave. Fax: \_\_\_\_\_

City McAllen State Tx Zip Code 78504 E-Mail: rcalvillo@ahsti.org

### OWNER

Name Affordable Homes of South Texas, Inc. (AHSTI) Phone 956-687-6263

Address 1420 Erie Ave. Fax: \_\_\_\_\_

City McAllen State Tx Zip Code 78504 E-Mail: rcalvillo@ahsti.org

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

Signature [Signature] Date 6/8/2022  
Owner

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

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

**STAFF USE ONLY**

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

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

Date \_\_\_\_\_

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

City Commission Notice of Public Hearing Published

Date \_\_\_\_\_

Presented to P & Z Commission

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

Date \_\_\_\_\_

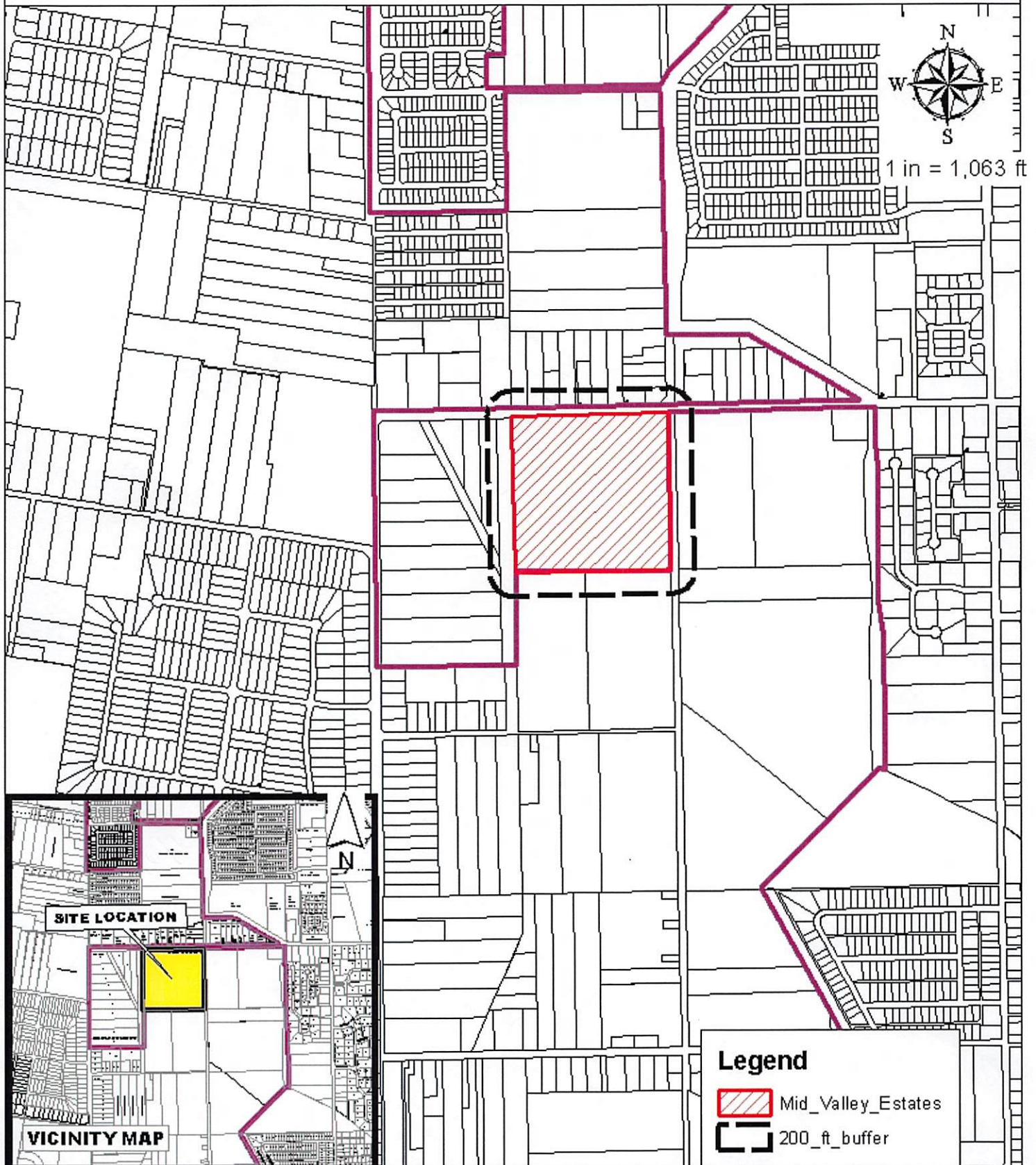
Presented to City Commission

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

Date \_\_\_\_\_

Ordinance No. \_\_\_\_\_





Affordable Homes of South Texas, Inc.  
2737 E Mile 6 North  
Mid Valley Estates

Purpose for the Rezone Request  
Existing zoning: R-1  
Existing land use: Vacant Land  
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

JUN 16, 2022

|                             |                       |           |
|-----------------------------|-----------------------|-----------|
| RODRIGUEZ JESUS             | M4037-00-000-0001-00  | L: 70132  |
| 2915 W 18TH ST              | MIDWAY MEADOWS LOT 1  | B: 206364 |
| WESLACO TX 78596            | 0 MILE 6 NORTH        |           |
| COOPER RICHARD CHARLES JR & | M4037-00-000-0009-00  | L: 98661  |
| PO BOX 867                  | MIDWAY MEADOWS LOT 9  | B: 0      |
| WESLACO TX 78599            | 0 MIDWAY RD           |           |
| CABALLERO CRYSTAL & TOMAS   | M4037-00-000-0010-00  | L: 107505 |
| 2213 N KENNEDY DR           | MIDWAY MEADOWS LOT 10 | B: 0      |
| WESLACO TX 78599            | 0 MIDWAY RD           |           |



Canpana St

Col Loma Alta

1703

W 18th St

S Milanos Rd

Citrus Dr

Citrus Dr

Google Earth



1000 ft





ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2737 E MILE 6 N. ALSO BEING LOTS 1-44, MID VALLEY ESTATES SUBDIVISION, 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 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19<sup>th</sup> day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day of August 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>August 2, 2022                                                                                                                                                                                                                                                                                                                         |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5593 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Subject:</b><br>Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held July 19, 2022; 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 <a href="#">Duplex</a> and Apartment District Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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<br>Ordinance - First Reading<br>Ordinance - Final 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 June 20, 2022.                                            |                 |                                                              |  |
| <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 July 6, 2022                                                                                                                 |                 |                                                              |  |
| NORMA CANTU<br>REBEKAH DE LA FUENTE<br>Martin Garza                                                                                                                                                                                                                                                                                                               |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by the Planning and Zoning Commission and staff.                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval based on 2040 land use map and surrounding land use.                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Rezone- 812 E Pike- Memo, 812 E Pike- Attachments, 812 E Pike- Aerial, O2022-26 rezone 812 E Pike                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                   |                 |                                                              |  |



# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Rezone- 812 E Pike

DATE: July 13, 2022

---

The property owner is proposing an apartment & duplex type use for this location. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. The proposed preliminary layout meets City standards for parking, intensity and setback requirements. No petitions have been received for or against the item.

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

Thank you,

Rebekah de la Fuente, CFM



## APPLICATION FOR REZONING



RZNE-000248-2022

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 and 5 Block 14

Subdivision Name Colonia San Juan

Street Address 812 E. Pike Blvd

Existing Zoning R1 Existing Land Use residential

Proposed Zoning R2 Proposed Land Use multi-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 \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ E-Mail: \_\_\_\_\_

### OWNER

Name Esteban Hernandez Phone (956) 503-3381

Address 3702 Adreco St. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78599 E-Mail: ehernandez3400@yahoo.com

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

Signature Esteban Hernandez Date 5-24-22 6-3-22  
Owner

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

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

STAFF USE ONLY

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

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

Date \_\_\_\_\_

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

City Commission Notice of Public Hearing Published

Date \_\_\_\_\_

Presented to P & Z Commission

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

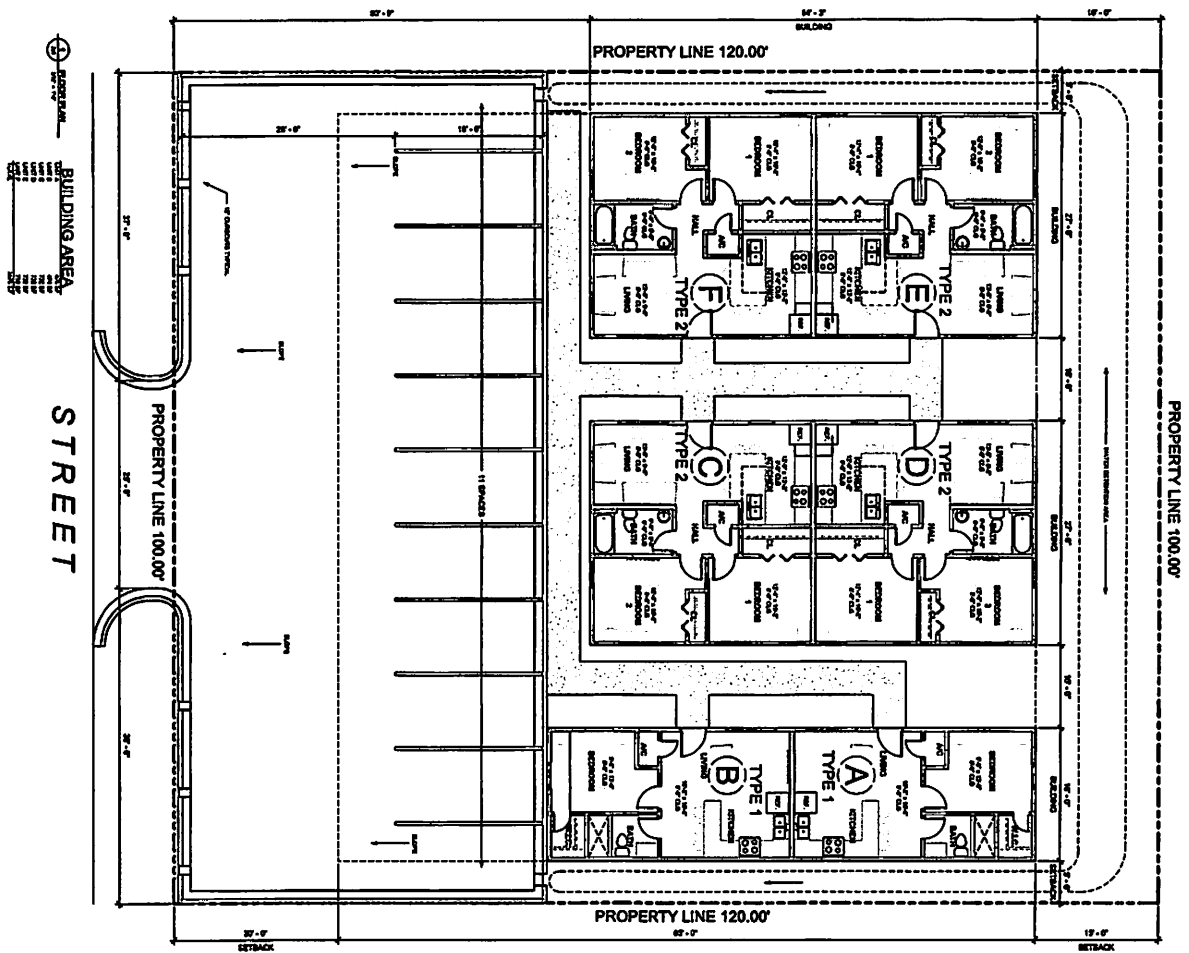
Date \_\_\_\_\_

Presented to City Commission

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

Date \_\_\_\_\_

Ordinance No. \_\_\_\_\_



# DUPLICATE TAX RECEIPT



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

**Certified Owner:**

AGUILAR ANTONIO  
22062 CRAGON RD  
HARLINGEN, TX 78552-4253

**Legal Description:**

COLONIA SAN JUAN LOTS 4 & 5 BLK 14

Parcel Address: 812 E PIKE BLVD

Legal Acres: 0.2754

Remit Seq No: 50491373

Receipt Date: 03/31/2022

Deposit Date: 04/06/2022

Print Date: 06/13/2022 03:16 PM

Printed By: PATTY60

Deposit No: ED2209679ML  
Validation No: 900000062755229

Account No: S0800-00-014-0004-00

Operator Code: LIZ79

Appr. Dist. No.: 275127

| Year | Tax Unit Name       | Rec Type | Tax Value | Tax Rate | Levy Paid  | P&I      | Coll Fee Paid | Total      |
|------|---------------------|----------|-----------|----------|------------|----------|---------------|------------|
| 2021 | Hidalgo County      | TL       | 65,127    | 0.575000 | 374.48     | 33.70    | 0.00          | 408.18     |
| 2021 | Drainage Dist #1    | TL       | 65,127    | 0.126400 | 82.32      | 7.41     | 0.00          | 89.73      |
| 2021 | City Of Weslaco     | TL       | 65,127    | 0.696700 | 453.74     | 40.84    | 0.00          | 494.58     |
| 2021 | Weslaco Isd         | TL       | 65,127    | 0.980700 | 638.70     | 57.48    | 0.00          | 696.18     |
| 2021 | South Texas Isd     | TL       | 65,127    | 0.049200 | 32.04      | 2.88     | 0.00          | 34.92      |
| 2021 | South Texas College | TL       | 65,127    | 0.171500 | 111.69     | 10.05    | 0.00          | 121.74     |
|      |                     |          |           |          | \$1,692.97 | \$152.36 | \$0.00        | \$1,845.33 |

>--

--<

**Check Number(s):**

7708

**PAYMENT TYPE:**

Checks:

\$1,845.33

**Exemptions on this property:**

Total Applied:

\$1,845.33

Change Paid:

\$0.00

Account No: S0800-00-014-0004-00

PAYER: 29530021

CAPITAL TITLE OF TEXAS LLC  
WESLACO ESCROW ACCT  
1311 W EXPRESSWAY 83 SUITE J  
WESLACO, TX 78596



9-0000-00  
DND

LOT 2

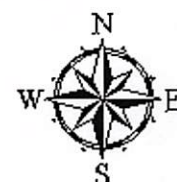
C IV

N BRIDGE AVE

-00

W3800-00-040-0000-04

-05



1 in = 199 ft

ANDI

1 2

E PIKE BLVD

PIKE BLVD

COLONIA

REBECCA ST.

REBECCA ST

SAN JUAN

15

AMERICA ST AMERICA ST.

N PASEO DEL NORTE

ELMA AVE

ELMA AVE.

VOLANDA ST.

TORRITOS ST

SITE LOCATION

VICINITY MAP

## Legend

200\_FT\_buffer

812\_E\_Pike\_Bld

Esteban Hernandez  
812 E. Pike Blvd  
Colonia San Juan Lots 4&5

Purpose for the Rezone Request  
Existing zoning: R-1  
Existing land use: Residential  
Prop Zone: R-2





JUN 15, 2022

|                                                                                                 |                                                                               |                       |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------|
| BUSTAMANTE FERNANDO JR<br>PO BOX 1271<br>WESLACO TX 78599                                       | S0800-00-014-0001-00<br>COLONIA SAN JUAN BLK 14 LT 1<br>820 E PIKE BLVD       | L: 30024<br>B: 54104  |
| LOSOYA FELIBERTO & LOURDES<br>818 E PIKE BLVD<br>WESLACO TX 78596                               | S0800-00-014-0002-00<br>COLONIA SAN JUAN BLK 14 LOT 2<br>818 E PIKE BLVD      | L: 21300<br>B: 24591  |
| GARCIA ESPERANZA H<br>816 E PIKE BLVD<br>WESLACO TX 78596                                       | S0800-00-014-0003-00<br>COLONIA SAN JUAN BLK 14 LOT 3<br>816 E PIKE BLVD      | L: 21300<br>B: 60600  |
| AGUILAR ANTONIO<br>22062 CRAGON RD<br>HARLINGEN TX 78552                                        | S0800-00-014-0004-00<br>COLONIA SAN JUAN LOTS 4 & 5 BLK 14<br>812 E PIKE BLVD | L: 42600<br>B: 22527  |
| MARTINEZ MARTIN<br>810 E PIKE BLVD<br>WESLACO TX 78596                                          | S0800-00-014-0006-00<br>COLONIA SAN JUAN BLK 14 LOT 6<br>810 E PIKE BLVD      | L: 21300<br>B: 25023  |
| GARCIA NOEMI<br>808 E PIKE BLVD<br>WESLACO TX 78596                                             | S0800-00-014-0007-00<br>COLONIA SAN JUAN BLK 14 LOT 7<br>808 E PIKE BLVD      | L: 21300<br>B: 14175  |
| STRICKLAND ARTHUR U & RITA H<br>REVOCABLE LIVING TRUST<br>1509 S BORDER AVE<br>WESLACO TX 78596 | S0800-00-014-0008-00<br>COLONIA SAN JUAN LOTS 8 & 9 BLK 14<br>806 E PIKE BLVD | L: 54000<br>B: 172231 |
| STRICKLAND ARTHUR U & RITA H<br>REVOCABLE LIVING TRUST<br>1509 S BORDER AVE<br>WESLACO TX 78596 | S0800-00-014-0010-00<br>COLONIA SAN JUAN LOT 10 BLK 14<br>802 E PIKE BLVD     | L: 21300<br>B: 60235  |
| GAYTAN PATRICIA AKA PATRICIA<br>800 E PIKE BLVD<br>WESLACO TX 78596                             | S0800-00-014-0011-00<br>COLONIA SAN JUAN LOT 11 BLK 14<br>800 E PIKE BLVD     | L: 34800<br>B: 82247  |
| MOYA ROBERTO III<br>9879 BURR PRESS LN<br>SAN ANTONIO TX 78245                                  | S0800-00-014-0012-00<br>COLONIA SAN JUAN BLK 14 LOT 12<br>801 REBECCA ST      | L: 28329<br>B: 73416  |
| HERRERA JOY G<br>803 REBECCA ST<br>WESLACO TX 78596                                             | S0800-00-014-0013-00<br>COLONIA SAN JUAN BLK 14 LOT 13<br>803 REBECCA ST      | L: 22152<br>B: 27562  |
| MORALES MARIA VICTORIA<br>805 REBECCA ST<br>WESLACO TX 78596                                    | S0800-00-014-0014-00<br>COLONIA SAN JUAN BLK 14 LOT 14<br>805 REBECCA ST      | L: 22152<br>B: 20446  |

JUN 15, 2022

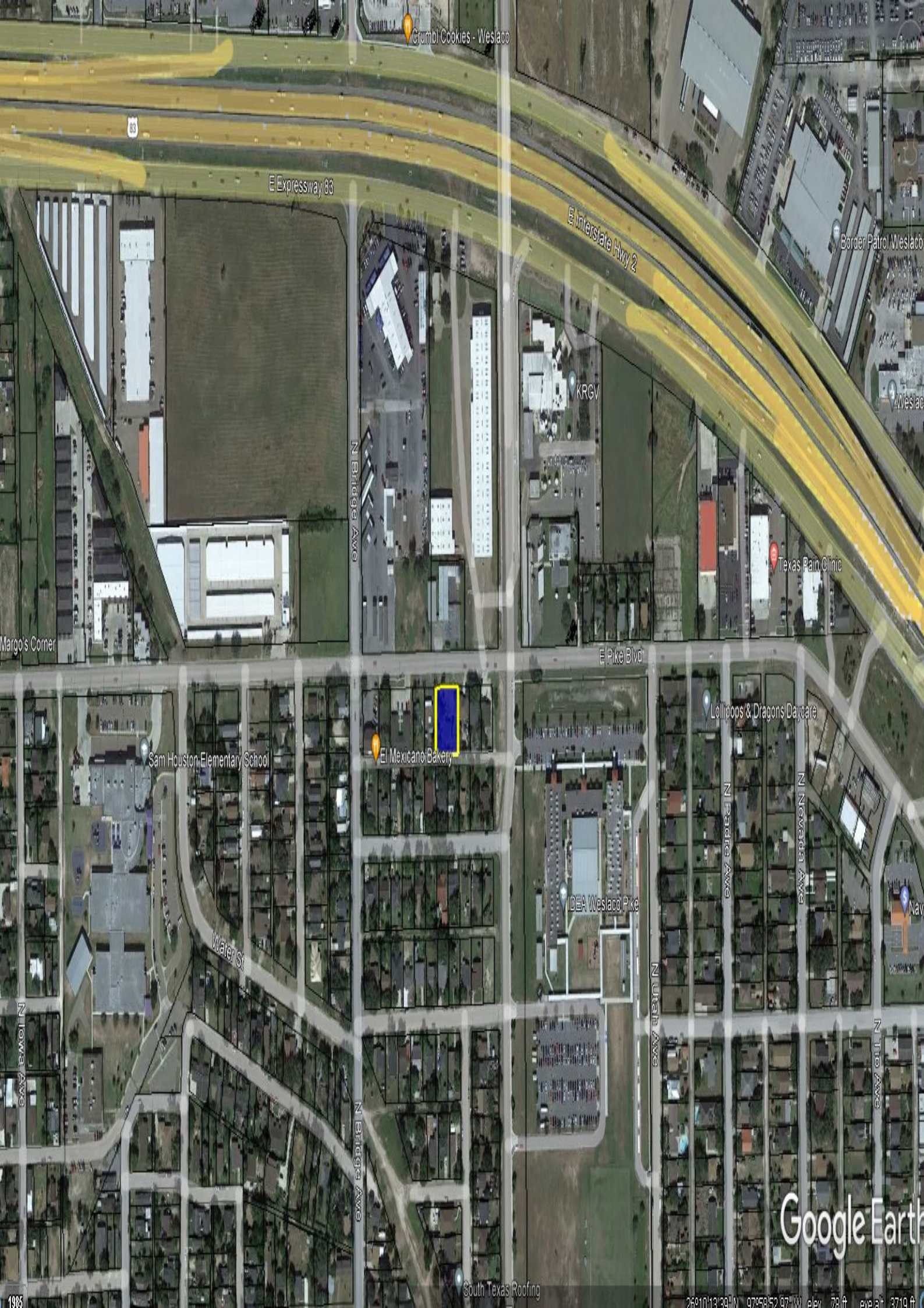
|                                                                      |                                                                                |                      |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------|
| PERAZA OSCAR A & MARIA G<br>807 REBECCA ST<br>WESLACO TX 78596       | S0800-00-014-0015-00<br>COLONIA SAN JUAN BLK 14 LOT 15<br>807 REBECCA ST       | L: 22152<br>B: 34104 |
| RODRIGUEZ JOSE M & ISaura<br>1420 EL PASEO<br>WESLACO TX 78596       | S0800-00-014-0016-00<br>COLONIA SAN JUAN BLK 14 LOT 16<br>809 REBECCA ST       | L: 21300<br>B: 12890 |
| REYES MONICA BARBOSA<br>811 REBECCA ST<br>WESLACO TX 78596           | S0800-00-014-0017-00<br>COLONIA SAN JUAN BLK 14 LOT 17<br>811 REBECCA ST       | L: 21300<br>B: 71441 |
| GONZALEZ MARISOL<br>PO BOX 603<br>WESLACO TX 78599                   | S0800-00-014-0018-00<br>COLONIA SAN JUAN BLK 14 LOT 18<br>813 REBECCA ST       | L: 21300<br>B: 16695 |
| REYES JUAN J & MA DEL CARMEN<br>12706 APACHE DR<br>MERCEDES TX 78570 | S0800-00-014-0019-00<br>COLONIA SAN JUAN BLK 14 LOT 19<br>815 REBECCA ST       | L: 21300<br>B: 16618 |
| ZEPEDA PETRA<br>817 REBECCA ST<br>WESLACO TX 78596                   | S0800-00-014-0020-00<br>COLONIA SAN JUAN BLK 14 LOT 20<br>817 REBECCA ST       | L: 21300<br>B: 17346 |
| CRUZ ELIDA<br>5030 MILE 12 N<br>MERCEDES TX 78570                    | S0800-00-014-0021-00<br>COLONIA SAN JUAN BLK 14 LOTS 21 & 22<br>821 REBECCA ST | L: 42715<br>B: 22491 |
| MONREAL PABLO<br>820 REBECCA ST<br>WESLACO TX 78596                  | S0800-00-015-0002-00<br>COLONIA SAN JUAN BLK 15 LOT 2<br>820 REBECCA ST        | L: 21300<br>B: 24156 |
| LUGO JULIANNA<br>814 REBECCA ST<br>WESLACO TX 78596                  | S0800-00-015-0004-00<br>COLONIA SAN JUAN BLK 15 LOT 4<br>814 REBECCA ST        | L: 21300<br>B: 22316 |
| RIVERA JUANA<br>812 REBECCA ST<br>WESLACO TX 78596                   | S0800-00-015-0005-00<br>COLONIA SAN JUAN BLK 15 LOT 5<br>812 REBECCA ST        | L: 21300<br>B: 53216 |
| ALVAREZ JUANA<br>831 N WASHINGTON AVE<br>MERCEDES TX 78570           | S0800-00-015-0006-00<br>COLONIA SAN JUAN BLK 15 LOT 6<br>810 REBECCA ST        | L: 21300<br>B: 16948 |
| RIVERA JUAN J & JUANA<br>808 REBECCA ST<br>WESLACO TX 78596          | S0800-00-015-0007-00<br>COLONIA SAN JUAN BLK 15 LOT 7<br>808 REBECCA ST        | L: 21300<br>B: 17646 |

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

|                                                                                 |                                                                                                             |                        |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------|
| PAYNE JAMES A TRUSTEE<br>2401 E EXPRESSWAY 83<br>WESLACO TX 78599               | W3800-00-040-0000-00<br>WEST TRACT SW 5.56 AC-W18.49AC FT<br>800 E EXPRWY 83                                | L: 532826<br>B: 404280 |
| FIDELITY BONDED WAREHOUSE<br>818 E EXPRESSWAY 83<br>WESLACO TX 78596            | W3800-00-040-0000-04<br>WEST TRACT AN IRR TR<br>FT 40 EXC S185.06'-E149.54' 4.34 AC GR<br>918 E FRONTAGE RD | L: 742262<br>B: 803980 |
| ACADEMIC BUILDING CORP<br>PO BOX 831386<br>SAN ANTONIO TX 78283                 | W3800-00-040-0000-05<br>WEST TRACT S185.06'-E149.54'-W475.79'<br>GR 0.55AC NET<br>813 E PIKE BLVD           | L: 107811<br>B: 131432 |
| HIDALGO COUNTY DRAINAGE DIST #1<br>902 N DOOLITTLE RD<br>EDINBURG TX 78542-7470 | S1079-00-000-0000-00<br>SAN MARCOS N75' D/D R/O/W                                                           | L: 53213<br>B: 0       |





Crumb Cookies - Weslaco

83

E Expressway 83

E Interstate Hwy 2

Border Patrol Weslaco

Weslaco

KRGV

Texas Pain Clinic

Margo's Corner

E Pike Blvd

Sam Houston Elementary School

El Mexicano Bakery

Lollipops & Dragons Daycare

IDEA Weslaco Pk

Nav

Google Earth

South Texas Roofing

26°10'13" 30"N 97°58'52" 07"W play 78 ft elevation 3719 ft

1995



ORDINANCE NO. 2022-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 812 E PIKE BLVD. ALSO BEING BLK 14, LOT 4 & 5, COLONIA SAN JUAN, 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 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 19<sup>th</sup> day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day August 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>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5600 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Subject:</b><br>Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates— being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading held July 19, 2022; Staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water and sewer by the City of Weslaco. The proposed development will be one-family residential lots. The development is contiguous to the existing city limits line.                                                                                                                           |                 |                                                              |  |
| <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<br>Ordinance - Final 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>                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning and Zoning Commission recommended approval of the voluntary annexation at their regular meeting of July 6, 2022                                                                                                                                                                                                                            |                 |                                                              |  |
| NORMA CANTU<br>REBEKAH DE LA FUENTE<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by the Planning and Code Enforcement Director.                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Sunset Valley Annex- Memo, Sunset Valley Annex- attachments, Sunset Valley- Aerial, O2022-27 Annexation Ordinance- 15.32ac out of FT 745                                                                                                                                                                                                                                                                              |                 |                                                              |  |



# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: Sunset Valley Annex- Voluntary Annexation

DATE: July 13, 2022

---

The proposed subdivision will be for sixty-nine (69)- lots subdivision will be for Single family homes and is located just outside the City of Weslaco city limits along South Texas Blvd, just south of Chaparral Drive . The location will be provided with water and sanitary sewer by the City NAWSC. The City has received the petition for annexation for this development and it is contiguous to the City limits along Texas Blvd right-of-way.

Thank you,

Rebekah de la Fuente, CFM



## APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000245-2022

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: Sunset Valley Estates

Location: 0.36 Miles North of E Mile 5 North, West side of Texas Road (FM 88)

Legal Description: West track subdivision Farm Track 745 the South 15.52 Ac.

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

### OWNER INFORMATION

Owner's Name: RGV Developers, LLC Telephone: 956 732 6619  
Address: 321 W. Nolana Ave Suite 8 Fax: \_\_\_\_\_  
City: McAllen State: Texas Zip: 78504 E-mail: jorge.ferretis@outlook.com

### ENGINEER INFORMATION

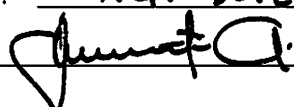
Name: Jose N. Saldivar, P.E, CFM. Telephone: 956 403 9787  
Address: 2424 Mimosa Fax: \_\_\_\_\_  
City: Mission State: Texas Zip: 78574 E-mail: S2Engineering.NS@Gmail .com

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: RGV DEVELOPERS, LLC

Owner Signature:  Date: 5/16/2022

\_\_\_\_\_ is the authorized agent

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

Authorized Agent Printed Name: JOSE N. GALDIAR, P.E., CFM

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

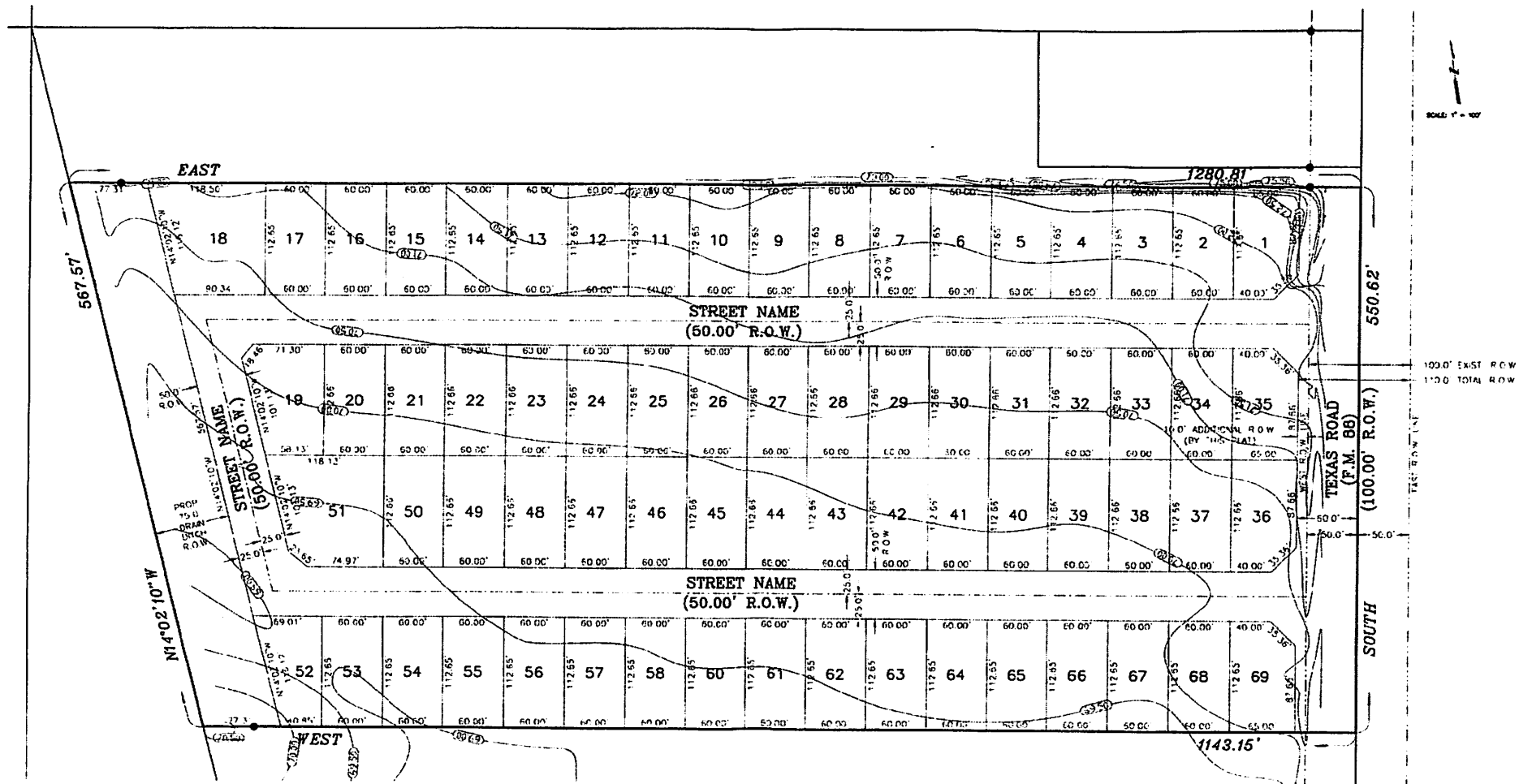
Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

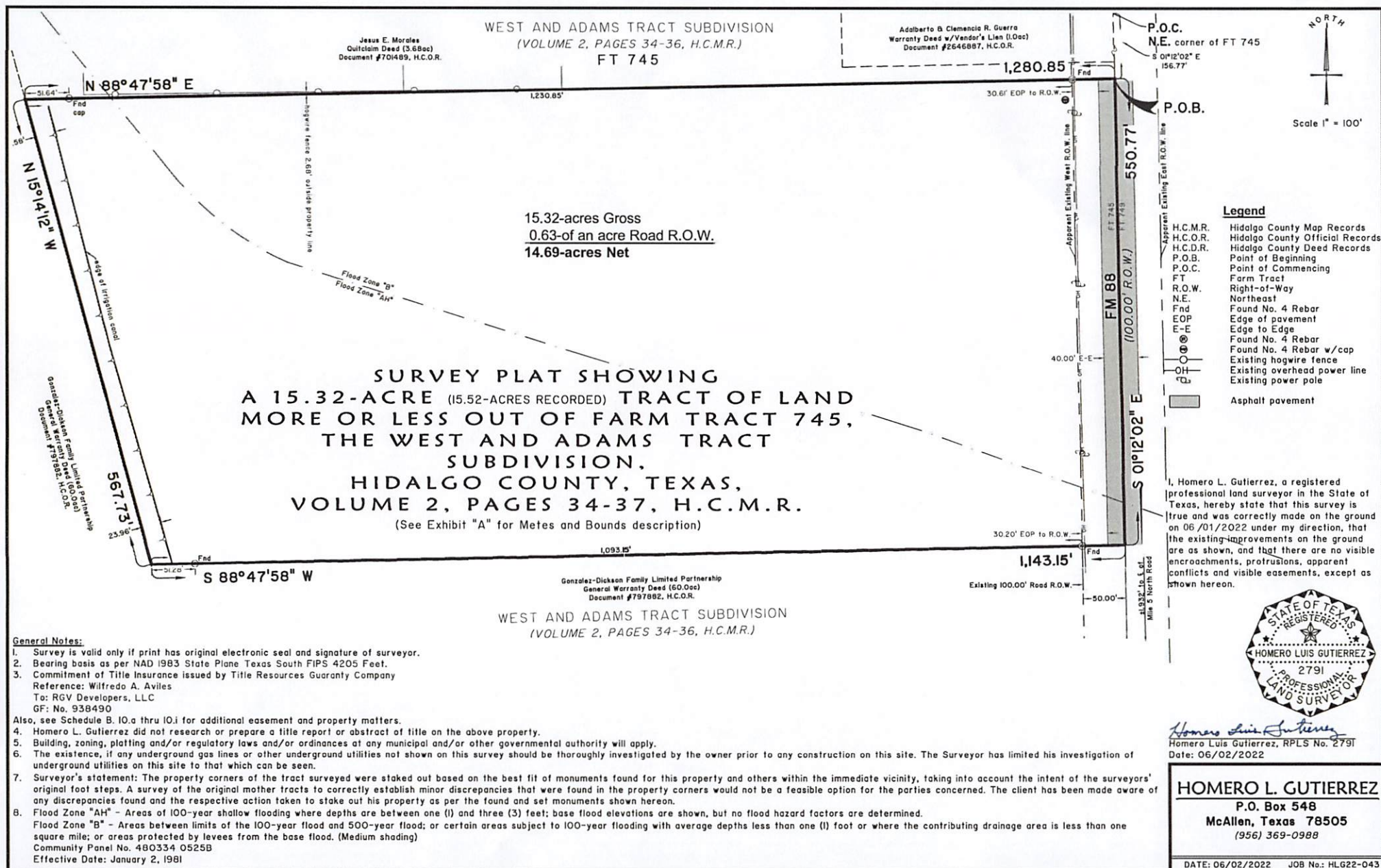
Staff Review Date: \_\_\_\_\_

P & Z Commission Approval: \_\_\_\_\_

City Commission Approval on First Reading: \_\_\_\_\_

City Commission Approval on Final Reading: \_\_\_\_\_







**EXHIBIT "A"**  
**METES AND BOUNDS**  
**15.32-acre (15.52-acre recorded) TRACT**

A 15.32-acre (15.52-acre recorded) Tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of FM 88, approximately 1,932 feet North of Mile 5 North Road, is being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point for apparent Northeast corner of said Farm Tract 745, **THENCE**, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, a distance of 156.77 feet to a point for the Southeast corner of a 3.68-acre tract vested in Jesus E. Morales (Document #701489, Official Records, Hidalgo County, Texas), and the Northeast corner of said 15.32-acre Tract , and also being the **POINT OF BEGINNING** of said 15.32-acre Tract of land herein described;

**THENCE**, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, and the East lot line of said 15.32-acre Tract, a distance of 550.77 feet to a point for an Easterly Northern corner of a 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership (Document #797882, Official Records, Hidalgo County, Texas), and the apparent Southeast corner of said 15.32-acre Tract of land herein described;

**THENCE**, S 88°47'58" W, parallel to the North lot line of said Farm Tract 745, and with the North lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the South lot line of said 15.32-acre Tract, 50.00 feet passed a No. 4 Rebar found on the West Right-of-Way line of FM 88, continuing for a total distance of 1,143.15 feet to a point for an internal corner of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the Southwest corner of said 15.32-acre Tract of land herein described;

**THENCE**, N 15°14'12" W, with an Easterly Northern lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the West lot line of said 15.32-acre tract, a distance of 567.73 feet to a point for the Southwest corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northwest corner of said 15.32-acre Tract of land herein described;

**THENCE**, N 88°47'58" E, parallel to the North lot line of said Farm Tract 745, and with the South line of said 3.68-acre tract vested in Jesus E. Morales, and the North lot line of said 15.32-acre Tract, 1,230.85 feet to a No. 4 Rebar found on West Right-of-Way line of FM 88, continuing for a total distance of 1,280.85 feet to a on the East lot line of said Farm Tract 745 for the Southeast corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northeast corner of said 15.32-acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 15.32 acres of which 0.63-of an acre lies in Road Right-of-Way, leaving a Net of 14.69-acres of land more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JUNE 01, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 15.32-acre (15.52-acre recorded) TRACT OF LAND.



Homero Luis Gutierrez  
Homero Luis Gutierrez – R.P.L.S. # 2791

06/02/2022  
Date





## A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

|                                                                                                                                                                                                                                                                                             |                             |                                                                                                   |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------|------------------------------------|
| <b>B. Type of Loan</b>                                                                                                                                                                                                                                                                      |                             |                                                                                                   |                                    |
| 1. <input checked="" type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins                                                                                                                                                                          | 6. File Number:<br>2022-004 | 7. Loan Number:                                                                                   | 8. Mortgage Insurance Case Number: |
| 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins                                                                                                                                                                                                                        |                             |                                                                                                   |                                    |
| <b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. |                             |                                                                                                   |                                    |
| D. Name & Address of Borrower:<br>RGV Developers, LLC<br>Jorge Ferretis Andrade, Manager<br>321 Nolana<br>McAllen, Tx 78504                                                                                                                                                                 |                             | E. Name & Address of Seller:<br>Wilfredo A. Aviles<br>1313 E. 6th St.<br>Weslaco, Tx 78596        |                                    |
|                                                                                                                                                                                                                                                                                             |                             | F. Name & Address of Lender:                                                                      |                                    |
| G. Property Location:<br>S. 15.52 ac of the N. 20 ac<br>Farm Tract 745, West Tract Sub<br>Weslaco, Tx 78596                                                                                                                                                                                 |                             | H. Settlement Agent:<br>Law Office of Ricardo A. Ramos<br>4712 N. McColl Rd.<br>McAllen, TX 78504 |                                    |
| :                                                                                                                                                                                                                                                                                           |                             | TIN: 74-2650075                                                                                   |                                    |
| :                                                                                                                                                                                                                                                                                           |                             | Phone: (956) 618-2214                                                                             |                                    |
|                                                                                                                                                                                                                                                                                             |                             | I. Settlement Date: 2/16/2022                                                                     |                                    |
|                                                                                                                                                                                                                                                                                             |                             | Funding Date: 2/16/2022                                                                           |                                    |
| <b>J. Summary of Borrower's Transaction</b>                                                                                                                                                                                                                                                 |                             | <b>K. Summary of Seller's Transaction</b>                                                         |                                    |
| <b>100. Gross Amount Due From Borrower</b>                                                                                                                                                                                                                                                  |                             | <b>400. Gross Amount Due To Seller</b>                                                            |                                    |
| 101. Contract sales price                                                                                                                                                                                                                                                                   | 485,000.00                  | 401. Contract sales price                                                                         | 485,000.00                         |
| 102. Personal property                                                                                                                                                                                                                                                                      |                             | 402. Personal property                                                                            |                                    |
| 103. Settlement charges to borrower (line 1400)                                                                                                                                                                                                                                             | 8,343.68                    | 403.                                                                                              |                                    |
| 104.                                                                                                                                                                                                                                                                                        |                             | 404.                                                                                              |                                    |
| 105.                                                                                                                                                                                                                                                                                        |                             | 405.                                                                                              |                                    |
| <b>Adjustments for items paid by seller in advance</b>                                                                                                                                                                                                                                      |                             | <b>Adjustments for items paid by seller in advance</b>                                            |                                    |
| 106. City/town taxes:                                                                                                                                                                                                                                                                       |                             | 406. City/town taxes:                                                                             |                                    |
| to                                                                                                                                                                                                                                                                                          |                             | to                                                                                                |                                    |
| 107. County taxes:                                                                                                                                                                                                                                                                          |                             | 407. County taxes:                                                                                |                                    |
| to                                                                                                                                                                                                                                                                                          |                             | to                                                                                                |                                    |
| 108. Assessments:                                                                                                                                                                                                                                                                           |                             | 408. Assessments:                                                                                 |                                    |
| to                                                                                                                                                                                                                                                                                          |                             | to                                                                                                |                                    |
| 109.                                                                                                                                                                                                                                                                                        |                             | 409.                                                                                              |                                    |
| 110.                                                                                                                                                                                                                                                                                        |                             | 410.                                                                                              |                                    |
| 111.                                                                                                                                                                                                                                                                                        |                             | 411.                                                                                              |                                    |
| 112.                                                                                                                                                                                                                                                                                        |                             | 412.                                                                                              |                                    |
| <b>120. Gross Amount Due From Borrower</b>                                                                                                                                                                                                                                                  | 493,343.68                  | <b>420. Gross Amount Due To Seller</b>                                                            | 485,000.00                         |
| <b>200. Amounts Paid By Or In Behalf Of Borrower</b>                                                                                                                                                                                                                                        |                             | <b>500. Reductions In Amount Due To Seller</b>                                                    |                                    |
| 201. Deposit or earnest money                                                                                                                                                                                                                                                               | 500.00                      | 501. Excess deposit (see instructions)                                                            |                                    |
| 202. Principal amount of new loan(s)                                                                                                                                                                                                                                                        |                             | 502. Settlement charges to seller (line 1400)                                                     |                                    |
| 203. Existing loan(s) taken subject to                                                                                                                                                                                                                                                      |                             | 503. Existing loan(s) taken subject to                                                            |                                    |
| 204.                                                                                                                                                                                                                                                                                        |                             | 504. Payoff of first mortgage loan                                                                |                                    |
|                                                                                                                                                                                                                                                                                             |                             |                                                                                                   |                                    |
| 205.                                                                                                                                                                                                                                                                                        |                             | 505. Payoff of second mortgage loan                                                               |                                    |
|                                                                                                                                                                                                                                                                                             |                             |                                                                                                   |                                    |
| 206.                                                                                                                                                                                                                                                                                        |                             | 506.                                                                                              |                                    |
| 207.                                                                                                                                                                                                                                                                                        |                             | 507.                                                                                              |                                    |
| 208.                                                                                                                                                                                                                                                                                        |                             | 508.                                                                                              |                                    |
| 209.                                                                                                                                                                                                                                                                                        |                             | 509.                                                                                              |                                    |
| <b>Adjustments for items unpaid by seller</b>                                                                                                                                                                                                                                               |                             | <b>Adjustments for items unpaid by seller</b>                                                     |                                    |
| 210. City/town taxes:                                                                                                                                                                                                                                                                       |                             | 510. City/town taxes:                                                                             |                                    |
| to                                                                                                                                                                                                                                                                                          |                             | to                                                                                                |                                    |
| 211. County taxes: 1/1/2022-2/16/2022                                                                                                                                                                                                                                                       | 14.56                       | 511. County taxes: 1/1/2022-2/16/2022                                                             | 14.56                              |
| to Hidalgo County & Weslaco ISD                                                                                                                                                                                                                                                             |                             | to Hidalgo County & Weslaco ISD                                                                   |                                    |
| 212. Assessments: 1/1/2022-2/16/2022                                                                                                                                                                                                                                                        | 30.30                       | 512. Assessments: 1/1/2022-2/16/2022                                                              | 30.30                              |
| to HCID #9                                                                                                                                                                                                                                                                                  |                             | to HCID #9                                                                                        |                                    |
| 213.                                                                                                                                                                                                                                                                                        |                             | 513.                                                                                              |                                    |
| 214.                                                                                                                                                                                                                                                                                        |                             | 514.                                                                                              |                                    |
| 215.                                                                                                                                                                                                                                                                                        |                             | 515.                                                                                              |                                    |
| 216.                                                                                                                                                                                                                                                                                        |                             | 516.                                                                                              |                                    |
| 217.                                                                                                                                                                                                                                                                                        |                             | 517.                                                                                              |                                    |
| 218.                                                                                                                                                                                                                                                                                        |                             | 518.                                                                                              |                                    |
| 219.                                                                                                                                                                                                                                                                                        |                             | 519.                                                                                              |                                    |
| <b>220. Total Paid By/For Borrower</b>                                                                                                                                                                                                                                                      | 544.86                      | <b>520. Total Reduction Amount Due Seller</b>                                                     | 44.86                              |
| <b>300. Cash At Settlement From/To Borrower</b>                                                                                                                                                                                                                                             |                             | <b>600. Cash At Settlement To/From Seller</b>                                                     |                                    |
| 301. Gross Amount due from borrower (line 120)                                                                                                                                                                                                                                              | 493,343.68                  | 601. Gross amount due to seller (line 420)                                                        | 485,000.00                         |
| 302. Less amounts paid by/for borrower (line 220)                                                                                                                                                                                                                                           | 544.86                      | 602. Less reductions in amount due seller (line 520)                                              | 44.86                              |
| <b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>                                                                                                                                                                                              | 492,798.82                  | <b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>      | 484,955.14                         |

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

| L. Settlement Charges                                                                    |             | File Number: 2022-004 | Loan Number:   |                                                   |                                                 |
|------------------------------------------------------------------------------------------|-------------|-----------------------|----------------|---------------------------------------------------|-------------------------------------------------|
| <b>700. Total Real Estate Broker Fees</b>                                                |             |                       |                |                                                   |                                                 |
| Division of Commission (line 700) as follows:                                            |             |                       |                |                                                   |                                                 |
| 701. \$                                                                                  | to          |                       |                | Paid From<br>Borrower's<br>Funds at<br>Settlement | Paid From<br>Seller's<br>Funds at<br>Settlement |
| 702. \$                                                                                  | to          |                       |                |                                                   |                                                 |
| 703. Commission paid at settlement                                                       |             |                       |                |                                                   |                                                 |
| 704.                                                                                     |             |                       |                |                                                   |                                                 |
| <b>800. Items Payable In Connection With Loan</b>                                        |             |                       |                |                                                   |                                                 |
| 801. Our origination charge                                                              | \$          |                       | (from GFE #1)  |                                                   |                                                 |
| 802. Your credit or charge (points) for the specific interest rate chosen                | \$          |                       | (from GFE #2)  |                                                   |                                                 |
| 803. Your adjusted origination charges                                                   |             |                       | (from GFE A)   |                                                   |                                                 |
| 804. Appraisal fee to                                                                    |             |                       | (from GFE #3)  |                                                   |                                                 |
| 805. Credit report to                                                                    |             |                       | (from GFE #3)  |                                                   |                                                 |
| 806. Tax service to                                                                      |             |                       | (from GFE #3)  |                                                   |                                                 |
| 807. Flood certification                                                                 |             |                       | (from GFE #3)  |                                                   |                                                 |
| 808.                                                                                     |             |                       |                |                                                   |                                                 |
| 809.                                                                                     |             |                       |                |                                                   |                                                 |
| 810.                                                                                     |             |                       |                |                                                   |                                                 |
| 811.                                                                                     |             |                       |                |                                                   |                                                 |
| <b>900. Items Required By Lender To Be Paid In Advance</b>                               |             |                       |                |                                                   |                                                 |
| 901. Daily interest charges from 2/16/2022 to 3/1/2022 @ \$ /day                         |             |                       | (from GFE #10) |                                                   |                                                 |
| 902. Mortgage insurance premium for 0 months to                                          |             |                       | (from GFE #3)  |                                                   |                                                 |
| 903. Homeowner's insurance for 0 years to                                                |             |                       | (from GFE #11) |                                                   |                                                 |
| 904.                                                                                     |             |                       |                |                                                   |                                                 |
| 905.                                                                                     |             |                       |                |                                                   |                                                 |
| <b>1000. Reserves Deposited With Lender</b>                                              |             |                       |                |                                                   |                                                 |
| 1001. Initial deposit for your escrow account                                            |             |                       | (from GFE #9)  |                                                   |                                                 |
| 1002. Homeowner's insurance                                                              | months @    | per mo                | \$             |                                                   |                                                 |
| 1003. Mortgage insurance                                                                 | months @    | per mo                | \$             |                                                   |                                                 |
| 1004. Property taxes                                                                     | months @    | per mo                | \$             |                                                   |                                                 |
| 1005.                                                                                    | months @    | per mo                | \$             |                                                   |                                                 |
| 1006.                                                                                    | months @    | per mo                | \$             |                                                   |                                                 |
| 1007. Aggregate Adjustment                                                               |             |                       | \$0.00         |                                                   |                                                 |
| <b>1100. Title Charges</b>                                                               |             |                       |                |                                                   |                                                 |
| 1101. Title services and lender's title insurance                                        |             |                       | (from GFE #4)  | 1,350.00                                          |                                                 |
| 1102. Settlement or closing fee To Ricardo A. Ramos                                      |             |                       | \$1,350.00     |                                                   |                                                 |
| 1103. Owner's title insurance To Edwards Abstract and Title Co.                          |             |                       | (from GFE #5)  | 2,861.00                                          |                                                 |
| 1104. Lender's title insurance                                                           |             |                       |                |                                                   |                                                 |
| 1105. Lender's title policy limit                                                        | \$          |                       |                |                                                   |                                                 |
| 1106. Owner's title policy limit                                                         | \$          |                       |                |                                                   |                                                 |
| 1107. Agent's portion of the total insurance premium                                     | \$          |                       |                |                                                   |                                                 |
| 1108. Underwriter's portion of the total insurance premium                               | \$          |                       |                |                                                   |                                                 |
| 1109. Guarar Fee to Edwards Abstract and Title Co                                        |             |                       |                | 2.00                                              |                                                 |
| 1110.                                                                                    |             |                       |                |                                                   |                                                 |
| 1111.                                                                                    |             |                       |                |                                                   |                                                 |
| <b>1200. Government Recording and Transfer Charges</b>                                   |             |                       |                |                                                   |                                                 |
| 1201. Government recording charges                                                       |             |                       | (from GFE #7)  | 45.68                                             |                                                 |
| 1202. Deed \$45.68                                                                       | Mortgage \$ |                       | Release \$     |                                                   |                                                 |
| 1203. Transfer taxes                                                                     |             |                       | (from GFE #8)  |                                                   |                                                 |
| 1204. City/County tax/stamps: Deed \$                                                    | Mortgage \$ |                       |                |                                                   |                                                 |
| 1205. State tax/stamps: Deed \$                                                          | Mortgage \$ |                       |                |                                                   |                                                 |
| 1206.                                                                                    |             |                       | \$             |                                                   |                                                 |
| 1207.                                                                                    |             |                       | \$             |                                                   |                                                 |
| <b>1300. Additional Settlement Charges</b>                                               |             |                       |                |                                                   |                                                 |
| 1301. Required services that you can shop for                                            |             |                       | (from GFE #8)  |                                                   |                                                 |
| 1302.                                                                                    |             |                       |                |                                                   |                                                 |
| 1303.                                                                                    |             |                       |                |                                                   |                                                 |
| 1304. Tax Service Report to Edwards Abstract & Title Co.                                 |             |                       |                | 85.00                                             |                                                 |
| 1305. Attorney Fees to Law Office of Ricardo A. Ramos                                    |             |                       |                | 4,000.00                                          |                                                 |
| 1306. Phase I to Valley Environmental POC \$1950.00                                      |             |                       |                |                                                   |                                                 |
| 1307.                                                                                    |             |                       |                |                                                   |                                                 |
| 1308.                                                                                    |             |                       |                |                                                   |                                                 |
| <b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b> |             |                       |                | 8,343.68                                          |                                                 |

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

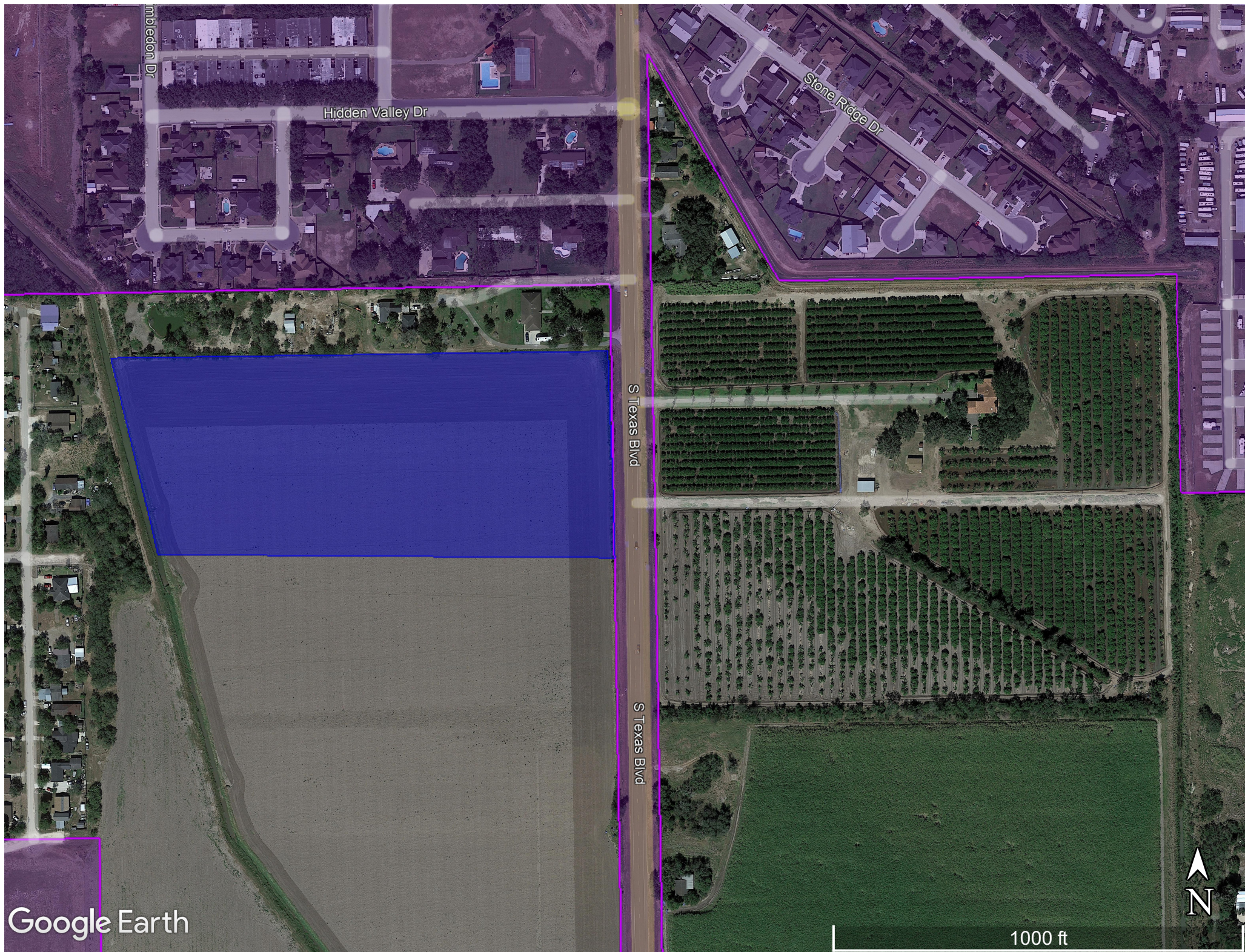
|                                 |                |                    |        |
|---------------------------------|----------------|--------------------|--------|
| RGV Developers, LLC             | Buyer/Borrower | Wilfredo A. Aviles | Seller |
| Jorge Ferretis Andrade, Manager | Buyer/Borrower |                    | Seller |

This Settlement Statement which I've prepared is a true and accurate account of this transaction. I've caused or will cause the funds to be disbursed in accordance with this statement.

|                                |                  |           |      |
|--------------------------------|------------------|-----------|------|
| Law Office of Ricardo A. Ramos | Settlement Agent | 2/16/2022 | Date |
|--------------------------------|------------------|-----------|------|

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment.





Google Earth

1000 ft

N



ORDINANCE NO. 2022-27

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 15.32 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

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

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

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

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

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

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

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 15.32 acres and are more specifically described as follows, to-wit

**METES AND BOUNDS DESCRIPTION**

A 15.32-acre (15.52-acre recorded) Tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of FM 88, approximately 1,932 feet North of Mile 5 North Road, is being more particularly described by metes and bounds as follows:

The POINT OF COMMENCEMENT (P.O.C.) being at a point for apparent Northeast corner of said Farm

Tract 745, THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, a distance of

156.77 feet to a point for the Southeast corner of a 3.68-acre tract vested in Jesus E. Morales (Document

#701489, Official Records, Hidalgo County, Texas), and the Northeast corner of said 15.32-acre Tract, and also being the POINT OF BEGINNING of said 15.32-acre Tract of land herein described.

THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, and the East lot line of said 15.32-acre Tract, a distance of 550.77 feet to a point for an Easterly



Northern corner of a 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership (Document #797882, Official Records, Hidalgo County, Texas), and the apparent Southeast corner of said 15.32-acre Tract of land herein described.

THENCE, S 88°47'58" W, parallel to the North lot line of said Farm Tract 745, and with the North lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the South lot line of said 15.32-acre Tract, 50.00 feet passed a No. 4 Rebar found on the West Right-of-Way line of FM 88, continuing for a total distance of 1,143.15 feet to a point for an internal corner of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the Southwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 15°14'12" W, with an Easterly Northern lot line of said 60.0-acre tract vested in Gonzalez- Dickson Family Limited Partnership, and the West lot line of said 15.32-acre tract, a distance of 567.73 feet to a point for the Southwest corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northwest corner of said 15.32-acre Tract of land herein described.

THENCE, N 88°47'58" E, parallel to the North lot line of said Farm Tract 745, and with the South line of said 3.68-acre tract vested in Jesus E. Morales, and the North lot line of said 15.32-acre Tract, 1,230.85 feet to a No.4 Rebar found on West Right-of-Way line of FM 88, continuing for a total distance of 1,280.85 feet to a on the East lot line of said Farm Tract 745 for the Southeast corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northeast corner of said 15.32-acre Tract of land herein described, also being the POINT OF BEGINNING, containing a gross of 15.32 acres of which 0.63-of an acre lies in Road Right-of-Way, leaving a Net of 14.69-acres of land more or less.

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

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

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

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19<sup>th</sup> day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2<sup>nd</sup> day of August 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>August 2, 2022                                                                                                                                                                                                                                                               |                           | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5609 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                            |                           |                                                              |  |
| <b>Subject:</b><br>Approval to apply for the FY22 JAG Local Solicitation grant in the amount of \$11,811 with NO MATCH required and NO RECURRING cost required to purchase equipment, supplies and technology and authorize the Mayor to execute any related documents. (Staffed by Police Department.) |                           |                                                              |  |
| <b>Background:</b><br><br>In general, the FY 2022 JAG Program is designed to provide units of local government with additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice.                                       |                           |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):<br>16.738 FY 2022 JAG Program Local Solicitation                                                                                                                                                                                                    |                           |                                                              |  |
| Amount: \$11,811                                                                                                                                                                                                                                                                                        | Term of Impact: 12 months | Identified in Current Budget: No                             |  |
| <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>ROBERT LOPEZ<br>Martin Garza                                                                                                                                                                                                                                                             |                           | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by Police Department.                                                                                                                                                                                                                           |                           |                                                              |  |
| <b>Staff Recommendation:</b><br>Approval recommended                                                                                                                                                                                                                                                    |                           |                                                              |  |
| <b>Attachments, if any:</b><br>FY22 Local JAG-CE Certification                                                                                                                                                                                                                                          |                           |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Police will handle grant administration. Finance will handle FFRs.                                                                                                                                                                                            |                           |                                                              |  |

**U.S. DEPARTMENT OF JUSTICE  
OFFICE OF JUSTICE PROGRAMS**

**Edward Byrne Justice Assistance Grant Program FY 2022 Local Solicitation**

**Certifications and Assurances by the Chief Executive of the Applicant Government**

On behalf of the applicant unit of local government named below, in support of that locality's application for an award under the FY 2022 Edward Byrne Justice Assistance Grant ("JAG") Program, and further to 34 U.S.C. § 10153(a), I certify to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

1. I am the chief executive of the applicant unit of local government named below, and I have the authority to make the following representations on my own behalf as chief executive and on behalf of the applicant unit of local government. I understand that these representations will be relied upon as material in any OJP decision to make an award, under the application described above, to the applicant unit of local government.
2. I certify that no federal funds made available by the award (if any) that OJP makes based on the application described above will be used to supplant local funds, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.
3. I assure that the application described above (and any amendment to that application) was submitted for review to the governing body of the unit of local government (e.g., city council or county commission), or to an organization designated by that governing body, not less than 30 days before the date of this certification.
4. I assure that, before the date of this certification— (a) the application described above (and any amendment to that application) was made public; and (b) an opportunity to comment on that application (or amendment) was provided to citizens and to neighborhood or community-based organizations, to the extent applicable law or established procedure made such an opportunity available.
5. I assure that, for each fiscal year of the award (if any) that OJP makes based on the application described above, the applicant unit of local government will maintain and report such data, records, and information (programmatic and financial), as OJP may reasonably require.
6. I have carefully reviewed 34 U.S.C. § 10153(a)(5), and, with respect to the programs to be funded by the award (if any), I hereby make the certification required by section 10153(a)(5), as to each of the items specified therein.

\_\_\_\_\_  
Signature of Chief Executive of the Applicant Unit of  
Local Government

\_\_\_\_\_  
Date of Certification

\_\_\_\_\_  
Printed Name of Chief Executive

\_\_\_\_\_  
Title of Chief Executive

\_\_\_\_\_  
Name of Applicant Unit of Local Government



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5615 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Subject:</b><br>Approval of a Memorandum of Understanding with Region One for provision of free ESL and GED classes and other adult education opportunities within the library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Background:</b><br>For greater than 5 years now the library has partnered with Region One to provide free GED and ESL classes to the public. The classes provided by Region One have a proven track record of success and the partnership has been mutually beneficial. There are no financial obligations, and the staff commitment is minimal. The program is administered on a first come first serve basis and has helped many local residents attain their GED and learn English. |                 |                                                              |  |
| <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><br>NA                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>NA                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>None at this time                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| NORMA CANTU<br>ARNOLDO BECHO<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve as recommended by Library Director.                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Memo- Request to approve region 1 MOU, Region 1 Library MOU 2022                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>The Mayor will need to sign MOU. The library will provide the space for the classes and assist with the needs of instructors.                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |



# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

July 18, 2022

To: Martin Garza, Interim City Manager; Josh Pedraza, Mayor Pro-Tem; Leo Muñoz, Commissioner; Greg Kerr, Commissioner; Letty Lopez, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner  
CC: Martin J. Mata, MariCarmen Garcia  
Fr: Arnoldo Becho, Library Director  
Re: Request to approve a Memorandum of Understanding with Region One for provision of free ESL and GED classes and other adult education opportunities within the library

For greater than 8 years now, the library has partnered with Region One to provide free GED classes to the public. The classes provided by Region One have a proven track record of success and the partnership has been mutually beneficial. The Memorandum of Understanding (MOU) in question outlines the responsibilities of both parties for execution of the partnership.

This year's MOU is virtually unchanged from the previous iterations which served us well. There are no financial obligations, and the staff commitment is minimal, especially considering the benefit to the public. The program is administered on a first come first serve basis and has helped many residents attain their GED. The library strongly supports approval.

This program is an excellent public service that we are happy to have the opportunity to provide to our customers. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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



## Memorandum of Understanding

Between

Region One Education Service Center  
Office of Adult Education

And

**City of Weslaco: Mayor Joe V. Sanchez Public Library of Weslaco**

This Agreement is entered into between the Region One Education Service Center's Adult Education Program, hereinafter referred to as "Region One ESC" and the City of Weslaco: Mayor Joe V. Sanchez Public Library of Weslaco, a local education agency hereinafter referred to as City of Weslaco: Mayor Joe V. Sanchez Public Library of Weslaco for the purpose of establishing an adult education and literacy program for eligible participants under provisions of the Adult Education and Family Literacy Act, Title II of the Workforce Innovation and Opportunity Act for a period beginning July 1, 2022 and ending June 30, 2023.

### I. SCOPE OF SERVICES

#### **Region One ESC agrees to provide:**

- qualified instructional and administrative personnel to provide a well-designed adult education and literacy instructional program
- professional development for adult education personnel
- instructional materials for adult education courses
- instructional supplies as appropriate
- assessment instruments to establish academic functional levels and/or progress of participants
- appropriate fiscal accountability
- end of year programmatic performance reports

#### **City of Weslaco: Mayor Joe V. Sanchez Public Library of Weslaco agrees to provide:**

- appropriate, safe and secure facilities for the implementation of instructional services to adult learners
- assistance to Region One staff with the recruitment of students
- access to Internet services

**Facility to be used 2022-2023:** City of Weslaco: Mayor Joe V. Sanchez Public Library of Weslaco

### II. CIVIL RIGHTS STATEMENT

The parties to this agreement shall:

Comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), The American Disabilities Act of 1990 (P.L.101-336), and all amendments to each, and all requirements imposed by the regulations issued pursuant to these acts. In addition, the parties agree to comply with Title 40, Chapter 73, of the Texas Administrative Code. These provide in part that no persons shall, on the grounds of race, color, national origin, sex, age, disability, political, or religious beliefs be excluded from participation in, or denied, any aid, care, service or other benefits provided by federal and/or state funding, or otherwise be subjected to discrimination and the Texas Revised Civil Statutes Article 4419b-4, Sections 5.03 and 5.04 (relating to workplace and confidentiality guidelines regarding AIDS and HIV).

### **III. TERMINATION OF MEMORANDUM OF UNDERSTANDING**

During the term of this Agreement, if either party becomes unable or fails to satisfactorily provide the services under this Agreement or decides to terminate for no cause, the Agreement may be terminated by either party with a thirty (30) day written notice.

The validity of this agreement and of any of its terms and provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Grantor: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/St/Zip: \_\_\_\_\_

Contractor: Region One Education Service Center  
Address: 1900 W. Schunior,  
City/St/Zip: Edinburg, TX 78541

---

**Authorized Designee**

---

Dr. Judith Solis Deputy Director  
Division of Admin Leadership,  
School, and Community Support

City of Weslaco: Mayor Joe V. Sanchez Public Library of Weslaco

---

**Authorized Designee**

---

David Suarez  
Mayor, City of Weslaco



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5630 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Subject:</b><br>Approval to adopt the Library's Computer and Internet Acceptable Use and Safety Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Background:</b><br>The library's request to adopt the Computer and Internet Acceptable Use and Safety Policy is in compliance with The Children's Internet Protection Act (CIPA) and the Neighborhood Children's Internet Protection Act (NCIPA). It is a requirement of CIPA and ERate grant funding to update our Library's Computer and Internet Acceptable Use and Safety Policy to describe what the library is doing to protect patrons from unacceptable Internet content through filtering and monitoring. The policy addresses requirements to use filtering methods to block or filter certain materials from being accessed on the Internet by library patrons. Protection measures will be developed from this policy through technology protection filters and in partnership with the IT Department. |                 |                                                              |  |
| <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><br>NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <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>ARNOLDO BECHO<br>J. Martin Vela<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve as recommended by Library Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval of policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Memo- Request to approve Library's Internet Acceptable Use and Safety Policy , Library INTERNET AND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |

|                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPUTER ACCEPTABLE USE POLICY                                                                                                                            |
| <b>Responsibilities upon Approval:</b><br>A copy of the executed policy will be delivered to appropriate ERate representatives and posted on our website. |



# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

July 25, 2022

To: Martin Garza, Interim City Manager; Josh Pedraza, Mayor Pro-Tem; Leo Muñoz, Commissioner; Greg Kerr, Commissioner; Letty Lopez, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner  
CC: Martin J. Mata, MariCarmen Garcia, Kayla Pena, Martin Vela  
Fr: Arnoldo Becho, Library Director  
Re: Request to approve the Library's Internet Acceptable Use and Safety Policy

The library's request to adopt the Computer and Internet Acceptable Use and Safety Policy is in compliance with The Children's Internet Protection Act (CIPA) and the Neighborhood Children's Internet Protection Act (NCIPA). It is a requirement of CIPA and ERate grant funding to update our Library's Computer and Internet Acceptable Use and Safety Policy to describe what the library is doing to protect patrons from unacceptable Internet content through filtering and monitoring. The policy addresses requirements to use filtering methods to block or filter certain materials from being accessed on the Internet by library patrons. Protection measures will be developed from this policy through technology protection filters and in partnership with the IT Department.

Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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

# **Computer and Internet Acceptable Use and Safety Policy**

## **Purpose**

The Mayor Joe V. Sanchez Public Library provides computers and filtered access to the Internet as a means of fulfilling its mission to provide information access to the community. The Library is committed to making information available in a variety of formats – from traditional print materials to the latest in electronically accessed materials.

It is the policy of The Mayor Joe V. Sanchez Public Library to: (a) prevent user access over its computer network to, or transmission of, inappropriate material via Internet, electronic mail, or other forms of direct electronic communications; (b) prevent unauthorized access and other unlawful online activity; (c) prevent unauthorized online disclosure, use, or dissemination of personal identification information of minors; and (d) comply with the Children's Internet Protection Act [Pub. L. No. 106-554 and 47 USC 254(h)].

The Internet is an unregulated and rapidly changing medium. It contains a wealth of diverse material that is personally, professionally, and culturally enriching to individuals of all ages, but also contains materials that may be offensive, controversial, disturbing, illegal, harmful to minors, inaccurate, or incomplete. The Library puts forth its best effort to filter information accessed through the Internet but cannot be held responsible for its content. Provision of Internet access by the Library does not constitute an endorsement of any particular information contained on the Internet and shall have no liability for direct, indirect, or consequential damages related to the use of information accessed on the Internet from library equipment. Users of Library computers and the Internet do so at their own risk.

Definitions: Key terms are as defined in the Children's Internet Protection Act. See final page.

## **Responsibility of Users and Parents of Minors**

Individuals must accept responsibility for determining what is appropriate for themselves and likewise the Library asks that parents determine and monitor their children's use of library internet access and computing resources. The Library does not and cannot substitute for a parent.

All users accessing the Internet must read and agree to the terms outlined herein. Library equipment should not be used for illegal activity, to access illegal materials, or to access materials that by local community standards would be considered obscene. Library employees are authorized to take prompt and appropriate actions to enforce the Rules of

Conduct and/or to prohibit use by persons who fail to comply with the Internet and Computer Acceptable Use Policy.

Some resources and destinations contain material that some patrons will find controversial, offensive or inappropriate for children. Patrons needing to access information of a sensitive nature (such as medical information) may ask the staff for use of a computer away from the public area.

### **Access to Inappropriate Material**

To the extent practical, technology protection measures (or "Internet filters") shall be used to block or filter Internet, or other forms of electronic communications, access to inappropriate information. Specifically, as required by the Children's Internet Protection Act, blocking shall be applied to visual depictions of material deemed obscene or child pornography, or to any material deemed harmful to minors. Subject to staff supervision, technology protection measures may be disabled for adults or, in the case of minors, minimized only for bona fide research or other lawful purposes.

### **Inappropriate Network Usage**

To the extent practical, steps shall be taken to promote the safety and security of users of the online computer network when using electronic mail, chat rooms, instant messaging, and other forms of direct electronic communications. Specifically, as required by the Children's Internet Protection Act, prevention of inappropriate network usage includes: (a) unauthorized access, including so-called 'hacking,' and other unlawful activities; and (b) unauthorized disclosure, use, and dissemination of personal identification information regarding minors. Currently we use a Firewall to content filter the Library Internet. We have policies to block website traffic that would violate the aforementioned. The user will receive an unauthorized disclosure when attempting to access the blocked website traffic. We have added safety and security awareness messages on the wallpaper of all user workstations. The need for special care for the safety and security of one's personal information when using electronic mail, chat rooms, instant messaging, and other forms of direct electronic communications has been emphasized within the Rules of Internet and Computer Use Conduct.

### **Education, Supervision and Monitoring**

It shall be the responsibility of all members of the Mayor Joe V. Sanchez Public Library staff to educate, supervise and monitor appropriate usage of the online computer network and access to the Internet in accordance with this policy, the Children's Internet Protection Act, the Neighborhood Children's Internet Protection Act, and the Protecting Children in the 21st Century Act.

Procedures for the disabling or otherwise modifying any technology protection measures shall be the responsibility of the City of Weslaco Information Technology Department. The library will be happy to facilitate disabling for valid request. Please contact library

staff when disabling is needed and we will then contact the City of Weslaco Information Technology Department. Please note that these requests are seldom and it may take us some time to complete the task. We greatly appreciate your patience.

### **Exercise Caution During Internet Use**

Internet users are reminded that:

- Not all sources on the Internet provide accurate, complete, or current information.
- Public library computer terminals are neither private nor secure.
- Users should exercise extreme caution about revealing any personal identification information (e.g., name, address, telephone number, email address, social security number, age, or credit card number) over the Internet. Minors should **NEVER** disclose **any** personal identification information over the Internet.
- If you receive an email message from a person unknown to you or from an unfamiliar email address, the best and safest policy is to delete it without opening.

### **Rules of Internet and Computer Use Conduct.**

- Internet computers shall not be used for illegal activity, to access illegal materials, to access child pornography, or to access materials which by local community standards would be considered obscene. Any activity prohibited by federal, state law or local ordinance is not allowed on Library computers.
- Transmitting and/or receiving obscene materials and/or child pornography is a violation of law and is not permitted under any circumstances. Violation of this rule will subject a patron to criminal prosecution and result in immediate and permanent loss of library Internet access privileges.
- Minors, whether or not accompanied by a parent or guardian, shall not use computers for any illegal activity. Violation of this rule may subject a patron to criminal prosecution and will result in immediate loss of library Internet access privileges.
- Installation, downloading, or modification of software is prohibited.
- Users shall respect copyright laws and licensing agreements.
- Users shall not make any attempt to gain unauthorized access to restricted computer files or networks, or to damage or modify computer equipment or software.
- Users are financially responsible for any fees or printing that they may incur from their use of the Internet or computers. Prompt payment is required. Users wishing to download or save files may use their own disk or purchase one from the Library. Personal software may not be loaded on Library computers.
- Internet use is on a “next available terminal” basis. Terminals may not be “reserved” for other persons and will not be held for persons who are not in the immediate vicinity when their name is called. Telephone reservations will not be taken. If a waiting list develops, a time limit from the time of check out will be enacted. Latecomers forfeit their time if more than 10 minutes late.

- Users must end their session and leave the terminal when asked to do so by authorized library staff.
- Users shall respect the privacy of others and shall refrain from attempting to view or read material being used by others, as well as to censor or comment on what others are viewing.
- Users are warned that Internet access computers are not private, and that library personnel *may* access “tracing” files to maintain system integrity and to investigate suspected violations of law or policy.
- Users are warned that they should take care to ensure the safety and security of their personal information when using electronic mail, chat rooms, instant messaging, and other forms of direct electronic communications. Only distribute personal information to known and reliable entities.
- The library’s computers are set up for optimal usage by a single individual. With the exception of a minor, who may be accompanied by a parent or guardian during Internet access, only one user per computer terminal is permitted.
- Parents and legal guardians will be held responsible for their children’s computer and internet use. Violations of the law and cost incurred by children, are the parent or legal guardians responsibility.
- Any activity by a user that disturbs or distracts another user or staff member from his or her own library activity constitutes a violation of reasonable library behavior.

### **Termination or Prohibition of Access**

Misuse of library computers will result in the loss of computer privileges, potential loss of library privileges, and possible prosecution. Such misuse includes, but is not limited to, using the computer for illegal activities, hacking into the library computer system or any other computer system, damaging or attempting to damage computer equipment or software, interfering with systems operations, integrity or security, gaining unauthorized access to another person’s files, sending harassing messages, altering or attempting to alter the library’s computer settings, and violating copyright laws and software licensing agreements.

### **Right of Appeal**

An Internet user whose access session has been terminated or whose Internet access has been suspended or prohibited shall have the right to appeal and/or request that Internet access privileges be reinstated. An appeal must be in writing and submitted to the Library Director within five days of the termination or prohibition. Patrons may also contact Weslaco City Hall to file a complaint.



**Adoption**

This Internet Safety Policy was adopted by the following during a public City Commission Regular Meeting, with normal public notice.

---

**David Suarez, Mayor**

---

**Date of Meeting and Adoption**

**CIPA definitions of terms:**

**MINOR** The term "minor" means any individual who has not attained the age of 17 years.

**TECHNOLOGY PROTECTION MEASURE.** The term "technology protection measure" means a specific technology that blocks or filters Internet access to visual depictions that are: 1. OBSCENE, as that term is defined in section 1460 of title 18, United States Code; 2. CHILD PORNOGRAPHY, as that term is defined in section 2256 of title 18, United States Code; or 3. Harmful to minors.

**HARMFUL TO MINORS.** The term "harmful to minors" means any picture, image, graphic image file, or other visual depiction that: 1. Taken as a whole and with respect to minors, appeals to a prurient interest in nudity, sex, or excretion; 2. Depicts, describes, or represents, in a patently offensive way with respect to what is suitable for minors, an actual or simulated sexual act or sexual contact, actual or simulated normal or perverted sexual acts, or a lewd exhibition of the genitals; and 3. Taken as a whole, lacks serious literary, artistic, political, or scientific value as to minors.

**SEXUAL ACT; SEXUAL CONTACT.** The terms "sexual act" and "sexual contact" have the meanings given such terms in section 2246 of title 18, United States Code.



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5649 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Subject:</b><br>Approval to adopt the Library's Request for Reconsideration of Materials Policy and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Background:</b><br>The Mayor Joe V. Sanchez Public Library welcomes comments and suggestions regarding the continued appropriateness of materials in the collection, especially with regard to outdated materials. Suggestions and recommendations will be considered and utilized by the library in the ongoing process of collection development. The library does not collect pornographic or obscene material and uses The Miller Test to define obscene material. The Miller Test was developed in the 1973 Supreme Court case Miller v. California. Individuals may take issue with library materials that do not support their own views or values on a subject or that is not compatible with their beliefs. If a patron's concern is not satisfied through discussion with staff, a formal, written request for reconsideration of materials may be submitted to the library director. This policy outlines the process for requests for reconsideration and appeal of any denied request. The City Commission will have the final say regarding the request after it has first been reviewed by the Library Director and Library Board as per the policy in question. |                 |                                                              |  |
| <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><br>NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| NORMA CANTU<br>ARNOLDO BECHO<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve as recommended by Library Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |

**Attachments, if any:**

Memo- Request to approve Library's Request for Reconsideration of Materials Policy , Request for Reconsideration of Materials (004)

**Responsibilities upon Approval:**

The Mayor will need to sign the policy and the City Secretary should send an electronic copy to the Library Director. The Library Board will subsequently review the policy.

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

July 25, 2022

To: Martin Garza, Interim City Manager; Josh Pedraza, Mayor Pro-Tem; Leo Muñoz, Commissioner; Greg Kerr, Commissioner; Letty Lopez, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner  
CC: Martin J. Mata, MariCarmen Garcia, Kayla Pena  
Fr: Arnoldo Becho, Library Director  
Re: Request to approve the Library's Request for Reconsideration of Materials Policy

Due to the increase in challenges to materials within Texas public libraries, the Mayor Joe V. Sanchez Public Library would like to update its policy and procedure for book challenges. The driving force between all of our material selection is demand and the likelihood of the material circulating. We do also attempt to collect any work by local authors. That said, the library does not attempt to collect any material from any specific bias, perspective, faith, or other subject matter.

The Library welcomes comments and suggestions regarding the continued appropriateness of materials in the collection, especially with regard to outdated materials. Suggestions and recommendations will be considered and utilized by the library in the ongoing process of collection development. The library does not collect pornographic or obscene material and uses The Miller Test to define obscene material. The Miller Test was developed in the 1973 Supreme Court case Miller v. California. Individuals may take issue with library materials that do not support their own views or values on a subject or that is not compatible with their beliefs. If a patron's concern is not satisfied through discussion with staff, a formal, written request for reconsideration of materials may be submitted to the library director. This policy outlines the process for requests for reconsideration and appeal of any denied request. The City Commission will have the final say regarding the request after it has first been reviewed by the Library Director and Library Board as per the policy in question.

Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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



# REQUEST FOR RECONSIDERATION OF MATERIALS POLICY

The Mayor Joe V. Sanchez Public Library welcomes comments and suggestions regarding the continued appropriateness of materials in the collection, especially with regard to outdated materials. Suggestions and recommendations will be considered and utilized by the library in the ongoing process of collection development.

The library does not collect pornographic or obscene material and uses ***The Miller Test*** to define obscene material. Developed in the 1973 case Miller v. California. It has three parts:

- Whether "the average person, applying contemporary community standards", would find that the work, taken as a whole, appeals to the prurient interest,
- Whether the work depicts or describes, in a patently offensive way, sexual conduct or excretory functions specifically defined by applicable state law,
- Whether the work, taken as a whole, lacks serious literary, artistic, political, or scientific value.

Individuals may take issue with library materials that do not support their own views or values on a subject or that is not compatible with their beliefs. Staff is available to discuss concerns and to identify alternate materials that may be available. If a patron's concern is not satisfied through discussion with staff, a formal, written request for reconsideration of materials may be submitted to the library director. Please submit a mailed letter detailing the basis for reconsideration addressed to the Library Director at 525 W. Kansas Ave, Weslaco TX, 78504. This letter should

- Have "Request for Reconsideration" clearly marked on the front of the envelope and within the written letter.
- Have a wet signature signed by the concerned party.
- Specifically cite at least two specific instances within the material that violate the ***The Miller Test*** referenced above. The citation must have an accurate page number and the description of why each instance violates ***The Miller Test*** must be at least 6 sentences in length.
- Provide at least 6 sentences which display proof that the concerned party read/viewed/listened to the work and has enough information to argue that the work violates ***The Miller Test***.
- Provide answer to the following questions: What do you feel might be the result of reading, viewing, or listening to this work? For what, if any, age group would you recommend this work? Is anything good about the work?

What reviews have you read or heard on the work? What do you believe is the theme? In its place, what work would you recommend as a reasonable substitute that offers a valuable perspective on the overall subject? Other comments?

- Provide phone, email, and other contact information.
- Provide information which would identify the individual as a member of the Weslaco Community
- If any of these requirements are not met the reconsideration will be denied.

The Library Director will evaluate the request and follow up with the concerned party. If denied the concerned party may then take the matter up with the Library Board. To appeal to the Board follow the same steps above but submit a mailed letter detailing the basis for reconsideration addressed to the Library Director at 525 W. Kansas Ave, Weslaco TX, 78504. Have "Request for Library Board Reconsideration" clearly marked on the front of the envelope and within the written letter. The Library Board will evaluate the request and follow up with the concerned party. If denied the concerned party may then take the matter up with the City Commission. To appeal to the Commission, follow the same steps above but submit a mailed letter detailing the basis for reconsideration addressed to the Library Director at 525 W. Kansas Ave, Weslaco TX, 78504. Have "Request for City Commission Reconsideration" clearly marked on the front of the envelope and within the written letter. If any of these requirements are not met the reconsideration will be denied. The City Commission will have final say regarding the request.

Please be aware that many circumstances may interfere with delivery of a concern, we encourage anyone who does not receive a response within 5 days to phone library staff and make them aware of the lack of response thru the following phone number: 956.973.3144 or email address [abecho@weslacopl.us](mailto:abecho@weslacopl.us). Please leave a voice message if necessary.

The Mayor Joe V. Sanchez Public Library is not a judicial body. Laws governing obscenity, subversive materials, and other questionable matters are subject to interpretation by the courts. Therefore, no challenged material will be removed solely based on a complaint of obscenity or any other category covered by law until a local court of competent jurisdiction has ruled against the material. No material will be knowingly added to the library collection that has been previously determined to be in noncompliance with local laws.

The patron submitting the request for reconsideration must be a resident of the (library's jurisdiction) and hold a valid borrower's card. The library staff and the director consider each request in terms of the criteria outlined in the library's materials selection policy and the principles of the ALA Library Bill Of Rights and related statements, printed reviews, and other appropriate sources. The director will respond, in writing within 30

days of receipt, to the patron's request for reconsideration. The response will indicate the action to be taken and reasons for or against the request. An item will be evaluated for reconsideration only once in a 24-month period.

Attested to:

**MAYOR JOE V. SANCHEZ PUBLIC LIBRARY**

---

**Library Director Signature & Date**

---

**Library Board Chair Signature & Date**

---

**Mayor Signature & Date**



(/sp/cdppgrants)

## Application ▾

Close (/sp/workflow/cdppgrants?path=39922797)

In order to submit an application, please complete all required fields. You can save this as a draft and return later to complete by clicking "Save Draft" at the bottom of the page. The yellow icon next to the heading "Application" (above) will allow you to preview or print.

When you are ready to submit your application, please click "Save" at the bottom of the page. Once you have clicked "Save," you will be redirected to the Submission Page.

Please note: Do not open your application in separate browser windows — this may result in a loss of work.

### **Name of organization**

City of Weslaco – Fire Department

### **Tax ID number**

**\*\*Required format: 12-3456789\*\***

74-6002544

### **Scoring information (<https://www.lcra.org/download/cdpp-score-sheet/?wpdmdl=22932>)**

**Please disclose any relationship, whether business, personal or financial, with any member of the Community Development Partnership Program Review Committee. The existence of a relationship neither enhances or disqualifies an application from being approved and funded. Click the link below to see a list of CDPP Review Committee members.**

No relationship

### **CDPP Review Committee (<https://www.lcra.org/download/cdpp-review-committee-pdf/?wpdmdl=12308>)**

---

## Eligibility Questions

**Does your project fall under one of these program areas: Community Planning, Education, Employment, Health Care, Public Safety, Recreation, Transportation, Fire Department?**

Yes

### **Please select your program area?**

Fire Department

### **Is the project located in LCRA's service area (see map below)?**

Yes

**LCRA Maps**

([https://www.lcra.org/download/cdpp\\_map\\_of\\_eligible\\_counties\\_july\\_2020-pdf/?wpdmdl=21114](https://www.lcra.org/download/cdpp_map_of_eligible_counties_july_2020-pdf/?wpdmdl=21114))

**Has your organization received a CDPP grant from LCRA in the past 24 months?**

No

**Are you applying for fundraising or program operating costs?**

These costs are not eligible for CDPP grants

No

**Is your organization a tax-exempt nonprofit, a governmental body such as a city or county, or a special tax district such as a school or hospital?**

Yes

---

## Organization and Project Information

**Organization website**

<https://www.weslacotx.gov/>

**Organization Facebook page**

<https://www.facebook.com/CityofWeslaco/>

**Year founded**

1919

**Organization mission statement**

To be an international center of growth: friendly people with vision, courage, and integrity.

**Is the organization a Volunteer Fire Department registered with the Internal Revenue Service?**

No

**Is the organization required to file an IRS Form 990?**

No

**County where project will be located**

Hidalgo

**Project's physical street address/location**

255 S. Kansas Ave.

**Project city**

Weslaco

**Project ZIP code**

78596



---

## Grant Request Information

**Total project cost, including value of in-kind contributions:**

whole dollars only

\$4,825

**Grant amount requested:**

whole dollars only

\$4,825

**Grant requests of more than \$5,000 require a minimum 20 percent -- of the total project cost -- in matching funds. In-kind contributions such as volunteer labor or donated materials can be counted as a matching contribution. The grant request and the matching contribution amounts should equal the total project cost.**

**How much is your matching contribution (including in-kind, if any)?**

\$0

**What percentage of the total project cost is your matching contribution?**

0%

**Do you currently have cash on hand for the matching contribution dollars?**

You will be asked to provide bank or financial statements later in the application.

No

**Provide a brief description of your project (one or two sentences).**

150 max characters

Purchase forcible entry equipment for firetruck

**How does this project benefit the community?**

Forcible Entry equipment is used by firefighters for civilian rescue. To save lives, firefighters must breach doors, windows, walls, floors, and security devices to reach the place of ignition. Such tools make a valuable difference when a life is on the line.

Forcible entry techniques are used in service every day. The equipment must be in good shape, as well as readily available on every firetruck. This is an essential part of firefighting as it is the first line of defense for extinguishing a fire.

**How would this grant contribute to the health and development of your community and improve its attractiveness to public and private enterprises?**

The development of the community is directly related to the quality of services provided by its government. By reducing the amount of time it takes to extinguish fires in the community, the quality of life is raised, and the area improves its attractiveness to residents, future residents, and investors which promote development in the area.

To contribute to the health and wellbeing of the community, it is necessary to have the needed equipment to provide rescue and recovery. The Force Entry equipment allows firefighters the ability to access locations to which they may extinguish fires. Households and organizations of all sizes benefit from the availability of such tools, and the quality of fire rescue services should not be compromised.

**How would this grant improve the quality and quantity of services essential for the development of your community?**

The CDPP grant would improve the rescue services available as the equipment will be placed in a firetruck recently purchased by the Weslaco Fire Department. The Force Entry tools will be of exclusive use in the assigned firetruck. For example, if there is a home on fire, the Force Entry equipment will be utilized by firefighters to force the entry through a door or window. The equipment allows firefighters quick access to the inside and makes them able to rescue individuals as well as have the ability to extinguish fires from key locations. By having the equipment readily available, it will enable first responders to quickly enter buildings and sites that otherwise would suffer great damages to infrastructure and civilians.

It is important to note that Weslaco Fire Department and its equipment are regional assets and thus can improve the quality and quantity of services of the surrounding areas.

**Why is this project needed?**

In Hidalgo County, there has been a 12.4% population increase from 2010 to 2020, as reported by the U.S. Census Bureau. It was determined that due to the increase in population, a new firetruck was required to serve the residents of Weslaco. Acquired in 2022, Forcible Entry equipment has yet to be purchased to be added to the firetruck. This is normal equipment utilized in daily operations. While still operational, it has needed to borrow the equipment from other firetrucks in service, causing a gap in the capabilities of the Weslaco Fire Department. Prompt action is required to fill the gap, especially since the City provides assistance to multiple jurisdictions such as surrounding cities, counties, and statewide incidents. Notable instances include the recent wildfires across Texas, in which personnel and firetrucks are deployed to assist. It is necessary that all firetrucks have their own equipment in case of deployment, to be completely functional either at home base or when assisting others.

**How often will the project be open or accessible to the public?**

**Please describe public access in detail, such as, "The museum is open 8-5 Monday through Friday," or "The Fire Department will carry the requested equipment on emergency calls 24/7."**

The Fire Department will carry the requested Force Entry equipment on the firetruck to be used on emergency calls 24/7.

**Who is the property owner of the project location?**

The City of Weslaco

**Will the requested CDPP grant funds enable the completion of the project?**

Yes, with the CDPP grant funds, the firetruck will be able to be completely furnished with Forcible Entry equipment needed on calls.

**Identify each community, city, county or region impacted by this project.**

The primary location is the City of Weslaco. However, the Weslaco Fire Department responds to incidents regionally in partnership with neighboring agencies, as well as being able to be deployed statewide should needed. Therefore the equipment could be used to assist multiple jurisdictions. For purposes of the population, the Hidalgo County number of population will be utilized.

**What is the population of the community, city, county or region impacted by this project?**

**Whole numbers only**

887,934

**Select your electric service provider.**

Other

**If "Other," please provide the name of the electric service provider.**

Cavallo Energy

**Does the requesting organization have a reserve/operating fund?**

Yes

**Is the fund being used for this project?**

No

**If the fund is being used, explain how. If it is not being used, explain why.**

The funds were utilized to purchase a new firetruck in 2022 and thus the Fire Department is looking for grants that are able to assist in the purchasing of equipment for it.

---

## Additional Detail

**Does the project have a water conservation component such as a rainwater catchment system, low-flow toilets or xeriscaping strategies?**

No

**Does the project have an energy-efficient component such as solar energy, energy-efficient lighting, windows or insulation?**

No

**Is there anything else you want the Review Committee to know about this grant proposal?**

The project is a great opportunity for small cities, such as Weslaco, to fund capital improvement projects that otherwise would take longer periods of time to accomplish. Through CDPP, the City of Weslaco will be able to equip the firetruck that otherwise would have gone unequipped and require the presence of other firetrucks in the department when responding to incidents that require forcible entry tools, or the borrowing of equipment.

---

## Attachments

### Required documentation

**IRS determination letter (required for nonprofit organizations only as proof of their tax-exempt status)**

Nonprofit organizations must attach their IRS determination letter. Documents from a CPA or state Comptroller's office are not acceptable. Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

TAX ID - IRS Letter 147C.pdf 

### Budget summary

**Provide a detailed budget summary for the project, including itemized costs and funding sources:**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

LCRA Budget Summary.pdf 

For a template using an Excel worksheet, [click here](https://www.lcra.org/download/budget-summary-template-xls/?wpdmdl=21391)  
(<https://www.lcra.org/download/budget-summary-template-xls/?wpdmdl=21391>).  
For an example of a completed budget summary, [click here](https://www.lcra.org/download/budget-summary-template-pdf/?wpdmdl=21390)  
(<https://www.lcra.org/download/budget-summary-template-pdf/?wpdmdl=21390>).

**Provide vendor quotes or estimates for the project.**

Vendor quotes should be obtained within the last six months. Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

LCRA Vendor Quote.pdf 

**Additional quotes/estimates**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

**Additional quotes/estimates**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

**If no quotes are attached, explain why:**

**Quote/estimate**

**Quote/estimate**

**Additional documentation**

**Attach the organization's current fiscal statement.**

Please attach audited (or current) basic financial statements, not full CAFR. If basic financial statements are not available, attach current bank statement(s) illustrating cash match availability.

FINANCIAL STATEMENT FY 21.pdf 

**Include any additional documentation you believe the Review Committee would find helpful to fully understand the project and the need for it, including information about additional funding sources, property deeds and lease agreements.**

**Additional documentation**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

Texas Comptrollers TEC.pdf 

**Additional documentation**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

**Additional documentation**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

---

Photographs

**If applicable, attach photographs that would help the Review Committee better understand the project and the need for it.**

**Picture**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

**Picture**

Allowed file formats for attachments are pdf, jpeg, png, xls, docx, jpg or xlsx.

---

Key Staff and Board of Directors

**Provide a list of key staff and members of the organization's governing body, such as a board of directors:**

Elected Officials:

David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Key Staff Members:

Martin Garza, Interim City Manager  
Andrew Muñoz, Assistant City Manager  
Antonio Lopez, Chief of Fire/EMS  
Gustavo Ramirez, Assistant Chief of Fire/EMS  
Maggie Perez, Grant Writer

---

Signature

**Application must be signed by the chief executive administrator or officer of the entity requesting the grant, such as city manager, executive director, general manager, board president or school superintendent.**

**By checking this box, I certify to the best of my knowledge and belief that all documentation in this application is true and correct.**

True



**Name of authorized representative**

David Suarez

**Title**

Mayor

**Email**

david.suarez@weslacotx.gov

**Phone number**

956-968-3181

POWERED BY  
**wizehive**  
(<http://www.wizehive.com/>)



Please enter a description for each line item of your project and the dollar amount of the CDPF grant requested and matching contribution, if any, for that item.

Land acquisition; debt-reduction campaigns; capital campaigns; program operating costs; administrative and/or indirect costs, such as personnel and overhead expenses, as well as grant writing and/or consulting fees; computer and/or video equipment or software; furniture; office equipment; or batteries are not eligible for CDPF funding and should not be included in the grant request budget summary.

### Community Development Partnership Program Grant Request Budget Summary

| Line Item Description                                                                       | CDPP Grant Request Amount<br>(intended allocation of funding request towards the project) | Matching |                                                                     | Project Cost |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------|--------------|
|                                                                                             |                                                                                           | Dollars  | In Kind<br>(value of contributed labor, materials, equipment, etc.) |              |
|                                                                                             | whole dollars only                                                                        |          |                                                                     |              |
| Four new Pro-Bar 30 inch                                                                    | \$ 1,196.00                                                                               |          |                                                                     | \$1,196      |
| Four new Talon Hook, Steel, 4'                                                              | \$ 744.00                                                                                 |          |                                                                     | \$744        |
| Four new ADZ Axe                                                                            | \$ 504.00                                                                                 |          |                                                                     | \$504        |
| Two new Smooth Bore Tips 1.5 in 7/8 inch                                                    | \$ 330.00                                                                                 |          |                                                                     | \$330        |
| Four new Wrench Kit Elk-O-Lite                                                              | \$ 918.00                                                                                 |          |                                                                     | \$918        |
| Eight new Wrench Universal 4 inch, 5 inch STORZ                                             | \$ 190.00                                                                                 |          |                                                                     | \$190        |
| One new 09K Small Hydrant Gate Straight - 2 1/2' x 2 1/2" with Hand Wheel - Hard Coat Black | \$ 459.00                                                                                 |          |                                                                     | \$459        |
| One new Hose Roller Two Man                                                                 | \$ 184.00                                                                                 |          |                                                                     | \$184        |
| Allocated for Shipping                                                                      | \$ 300.00                                                                                 |          |                                                                     | \$300        |
|                                                                                             |                                                                                           |          |                                                                     | \$0          |
| TOTAL DOLLARS<br>(MUST match the Grant Request Information section of the application)      | \$4,825                                                                                   | \$0      | \$0                                                                 | \$4,825      |
| TOTAL PERCENTAGE OF PROJECT COST                                                            | 100%                                                                                      | 0%       |                                                                     | 100%         |

| Line Item Description | In Kind<br>(value of contributed labor, materials, equipment, etc.) | Description of In Kind |
|-----------------------|---------------------------------------------------------------------|------------------------|
| N/A                   |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
|                       |                                                                     |                        |
| TOTAL IN KIND         | \$0                                                                 |                        |



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                             |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5647 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Subject:</b><br>Approval on renewal of a lease agreement with the Weslaco Youth Football League for the use of Harlon Block Sports Park as requested from August 2022 through February 2023, and authorize the Mayor to execute any related documents. (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><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>OMAR RODRIGUEZ<br>Martin Garza                                                                                                                                                                                                                                                         |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve as recommended by the Parks and Recreation Director.                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Attachments, if any:</b><br>WYFL Fall Spring LEASE 22 23                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                |                 |                                                              |  |

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF WESLACO

# LEASE AGREEMENT

On this \_\_\_\_ day of \_\_\_\_\_, 2022, the CITY OF WESLACO, a home rule municipal corporation located in Hidalgo County, Texas hereinafter referred to as “CITY” and the WESLACO YOUTH FOOTBALL LEAGUE hereinafter referred to as “LEAGUE” enter into this Lease Agreement for the lease of “CITY” property under the following terms:

1. The “CITY” leases to the “LEAGUE” certain real property and improvements physically located at the Harlon Block/Sports Complex Fields 2, 3 and 4 and West Fields as described in Exhibit “A” and Isaac Rodriguez Park described as the Multi-purpose Field and Minor Field located at 1200 E. 6<sup>th</sup> Street, Weslaco, Texas as described in Exhibit “B” hereinafter referred to as the lease property.
2. The Term of this lease shall be for a period beginning August 3, 2022, and ending February 18, 2023, hereinafter referred to as the lease term.

In consideration of the lease of “CITY” property described in Exhibit “A”, the “LEAGUE” agrees as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the lease premises or assign this lease to any other party without the written consent of the "CITY".
3. The "LEAGUE" agrees and understands that the lease premises will be used exclusively for baseball games and related "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in any "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will carry liability insurance in a sufficient amount to protect the "CITY'S" interest in the lease premises and said insurance will name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises thirty (30) minutes before and thirty (30) minutes after the beginning of each game as set forth in the schedule described in Paragraph 7 of this Agreement. At all other times the general public shall have access to leased premises and the City will have authority to lease them out to third parties. Any disputes as to possession of leased premises shall be resolved and decided by the City Manager or his designee.
7. The "LEAGUE" will provide the schedule of "LEAGUE" activities to "CITY" at least one (1) week prior to start of said activities.

8. The "LEAGUE" shall endeavor to assist the "CITY" in providing a safe and clean complex for all participants, spectators, and visitors.
9. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by "CITY".
10. The "LEAGUE" will provide "CITY" an accounting of all monies collected in registration fees and all concession stand revenue and expenses. The accounting will be due on February 18, 2023 and must be prepared in a form and manner acceptable to "CITY".
11. The "LEAGUE" is responsible for scheduling all games and providing adult supervision at all "LEAGUE" activities.
12. The "CITY" shall have the right to decide when the fields are unplayable due to current or anticipated weather conditions.
13. The "LEAGUE" will file with the "CITY'S" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquires to the proper authorities regarding all "LEAGUE" activities.
14. The "LEAGUE" shall immediately report all needed repairs or potential hazards on lease premises to the "CITY'S" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" liable for any injuries or damages resulting from said hazards.
15. The "CITY" will maintain the fields including mowing and paint marking with assistance from the "LEAGUE" when possible. Maintenance scheduling will be determined by "CITY" upon advanced written notice of "LEAGUE" activities.
16. The "CITY" is under no obligation and undertakes no responsibility to obtain sponsors for "LEAGUE" activities.
17. "CITY" employees will not be allowed to participate in "LEAGUE" activities as Officers, Board Members or in any other official capacity.
18. The "LEAGUE" affirms that the person signing on behalf of the "LEAGUE" is authorized to execute this lease agreement with the "CITY".
19. The "CITY" has the right to terminate this lease agreement without cause by providing thirty (30) days written notice of the termination to the "LEAGUE" by personal or certified mail delivery to the person signing this agreement on behalf of "LEAGUE".
20. The "CITY" shall have one (1) weekend a month to host any functions it chooses at Harlon Block Park Complex during the lease term. Notice will be given one (1) month in advance of function dates.
21. The "CITY" may at any time may request an audit or accounting or production of financial reports in a form and manner acceptable to "CITY". Failure to so upon timely request will result in an automatic termination of this agreement.



In **WITNESS WHEREOF**, the undersigned hereby execute this lease agreement as of the day and year first above written.

ATTEST:

CITY OF WESLACO

\_\_\_\_\_  
Norma A. Cantu, **City Secretary**

\_\_\_\_\_  
David Suarez, **MAYOR**

APPROVED AS TO FORM:

WESLACO YOUTH FOOTBALL LEAGUE

\_\_\_\_\_  
Juan E. Gonzalez, **City Attorney**

\_\_\_\_\_  
Belinda Ibarra, **President**

ATTACHMENT -A  
HARLON BLOCK SPORTS COMPLEX – LABELED





# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                |                 |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5716 |
| <b>From:</b>                                                                                                                                                                                                                                                                   |                 |                                                              |
| <b>Subject:</b><br>Approval on renewal of lease agreement for office space located at 111 E. 5th Street for the Children's Advocacy Center of Hidalgo and Starr County and authorize the Mayor to execute any related documents. (Staffed by Parks and 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><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>OMAR RODRIGUEZ<br>Martin Garza                                                                                                                                                                                                                                |                 | Created/Initiated<br>New                                     |
| <b>City Manager Comments:</b><br>Approve as recommended by Parks and Recreation Director.                                                                                                                                                                                      |                 |                                                              |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                   |                 |                                                              |
| <b>Attachments, if any:</b><br>2022 Childrens Advocacy Center                                                                                                                                                                                                                  |                 |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                         |                 |                                                              |

THE STATE OF TEXAS

\*

\*

COUNTY OF HIDALGO

\*

MUTUAL LEASE AGREEMENT

\*

CITY OF WESLACO

\*

THIS LEASE MUTUAL AGREEMENT (“Agreement”) is made and executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 between The Children’s Advocacy Center of Hidalgo and Starr Counties, hereinafter called LESSEE, and the City of Weslaco, hereinafter called LESSOR.

## **ARTICLE I**

### **LOCATION AND PURPOSE**

- 1.01 LESSOR does hereby and leases to LESSEE real property and improvements located on the first-floor suite at 111 E. 5<sup>th</sup> Street in the City of Weslaco, Hidalgo County, Texas (Leased Premises). The Leased Premises are to be used for the sole purpose of providing mental health services to children and families from the Weslaco and the surrounding communities that have been affected by child abuse. The above activities shall be subject to the special terms, if any, which may be listed below, and which shall be determined by mutual agreement of both parties.

## **ARTICLE II**

### **TERMS AND RENT**

- 2.01 In consideration for said lease, LESSEE agrees to pay LESSOR the agreed rental amount of One Dollar (\$1.00) Lump Sum per year, payable upon the execution of said lease. Payment shall be made to the CITY OF WESLACO.
- 2.02 The term of this Lease shall be for the term of twelve months beginning the 1<sup>st</sup> day of October 2022 and termination the 30<sup>th</sup> day of September 2023. The Agreement shall be effective upon signature by both parties.
- 2.03 Provided LESSEE has not defaulted in any of the terms, conditions or provisions hereof, LESSEE may, with Lessor’s approval, renew the term hereof for additional twelve (12) months. LESSOR shall have the right to terminate the Agreement, without cause, at the end of the LESSOR’s budget period each year.

2.04 LESSEE shall give LESSOR notice of the termination of this Agreement in writing at least sixty (60) days prior to the termination date.

2.05 If conditions arise to warrant such, the contracting parties can mutually agree to renegotiate this contract prior to the termination date.

### **ARTICLE III**

### **IMPROVEMENTS TO PROPERTY**

3.01 It is agreed all improvements made to or furnished by the LESSEE on the leased premises shall belong to LESSOR upon expiration of this Agreement or any extension hereof.

3.02 LESSEE may make alterations which might adversely affect the exterior or interior of the leased premises. No alterations shall be made, nor signs erected without the advance written consent of LESSOR.

### **ARTICLE IV**

### **INSURANCE**

4.01 LESSOR shall insure the leased premises and all improvements covered by this Agreement against fire, accident, or natural disaster. In the event the leased premises and improvements or any part thereof shall, be destroyed or damaged by fire, accident, or natural disaster shall be rendered unfit for use, LESSOR, shall make diligent effort to restore the premises for use by LESSEE, If the leased premises are unfit for use, this agreement shall be renegotiated and/or terminated at LESSOR's discretion.

4.02 LESSEE agrees to hold Lessor harmless for any liability for any accident or other legal cause of action based upon tort which occurs on the leased premises, caused by LESSEE, its agent or employees. LESSEE further agrees that LESSOR shall not become obligated to pay any damages to any third party because of any accident or other loss and caused by the negligence of LESSEE or any of its employee, agent or licenses. LESSEE will reimburse LESSOR for the amount of LESSOR'S actual payments in damages and expenses incident thereto.

- 4.03 During the term of this Agreement LESSEE shall maintain liability insurance to protect LESSOR from any third-party claims that may arise as a result of injuries or damages of any type caused to any person upon the premises. The limits of this policy shall be not less than \$1,000,000 liability per each person and \$100,000 aggregate. **LESSEE agrees to provide a copy of such policy of insurance to LESSOR at time of execution of this agreement and said policy must name LESSOR as an additional insured.**

## **ARTICLE V**

### **UTILITIES**

- 5.01 LESSOR shall pay the charges for water, sewer, and garbage-trash pick-up service, and electricity associated with illuminating the building and grounds. It is agreed and understood that all utilities currently installed and/or connected to the leased building prior to the date LESSEE takes possession shall be paid by the LESSOR. All utilities installed or connected after LESSEE takes possession shall be paid by building shall be paid by LESSEE.

## **ARTICLE VI**

### **TAXES**

- 6.01 The LESSEE shall be responsible for all personal property taxes as assessments on personal property it owns and uses in the demised building.

## **ARTICLE VII**

### **MAINTENANCE OF PREMISES**

- 7.01 LESSEE agrees to maintain the interior Building and all equipment in condition suitable for the use for which this Agreement is intended. LESSOR agrees to maintain the roof, external building structure, utility lines, and grounds surrounding the building in condition suitable for the use for which the Lease is intended.

## **ARTICLE VIII**

### **SUBLEASING**



- 8.01 The LESSEE shall not sublet or assign the LEASED PREMISES, or any part thereof to a third party without the written consent of the LESSOR.

## **ARTICLE IX**

### **MISCELLANEOUS**

- 9.01 This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successor.
- 9.02 LESSEE will not suffer to be carried on upon the premises any trade or business, or anything to be done thereon, except that which has been agreed to in this Agreement.
- 9.03 LESSOR shall not discriminate against any employee, applicant for employment, or visitor to The Children's Advocacy Center of Hidalgo and Starr Counties because of race, religion, age, disability, sex, or national origin.
- 9.04 LESSEE will permit LESSOR at any reasonable time to make such repairs as it may deem necessary for the protection of the premises.
- 9.05 This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.
- 9.06 In case any one or more of the provisions contained in the agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceable shall not affect any other provisions thereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

<SIGNATURE PAGE NEXT>

IN WITNESS HEREOF, the undersigned hereto execute this agreement as of the day and year fist above written.

LESSORS:

**CITY OF WESLACO**

BY: \_\_\_\_\_  
David Suarez, Mayor

ATTEST:

\_\_\_\_\_  
Norma A. Cantu, City Secretary

**APPROVED AS TO FORM:**

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

LESSEE:

**CHILDREN’S ADVOCACY CENTER OF  
HIDALGO AND STARR COUNTIES**

BY: \_\_\_\_\_  
Christina (Tina) Martin, Board President

\_\_\_\_\_  
Jesus A. Sanchez, Executive Director

COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by David Suarez, Mayor of the CITY OF WESLACO, and on behalf of said city.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Notary)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

\*  
\*  
\*

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by President of The Children's Advocacy Center of Hidalgo and Starr Counties, and behalf of  
said corporation.

\_\_\_\_\_  
Notary Public in and for the State of Texas

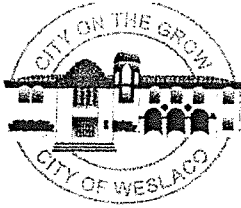
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Notary)



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                  |                 |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                        |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5567 |
| <b>From:</b>                                                                                                                                                                                                                                     |                 |                                                              |
| <b>Subject:</b><br>Discussion and consideration on Resolution R2022-42 appointing members to the Parks Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the 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><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):                                                                                                                                                        |                 |                                                              |
| NORMA CANTU<br>OMAR RODRIGUEZ<br>Martin Garza                                                                                                                                                                                                    |                 | Created/Initiated<br>New                                     |
| <b>City Manager Comments:</b><br>Approve an appointee(s).                                                                                                                                                                                        |                 |                                                              |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                     |                 |                                                              |
| <b>Attachments, if any:</b><br>Board App - Robert Ordaz, Board App - Alvaro A. Ibarra , Board App - Ruby Lee Ruiz, Board App - Jose Calderon, Board App - Nina Torkelson, R2022-42 Parks and Rec appointments                                    |                 |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                           |                 |                                                              |



## APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Robert Ordaz DATE: July 25, 2022

HOME ADDRESS: [REDACTED]  
(-) Inside City Limits ( ) Outside City Limits

MAILING ADDRESS: (same)

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS: [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.)

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Global Supply Chain / International Trade Law

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |          |                                     |       |
|----------------------------------------|----------|-------------------------------------|-------|
| AMBULANCE ADVISORY BOARD               | _____    | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____ |
| ANIMAL SHELTER ADVISORY BOARD          | _____    | PLANNING & ZONING COMMISSION        | _____ |
| BOARD OF ADJUSTMENTS- BUILDING         | _____    | PUBLIC FACILITIES & TRANSPORTATION  | _____ |
| BOARD OF ADJUSTMENTS- ZONING           | _____    | NAMING COMMITTEE                    | _____ |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____    | TOWER OF HONOR                      | _____ |
| CIVIL SERVICE BOARD                    | _____    | WESLACO AIRPORT COMMITTEE           | _____ |
| ECONOMIC DEVELOPMENT CORPORATION       | _____    |                                     |       |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____    |                                     |       |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____    |                                     |       |
| PARKS & RECREATION ADVISORY BOARD      | <u>X</u> |                                     |       |

RETURN FORM & DISCLOSURE FORM TO:

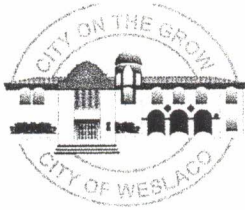
CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

### FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS \_\_ YES \_\_ NO



# APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Alvaro A. Ibarra DATE: 11/25/2022

HOME ADDRESS: 1409 Citrine Dr., Weslaco, TX 78596  
(☒) Inside City Limits (☐) Outside City Limits

MAILING ADDRESS: Same

TELEPHONE: (Residence) (956) 200-3972 (Cell) (956) 200-3972

E-MAIL ADDRESS: aibarra1@rgv.rr.com

OCCUPATION: (If retired, indicate former occupation or profession.) Operations Mgr.

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:  
VP WYFL  
Pres. - Weslaco Pride

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: \_\_\_\_\_  
\_\_\_\_\_

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |          |                                     |       |
|----------------------------------------|----------|-------------------------------------|-------|
| AMBULANCE ADVISORY BOARD               | _____    | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____ |
| ANIMAL SHELTER ADVISORY BOARD          | _____    | PLANNING & ZONING COMMISSION        | _____ |
| BOARD OF ADJUSTMENTS- BUILDING         | _____    | PUBLIC FACILITIES & TRANSPORTATION  | _____ |
| BOARD OF ADJUSTMENTS - ZONING          | _____    | NAMING COMMITTEE                    | _____ |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____    | TOWER OF HONOR                      | _____ |
| CIVIL SERVICE BOARD                    | _____    | WESLACO AIRPORT COMMITTEE           | _____ |
| ECONOMIC DEVELOPMENT CORPORATION       | _____    |                                     |       |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____    |                                     |       |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____    |                                     |       |
| PARKS & RECREATION ADVISORY BOARD      | <u>1</u> |                                     |       |

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

## FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS \_\_ YES \_\_ NO





## APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Riuby Lee Ruiz DATE: 7/20/2022

HOME ADDRESS: [REDACTED]  
( ☒ ) Inside City Limits ( ) Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.)

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Assistant Principal Edcouch ISD

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Crossroads, CCD Teacher, ESL Teacher

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |               |                                     |               |
|----------------------------------------|---------------|-------------------------------------|---------------|
| AMBULANCE ADVISORY BOARD               | <u>5</u>      | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | <u>      </u> |
| ANIMAL SHELTER ADVISORY BOARD          | <u>      </u> | PLANNING & ZONING COMMISSION        | <u>3</u>      |
| BOARD OF ADJUSTMENTS- BUILDING         | <u>      </u> | PUBLIC FACILITIES & TRANSPORTATION  | <u>2</u>      |
| BOARD OF ADJUSTMENTS - ZONING          | <u>      </u> | NAMING COMMITTEE                    | <u>4</u>      |
| CITIZENS DRAINAGE ADVISORY BOARD       | <u>      </u> | TOWER OF HONOR                      | <u>      </u> |
| CIVIL SERVICE BOARD                    | <u>1</u>      | WESLACO AIRPORT COMMITTEE           | <u>      </u> |
| ECONOMIC DEVELOPMENT CORPORATION       | <u>      </u> |                                     |               |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | <u>      </u> |                                     |               |
| WESLACO RECYCLING TASK FORCE COMMITTEE | <u>      </u> |                                     |               |
| PARKS & RECREATION ADVISORY BOARD      | <u>6</u>      |                                     |               |

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

### FOR OFFICE USE ONLY

APPT. TO       

DATE       

PUBLIC ACCESS     YES     NO



## APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Jose Calderón DATE: 7/26/22

HOME ADDRESS: [REDACTED]  
☒ Inside City Limits ☐ Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) Teacher

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:  
Relay for Life

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:  
Diabetes Walk

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |          |                                     |       |
|----------------------------------------|----------|-------------------------------------|-------|
| AMBULANCE ADVISORY BOARD               | _____    | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____ |
| ANIMAL SHELTER ADVISORY BOARD          | _____    | PLANNING & ZONING COMMISSION        | _____ |
| BOARD OF ADJUSTMENTS- BUILDING         | _____    | PUBLIC FACILITIES & TRANSPORTATION  | _____ |
| BOARD OF ADJUSTMENTS - ZONING          | _____    | NAMING COMMITTEE                    | _____ |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____    | TOWER OF HONOR                      | _____ |
| CIVIL SERVICE BOARD                    | _____    | WESLACO AIRPORT COMMITTEE           | _____ |
| ECONOMIC DEVELOPMENT CORPORATION       | _____    |                                     |       |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____    |                                     |       |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____    |                                     |       |
| PARKS & RECREATION ADVISORY BOARD      | <u>1</u> |                                     |       |

RETURN FORM & DISCLOSURE FORM TO:

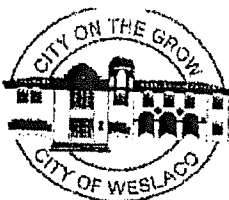
CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

### FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS \_\_\_ YES \_\_\_ NO



# APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Nina Torkelson DATE: 7/29/2022

HOME ADDRESS: [REDACTED] ☒ Inside City Limits ☐ Outside City Limits Weslaco 78596

MAILING ADDRESS: same as above

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS: [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) Family physician

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: See attached

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: \_\_\_\_\_

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |       |                                     |       |
|----------------------------------------|-------|-------------------------------------|-------|
| AMBULANCE ADVISORY BOARD               | _____ | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____ |
| ANIMAL SHELTER ADVISORY BOARD          | _____ | PLANNING & ZONING COMMISSION        | _____ |
| BOARD OF ADJUSTMENTS- BUILDING         | _____ | PUBLIC FACILITIES & TRANSPORTATION  | _____ |
| BOARD OF ADJUSTMENTS - ZONING          | _____ | NAMING COMMITTEE                    | _____ |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____ | TOWER OF HONOR                      | _____ |
| CIVIL SERVICE BOARD                    | _____ | WESLACO AIRPORT COMMITTEE           | _____ |
| ECONOMIC DEVELOPMENT CORPORATION       | _____ |                                     |       |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____ |                                     |       |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____ |                                     |       |
| PARKS & RECREATION ADVISORY BOARD      | _____ |                                     |       |

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

## FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS ☐ YES ☐ NO

Nina Lee Torkelson, M.D.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

---

## WORK

Valley Baptist Family Practice Residency Program  
Harlingen, Texas  
Family physician, Faculty member  
2009-Present

## RESIDENCY

Valley Baptist Family Practice Residency Program  
Harlingen, Texas  
2006-2009

## EDUCATION

University of Texas Medical School at Houston  
Houston, Texas  
Doctor of Medicine  
2002-2006

Cornell University  
Ithaca, New York  
Bachelor of Arts, American Studies, Magna Cum Laude  
1996-2000

## RESEARCH/PRESENTATIONS

South Texas Comprehensive Stroke Symposium, South Padre Island, TX, May 2017  
*Stroke Care for the Primary Care Provider*  
Lecturer

Residency Research Network of Texas  
*Do Competing Demands Affect How Often Family Physicians Address Quality Indicators of Diabetes Care?*  
Poster Presentation at North American Primary Care Research Group Annual Meeting,  
October 2015

Residency Research Network of Texas  
*Patients' Understanding of their Disease*  
Poster Presentation at Society for Teachers of Family Medicine, April 2015

Cornell University, Ithaca, NY, Summer 1998-Spring 2000  
Undergraduate Research Assistant, Department of Chemistry and Chemical Biology.

National Institutes of Health, Bethesda, MD, Fall 1998  
Clinical Research Intern, National Cancer Institute, Clinical Pharmacokinetics Unit Prostate Cancer.

Vanderbilt University Medical Center, Nashville, TN, Summer 1999  
Kidney Transplant Team Intern, Counselor at Camp Okawehna.

**PROFESSIONAL ACTIVITIES**

|                                                                       |                    |
|-----------------------------------------------------------------------|--------------------|
| Valley Baptist FPRP, Faculty, Monthly Lecturer**                      | 2009-Present       |
| UTRGV SOM, Family Medicine, Adjunct Assistant Professor               | 2017-Present       |
| UTHSC San Antonio, Family Medicine, Adjunct Assistant Professor       | 2010-Present       |
| UTRGV Family Medicine Department, Selection Committee                 | 2015-Present       |
| Knapp Community Care Foundation, Board of Directors, Chairman 2022    | 2013-Present       |
| Valley Symphony Orchestra Board Treasurer, Gala Committee Chair 2018  | 2018-Present       |
| Rio Grande Valley Medical Missions, Board Member                      | 2011-Present       |
| Advanced Life Support in Obstetrics Instructor, Course Director       | 2014-Present       |
| Texas Residency Research Network, Steering Committee                  | 2013-Present       |
| San Benito High School Football Team Physicians                       | 2006-Present       |
| VBFP Medical Missions: Progreso, Mexico, Rio Grande Valley, TX        | 2007-Present       |
| Su Casa de Esperanza, "Ask a Doctor" Medical Missions, Board Member   | 2011-Present       |
| Philanthropic Educational Organization, Chapter EN, Program Committee | 2016-Present       |
| Cornell Chorus Advisory Council                                       | 2011-Present       |
| Cornell Alumni Admissions Ambassador Network, RGV Chair               | 2018-Present       |
| City of Weslaco, Parks Department, Board Member                       | 2017-Present       |
| St. Kitts Nevis National Women's Soccer Team, Physician               | February 2020      |
| Cornell Alumni Class Officer, Secretary/Treasurer                     | 2010-2015, Present |
| Fellowship of Christian Athletes, Board Member                        | 2018-2020          |
| South Texas Soccer Academy, Dynamo, Team Manager BU10-11              | 2016-2018          |
| Cornell Alumni Association, Fund Representative                       | 2000-2010, 2016    |
| Teach for America Alumni Advisory Board, Member                       | 2016-2019          |
| IDEA Public Schools Health Fairs, Science Fair Judge, Career Day      | 2011, 2015-2016    |
| Braeside Terrace Homeowners Association, Secretary/Treasurer          | 2007-2017          |
| Beta Sigma Phi Service Sorority, Service and Scholarship Committee    | 2013-2018          |
| Harlingen and Brownsville Community Monthly Health Fairs              | 2006-2007          |
| Medical School Student Advisory Groups, Student Advisor               | 2003-2006          |
| Curriculum and Evaluation Committee, Student Representative           | 2002-2006          |

**LICENSURE AND CERTIFICATION**

|                                              |                   |
|----------------------------------------------|-------------------|
| American Board of Family Medicine, Diplomate | July 2009-Present |
| Texas Medical License N1923                  |                   |
| USMLE Steps 1, 2, and 3- Passed              |                   |
| BLS/ACLS/ATLS/ALSO/PALS/NRP                  |                   |

**HONORS AND AWARDS**

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| Teach For America School Board Fellowship, 2007-2008                                                              |
| Classroom Teacher State Board for Educator Certification, 2000-2006                                               |
| Bernard and Fannie Lang Prize: Best Honors Thesis in the Departments of American History & American Studies, 2000 |
| Cornell University, College of Arts and Sciences, Dean's List Spring 1998, Fall 1999 and Spring 2000              |
| Cornell Tradition Fellowship, Fall 1998-2000                                                                      |

**ORGANIZATIONS**

|                                                    |              |
|----------------------------------------------------|--------------|
| American Academy of Family Physicians              | 2002-Present |
| Texas Academy of Family Physicians                 | 2002-Present |
| Christian Medical Dental Association               | 2015-Present |
| Society of Teachers of Family Medicine             | 2015-2016    |
| American Internal Medicine Society                 | 2002-2006    |
| American Medical Student Association               | 2002-2006    |
| American Medical Women's Association               | 2002-2006    |
| Asian Pacific American Medical Student Association | 2002-2006    |
| Pediatric Student Association                      | 2002-2006    |

**EMPLOYMENT HISTORY**

|                                                                                                       |           |
|-------------------------------------------------------------------------------------------------------|-----------|
| Sam Houston Intermediate, Weslaco ISD<br>Weslaco, Texas<br>5 <sup>th</sup> grade math/science teacher | 2000-2002 |
| Teach For America<br>Rio Grande Valley<br>Corps member                                                | 2000-2002 |

**PERSONAL**

Place of birth: Taipei, Taiwan  
 Foreign languages: Mandarin Chinese, Spanish  
 Family: Married: Husband- Thomas (CEO Choose to Succeed, San Antonio. CEO Emeritus/Founder, IDEA Public Schools)  
 Children- Lincoln (16), Liam (13), Gwendolyn (10)  
 Interests:  
 Triathlons 70.3 Monterrey 2017, 2018, 2019  
 Overall Female and multiple podiums in local triathlons, 5K, 13.1 races, 2014-2020  
 Marathons (NYC 2015, Boston 2016), musicals, Jesus  
*King of I, Pirates of Penzance, Oliver!* Lady Tiang, Violin, Harlingen Family Entertainment  
 Valley Symphony Orchestra, Edinburg, TX  
 First & Second Violin Section 2000-2002



**RESOLUTION NO. 2022-42**

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING MEMBER(S) TO THE PARKS & RECREATION BOARD**

**WHEREAS**, the City of Weslaco established the Parks & Recreation Board pursuant to the Weslaco Municipal Code of Ordinance codified as Part II Chapter 98 – Parks and Recreation; and

**WHEREAS**, The Parks and Recreation board shall be an advisory board and make recommendations to the city commission. The city commission shall have final approval of all goals and objectives that will be implemented within the parks and playgrounds of the city; and

**WHEREAS**, Article IV, Section 98-86 Parks and Recreation Board states members shall be appointed for terms of three years; provided that where the appointment is to fill a vacancy of an existing member prior to the expiration of the term, such appointment shall be for the remainder of the term of the predecessor and will not be considered a full term served.

**WHEREAS**, the Parks & Recreation Board members shall serve without compensation.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS** that the following members are appointed with terms to expire on the first (1<sup>st</sup>) day of each year in compliance with Ordinance 83-15, Section 98-86 for the Parks & Recreation Board.

| <u>NAME</u> | <u>TERM EXPIRES</u> |
|-------------|---------------------|
|             | 08/01/2023          |
|             | 08/01/2025          |
|             | 08/01/2025          |
|             | 08/01/2025          |
|             | 08/01/2025          |

**PASSED AND APPROVED** on this 2<sup>nd</sup> day of August 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>August 2, 2022                                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5582 |  |
| <b>From:</b>                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on Resolution 2022-43 appointing a member to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport 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):                                                                                                                                                      |                 |                                                              |  |
| NORMA CANTU<br>ANDREW MUNOZ<br>Martin Garza                                                                                                                                                                                                    |                 | Created/Initiated<br>New                                     |  |
| <b>City Manager Comments:</b><br>Approve appointee of members.                                                                                                                                                                                 |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Board App. Joshua Belile , Board App - Armando A. Martinez , Board App - Carlos Enrique Cuellar, R2022-43 AIRPORT member appointment                                                                            |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Execute, retain and notify the appointee(s).                                                                                                                                                         |                 |                                                              |  |



## APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Joshua S. Belile DATE: 7-12-2022

HOME ADDRESS: [REDACTED]  
( ) Inside City Limits ☒ Outside City Limits

MAILING ADDRESS: same as above

TELEPHONE: (Residence) N/A (Cell) [REDACTED]

E-MAIL ADDRESS joshbelile@gmail.com

OCCUPATION: (If retired, indicate former occupation or profession.) Aircraft/Helicopter Mechanic

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:  
Home office - Audio/Video Production - Recording Studio

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Helicopter Maintenance

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |       |                                     |                                     |
|----------------------------------------|-------|-------------------------------------|-------------------------------------|
| AMBULANCE ADVISORY BOARD               | _____ | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____                               |
| ANIMAL SHELTER ADVISORY BOARD          | _____ | PLANNING & ZONING COMMISSION        | _____                               |
| BOARD OF ADJUSTMENTS- BUILDING         | _____ | PUBLIC FACILITIES & TRANSPORTATION  | _____                               |
| BOARD OF ADJUSTMENTS - ZONING          | _____ | NAMING COMMITTEE                    | _____                               |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____ | TOWER OF HONOR                      | _____                               |
| CIVIL SERVICE BOARD                    | _____ | WESLACO AIRPORT COMMITTEE           | <input checked="" type="checkbox"/> |
| ECONOMIC DEVELOPMENT CORPORATION       | _____ |                                     |                                     |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____ |                                     |                                     |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____ |                                     |                                     |
| PARKS & RECREATION ADVISORY BOARD      | _____ |                                     |                                     |

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

### FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS \_\_\_YES\_\_\_NO



# APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Armando A. Martinez DATE: 07-18-2022

HOME ADDRESS: [REDACTED]  
☒ Inside City Limits ☐ Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) \_\_\_\_\_ (Cell) 956-493-7600

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) Firefight/Paramedic, Flight Medic, Pilot, Small Bus. Owner

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:  
State Representative, Lions Club, Rotary Club, Private Pilot, Crime Stoppers, MALC, NALCO

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |       |                                     |                                     |
|----------------------------------------|-------|-------------------------------------|-------------------------------------|
| AMBULANCE ADVISORY BOARD               | _____ | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____                               |
| ANIMAL SHELTER ADVISORY BOARD          | _____ | PLANNING & ZONING COMMISSION        | _____                               |
| BOARD OF ADJUSTMENTS- BUILDING         | _____ | PUBLIC FACILITIES & TRANSPORTATION  | _____                               |
| BOARD OF ADJUSTMENTS - ZONING          | _____ | NAMING COMMITTEE                    | _____                               |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____ | TOWER OF HONOR                      | _____                               |
| CIVIL SERVICE BOARD                    | _____ | WESLACO AIRPORT COMMITTEE           | <input checked="" type="checkbox"/> |
| ECONOMIC DEVELOPMENT CORPORATION       | _____ |                                     |                                     |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____ |                                     |                                     |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____ |                                     |                                     |
| PARKS & RECREATION ADVISORY BOARD      | _____ |                                     |                                     |

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

## FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS \_\_\_ YES \_\_\_ NO



## APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: CARLOS ENRIQUE CUELLAR DATE: 7-19-2022

HOME ADDRESS: \_\_\_\_\_  
( ) Inside City Limits ☒ Outside City Limits

MAILING ADDRESS: SAME AS ABOVE

TELEPHONE: (Residence) \_\_\_\_\_ (Cell) \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

OCCUPATION: (If retired, indicate former occupation or profession.) PILOT HAA (AIR AMBULANCE)

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

|                                        |       |                                     |          |
|----------------------------------------|-------|-------------------------------------|----------|
| AMBULANCE ADVISORY BOARD               | _____ | MAYOR JOE V. SANCHEZ PUBLIC LIBRARY | _____    |
| ANIMAL SHELTER ADVISORY BOARD          | _____ | PLANNING & ZONING COMMISSION        | _____    |
| BOARD OF ADJUSTMENTS- BUILDING         | _____ | PUBLIC FACILITIES & TRANSPORTATION  | _____    |
| BOARD OF ADJUSTMENTS - ZONING          | _____ | NAMING COMMITTEE                    | _____    |
| CITIZENS DRAINAGE ADVISORY BOARD       | _____ | TOWER OF HONOR                      | _____    |
| CIVIL SERVICE BOARD                    | _____ | WESLACO AIRPORT COMMITTEE           | <u>1</u> |
| ECONOMIC DEVELOPMENT CORPORATION       | _____ |                                     |          |
| HOTEL OCCUPANCY TAX ADVISORY COMMITTEE | _____ |                                     |          |
| WESLACO RECYCLING TASK FORCE COMMITTEE | _____ |                                     |          |
| PARKS & RECREATION ADVISORY BOARD      | _____ |                                     |          |

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY  
SECRETARY  
255 S. KANSAS  
WESLACO, TX 78596  
nacantu@weslacotx.gov  
Phone: 956-968-3181  
Fax: 956-968-6717

### FOR OFFICE USE ONLY

APPT. TO \_\_\_\_\_

DATE \_\_\_\_\_

PUBLIC ACCESS \_\_\_ YES \_\_\_ NO

**RESOLUTION NO. 2022-43**

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING  
MEMBERS TO THE WESLACO MID-VALLEY AIRPORT  
COMMITTEE.**

**WHEREAS**, the City of Weslaco has established the Weslaco Mid-Valley Airport Committee pursuant to Chapter 6 Airport Section 6-34 of the Weslaco Municipal Code of Ordinances; and

**WHEREAS**, the members of this board shall serve staggered terms of three years with not more than three committee member's terms expiring on the same date; and

**WHEREAS**, the Weslaco Mid-Valley Airport Committee members shall serve without compensation.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS** the following individuals is appointed to serve on the Weslaco Mid-Valley Airport Committee.

NAME

TERM ENDING

August 2, 2025

**PASSED AND APPROVED** on this 2<sup>nd</sup> day of August 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>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5639 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration of a proposed Amendment to the professional engineering services contract with SWG Engineering, LLC and approval of final payment for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by the 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):                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| NORMA CANTU<br>Albert Aldana<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                             |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve as recommended by Engineering Department.                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Attachments, if any:</b><br>08-02-2022CC_SWG AMENDMENT&FINALPAYMENT, Amendment to Professional Services Agreement -SWG Engineers_Signed, Weslaco Revised Invoice 9963 - Pleasantview 11th Street Drainage Engineering for Change Orders Additional RPR                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5639 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration of a proposed Amendment to the professional engineering services contract with SWG Engineering, LLC and approval of final payment for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by the 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):                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| NORMA CANTU<br>Albert Aldana<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                             |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approve as recommended by Engineering Department.                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Attachments, if any:</b><br>08-02-2022CC_SWG AMENDMENT&FINALPAYMENT, Amendment to Professional Services Agreement -SWG Engineers_Signed, Weslaco Revised Invoice 9963 - Pleasantview 11th Street Drainage Engineering for Change Orders Additional RPR                                                                                                                                                |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

DATE: July 25, 2022

TO: Mayor Suarez, City Commissioners  
Interim City Manager Martin Garza

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

RE: **Professional Services by SWG Engineering  
for Pleasantview & 11<sup>th</sup> St Project  
Proposed Approval of Amendment & Final Payment**

This item seeks your approval of the proposed contract amendment for professional engineering services and final payment to SWG Engineering, LLC for the Pleasantview & 11<sup>th</sup> St Drainage Improvements Project.

The proposed contract amendment in the amount of \$27,120.00 consists of additional engineering services for three change orders and additional construction inspection hours at the crossing of FM 1015. These are summarized as follows.

Construction Change Order #8 of the project involved additional engineering services that were provided for the installation of a 24-in storm pipe extension on Sharon St and 10<sup>th</sup> St to the north to the existing drainage detention ditch at Weslaco East High School. Change Order #9 also included additional engineering services for the design of the down drains that were installed on the properties located on the drainage ditch line east of Pleasantview Dr and Mile 5 ½ N Rd. Change Order #12 involved additional engineering services for the installation of a 24-in storm pipe on the unpaved alley behind 12<sup>th</sup> St between Pleasantview Dr and the entry point to the drainage RDF located to the west. These additional services by SWG Engineering totaled \$10,500.00 and were authorized and approved by our previous city manager, Mr. Mike Perez.

As you may recall, the construction of the FM 1015 crossing improvements took a long time to construct (approximately 9 months) for various reasons including delays due to right of entry issues with the Texas Parks and Wildlife Department, conflicts with existing water lines, and challenges with the existing subsurface roadway structure.

As a result of these challenges, SWG invested additional construction inspection hours at the FM 1015 crossing until the work was successfully completed. These additional inspection hours are documented and justified in daily activity reports that were provided by SWG Engineering. The total additional inspection costs for this crossing totaled \$16,620.00. The total fees resulting from additional engineering services and additional construction inspection hours for SWG Engineering totaled \$27,120.00.

The final payment due to SWG Engineering for the professional engineering services on this project is in the amount of **\$26,611.20**. This amount differs from the amendment amount because there is a credit of \$508.80 due to the City of Weslaco resulting from total prior payments made to SWG.

Staff recommends approval of contract amendment in the amount of \$27,120.00 and final payment of \$26,611.20 to SWG Engineering.

A handwritten signature in blue ink, appearing to read "J. E. Gonzalez", is positioned above the attachments list.

Attachments: Partially Executed Contract Amendment  
Final Invoice from SWG Engineering, LLC

c: Mr. Juan E. Gonzalez, City Attorney

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

**AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF WESLACO, TEXAS AND SWG ENGINEERS, LLC  
FOR THE PLEASANTVIEW & 11<sup>th</sup> ST DRAINAGE PROJECT**

THIS AMENDMENT is made as of the \_\_\_\_\_ day of June in the year 2022, between the City of Weslaco (**OWNER**) and SWG Engineering, LLC. (**ENGINEER**) for Pleasantview & 11<sup>th</sup> St Drainage Project in Weslaco, Texas (the Project).

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect to the performance of professional Engineering Services by ENGINEER and the payment of those services by OWNER as set forth in “Article 4 – Invoices and Payments” for Services.

***WITNESSETH:***

WHEREAS, the OWNER and the ENGINEER executed the original contract agreement between OWNER and ENGINEER for professional engineering services on 15<sup>th</sup> day of October, in the year 2019 and,

WHEREAS, it has become necessary to amend said contract, and

WHEREAS, the terms of the Contract and the majority vote of the City Commission allow for amendment of this Contract

**NOW THEREFORE**, premises considered, the OWNER and ENGINEER agree that said Agreement is amended to include the following Contract modification:

**Purpose.**

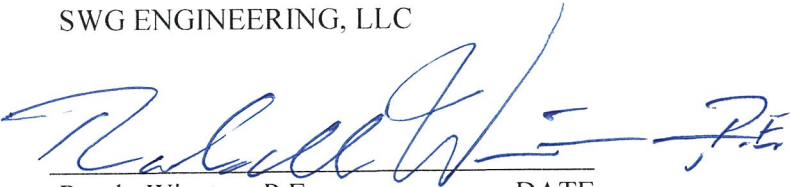
- 1.1 The purpose of this amendment to the original agreement is to compensate ENGINEER for additional services provided.
- 1.2 Additional services were provided due to contractor change orders and therefore increases in construction costs. As per Section A1.05 of contract, ENGINEER shall be compensated for construction phase services resulting from increased construction costs.
- 1.3 Said contract is amended by agreement of both Parties and ENGINEER is hereby granted an additional \$27,120.00 in fees. Contract amount is increased from \$434,500 to \$461,620.00.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as the day and year first above written.

**OWNER**  
CITY OF WESLACO

\_\_\_\_\_  
David Suarez                      DATE  
Mayor

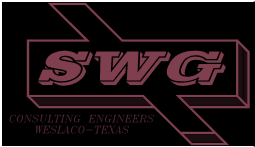
**ENGINEER:**  
SWG ENGINEERING, LLC

  
\_\_\_\_\_  
Randy Winston, P.E.                      DATE  
President                      6/14/2022

**ATTEST:**

\_\_\_\_\_  
Norma A. Cantu                      DATE  
City Secretary





SWG Engineering, LLC  
611 S International Blvd  
Weslaco, TX 78596

# Invoice

|                              |             |
|------------------------------|-------------|
| Date                         | Invoice #   |
| 7/1/2022                     | 9963Revised |
| Reference                    |             |
| Pleasantview & 11th Drainage |             |
| Contract Date                |             |
| 10/15/2019                   |             |

|                                                            |
|------------------------------------------------------------|
| Bill To                                                    |
| City Of Weslaco<br>255 S. Kansas Ave.<br>Weslaco, TX 78596 |

| Description                                                                                                                                                              | Terms            |                                | Senior Engineer |                | SWG Project No. |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------|-----------------|----------------|-----------------|-------------|
|                                                                                                                                                                          | due upon receipt |                                | JR              |                | 19125           |             |
|                                                                                                                                                                          | \$ Contract      | \$ Prior Amt                   | % Prior         | % Curr         | % Ttl           | \$ Current  |
| Study & Report Phase - No Charge                                                                                                                                         | 0.00             |                                |                 |                |                 | 0.00        |
| Preliminary Design                                                                                                                                                       | 98,125.00        | 98,125.00                      | 100.00%         | 0.00%          | 100.00%         | 0.00        |
| Final Design Phase                                                                                                                                                       | 196,250.00       | 196,250.00                     | 100.00%         | 0.00%          | 100.00%         | 0.00        |
| Bidding & Negotiating Phase                                                                                                                                              | 58,875.00        | 58,875.00                      | 100.00%         | 0.00%          | 100.00%         | 0.00        |
| Construction Phase                                                                                                                                                       | 39,250.00        | 39,250.00                      | 100.00%         | 0.00%          | 100.00%         | 0.00        |
| Resident Project Representative                                                                                                                                          | 42,000.00        | 42,000.00                      | 100.00%         | 0.00%          | 100.00%         | 0.00        |
| Compensation for engineering services in connection with accumulation of change orders approved by the City of Weslaco as per Section A1.05 of the Engineering Agreement | 10,500.00        |                                |                 | 100.00%        | 100.00%         | 10,500.00   |
| Additional Inspection approved by the City of Weslaco                                                                                                                    |                  |                                |                 |                |                 | 16,111.20   |
| Thank you for your business. Please address all billing questions to Bookkeeping                                                                                         |                  |                                |                 |                |                 |             |
| <b>This Invoice</b>                                                                                                                                                      |                  |                                |                 |                |                 | \$26,611.20 |
| Phone #                                                                                                                                                                  | Fax #            | E-mail                         |                 | Web Site       |                 |             |
| (956)968-2194                                                                                                                                                            | (956)968-8300    | ron@siglerwinstongreenwood.com |                 | www.swgeng.com |                 |             |



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                 |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5642 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 19, 2022; staffed by Planning & Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The Subdivision was previously approved by Commission August 17, 2021, as a seven (7) lot subdivision. The developer is requesting to change from public to a private subdivision. The proposed street will be maintained by the surrounding property owners and will remain ungated.                                                                                                                               |                 |                                                              |  |
| <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><br>The final plat was previously approved by City Commission on August 17, 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):<br>The Planning and Zoning Commission recommended approval of the revised Final Plat at their regular meeting of July 6, 2022.                                                                                                                                                                                                                  |                 |                                                              |  |
| NORMA CANTU<br>REBEKAH DE LA FUENTE<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Due to future maintenance and potential conflicts, I recommend this road not be private.                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval of Final Plat.                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Attachments, if any:</b><br>South Point- Memo, South Point- Application, South Point- Aerial, South Point- Revised final plat                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <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 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

## MEMO

TO: Mayor and City Commission

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

RE: South Point- Final Plat

DATE: July 163, 2022

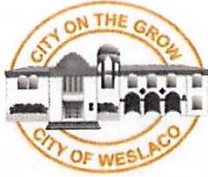
---

The proposed use for the 7-lot subdivision will be a commercial development, located inside the Weslaco City limits. A pre-construction review was held and a Notice to Proceed has been issued for this project. The developer is now requesting to convert the subdivision into a private development to maintain ownership over the new right-of-way. This will allow the developer to meander the construction of the street to better suit the needs of the incoming development.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. \_\_\_\_\_

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

### STAFF USE ONLY

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

### GENERAL INFORMATION

Name of Subdivision: South Point Subdivision

Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue

Legal Description: Being a Re-subdivision of 12.889 acres, Being all of Lot 2 VBMH Subdivision and out of Farm Tract 133, West and Adams Tract Subdivision, City of Weslaco, Hidalgo County, Texas.

Is subdivision inside city limits?    ☒ YES    ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary & Highway District

Existing Land Use: vacant    Proposed Land Use: Commercial Use

Number of Lots Proposed: 7 Lots    Gross Acreage: 12.889

Title Report Submitted:    ☒ YES    ☐ NO

### OWNER INFORMATION

Owner's Name: Sharyland Investors, Ltd and R.I. Pecina    Telephone: c/o (956) 381-0981

Address: 305 A North Shary Road and 2408 Durango Drive    Fax: \_\_\_\_\_

City: Mission and Mission    State: Texas    Zip: 78572    E-mail: c/o mario@meldenandhunt.com

### ENGINEER INFORMATION

Name: Melden & Hunt, Inc.    Telephone: (956) 381-0981

Address: 115 West McIntyre Road    Edinburg    Fax: \_\_\_\_\_

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

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

### UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

|                                                                                         |                                                                                       |                                                                                         |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility _____ | <input checked="" type="checkbox"/> YES <input 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>Excluded</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)

☒ **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)

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

☒ One 11" X 17" reduced copy of plat

☒ Plat Layout

\_\_\_\_\_ Existing & Proposed Easements

\_\_\_\_\_ Existing & Proposed ROW

\_\_\_\_\_ Existing & Proposed Drainage Easements

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



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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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



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

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: Sharyland Investors, Ltd and R.I. Pecina

Owner Signature: (owner's authorization) Date:                     

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 06.30.2021

Authorized Agent Printed Name: Mario A. Reyna, P.E.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

-----  
Date Received:                      Received By:                      Date Paid                     

P & Z Commission Approval on Preliminary Plat:                     

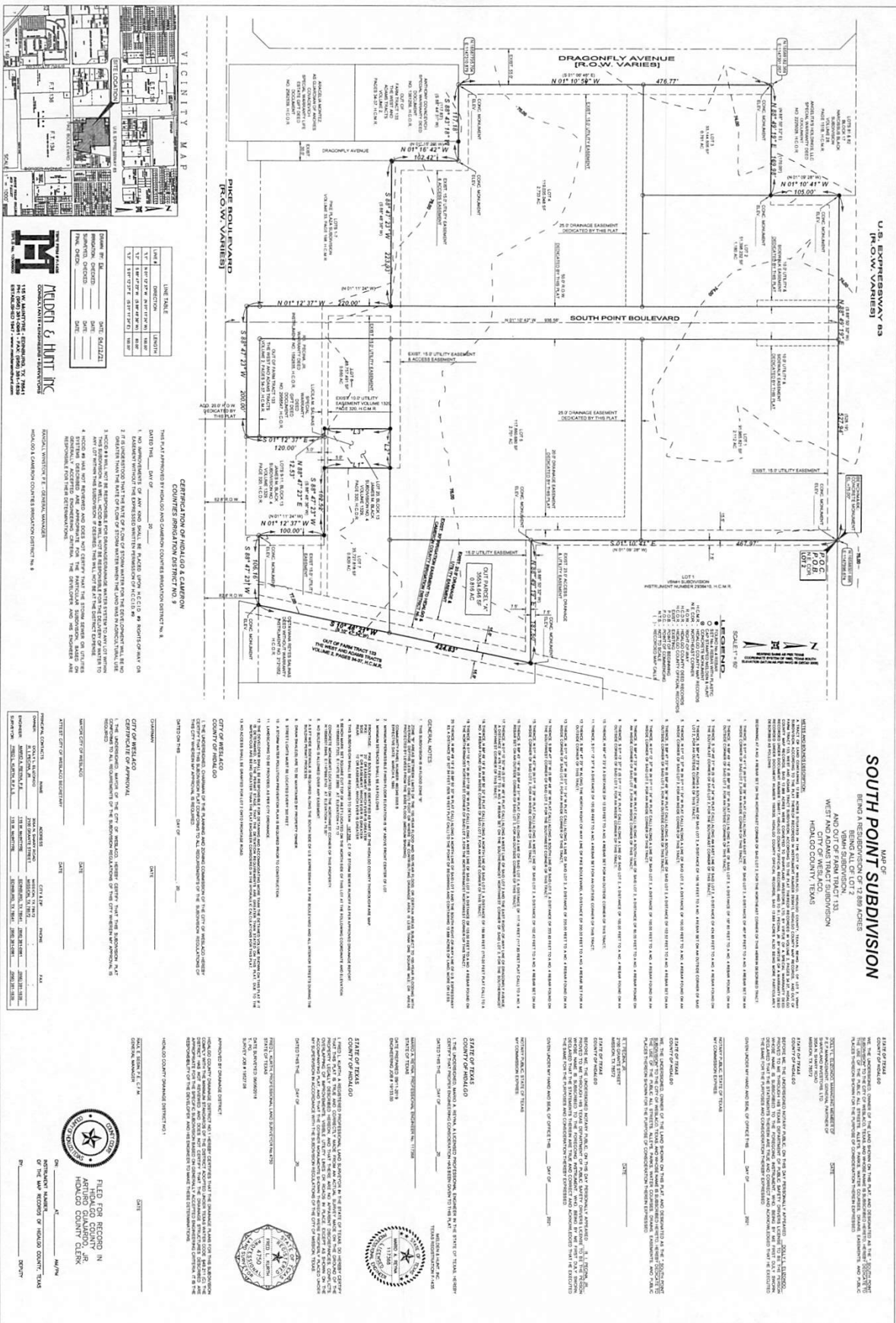
P & Z Commission Approval on Final Plat:                     

City Commission Approval on Final Plat:                     

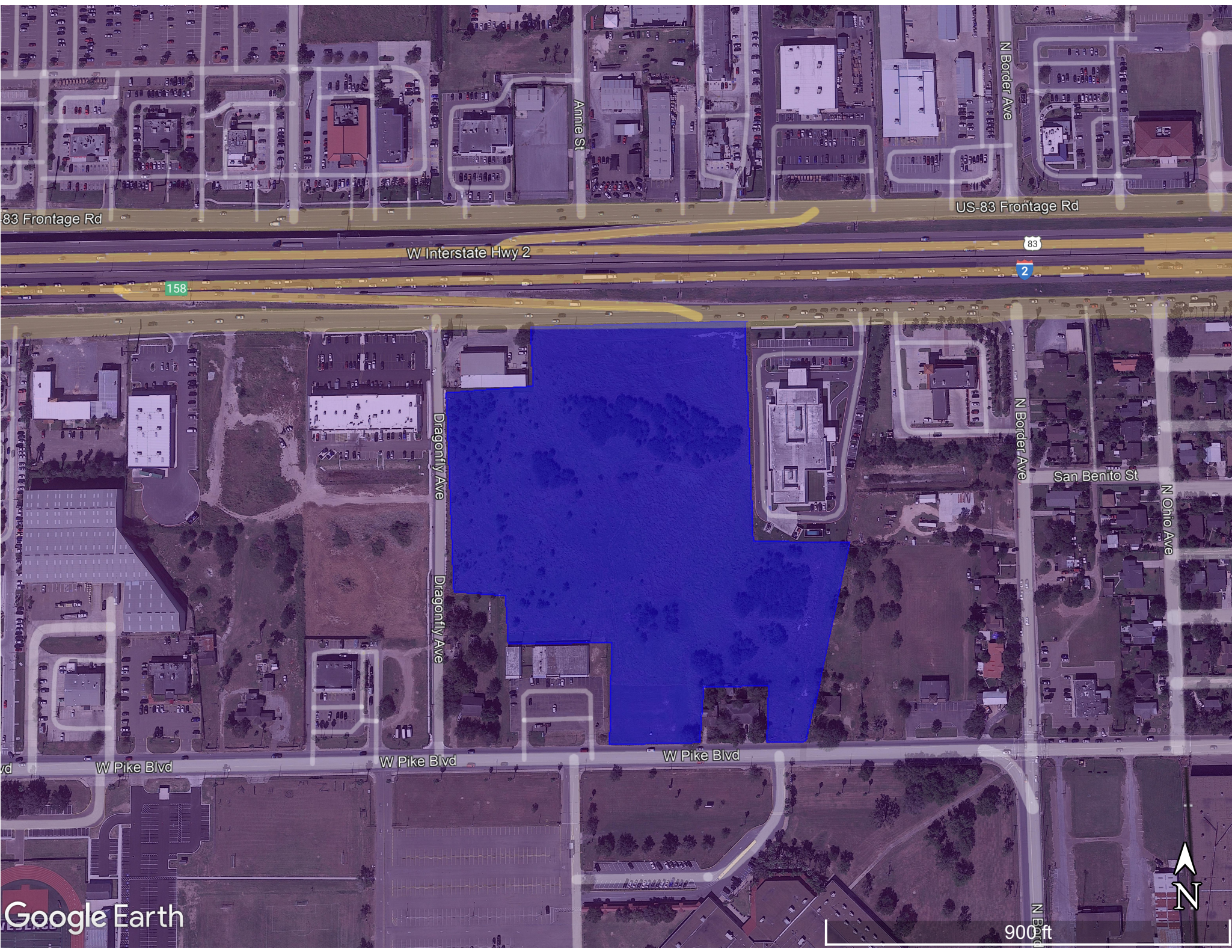
Preconstruction Meeting Date:                     

Date Recorded:                      Instrument No.                     

General Comments:







83 Frontage Rd

US-83 Frontage Rd

W Interstate Hwy 2

158

83

2

Dragonfly Ave

Dragonfly Ave

N Border Ave

San Benito St

N Ohio Ave

W Pike Blvd

W Pike Blvd

W Pike Blvd

Google Earth

900 ft



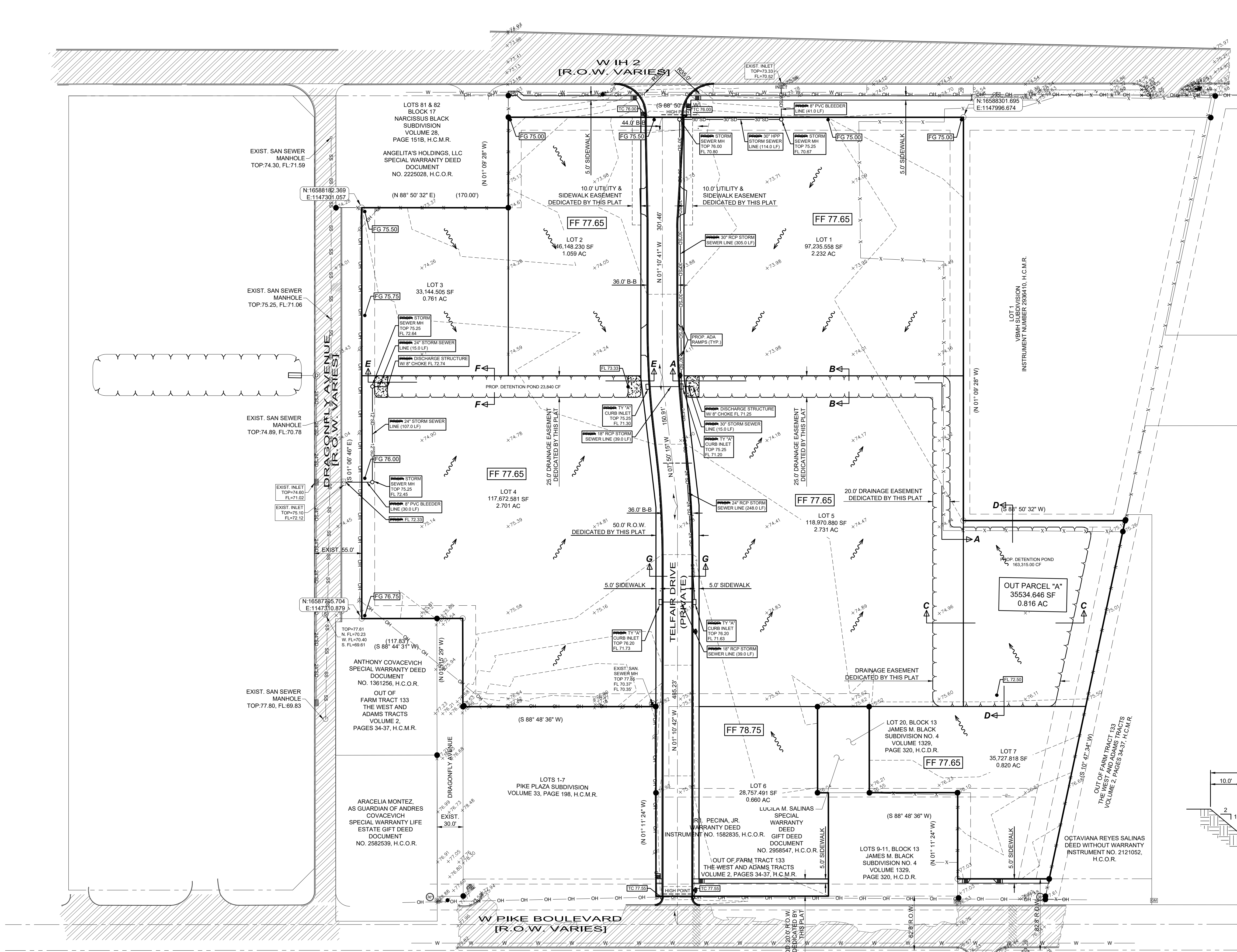






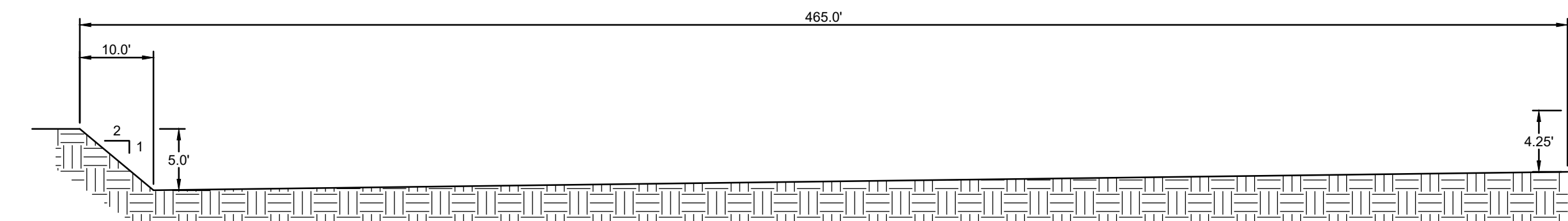
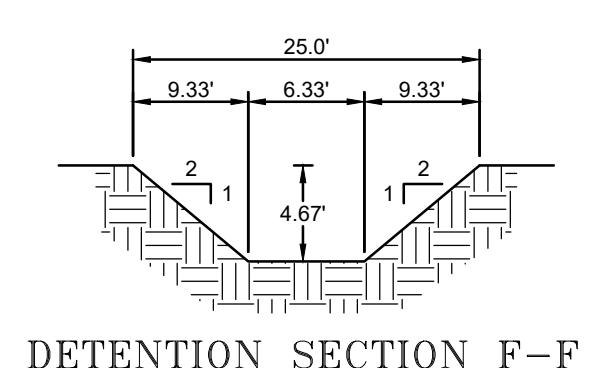
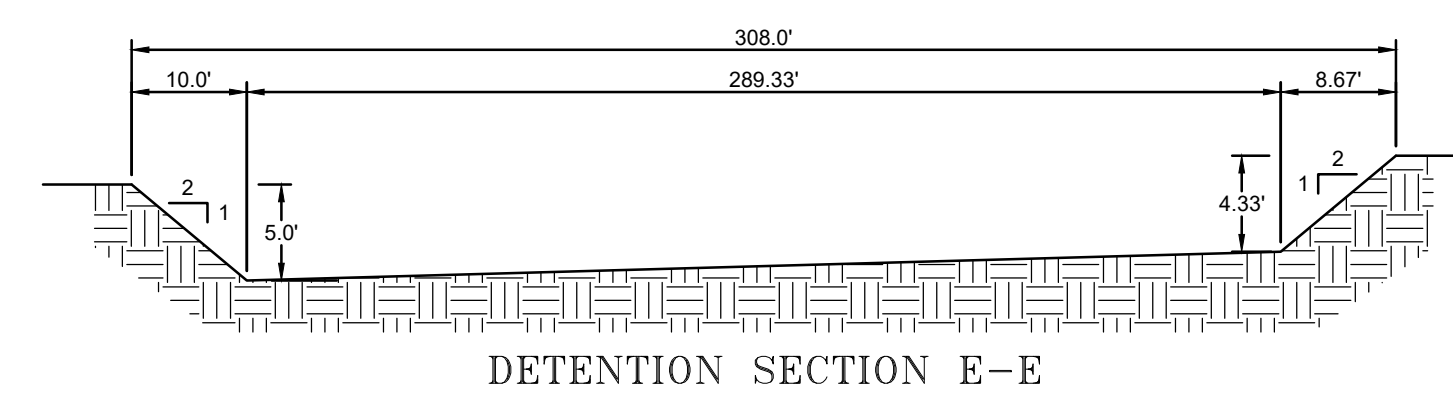
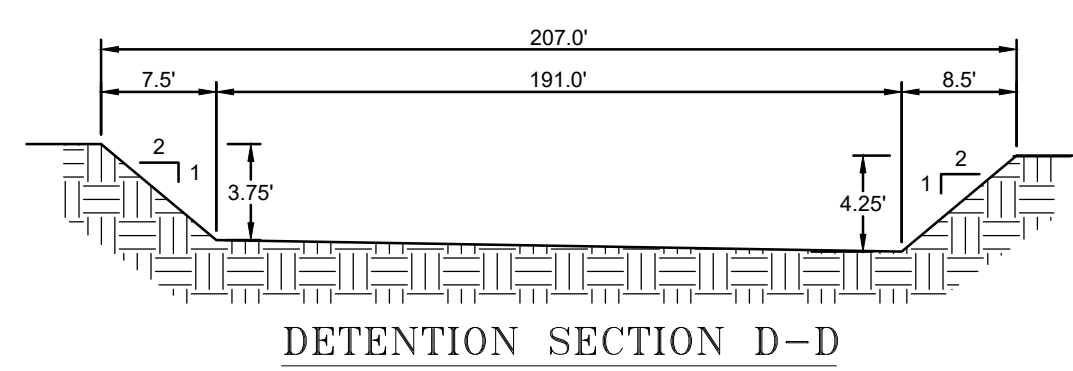
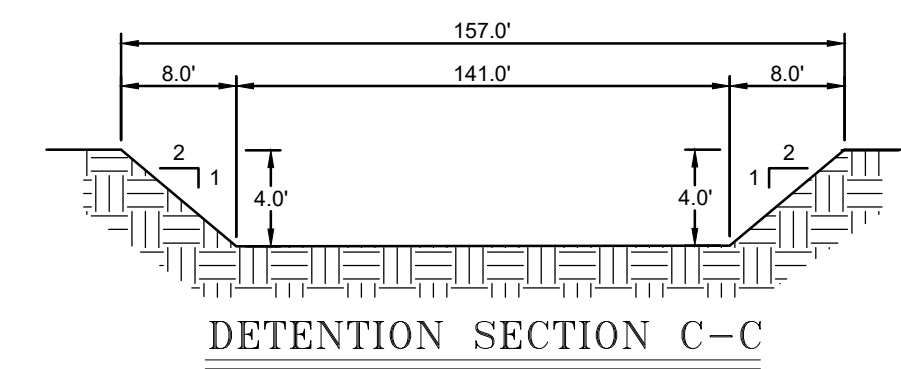
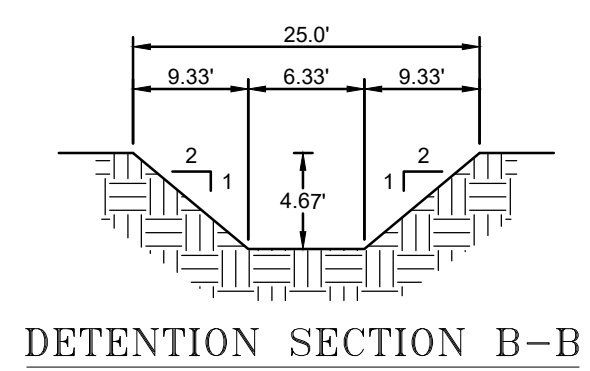






SCALE: 1" = 60'

DETENTION REQUIRED: = 187,268.00 CF  
DETENTION PROVIDED: = 187,455.00 CF



DETENTION SECTION A-A

AS-BUILT

|                                                                                                                                                                                                                                                                                                                                 |             |                       |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------|-----------------|
| JOB No.                                                                                                                                                                                                                                                                                                                         |             | 21083.00              |                 |
| PROJECT                                                                                                                                                                                                                                                                                                                         | DATE        | BY                    |                 |
| <b>MELDEN &amp; HUNT, INC.</b><br>CONSULTANTS • ENGINEERS • SURVEYORS                                                                                                                                                                                                                                                           |             |                       |                 |
| 115 W. MCINTYRE - EDINBURG, TX 78541<br>PH: (956) 381-0981 - FAX: (956) 381-1839<br>ESTABLISHED 1947 - www.meldenandhunt.com                                                                                                                                                                                                    |             |                       |                 |
| ENG. TECH. EM                                                                                                                                                                                                                                                                                                                   |             | AS SHOWN              |                 |
| PROJECT ENG. M.A.R.                                                                                                                                                                                                                                                                                                             | T-BOOK: PG. | 1. RELEASE DATE       | 2. RELEASE DATE |
| SCALE: AS SHOWN                                                                                                                                                                                                                                                                                                                 |             |                       |                 |
| <b>STATE OF TEXAS</b><br>MARIO A. REYNA<br>117368<br>PROFESSIONAL ENGINEER<br>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368<br>06-20-2022<br>ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW |             |                       |                 |
| <b>SOUTH POINT SUBDIVISION</b>                                                                                                                                                                                                                                                                                                  |             | <b>WESLACO, TEXAS</b> |                 |
| <b>PAVING AND GRADING PLAN</b>                                                                                                                                                                                                                                                                                                  |             |                       |                 |
| © Copyright 2021 Melden & Hunt, Inc.<br>All Rights Reserved.<br>File Name: XXXXXXXXXX                                                                                                                                                                                                                                           |             |                       |                 |
| SHEET 7                                                                                                                                                                                                                                                                                                                         |             | OF 11                 |                 |





# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5359 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on the Notice Order of Election calling the General Election on November 8, 2022 for Single Member Commissioner District 4 and Commissioner At-Large and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.)                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Background:</b><br>The Election Code prescribes an Order must be issued by the City Council no later than the 70th day before a November election, being Monday, August 22, 2022. The Candidate filing period is July 23 - August 22, 2022. The drawing for the place on the ballot and the electioneering spots at the polling location is scheduled for August 29th at 5:15 pm.<br>A contract for election administration services by Hidalgo County as well as an interlocal agreement to share the ballot with the Weslaco Independent School District are forthcoming on a future agenda. |                 |                                                              |  |
| <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>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve as recommended by City Secretary Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Order of General Election - November 8 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |

**ORDER OF GENERAL ELECTION FOR MUNICIPALITIES**  
***(Orden de Eleccion General para Municipios)***

To the Registered Voters of Weslaco, Texas: (a los votantes registrados de Weslaco, Texas)

An election is hereby ordered to be held on November 8, 2022, for the purpose of voting on:  
(date)

(Por la presente se ordena celebrar una elelcción el 8 de Noviembre, 2022 con el propósito de votar sobre.)  
(fecha)

Electing City of Weslaco Commissioner At-Large (elegir un Comisionado General de la ciudad de Weslaco)

Electing City of Weslaco Commissioner District 4 (elegir un Comisionado Distrito 4 de la ciudad de Weslaco)

Early voting by personal appearance will be conducted each weekday at Business Visitor and Event Center Conference Room A, 275 South Kansas Ave, Weslaco, Texas.

*(La votación adelantada en persona se llevará a cabo de lunes a viernes e:) Centro de Nogocios Visitantes Y Eventos Sala de conferencias A, 275 South Kansas Avenue, Ciudad de Weslaco, Texas.*

Early Voting begins **Monday, October 24, 2022**, through **November 4, 2022**, pursuant to the following schedule:

*(La votación anticipada comienza el lunes 24 de octubre de 2022 hasta el 4 de Noviembre de 2022, de conformidad con el siguiente cronograma):*

|                                                                               |                    |
|-------------------------------------------------------------------------------|--------------------|
| Monday ( <i>Lunes</i> ), October ( <i>Octubre</i> ) 24 <sup>th</sup>          | 7:00 AM – 7:00 PM  |
| Tuesday ( <i>Martes</i> ), October ( <i>Octubre</i> ) 25 <sup>th</sup>        | 7:00 AM – 7:00 PM  |
| Wednesday ( <i>Miercoles</i> ), October ( <i>Octubre</i> ) 26 <sup>th</sup>   | 7:00 AM – 7:00 PM  |
| Thursday ( <i>Jueves</i> ), October ( <i>Octubre</i> ) 27 <sup>th</sup>       | 7:00 AM – 7:00 PM  |
| Friday ( <i>Viernes</i> ), October ( <i>Octubre</i> ) 28 <sup>th</sup>        | 7:00 AM – 7:00 PM  |
| Saturday ( <i>Sabado</i> ), October ( <i>Octubre</i> ) 29 <sup>th</sup>       | 7:00 AM – 7:00 PM  |
| Sunday ( <i>Domingo</i> ), October ( <i>Octubre</i> ) 30 <sup>th</sup>        | 10:00 AM – 4:00 PM |
| Monday ( <i>Lunes</i> ), October ( <i>Octubre</i> ) 31 <sup>st</sup>          | 7:00 AM – 7:00 PM  |
| Tuesday ( <i>Martes</i> ), November ( <i>Noviembre</i> ) 1 <sup>st</sup>      | 7:00 AM – 7:00 PM  |
| Wednesday ( <i>Miercoles</i> ), November ( <i>Noviembre</i> ) 2 <sup>nd</sup> | 7:00 AM – 7:00 PM  |
| Thursday ( <i>Jueves</i> ), November ( <i>Noviembre</i> ) 3 <sup>rd</sup>     | 7:00 AM – 7:00 PM  |
| Friday ( <i>Viernes</i> ), November ( <i>Noviembre</i> ) 4 <sup>th</sup>      | 7:00 AM – 7:00 PM  |

All qualified voters of the City shall be permitted to vote in said election during early voting and Election Day at any countywide polling locations.

*(Todos los votantes calificados de la Ciudad podrán votar en dicha elección durante la votación anticipada y el Día de las elecciones en cualquier lugar de votación en todo el condado.)*

Applications for ballots by mail shall be mailed to:

*(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a):*

Yvonne Ramon, Elections Administrator (Yvonne Ramon, Administrador de Elecciones  
(Name of Early Voting Clerk) *Nombre del Secretario/a de la Votación Adelantada)*

P.O. Box 659  
Address *(Dirección)*

Edinburg, TX 78539-4558  
City *(Ciudad)* Zip Code *(Zona Postal)*

[elections@co.hidalgo.tx.us](mailto:elections@co.hidalgo.tx.us)  
Email Address *(Dirección de Correo Electrónico)*  
<https://www.hidalgocounty.us/105/Elections-Department> Early  
Voting Clerk's Website *(Sitio web del Secretario/a de Votación Adelantada)*

Applications for ballots by mail (ABBM)s must be received no later than the close of business on:

*(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no mas tardar de las horas de negocio el:)*

Friday, October 28, 2022  
(date)  
(fecha) *Viernes Octubre, 28, 2022*

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:  
*(La Tarjeta Federal Postal de Solicitud deberán recibirse no mas tardar de las horas de negocio el:)*

Friday, October 28, 2022  
(date)  
(fecha) *Viernes, Octubre 28, 2022)*

Issued this the 2<sup>nd</sup> day of August 2022.  
*(Emitida este día 2 de Agosto de 2022.)*

\_\_\_\_\_  
David Suarez, Mayor (Alcalde)



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|----------------------------------|-----------|----------------------------------------------------|----------|-----------------------------------------------|-----------|-------------------------------------------------------|-----------|---------------------------------|-----------|
| <b>Date of Meeting:</b><br>August 2, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2022-5510 |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <b>Subject:</b><br>Discussion and consideration to ratify the Mayor's authorization to approve Contingency Allowance Expenditure Authorization No. 4 for the City of Weslaco New Police Department with Municipal and Judicial Court for an amount of \$28,169 for the installation of conduits for AEP primary service. Possible action. (Staffed by Parks & Recreation Department.)                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <b>Background:</b><br>This request is for the installation of conduits for underground electrical service to the building.<br><br><table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Original Owner's Contingency Sum</td> <td style="text-align: right;">\$250,000</td> </tr> <tr> <td>Allowance Expenditures Prior to this Authorization</td> <td style="text-align: right;">\$ 2,893</td> </tr> <tr> <td>Allowance Balance Prior to this Authorization</td> <td style="text-align: right;">\$247,107</td> </tr> <tr> <td>Allowance Sum will be decreased by this Authorization</td> <td style="text-align: right;">\$ 28,169</td> </tr> <tr> <td>New Owner's Contingency Balance</td> <td style="text-align: right;">\$218,938</td> </tr> </table> |                 |                                                              |  | Original Owner's Contingency Sum | \$250,000 | Allowance Expenditures Prior to this Authorization | \$ 2,893 | Allowance Balance Prior to this Authorization | \$247,107 | Allowance Sum will be decreased by this Authorization | \$ 28,169 | New Owner's Contingency Balance | \$218,938 |
| Original Owner's Contingency Sum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$250,000       |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| Allowance Expenditures Prior to this Authorization                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 2,893        |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| Allowance Balance Prior to this Authorization                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$247,107       |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| Allowance Sum will be decreased by this Authorization                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 28,169       |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| New Owner's Contingency Balance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$218,938       |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <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>OMAR RODRIGUEZ<br>Rosalinda Cavazos<br>Martin Garza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Created/Initiated<br>New                                     |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <b>City Manager Comments:</b><br>Approve as recommended by the Parks & Recreation Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |
| <b>Attachments, if any:</b><br>22 0714 From AStevens AEA 004R - CP 010R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |                                  |           |                                                    |          |                                               |           |                                                       |           |                                 |           |



P.O. Box 720428  
McAllen, Texas 78504  
Phone: 956.661.0400

# Contingency Allowance Expenditure Authorization

**Project:** City of Weslaco New Police Department with Municipal and  
Judicial Court

**Authorization No.**

4R

**ERO Project No.:** 19087.01

**Date:**

07/13/22

**To :** Gerlach Builders, LLC dba Wil-Con  
918 Big Horn Drive  
Edinburg, Texas 78504

**Attention:** Shawn Gerlach, President

You are authorized to perform the following item(s) of work and to adjust the allowance sum accordingly, as indicated below. This is not a change order and does not increase nor decrease the contract amount.

## Description of Work:

**Allowance Expenditure issued for work indicated below as submitted by Gerlach Builders, LLC for the New City of Weslaco Police Station:**

1.) Change Proposal No. 010: Conduits for AEP as indicated in proposal request 010. \$28,169.00

AEA 04R will decrease Owner's Contingency \$28,169.00

|                                                       |              |
|-------------------------------------------------------|--------------|
| Original Owner's Contingency Sum                      | \$250,000.00 |
| Allowance Expenditures Prior to this Authorization    | \$2,893.00   |
| Allowance Balance Prior to this Authorization         | \$247,107.00 |
| Allowance Sum will be decreased by this Authorization | \$28,169.00  |
| New Owner's Contingency Balance                       | \$218,938.00 |

This Allowance Expenditure represents adjustments to the Allowance Balance as noted above and described herein.

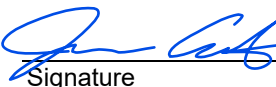
## Accepted and agreed to by:

Gerlach Builders, LLC

  
Signature

7/14/2022  
Date

ERO Architects, L.L.P.

  
Signature

07/14/2022  
Date

## Accepted and agreed to on behalf on City of Weslaco:

City of Weslaco

Signature

Date

# Change Order Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

1083-City of Weslaco PSB Police Station with MunProject # 1083

Gerlach Builders, LLC

300 S. Bridge Ave  
Weslaco, Texas 78596

Tel: (956) 781-9781

Fax: (956) 290-8359

Change Order Request: 010

Date: 6/16/2022

To:

ERO Architects

From:

Airika Stevens  
Gerlach Builders, LLC  
PO Box 4352  
McAllen, TX 78502

Description

Category

Status

PR 4-Conduits for AEP

Direct Cost

Pending

Reference

Required By

Days Req

Amt Req

6/23/2022

0

28,169.00

Notes

AEP provides and installs pull boxes

PCO No

Date

Reference

Amt Prop

Days Req

Category

Reason

Description

Notes

017

6/16/2022

28,169.00

0

Change Order

Direct Costs

PR 4-Conduits for AEP

Item No

Item Description

Amt Prop Reference

001

Electrical

22,769.00

002

Pull Box (3)

5,400.00

Approved By:

Signature

Name

Date





604 PALMVIEW DR.  
PALMVIEW, TX 78574  
P: (956) 581-8899

June 16, 2022

CO Request 11

Job: Weslaco Police Station

Re: PR 4 Conduits for AEP Underground Service

We propose to furnish and install all labor, material, services and equipment necessary for completion as requested as per changes in PR 4 conduits for AEP Underground Services

**Proposal excludes the following:**

- > Excludes concrete and pull boxes
- > Excludes surveying for utilities

**Additional days**

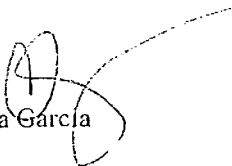
10 additional days requested to complete scope of work.

Work will be done during regular business hours, quote valid for 15 days after date listed above.

**TOTAL: \$ 22,769.00**

Should you have any questions, please feel free to call me at (956) 581-8899.

Sincerely,

  
Carla Garcia

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

JOB: Weslaco Police Station

DATE: 6/15/2022

RE: PR 4 Conduits for AEP Underground Service

CO Req. 11

| ITEM              | QTY                 |  | RATE     | TOTAL        | TAX          |
|-------------------|---------------------|--|----------|--------------|--------------|
| <b>MATERIAL:</b>  |                     |  |          |              |              |
| 570               | 4" pvc              |  | 14.13    | \$ 8,055.79  | NON          |
| 8                 | long radius 90      |  | 156.83   | \$ 1,254.61  | NON          |
| 1                 | mule tape           |  | 294.79   | \$ 294.79    | NON          |
| 30                | 4" coup             |  | 8.08     | \$ 242.43    | NON          |
| 1                 | gallon pvc glue     |  | 54.26    | \$ 54.26     | NON          |
| 1                 | detectable tape     |  | 429.15   | \$ 429.15    | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| 1                 |                     |  | -        | \$ -         | NON          |
| MATERIAL SUBTOTAL |                     |  |          | \$ 10,331.03 |              |
| <b>OTHER:</b>     |                     |  |          |              |              |
| 1                 | Equipment - Backhoe |  | 2,600.00 | \$ 2,600.00  | TAX          |
| 1                 | Equipment - Tamper  |  | 750.00   | \$ 750.00    | TAX          |
| 530               | Trench & Backfill-  |  | 5.00     | \$ 2,650.00  | NON          |
|                   |                     |  | -        | \$ -         | NON          |
| OTHER SUBTOTAL    |                     |  |          | \$ 6,000.00  |              |
| <b>LABOR:</b>     |                     |  |          |              |              |
| 80                | Service Crew - 2men |  | 50.00    | \$ 4,000.00  | NON          |
| 0                 |                     |  | -        | \$ -         | NON          |
| LABOR SUBTOTAL    |                     |  |          | \$ 4,000.00  |              |
| SUBTOTAL          |                     |  |          | \$ 20,331.03 |              |
| TAX               |                     |  |          | 276.38       | 8.25%        |
| SUBTOTAL          |                     |  |          | \$ 20,607.41 |              |
| MARKUP            |                     |  |          | 2,060.74     | 10%          |
| ADMIN FEE         |                     |  |          | \$ 100.00    |              |
| NOTE:             |                     |  |          | TOTAL        | \$ 22,768.15 |

Tax is for Equipment ONLY rentals are not  
tax exempt

**Munoz Foundation Drilling, Inc.**  
**Phone: (956) 969-8257**  
**Humberto- humberto@munozdrilling.com**  
**Eli- eli@munozdrilling.com**

**Quote # Q11081**

|      |           |
|------|-----------|
| Date | 6/16/2022 |
|------|-----------|

|                                                                          |                                                                       |                           |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------|
| <b>Customer:</b>                                                         | <b>Project Name/ Site:</b>                                            | <b>PO/ Subcontract #:</b> |
| Gerlach Builders LLC. dba WIL-CON<br>P.O. BOX 4352<br>McALLEN, TX. 78502 | Weslaco Police Department<br>Weslaco, TX 78596<br>Contact: Frank Mina |                           |

| Line # | Item             | Description                                                                                                                                                                                             | Qty | Rate     | Total    |
|--------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|----------|
|        | Drilling Service | (1) Pull box 5'-4" x 3'-4"                                                                                                                                                                              |     |          |          |
|        | 04-Materials     | Rebar: #5 rebar all around                                                                                                                                                                              |     |          |          |
|        | 04-Materials     | Concrete @ 4000 psi                                                                                                                                                                                     |     |          |          |
|        | 04-Labor         | Labor to pour concrete                                                                                                                                                                                  |     |          |          |
|        | Mobilizations    | Mobilization of Drilling Rig/Equipment to/from Site                                                                                                                                                     |     |          |          |
|        |                  | PRICE EXCLUDES:<br>Any labor, service, or material not stated above                                                                                                                                     |     |          |          |
|        |                  | NOTES:<br>***Access to pad is customers responsibility<br>***Quote is based on One Mobilization, if any additional trips are needed, price will change<br>***Inspection is to be provided by contractor |     |          |          |
|        | Drilling Service | 3 X                                                                                                                                                                                                     |     | 1,800.00 | 1,800.00 |
|        |                  |                                                                                                                                                                                                         |     | 5400.00  |          |

(Internal Use Only) Materials PD needed: ☐ Concrete ☐ Steel ☐ Vacuum ☐ Deep Trench ☐ Sestade ☐ Other: \_\_\_\_\_

**Total**

**Terms and Conditions:**

\*If method of drilling quoted above must change due to soil conditions (water encountered, cave-ins, rock/limestone, etc.), a change order will be requested and a new price will be given. Linear ft. rate is an ESTIMATE and is subject to change.

\*Change order requests must have customer's signature of acceptance. Approval of change is required prior to work being done on the change order.

\*Linear ft. rate is subject to change if number of piers is less than requested on quote.

\*If Employee orientation is required (at the job site or virtually), a daily Orientation fee of \$950 will apply.

\*This proposal shall be added as an Appendix or Acknowledgement to any subcontract or PO# signed by Munoz Drilling in agreement with the customer stated above.

\*Stand-By Fees: Soilmec- \$275/hr, MHD- \$175/hr, all other rigs- \$125/hr

\*Crew mobilizations without Rig- \$550

I have read all the above information and understand prices are subject to change based on soil conditions/work requested/additional trips, or any other unforeseen events. I accept the payment terms and conditions.

Printed Name/Title

Signature:

**Physical Address for Dig Test:**

(Failure to supply information will result in delay of work. By law a dig test must be done before excavating and requires 48 hours notice before work is performed.)

**Terms:**

**Net 30**

~~\$1,800.00~~



# AIA<sup>®</sup> Document G709<sup>™</sup> – 2018

## Proposal Request

**PROJECT:** *(name and address)*  
City of Weslaco New Police Department  
with Municipal and Judicial Court  
300 S. Bridge Ave.  
Weslaco, Texas 78596

**CONTRACT INFORMATION:**  
Contract For: General Construction

Architect's Project Number: 19087.01  
Proposal Request Number: 004

Date: September 29, 2021

Proposal Request Date: June 10, 2022

**OWNER:** *(name and address)*  
City of Weslaco  
255 S. Kansas Ave.  
Weslaco, Texas 78596

**ARCHITECT:** *(name and address)*  
ERO Architects  
P.O. Box 720428  
McAllen, Texas 78504

**CONTRACTOR:** *(name and address)*  
Gerlach Builders, LLC dba Wil-Con  
918 Big Horn Drive  
Edinburg, Texas 78504

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Seven (7) days or notify the Architect in writing of the anticipated date of submission.

*(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)*

Provide a cost proposal to include labor, material, and back-up for conduits required for AEP Underground Services as requested by Albert J. Aldana, PE, City Engineer and indicated on attached memo dated 6/9/2022.

Proposal conduit must be bored to ensure clearance with newly constructed appurtenances.

Attachments: City of Weslaco Memo & Cutsheet

**THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.**

**REQUESTED BY THE ARCHITECT:**

Juan Cantu, AIA, Assoc. Principal

**PRINTED NAME AND TITLE**

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Josh Pedraza, Mayor Pro-Tem, District 1  
Leo Muñoz, Commissioner, At-Large  
Greg Kerr, Commissioner, At-Large  
Letty Lopez, Commissioner, District 2  
Jose "JP" Rodriguez, Commissioner, District 3  
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

DATE: June 9, 2022

TO: GERLACH

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

RE: **New Police Station Project  
Request for Proposal  
Conduits Required for AEP Underground Service**

This is a request for a proposal/change order to your existing contract regarding required electrical conduit for AEP to install and provide underground electrical service for your project. Attached please find a conduit layout indicating the project limits, location of the conduit, ground boxes and material quantities.

At your earliest, please provide a proposal for this requested additional work. If you have any questions or require additional information, please do not hesitate to contact me.

A handwritten signature in blue ink, appearing to read 'Aldana', is positioned above the attachment line.

Attachment: Conduit Layout



C:\Engineering\ENGINEERING PROJECTS\2020 Projects\2022-EC\Weslaco Public Services Substation (But33 and Bridge Ave.)\WENG\Design\CAD\15-AEP CONDUIT LAYOUT-2.dwg  
6/13/2022 3:02 PM  
FELPE, HERNANDEZ

