



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, SEPTEMBER 20, 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, September 20, 2022 at 5:30 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.
Proclamation for Martin J. Mata - Retirement after 37 years of Service
- E. Roll Call.

II. PUBLIC COMMENTS

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

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

III. PUBLIC HEARING

- A. To solicit input on behalf of Javier Hinojosa to rezone 2625 Mile 6 ½ West Road. Also being 23.05 acre tract of land out of Farm Tract 648 and 649, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

- B. To solicit input on behalf of Aaron Garcia to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas.

IV. 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 September 6, 2022.
(Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approval of Ordinance 2022-33, adopting the City of Weslaco's budget appropriations for Fiscal Year 2022-2023 commencing October 1, 2022 and ending September 30, 2023 and authorize the Mayor to execute any related documents. (First reading held September 6, 2022; staffed by Finance Department.) Attachment.
 - 2) Approval of Ordinance 2022-34, adopting and levying the ad valorem tax rate for Fiscal Year 2022-2023 and authorize the Mayor to execute any related documents. (First reading held September 6, 2022; staffed by Finance Department.) Attachment.
- C. Approval of six-month extension for the Final Plat for South Point Subdivision—being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83, and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Approval of six-month extension for the Final Plat for Milanos Estates 1 Subdivision— being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road and Border Ave. East Expressway 83, and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Approval of Resolution 2022-47 to submit an application to the Firehouse Subs Public Safety Foundation relating to firefighter equipment for an amount not to exceed \$35,000 and authorize the Mayor to execute any related documents. (Staffed

by Grant Writer) Attachment.

- F. Approval of Resolution 2022-48 FY23 for the Bullet Resistant Shield Grant Program for an amount not to exceed \$250,000 to purchase and equip peace officers with bullet-resistant shields with NO MATCH required and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- G. Approval of Resolution 2022-49 for the FY2023 ALERRT Travel Assistance Grant for peace officer overtime, travel expenditure and training stipends associated with ALERRT training for an amount not to exceed \$250,000 with NO MATCH REQUIRED and NO RECURRING COSTS and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- H. Approval of Resolution 2022-50 to submit an application to Valley Baptist Legacy Foundation Responsive Grant Program up to \$50,000 for Architectural Consulting Services for the New Municipal Swimming Pool Project and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.

V. APPOINTMENTS

- A. Discussion and consideration on Resolution 2022-51 appointing members to the Weslaco Recycling Committee Task Force and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Javier Hinojosa on Ordinance 2022-36 to rezone 2625 Mile 6 ½ West Road. Also being 23.05 acre tract of land out of Farm Tract 648 and 649, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-36. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Aaron Garcia to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration to approve Ordinance 2022-37 for the Voluntary Annexation of Gilberto Estates Subdivision— being a 4.56-acre tract of land out of

Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located northwest corner of mile 10 N Rd & Mile 4 ½ West Rd and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-37. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- D. Discussion and consideration to approve the Final Plat for Mi Linda Phase I being a 23.05-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration to approve the Final Plat for Mi Linda Phase II being a 14.19-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to approve the Final Plat for The Coves – being 18.48 acres out of Farm Tract 1030, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southside of mile 8 N. Rd. approximately 710' east of International Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to purchase a Police personnel locker system (85 mens / 18 women) for the new Weslaco Police Department for an amount not to exceed \$208,884.79 from authorized dealer Southwest Solutions Group through Sourcewell Contract 010920-SPC awarded to SpaceSaver Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.
- H. Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 3 for the New Downtown Fire Station No. 2 decreasing the Owner's Contingency Fund by \$1,595.98, leaving a balance of \$9,036.14 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation.) Attachment.
- I. Discussion and consideration to ratify the expenditure of the installation of an 8" sewer line at the North Waste Water Plant with Southern Trenchless Solutions in the amount of \$22,250, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- J. Discussion and consideration to approve the Fiscal Year 2022 Interlocal Agreement with the County of Hidalgo under the Urban County Program setting the amount for

the city at \$286,199 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.) Attachment.

- K. Discussion and consideration to approve Ordinance 2022-38 adopting a final budget amendment to the General, Water/Wastewater, Solid Waste, Airport, and other funds presented and authorize the Mayor to execute any related documents. First reading and final reading of Ordinance 2022-38. Possible action. (Staffed by Finance Department.) Attachment.
- L. Discussion and consideration to extend the professional services contract with Carr, Riggs and Ingram LLC for the municipal audit of fiscal years ending 2022 and 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)
- M. Discussion and consideration to approve the Economic Development Corporation of Weslaco annual budget and work plan for fiscal year 2022-2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.) Attachment.
- N. Discussion and consideration on request by the Economic Development Corporation of Weslaco on Resolution 2022-52 authorizing the sale of wine and beer by a TABC licensed vendor and allowing public consumption of alcohol on Texas Blvd. from U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street; in addition, waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Weslaco Economic Development Corporation.) Attachment.
- O. Discussion and consideration to approve a Letter of Commitment to the Rio Grande Valley Metropolitan Planning Organization in support of the Department of Transportation's Reconnecting Communities Pilot Program for the Business 83 Corridor Study and authorize the Mayor to execute any related documents. Possible action. (Staffed by RGVMPPO and Grant Writer). Attachment.
- P. Discussion and consideration on the Election Services Contract with Hidalgo County Elections Department to conduct the General Election of November 8, 2022 pursuant to Texas Election Code Chapter 271, and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.) Attachment.
- Q. Discussion and consideration to reschedule or cancel the October 4, 2022 regular meeting. Possible action, (Staffed by Interim City Manager.)

VII. 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 section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. 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 16th day of September 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.

Removed from Bulletin Board

Date:

Initials:

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

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

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

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



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5665	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Timothy Aguiar, from Open Door Baptist Church will lead the invocation. C. Mayor will lead the Pledge of Allegiance; Mayor Pro-Tem may lead the Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission updated as of MARCH 29, 2022			
Responsibilities upon Approval:			

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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5809	
From:			
Subject: To solicit input on behalf of Javier Hinojosa to rezone 2625 Mile 6 ½ West Road. Also being 23.05 acre tract of land out of Farm Tract 648 and 649, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District . Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on August 26, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on August 22, 2022			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5810	
From:			
Subject: To solicit input on behalf of Aaron Garcia to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on August 26, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 22, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional use request at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5670	
From:			
Subject: Approval of the Minutes of the Regular Meeting on September 6, 2022. (Staffed by City Secretary Department.) Attachment.			
Background: Record of Commission action of the regular meeting on September 6, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by the City Secretary Department.			
Staff Recommendation: Approve as submitted.			
Attachments, if any: 220906 minutes draft			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
SEPTEMBER 6, 2022**

On Tuesday, September 6, 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:

PRESENT:	Mayor	David Suarez
	Commissioner	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	JP Rodriguez
	Commissioner	Adrian Farias

ABSENT:	Mayor Pro Tem	Josh Pedraza
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STAFF PRESENT:	Martin Garza	Interim City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Andrew Munoz, Asst. City Manager/Airport Director, 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, Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Martin Vela, IT Director, Cristina Garcia, PIO, Luz Galindo, HR Director 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, September 2, 2022.

B. Invocation.

Pastor Luis Rodriguez, First Baptist Church led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

Proclamation proclaiming the month of September as Childhood Cancer Awareness Month and Suicide Awareness Month.

Mayor Suarez proclaimed the month of September as Childhood Cancer Awareness Month and Suicide Awareness Month.

E. Roll Call.

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

II. PUBLIC COMMENTS

None.

III. REPORTS

A. Weslaco Economic Development Corporation.

April Castaneda, Director of Business Development for WEDC, reported Clever Foods and Supplement Facility tour was held and thanked those commissioners in attendance; October 6 a tour of the manufacturing businesses will be done for the WISD counselors for middle and high school to showcase the different trade opportunities that are available that they can share with students; Alfresco began August and will be monthly through February 2023 extending an invitation to the public and the commission; EDC staff attended a prayer service for the Colimex facility that is the second location here in Weslaco; staff traveled to Austin and attended ICSC Retail Light conference bringing back 20 leads to be followed up with and ready to move forward in the selection of a general contractor for the International Industrial Park project that is a 35-acre development.

B. Weslaco Area Chamber of Commerce & Visitors Center.

Barbara Jean Garza, President/CEO, reported staff attended the Texas Association Convention held at South Padre Island, National Night Out scheduled October 1 and preparing for Texas Chamber of Commerce Week; went over save the dates for the Christmas Lighting display on December 1, Christmas Parade on December 10 and Onion Fest March 2023; advertising for the month was \$8,172 and billboard locations will be changed to target the coastal bend areas; visitors for the month had 920 and 13 facility reservations; upcoming events included a Networking Lunch Mob on September 7; milestone ribbon cutting for Peter Piper Pizza who did a full remodeling; Weslaco Job Fair scheduled for September 15 and ribbon cuttings for A. Alaniz September 27 and Just Move Dance Studio September 30.

IV. PUBLIC HEARING

Commissioner Muñoz seconded by Commissioner Lopez moved to open the public hearings at 5:53 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. Public Hearing to solicit input from the public regarding the City of Weslaco proposed ad valorem property tax rate of .6967 per \$100 valuation, pursuant to Texas Tax Code Section 26.05(d). (Staffed by Finance Department.)

None.

B. Public Hearing to solicit input from the public regarding the City of Weslaco's Proposed Budget for Fiscal Year 2022-2023 commencing October 1, 2022, and ending on September 30, 2023, pursuant to Local Government Code 102.006. (Staffed by Finance Department.)

None.

Commissioner Muñoz seconded by Commissioner Lopez moved to close the public hearings at 5:54 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

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 August 16, 2022. (Staffed by City Secretary Department.)

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

1) Approval on Ordinance 2022-29 to rezone 510 W 4th being Lot 3, Block 8A, Canal Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. (First reading held August 16, 2022; staffed by Planning & Code Enforcement Department.)

2) Approval on Ordinance 2022-30 for the Voluntary Annexation of Mi Linda Subdivision Ph I & II – being a 37.24-acre tract of land out of Farm Tract 648 & 649, West Tract Subdivision, Hidalgo County, Texas located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. (First reading held August 16, 2022; staffed by Planning & Code Enforcement Department.)

C. Approval of Interlocal Agreement between Weslaco ISD and City of Weslaco to share election polling locations for the upcoming November 8, 2022 General Election and authorize the Mayor to execute any related documents. (Staffed by City Secretary Department.)

D. Approval of an expenditure in an amount not to exceed \$2,500 from the Preservation Fund for the purchase of death and birth record binders and secure acid free life ledger paper for the permanent retention of vital records as prescribed by the Texas Health & Safety Code §191.0045 (h) and authorize the Mayor to execute any related documents. (Staffed by City Secretary Department.)

E. Approval to submit an application to the Texas Mutual Workers' Compensation Insurance Workforce Development and Safety Training Grant relating to training of Public Work staff and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)

F. Approval of the renewal of the Host Agency Agreement with AARP Foundation for the Senior Community Service Employment Program at no cost to the City and authorize the Mayor to execute any related documents. (Staffed by Human Resources Department.)

G. Approval to solicit Statement of Qualifications for Architectural/Engineering Design Services for a new Corporate Hangar Project and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

H. Approval for an Interlocal Agreement between the City of Weslaco and the Weslaco Independent School District to provide terms and conditions for the use, maintenance and operation of communications equipment under the COPS Office School Violence Prevention Program (SVPP) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

I. Approval to allow Honorably Retired Peace Officer Xenia Miramontes to purchase her previously issued duty weapon, a Glock 22 Gen 4 engraved "Weslaco PD" Caliber .40 with serial #WXN050 for the market price of \$271.50 as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

J. Approval to surplus and donate to the Weslaco ISD Criminal Justice Program a white 2012 Chevy Tahoe SUV with VIN #1GNLC2E06CR255901 (Unit # 693) with current mileage of 233,324 with some emergency lighting and equipment with a Kelly Blue Book trade-in range value of \$2,130 - \$4,177 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

K. Approval to apply to the FY2023 Bullet-Resistant Shield Grant Program for an amount not to exceed \$250,000 to purchase and equip peace officers with bullet-resistant shields with NO MATCH required and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

L. Approval to apply for the FY2023 ALERRT Travel Assistance Grant for peace officer overtime, travel expenditure and training stipends associated with ALERRT training for an amount not to exceed \$250,000 with NO MATCH REQUIRED and NO RECURRING COSTS and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

M. Approval on Interlocal Agreement with the Weslaco Independent School District for the use of various softball fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

N. Approval on renewal of a lease agreement with the Mid-Valley Soccer Association for the Harlon Block Sports complex as requested from September 2022 through April 2023 and

authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

O. Approval on renewal of the Inter-local Agreement with Hidalgo County to provide and receive pickup and disposal service of commercial waste for the Sheriffs East Substation, also known as the Benito Bravo Substation, and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

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

For the record following are the caption for the ordinance(s).

ORDINANCE NO. 2022-29

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 510 W 4TH. ALSO BEING LOT 3, BLOCK 8A, CANAL 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:

ORDINANCE NO. 2022-30

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 37.24 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.

VI. NEW BUSINESS

A. Discussion and consideration to approve Contingency Allowance Expenditure Authorization No.5 for the Police and Municipal Court Project decreasing the Owner's Contingency Fund by \$29,172, leaving a balance of \$189,766 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Commissioner Muñoz abstained from discussion and vote.

Omar Rodriguez, Parks and Recreation Director, stated the request addressed two proposals from the contractor; plans for the dehumidifier located in the evidence room of the police department lacked a circuit needed and the cost was \$668; also, the conduits necessary for the jail area posed a problem as the walls are made of concrete blocks from floor to roof making it difficult to run the necessary cables; originally the design had to run the cables to a network switch in another part of the building going through gypsum types of walls and recommended the contractor (Gerlach) coordinate this change and have raceways extended to a hub and the cost was \$28,504. Staff recommended approval decreasing the owners contingency fund by \$29,172 to allow these changes.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Contingency Allowance Expenditure Authorization No.5 for the Police and Municipal Court Project decreasing

the Owner's Contingency Fund by \$29,172, leaving a balance of \$189,766 as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

B. Discussion and consideration of approval to solicit Statements of Qualifications for professional engineering services for the study and design of proposed Improvements to Lift Station #12 using ARPA Funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated the statement of qualifications would be for professional engineering services for the study and design to improve Lift Station #12 that was already in need of improvement; the development of the new Mid Valley Industrial Park will have additional influent wastewater to this lift station that will not be able to accommodate without the improvements to the existing pumps and wet well; staff would abandon Lift Station #26 and went over how the flow would be redirected to Lift Station 12 that would expand the coverage in the area and the influent wastewater flow to Lift Station #2 as well. Staff recommended approval.

In response to Commissioner Muñoz, Albert Aldana stated two concerns merited the request; the development of the proposed industrial park and a major concern is the existing force main leading to the north wastewater treatment plant is severely undersized (2-4inch force main lines) and has been undersized for some time. Commissioner Muñoz voiced concern this should have been discussed for resolution when the design of the new industrial park was being proposed.

In response to Mayor Suarez, the proposed industrial park will have its own lift station but the additional influent from this lift station would be directed to Lift Station #12 and in response to Commissioner Farias the new lift station will allow more capacity.

Martin Garza, Interim City Manager, recommended Andrew Munoz, David Arce and Albert Aldana be part of the evaluating committee and if any member of the commission wished to participate in the process. Mayor Suarez would like to review the SOQ before issued. Mayor Suarez noted Commissioner Farias and Muñoz wished to participate and would be part of the review committee along with staff.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve to solicit Statements of Qualifications for professional engineering services for the study and design of proposed Improvements to Lift Station #12 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve Ordinance 2022-33, adopting the City of Weslaco's budget appropriations for Fiscal Year 2022-2023 commencing October 1, 2022 and ending September 30, 2023 and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. First reading of Ordinance 2022-33. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Interim Finance Director, stated the budget for FYE September 30, 2023, as presented showed revenues over expenditures for the varies funds of the city; a public hearing was held in agenda item recorded earlier as required and staff recommended approval to adopt the

budget ending FYE 2023 noting the budget was available on the city's website and required roll call vote.

Commissioner Lopez seconded by Commissioner Muñoz moved to approve Ordinance 2022-33, adopting the City of Weslaco's budget appropriations for Fiscal Year 2022-2023 as presented. By roll call vote the motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration on Ordinance 2022-34, adopting and levying the ad valorem tax rate for Fiscal Year 2022-2023 and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. First reading of Ordinance 2022-34. Possible action. (Staffed by Finance Department.)

Rosie Cavazos stated the proposed tax rate of \$.6967 was discussed and public hearing held; two components of the tax rate, maintenance, and operations \$0.4643 per \$100 valuation and debt service rate of \$0.2324 per \$100 valuation to be approved separately. Staff recommended approval on Ordinance 2022-34 adopting and levying tax rate for FY 2022-2023 and required roll call vote.

Mayor Suarez called the question on the adoption of tax rate for Maintenance and Operation rate of \$0.4643 per \$100 valuation. By roll call vote the motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez called the question on the adoption of a tax rate for Debt Service rate of \$0.2324 per \$100. By roll call vote the motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez called the question on Ordinance 2022-34 adoption of a tax rate of \$0.6967 per \$100 by said adoption of a tax rate effectively a 2.97 % increase in the tax rate. By roll call vote the motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending June 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos presented the Quarterly Investment Report ending June 30, 2022; stated

Cash on Deposit decreased by \$31M due to the transfer of funds from PNC Bank back into TexPool; interest rate collection increased from the last quarter for a total interest earned to date at \$109,647.46. Staff recommended approval to accept and file as presented.

Commissioner Rodriguez seconded by Commissioner Lopez moved to accept and file the Quarterly Investment Report for the period ending June 30, 2022, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to accept and file the financials as presented for the General, Water/Wastewater, Solid Waste and Airport funds for the period ending June 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos presented the financials as follows; General Fund had a net surplus of \$3,698,448; sales tax increased by 12%; number of working capital days is 122 days; Water/Wastewater had a

surplus of \$753,346 noting debt payments were paid in August with 69 days in working capital; Solid Waste fund net change in fund equity reflected a surplus of \$203,910 and working capital days increased and Airport fund still reflected a negative net change. Staff recommended approval to accept and file the financials as presented.

Commissioner Muñoz seconded by Commissioner Lopez moved to accept and file the financials for the General, Water/Wastewater, Solid Waste and Airport funds for the period ending June 30, 2022, as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration on first and final reading of the Ordinance 2022-35 designating 6th Street from South Illinois Ave through South Michigan Ave as a "NO STANDING/NO PARKING ZONE" and authorizing the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated traffic related issues has been ongoing at the campus of Central Middle School; aggressive traffic enforcement has been done but the lack of “No standing/No Parking” signage in front of the schools has made it difficult to enforce a safe manner on the drop-off and pick-up of students; currently parents drop off students on the North side of 6th Street who then walk across to the campus. Staff recommended approval as the ordinance will allow staff to take appropriate action of where drop off points are permitted.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve first and final reading of Ordinance 2022-35 designating 6th Street from South Illinois Ave through South Michigan Ave as a "NO STANDING/NO PARKING ZONE" as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following is the caption of the ordinance.

ORDINANCE NO. 2022-35

AN ORDINANCE AMENDING SECTION 106 OF ORDINANCE 20, THE CITY OF WESLACO STOPPING, STANDING AND PARKING ORDINANCE AND CODIFIED AS ARTICLE III SECTION 134-133 OF THE WESLACO CODE OF ORDINANCES TO DESIGNATE A NO STANDING/NO PARKING ZONE ON CERTAIN PORTIONS OF EAST 6TH STREET, FROM SOUTH ILLINOIS AVE. TO SOUTH MICHIGAN AVE., 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

H. Discussion and consideration on the Weslaco Economic Development Corporation's recommendation and approve contract for construction of improvements at the Mid Valley International Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)

Juan E. Gonzalez, City Attorney, recommended consultation in executive session.

No action until after executive session.

VII. EXECUTIVE SESSION

At 6:27 p.m. Commissioner Farias seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:01 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the 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 section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation - Consultation with the City Attorney regarding requirements and factors used in consideration of awarding bids, contracts and economic development projects as authorized by section §551.071 of the Texas Government Code.

No action.

D. Legal Consultation - Consultation with City Attorney regarding lawsuit styled C-1678-22-A Christopher De Leon DBA De Leon Aircraft Maintenance Professional vs City of Weslaco and Andrew Munoz, Individually as authorized by section §551.071 of the Texas Government Code.

Commissioner Farias seconded by Comm Muñoz moved to authorize the City Attorney proceed with litigation as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

E. Legal Consultation - Consultation with the City Attorney regarding Samuel Russell v Linebarger, Goggan, Blair & Sampson et al., Cause No. DC-21-10621 TMLIRP Claim # LB175968 as authorized by section §551.071 of the Texas Government Code.

Commissioner Rodriguez seconded by Commissioner Muñoz moved to authorize the City Attorney proceed as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

F. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of city-owned real property legally described as Lot 2, Mid-Valley Airport Subdivision, Weslaco, Texas as authorized by section §551.072 of the Texas Government Code.

Commissioner Kerr seconded by Commissioner Lopez move to authorize the Interim City Manager to proceed in utilizing an appraiser from the Texas Department of Transportation list as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez re-introduced New Business item H.

H. Discussion and consideration on the Weslaco Economic Development Corporation's recommendation and approve contract for construction of improvements at the Mid Valley International Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)

Commissioner Kerr and Commissioner Lopez abstained in discussion and vote.

Commissioner Farias seconded by Commissioner Muñoz moved to discuss.

Steve Valdez, Executive Director Weslaco Economic Development Corporation, stated two bid proposals were provided for their consideration; the Weslaco Economic Development Board of Directors and staff evaluated and ranked both and recommended L&G Construction.

In response to Commissioner Farias, Steve Valdez stated a ranking on the two respondents was done by staff and the WEDC Board; positive factors included L&G Construction ranked higher in experience and quality of work doing industrial work; a reduction in price of \$1.1million; the Economic Development Administration (EDA) preference in not dealing with a company who may have a criminal history was considered and lastly the engineering firm representing the project agreed on the selection of L&G Construction and noted they were not the lowest respondent the recommendation was based in the experience and believed would be the most beneficial contractor for the project.

In response to the City Attorney, Steve Valdez stated EDA stated federal funds would not be jeopardized for this project or future projects so long as state bidding requirements are followed, a city should be conscious when choosing a contractor with criminal history and would not prevent the project from moving forward should a city choose a company/contractor with a criminal history so long as they were satisfied in their selection.

Commissioner Muñoz seconded by Commissioner Rodriguez, moved to approve and accept the recommendation of the WEDC Board and EDC staff on the highest ranked respondent, L&G Construction for improvements at the Mid Valley International Industrial Park as presented. The motion carried; Commissioner Kerr and Lopez abstained; Mayor Suarez was present and voting.

IX. ADJOURNMENT

Commissioner Muñoz seconded by Commissioner Rodriguez moved to adjourn the meeting of September 6, 2022, at 8:06 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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5801	
From:			
Subject: Approval of Ordinance 2022-33, adopting the City of Weslaco's budget appropriations for Fiscal Year 2022-2023 commencing October 1, 2022 and ending September 30, 2023 and authorize the Mayor to execute any related documents. (First reading held September 6, 2022; staffed by Finance Department.)			
Background: Local Government Code Chapter 102.007 requires taking action on the proposed budget after conducting a Public Hearing. A public hearing was scheduled and held at the beginning of this meeting.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading Mayor's Signature Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: The Public hearing notice was published in the Advance News Journal on August 24, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated Approved Pending	
City Manager Comments: Approve as recommended by the Finance Department.			
Staff Recommendation: Staff recommends approving the Ordinance and accepting and filing the Proposed Budget for FY2022-23			
Attachments, if any: FY2023 Budget Adoption Memo, Proposed Budget FY 2023 09.02.22, O2022-33 - adopt budget FY2022-23			
Responsibilities upon Approval: The budget is filed with the City Secretary's office as per Local Government Code Sec. 102.008 and posted on the City's 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

Date: September 1, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: Fiscal Year 2022-2023 Budget

The City annually prepares a budget to cover the proposed expenditures to provide services to its citizens. The City Manager as budget officer makes certain that a balance budget is presented for approval.

Local Government Code (LGC) Chapter 102.006 calls for a public hearing to be held prior to adoption of the proposed budget and the City has met this element of the law. LGC Section 102.007 states that "at the conclusion of the public hearing, the governing body of the municipality shall take action on the proposed budget."

The City Manager here forth presents for filing the City of Weslaco's proposed budget for adoption and filing with City Secretary as set for on LGC Chapter 102 Sec.102.008 (1) and posting on its web site as per Sec. 102.008 (2).

Staff recommends approval of Ordinance 2022-33 for the Fiscal Year 2022-2023 Budget.

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CITY OF WESLACO, TEXAS

2022-2023 Proposed Budget



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CITY OF WESLACO

ANNUAL OPERATING BUDGET

FOR FISCAL YEAR 2022-2023

This budget will raise more revenue from property taxes than last year's budget by an amount of \$2,037,360, which is a 12.21% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$377,430

The members of the City Commission voted on the budget as follows:

Date: September 6th first reading
September 20st second and final reading
Time: 5:30 p.m.
Vote Type: Record vote to adopt 2022-2023 Budget
Description: Approval of Ordinance adopting the City of Weslaco's budget appropriation for the fiscal year October 1, 2022 to September 30, 2023.
Result:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparisons

	FY 2022-2023	FY 2021-2022
Property Tax Rate	\$0.6967 per \$100	\$0.6967 per \$100
No-New-Revenue Tax Rate	\$0.6177 per \$100	\$0.6804 per \$100
No-New-Revenue M&O Tax Rate	\$0.4509 per \$100	\$0.5066 per \$100
Voter-Approval Tax Rate	\$0.6990 per \$100	\$0.7089 per \$100
Debt Rate	\$0.2324 per \$100	\$0.1901 per \$100

The total amount of municipal debt obligation secured by property taxes for the City of Weslaco is \$46,501,000. Total amount of outstanding debt obligations considered self-supporting is \$40,705,000. Self-supporting is currently secured by water/wastewater revenues. In the event such amounts are insufficient to pay debt service, the City will be requested to assess an ad valorem tax to pay such obligations.

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Elected Officials



Mayor
David Suarez



**At-Large
Commissioner**
Leo Muñoz



**At-Large
Commissioner**
Greg Kerr



**District 1
Commissioner**
Josh Pedraza



**District 2
Commissioner**
Letty Lopez



**District 3
Commissioner**
Jose "JP" Rodriguez

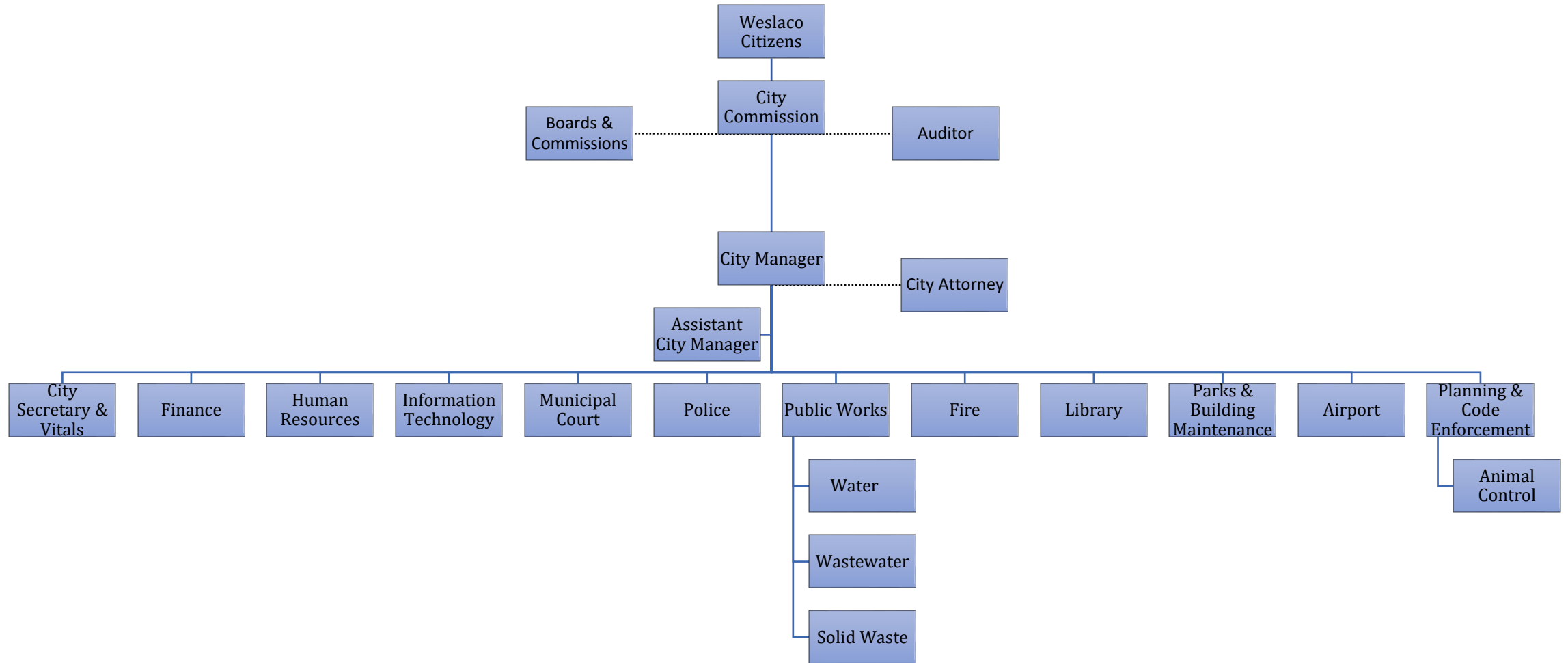


**District 4
Commissioner**
Adrian Farias

Administrative Officials

<i>Interim City Manager</i>	Martin Garza
<i>Assistant City Manager/ Airport Director</i>	Andrew Muñoz
<i>City Secretary</i>	Norma A. Cantu
<i>City Engineer Director</i>	Alberto J. Aldaña
<i>Planning/Code Enforcement Director</i>	Rebekah De La Fuente
<i>Interim Finance Director</i>	Rosalinda Cavazos
<i>Public Works Director</i>	Pedro Garcia Jr.
<i>Human Resources Director</i>	Luz Galindo
<i>Information Technology Director</i>	J. Martin Vela
<i>Parks & Recreation Director</i>	Omar Rodriguez
<i>Chief of Police</i>	Joel Rivera
<i>Fire Chief</i>	Antonio Lopez Jr.
<i>Library Director</i>	Arnold Becho
<i>Municipal Court Administrator</i>	Rosa Huerta

Organizational Chart



CITY OF WESLACO, TEXAS

Combined Summary of Revenues and Expenditures and Changes in Fund Balance Fiscal Year 2022-2023

	General Fund	Hotel/Motel Fund	Capital Improv. Program Fund	Water/ Wastewater Fund	Solid Waste Fund	Airport Fund
Unreserved Fund Balance @ 9/30/21 CAFR Working Capital @ 9/30/21	\$ 8,405,677	\$ 862,585	\$ 2,485,726	\$ (1,926,124)	\$ 997,235	\$ (1,108,913)
Estimated Revenues 2021-2022	30,543,348	462,658	575,000	13,999,150	10,496,896	1,204,622
Estimated Expenditures 2021-2022	30,357,412	456,185	2,862,990	8,265,316	9,047,228	2,524,329
Revenues Over/(Under) Expenditures	185,936	6,473	(2,287,990)	5,733,835	1,449,668	(1,319,708)
Transfers In	1,776,072	-	1,491,050	-	-	250,000
Transfers Out	2,143,534	-	-	6,626,060	850,000	-
Change in Fund Balance	(181,526)	6,473	(796,940)	(892,226)	599,668	(1,069,708)
Estimated Unreserved Fund Bal @ 9/30/22	\$ 8,224,151	\$ 869,058	\$ 1,688,786	\$ (2,818,350)	\$ 1,596,903	\$ (2,178,621)
Estimated Revenues 2022-2023	30,615,378	375,000	125,000	14,556,620	6,633,971	800,150
Estimated Expenditures 2022-2023	30,490,926	432,160	3,349,392	7,929,553	4,484,471	1,224,401
Revenues Over/(Under) Expenditures	124,452	(57,160)	(3,224,392)	6,627,067	2,149,500	(424,251)
Transfers In	1,520,561	-	1,550,000	-	-	250,000
Transfers Out	1,479,525	-	-	6,626,060	1,125,000	-
Change in Fund Balance	165,488	(57,160)	(1,674,392)	1,007	1,024,500	(174,251)
Estimated Unreserved Fund Bal @ 9/30/23	\$ 8,389,639	\$ 811,898	\$ 14,395	\$ (2,817,342)	\$ 2,621,403	\$ (2,352,871)

101-GENERAL FUND

The General Fund is the City of Weslaco's general operating source. The Fund provides for a broad spectrum of services such a public safety, municipal court, public works, community development and administrative services. The majority of the General Fund's resources are derived from tax revenue.

	History		Current				Proposed
GENERAL FUND SUMMARY	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALANCE	9,168,008	9,151,461	8,405,677	8,405,677		8,405,677	8,224,151
REVENUE SUMMARY							
Taxes	21,929,165	24,608,554	23,525,779	23,483,779	19,894,639	25,370,644	24,983,503
Licenses and Permits	653,513	794,183	706,442	758,442	567,469	850,955	751,800
Intergovernmental Revenue	6,063,833	3,338,079	1,410,211	2,955,289	940,586	1,392,179	1,558,367
Charges for Services	2,243,235	2,210,531	2,512,145	2,222,145	1,482,982	2,262,220	2,298,130
Fines and Forfeitures	344,243	456,675	627,522	627,522	358,307	535,480	624,058
Rev from Use of Money	162,004	37,778	50,700	50,700	21,356	34,834	22,000
Other Income	1,690,561	2,190,561	1,520,561	1,520,561	1,030,791	1,776,072	1,770,561
Miscellaneous Revenue	297,621	191,129	179,493	181,493	70,650	97,036	127,520
*** TOTAL REVENUES ***	33,384,175	33,827,489	30,532,853	31,799,931	24,366,782	32,319,420	32,135,939
TOTAL AVAILABLE RESOURCES	42,552,184	42,978,950	38,938,530	40,205,608	24,366,782	40,725,097	40,360,090
EXPENDITURE SUMMARY							
City Commission	119,642	81,880	215,246	215,246	162,041	298,718	223,746
City Manager	383,953	429,825	435,213	435,213	305,465	427,947	530,662
City Secretary	323,268	356,969	439,368	439,368	271,332	411,794	439,865
Finance	893,530	845,652	908,956	908,956	580,910	832,415	824,473
Human Resources	318,544	282,221	340,863	389,863	201,805	356,066	406,828
Building Maintenance	785,061	755,143	883,235	906,235	448,107	784,388	885,602
Information Technology	872,887	878,695	931,749	931,749	611,329	872,110	1,001,066
Municipal Court	254,588	261,139	281,215	282,315	180,116	191,119	282,646
Law	343,738	315,777	291,500	291,500	242,899	368,000	291,500
Other General Expenditures	654,974	3,904,826	696,392	721,392	714,226	1,012,827	951,110
Police	8,316,643	9,249,281	9,247,633	10,410,100	6,420,722	9,412,771	9,853,857
Fire	6,943,384	7,178,710	6,602,490	7,060,610	5,458,706	7,770,152	7,025,043
Emergency Medical Services	242,579	262,958	368,371	583,975	301,883	594,529	374,225
Emergency Management	997,261	152,106	50,766	50,766	19,395	51,106	50,139
Public Works-Admin	277,266	334,749	391,553	396,053	223,107	342,021	397,429
Streets	1,241,726	1,252,958	1,322,728	1,607,878	1,126,411	1,695,715	1,444,665
Drain Ditch Maintenance	741,322	699,866	897,087	917,087	562,259	857,262	1,236,177
Fleet Maintenance	279,715	291,149	317,203	317,203	209,594	321,140	372,992
Engineering	-	343,322	575,171	575,171	256,529	573,835	477,397
Parks & Recreation	528,106	586,897	944,751	944,751	481,091	801,644	977,209
Library	815,703	869,715	947,222	947,222	558,777	929,667	927,784
Planning and Code Enforcement	1,224,760	1,078,728	1,167,999	1,229,948	740,818	1,241,719	1,241,043
Debt Service	292,910	176,723	176,853	176,853	176,853	210,469	275,469
Transfers Out-Bad Debt	-	-	-	-	-	-	-
General Fixed Assets	351,863	1,394,494	-	-	-	-	-
TOTAL OPERATING EXPENDITURES	27,203,424	31,983,782	28,433,564	30,739,454	20,254,375	30,357,412	30,490,926
TRANSFERS OUT							
121-Economic Incentives	1,040,000	993,256	704,784	704,784	352,392	1,060,833	379,525
415-FD Eq. Replacement	408,371	192,573	275,000	275,000	135,538	282,701	300,000
410-Capital Improv. Program	541,256	520,000	550,000	550,000	275,000	550,000	550,000
416-Drainage	100,000	100,000	-	-	-	-	-
508-Wastewater	-	259,258	-	-	-	-	-
550-Airport	250,000	250,000	250,000	250,000	125,000	250,000	250,000
601-Internal Service	104,641	-	-	-	-	-	-
***TOTAL TRANSFERS OUT	2,444,269	2,315,086	1,779,784	1,779,784	887,930	2,143,534	1,479,525
*** TOTAL EXPENDITURES ***	29,647,692	34,298,869	30,213,348	32,519,238	21,142,305	32,500,946	31,970,451
ENDING FUND BALANCE	9,151,461	8,405,677	8,725,182	7,686,370		8,224,151	8,389,639

General Fund		History		Current				Proposed
REVENUES		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
101-4000-401100	CURRENT ADVALOREM TAX	9,163,505	9,846,042	10,271,891	10,271,891	10,321,884	10,491,359	10,528,688
101-4000-401130	SPECIAL INVENTORY	-	40	-	-	-	-	-
101-4000-401200	DELINQ ADVALOREM TAX	255,397	274,487	335,913	335,913	210,627	288,825	344,311
101-4000-401900	INT & PENALTY ON TAXES	200,815	231,346	243,267	243,267	168,792	245,677	249,349
Property taxes Total:		9,619,717	10,351,915	10,851,071	10,851,071	10,701,303	11,025,861	11,122,348
101-4000-413000	SALES TAX	10,402,522	12,292,524	10,650,000	10,650,000	7,992,579	12,508,459	12,034,500
101-4000-413200	ALCOHOLIC BEV TAX	77,284	103,521	108,986	108,986	83,798	110,000	110,000
101-4000-413220	BINGO TAX	2,984	19,461	3,000	3,000	9,261	9,261	15,000
101-4000-414010	FRANCHISE AEP	875,262	878,957	900,000	900,000	477,983	819,400	825,000
101-4000-414020	MAGIC VALLEY ELEC	248,204	272,472	272,472	320,472	320,924	320,924	278,405
101-4000-414100	FRANCHISE TEXAS GAS SERVICE	97,626	89,353	97,000	97,000	57,802	93,489	97,000
101-4000-414200	FRANCHISE GTE/ VERIZON	24,349	21,007	45,450	45,450	9,269	12,000	45,450
101-4000-414300	FRANCHISE TIME WARNER CABLE	348,358	331,125	350,000	350,000	166,185	332,370	310,000
101-4000-414500	ALLIED WASTE MGT	192,370	185,657	180,000	90,000	47,208	90,000	90,000
101-4000-414510	GREASE TRAP FRANCHISE	15,615	23,499	30,000	30,000	11,702	18,881	18,000
101-4000-414600	MISC. FRANCHISE FEES	24,874	39,061	37,800	37,800	16,624	30,000	37,800
Non property taxes Total:		12,309,448	14,256,638	12,674,708	12,632,708	9,193,335	14,344,783	13,861,155
101-4000-421000	OCCUPATIONAL LICENSES	53,257	26,593	45,561	45,561	7,333	10,999	40,000
101-4000-422000	BUILDING PERMITS	255,688	321,643	300,000	300,000	242,042	363,063	320,000
101-4000-422010	SUBDIVISION FEES	26,811	127,601	50,000	70,000	93,964	140,946	85,000
101-4000-422020	CONDITIONAL USE PERMIT APPL	3,960	3,518	7,575	7,575	2,700	4,050	4,000
101-4000-422022	REZONING APPLICATION FEE	3,355	4,535	7,000	7,000	5,400	8,100	5,000
101-4000-422024	BOARD OF ADJ & APPEALS	10,485	23,478	10,807	10,807	6,000	9,000	10,000
101-4000-422030	ELEC & PLBG PERMITS	174,588	170,489	150,000	180,000	146,130	219,195	165,000
101-4000-422050	POLICE & FIRE ALARM PERMI	4,460	4,240	12,625	12,625	1,825	3,650	4,000
101-4000-422060	GAME ROOM MACHINE PERMIT	2,980	2,980	2,000	4,000	3,336	4,000	4,000
101-4000-422100	HEALTH PERMITS	16,574	40,260	46,000	46,000	42,180	63,270	48,000
101-4000-422205	WRECKER PERMITS	1,884	1,780	1,800	1,800	1,305	1,800	1,800
101-4000-422300	OTHER PERMITS	99,471	67,068	73,074	73,074	15,255	22,883	65,000
Licenses and permits Total:		653,513	794,183	706,442	758,442	567,469	850,955	751,800
101-4000-431150	REV-SALES TAX ADMIN FEE	(155)	-	1,515	1,515	-	-	1,515
101-4000-431160	CEMETERY CHARGES	34,963	29,129	25,000	25,000	15,560	23,340	25,000
101-4000-431165	SALE OF CEMETARY PLOTS	39,240	67,156	44,000	44,000	46,025	50,000	50,000
101-4000-431320	VITAL STATISTICS	105,546	147,034	151,559	151,559	92,815	139,223	140,000
101-4000-431330	DEATH CERTIFICATES	5,837	5,203	6,368	6,368	3,996	5,994	6,000
101-4000-431390	PUBLIC INFORMATION REQUEST	8,024	5,427	4,545	4,545	2,844	4,286	4,500
101-4000-432110	REPORTS & FINGERPRINTS	10,649	10,523	13,383	13,383	5,224	10,448	10,540
101-4000-432510	FIRE MARSHALL INSPECTIONS	25,811	18,661	26,700	26,700	9,525	14,287	20,000
101-4000-432520	AMBULANCE CONTRACTS-E.M.S.	155,000	155,000	150,000	150,000	92,500	180,000	150,000
101-4000-432540	RURAL FIRE PAYMENTS	246,635	290,285	250,000	250,000	190,808	250,000	250,000
101-4000-432610	AMBULANCE FEES	1,203,579	1,044,357	1,400,000	1,100,000	753,868	1,130,802	1,200,000
101-4000-434210	RECREATIONAL ACTIVITIES	600	-	7,575	7,575	-	-	7,575
101-4000-435240	REV-DEMO & CLNG VCNT LOTS	36,571	45,605	23,000	23,000	28,762	30,000	23,000
101-4000-435600	ANIMAL SHELTER REVENUE	370,040	378,126	400,000	400,000	225,100	400,000	400,000
101-4000-437200	PROCESSING FEE-ONLINE	841	13,341	8,500	18,500	15,768	23,652	10,000
101-4000-439010	OVER/UNDER	54	685	-	-	188	188	-
Charges for services Total:		2,243,235	2,210,531	2,512,145	2,222,145	1,482,982	2,262,220	2,298,130

General Fund

General Fund		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
REVENUES		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-4000-441100	CORPORATION COURT FINES	230,995	283,883	386,820	386,820	213,927	318,668	386,820
101-4000-441201	CIVIL JUSTICE FEE	9	5	-	-	3	3	-
101-4000-441203	CITY JUDICIAL SUPPORT FINE	1,112	635	2,778	2,778	403	600	2,778
101-4000-441204	LOCAL OMNI BASE FEE	1,985	2,134	4,621	4,621	1,812	2,713	4,621
101-4000-441205	TIME PAYMENT REVENUE	1,339	2,737	5,555	5,555	1,650	2,465	5,555
101-4000-441207	SPECIAL EXPENSE FEE	27,870	74,391	76,000	76,000	56,654	84,820	76,000
101-4000-441210	COURT FINES (WARRANTS)	49,504	58,459	95,000	95,000	54,688	81,501	95,000
101-4000-441220	SHARE/REIM POLICE DPT FIN	27,146	28,397	45,450	45,450	24,721	36,987	45,450
101-4000-441230	TRAFFIC & CHILD SAFETY	2,525	3,310	4,834	4,834	2,319	3,461	4,834
101-4000-441340	LIBRARY FINES	1,757	2,724	6,464	6,464	2,131	4,262	3,000
Fines and forfeitures Total:		344,243	456,675	627,522	627,522	358,307	535,480	624,058
101-4000-450010	INTERGOVERNMENTAL REVENUE	5,800,146	1,985,043	568,867	1,239,879	569,289	853,934	572,023
101-4000-450011	COVID-19 RELIEF FUND	-	606,054	-	-	-	-	-
101-4000-450012	COVID EMERGENCY SUPPLEMEN	-	208,168	-	34,529	34,529	34,529	-
101-4000-450013	AMERICAN RESCUE PLAN ACT	-	-	-	-	-	-	-
101-4000-450200	FBI-VIOLENT CRIME TASK FORCE	12,723	1,730	18,344	18,344	-	-	18,344
101-4000-450205	US MARSHALS-TASK FORCE	15,000	18,940	15,000	15,000	11,875	15,000	15,000
101-4000-450210	COPS HIRING GRANT	79,741	-	-	-	-	-	100,000
101-4000-450215	LBSP-LOCAL BORDER STAR	26,473	148,469	150,000	100,000	34,075	51,113	100,000
101-4000-450216	DEA-HIGH INTENSITY DRUG TRAF	18,042	24,087	18,000	18,000	11,884	18,000	18,000
101-4000-450217	ICE-TASK FORCE	3,625	3,000	15,000	15,000	866	2,500	15,000
101-4000-451111	STONEGARDEN GRANT	108,083	342,589	230,000	331,000	109,516	164,274	200,000
101-4000-451255	SAFER GRANT	-	-	-	-	-	-	-
101-4000-451256	DEPLOYMENT-STATE REIMB	-	-	-	788,537	168,553	252,829	125,000
101-4000-453210	WESLACO ISD	-	-	395,000	395,000	-	-	395,000
Intergovernmental Total:		6,063,833	3,338,079	1,410,211	2,955,289	940,586	1,392,179	1,558,367
101-4000-460100	INTEREST EARNED	105,032	36,426	50,000	50,000	15,042	25,363	20,000
101-4000-460300	INTEREST ON INVESTMENTS	56,972	1,352	700	700	6,314	9,471	2,000
Investment income Total:		162,004	37,778	50,700	50,700	21,356	34,834	22,000
101-4000-471100	PROPERTY RENTAL	-	500	12,000	12,000	-	-	-
101-4000-471110	PROPERTY RENTAL-CITY HALL	-	-	-	-	-	-	-
101-4000-471200	BLDG PERMIT(RENTAL)	5,740	-	-	-	-	-	-
101-4000-471410	LIBRARY FACILITY RENTALS	425	750	4,873	4,873	825	1,200	2,000
101-4000-471430	PARK FACILITY RENTALS	18,143	4,475	65,000	65,000	6,885	10,328	12,000
101-4000-472100	ROYALTIES	312	364	1,010	1,010	246	349	1,010
101-4000-473810	INSURANCE CLAIM PAYMENTS	56,883	56,300	20,000	20,000	11,547	17,320	20,000
101-4000-473812	WORKERS' COMP. REIMBURSEM	138,839	7,864	15,000	15,000	824	1,500	15,000
101-4000-476310	DONATIONS/CONTRIBUTIONS	6,500	(2,000)	15,150	15,150	-	-	1,500
101-4000-476340	DONATIONS-ANIMAL SHELTER	380	2,500	1,000	1,000	100	1,000	1,000
101-4000-476345	LIBRARY DONATIONS	216	5	10	10	1	5	10
101-4000-478910	MISCELLANEOUS REVENUE	70,183	120,371	45,450	47,450	50,222	65,334	75,000
Miscellaneous Total:		297,621	191,129	179,493	181,493	70,650	97,036	127,520
101-4000-490100	TRANSFER FROM OTHER FUNDS	1,690,561	700,000	-	-	150,000	150,000	-
101-4000-490501	TRANSFER FROM WATER	-	695,171	695,171	695,171	347,586	695,171	695,171
101-4000-490508	TRANSFER FROM WASTEWATER	-	670,390	670,390	670,390	335,195	670,390	670,390
101-4000-490540	TRANSFER FROM SOLID WASTE	-	125,000	125,000	125,000	62,500	125,000	125,000
101-4000-492010	PROCEEDS SALE OF ASSETS	-	-	30,000	30,000	135,511	135,511	30,000
101-4000-493000	OTHER FINANCING SOURCE	-	-	-	-	-	-	250,000
Other Financing Sources Total:		1,690,561	2,190,561	1,520,561	1,520,561	1,030,791	1,776,072	1,770,561
REVENUE Total:		33,384,175	33,827,489	30,532,853	31,799,931	24,366,782	32,319,420	32,135,939

CITY COMMISSION	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
101-5100-510015 REGULAR MEETINGS	8,590	8,208	9,750	9,750	4,833	9,750	9,750
101-5100-510017 EXTRA MEETINGS	394	113	1,750	1,750	13	1,750	1,750
101-5100-511140 FICA TAX	552	516	605	605	300	605	605
101-5100-511150 MEDICARE TAX	130	121	141	141	71	113	141
Personal services Total:	9,666	8,957	12,246	12,246	5,216	12,218	12,246
101-5100-522010 COMMUNICATIONS	1,113	1,389	1,500	1,500	777	1,500	1,500
101-5100-522043 TRAVEL AND TRAINING	12,232	7,563	30,000	30,000	21,025	30,000	30,000
101-5100-522240 ADVERTISING	7,106	7,847	7,000	7,000	-	7,000	7,000
101-5100-522242 COMMUNITY PROMOTION	-	3,750	4,000	4,000	938	4,000	2,500
101-5100-522320 COPYING EXPENSES	954	1,044	1,500	1,500	1,035	1,500	1,500
101-5100-522440 POSTAGE	3	-	-	-	-	-	-
101-5100-522520 MEMBERSHIP & SUBSCRIPTION	33,663	24,121	28,000	28,000	21,634	28,000	28,000
Other charges Total:	55,071	45,713	72,000	72,000	45,409	72,000	70,500
101-5100-533010 PROFESSIONAL SERVICES	21,075	1,800	100,000	100,000	99,216	183,500	112,000
101-5100-533016 PUBLIC EDUCATION & GOVERNMENT	-	-	-	-	-	-	-
Contractual services Total:	21,075	1,800	100,000	100,000	99,216	183,500	112,000
101-5100-544001 OFFICE SUPPLIES	804	542	800	800	541	800	800
101-5100-544045 OTHER SUPPLIES	118	-	200	200	-	200	200
101-5100-544046 MISCELLANEOUS	32,644	22,482	30,000	30,000	11,660	30,000	28,000
101-5100-548050 EQUIPMENT-NON CAPITALIZED	-	2,385	-	-	-	-	-
Supplies Total:	33,566	25,409	31,000	31,000	12,201	31,000	29,000
101-5100-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5100-550110 OFFICE FURNITURE-EQUIPMENT	265	-	-	-	-	-	-
101-5100-554130 COMPUTER HARDWARE/SOFTWARE	-	-	-	-	-	-	-
101-5100-554131 TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5100-554240 VEHICLES	-	-	-	-	-	-	-
Capital outlay Total:	265	-	-	-	-	-	-
CITY COMMISSION Total:	119,642	81,880	215,246	215,246	162,041	298,718	223,746

		History		Current				Proposed
		2018-2019	2019-2020	2020-2021	2020-2021	2021-2022	2020-2021	Fiscal Year
CITY MANAGER		Actuals	Actuals	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5101-510010	EXEMPT WAGES	227,292	280,089	283,232	283,232	192,730	262,923	347,860
101-5101-510020	NON-EXEMPT WAGES	48,262	38,728	38,760	38,760	34,280	57,000	77,249
101-5101-510025	PART-TIME WAGES	5,984	-	-	-	-	-	-
101-5101-510030	TEMPORARY WAGES	-	-	-	-	-	-	-
101-5101-510080	OVERTIME	1,397	360	200	200	936	1,100	200
101-5101-511100	GROUP HEALTH INSURANCE	12,623	17,719	17,688	17,688	11,317	18,000	23,838
101-5101-511110	RETIREMENT HEALTH SAVINGS COI	24,269	24,092	20,319	20,319	7,938	7,938	-
101-5101-511120	PENSION CONTRIBUTION	23,818	27,430	28,068	28,068	19,201	26,675	32,669
101-5101-511140	FICA TAX	13,825	16,284	19,926	19,926	10,031	19,903	23,376
101-5101-511150	MEDICARE TAX	4,002	4,518	4,661	4,661	3,121	4,655	5,335
101-5101-511160	WORKERS COMP INSURANCE	490	535	859	859	738	859	884
101-5101-511180	UNEMPLOYMENT TAX	576	756	750	750	280	750	1,000
Personal services Total:		362,539	410,511	414,463	414,463	280,571	399,804	512,412
101-5101-522010	COMMUNICATIONS	1,097	1,085	2,000	2,000	1,124	2,000	2,000
101-5101-522043	TRAVEL AND TRAINING	3,826	7,739	12,000	12,000	5,841	10,000	10,000
101-5101-522320	COPYING EXPENSES	2,734	3,678	2,500	2,500	1,336	2,500	2,500
101-5101-522440	POSTAGE	22	140	250	250	5	250	250
101-5101-522520	MEMBERSHIP & SUBSCRIPTION	2,412	822	2,000	2,000	425	1,500	-
101-5101-522810	OTHER SERVICES	7	150	-	-	150	150	-
Other charges Total:		10,098	13,614	18,750	18,750	8,882	16,400	14,750
101-5101-533010	PROFESSIONAL SERVICES	8,250	-	-	-	6,000	6,000	-
Contractual services Total:		8,250	-	-	-	6,000	6,000	-
101-5101-544001	OFFICE SUPPLIES	620	1,724	1,000	1,000	1,111	1,500	1,000
101-5101-544045	OTHER SUPPLIES	-	115	-	-	-	-	-
101-5101-544046	MISCELLANEOUS	927	3,862	1,000	1,000	7,158	2,500	2,500
101-5101-548050	EQUIPMENT-NON CAPITALIZED	-	-	-	-	-	-	-
Supplies Total:		1,548	5,701	2,000	2,000	8,269	4,000	3,500
101-5101-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5101-550110	OFFICE FURNITURE-EQUIPMENT	1,519	-	-	-	1,743	1,743	-
101-5101-554130	COMPUTER HARDWARE/SOFTWAR	-	-	-	-	-	-	-
101-5101-554131	TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5101-554240	VEHICLES	-	-	-	-	-	-	-
Capital Outlay Total:		1,519	-	-	-	1,743	1,743	-
CITY MANAGER Total:		383,953	429,825	435,213	435,213	305,465	427,947	530,662

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
CITY SECRETARY'S OFFICE		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5103-510010	EXEMPT WAGES	67,595	73,045	74,400	74,400	76,540	115,748	131,287
101-5103-510020	NON-EXEMPT WAGES	125,811	132,592	156,200	156,200	83,359	111,521	122,408
101-5103-510025	PART-TIME WAGES	4,621	18,245	15,600	15,600	10,885	15,912	15,912
101-5103-510030	TEMPORARY WAGES	-	-	2,340	2,340	-	2,340	2,340
101-5103-510080	OVERTIME	1,233	775	1,000	1,000	141	1,000	1,000
101-5103-511100	GROUP HEALTH INSURANCE	23,838	27,592	35,376	35,376	21,311	35,376	35,757
101-5103-511120	PENSION CONTRIBUTION	16,690	17,740	20,227	20,227	13,430	20,227	22,170
101-5103-511140	FICA TAX	12,032	13,768	15,471	15,471	10,505	15,471	16,995
101-5103-511150	MEDICARE TAX	2,814	3,220	3,618	3,618	2,457	3,618	3,886
101-5103-511160	WORKERS COMP INSURANCE	437	379	676	676	581	676	1,500
101-5103-511180	UNEMPLOYMENT TAX	952	1,704	2,000	2,000	151	2,000	2,000
Personal services Total:		256,023	289,061	326,908	326,908	219,359	323,889	355,255
101-5103-522010	COMMUNICATIONS	967	929	2,000	2,000	560	2,000	2,000
101-5103-522043	TRAVEL AND TRAINING	2,741	2,279	10,460	10,460	7,699	10,460	11,000
101-5103-522090	RECORDING DEEDS	1,764	2,068	2,200	2,200	1,276	2,200	-
101-5103-522240	ADVERTISING	5,402	4,641	5,000	5,000	2,262	5,000	5,000
101-5103-522320	COPYING EXPENSES	1,142	1,451	1,800	1,800	1,198	1,800	1,800
101-5103-522440	POSTAGE	4,126	510	3,000	3,000	260	3,000	3,000
101-5103-522442	POSTAGE MACHINE RENTAL	-	2,327	2,150	2,150	1,303	2,150	2,100
101-5103-522520	MEMBERSHIP & SUBSCRIPTION	378	455	600	600	275	600	550
101-5103-522636	MAINT-VEHICLES	228	320	1,000	1,000	410	1,000	800
101-5103-522801	RECORDS RETENTION	802	714	4,000	4,000	600	4,000	4,000
101-5103-522810	OTHER SERVICES	8,735	1,287	1,300	1,300	225	1,300	1,000
101-5103-522860	REMOTE ACCESS	1,878	2,815	3,000	3,000	1,459	3,000	3,000
101-5103-522920	BANK & CREDIT CARD SERVICES	1,689	2,539	1,350	1,350	1,377	1,350	3,000
Other charges Total:		29,850	22,334	37,860	37,860	18,904	37,860	37,250
101-5103-533010	PROFESSIONAL SERVICES	22,986	-	-	-	-	-	-
101-5103-533011	ELECTIONS	-	36,372	36,000	36,000	-	-	36,360
Contractual services Total:		22,986	36,372	36,000	36,000	-	-	36,360
101-5103-544001	OFFICE SUPPLIES	8,455	7,261	7,300	7,300	6,908	7,300	7,300
101-5103-544012	CLOTHING & LINENS	360	341	500	500	541	500	500
101-5103-544042	CODE BOOK-CODIFICATION	4,426	1,335	5,500	5,500	1,100	5,500	3,000
101-5103-544045	OTHER SUPPLIES	118	266	300	300	75	300	200
101-5103-548050	EQUIPMENT-NON CAPITALIZED	-	-	-	-	-	12,000	-
Supplies Total:		13,359	9,203	13,600	13,600	8,624	25,600	11,000
101-5103-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5103-550110	OFFICE FURNITURE-EQUIPMENT	1,050	-	-	-	-	-	-
101-5103-554130	COMPUTER HARDWARE/SOFTWAR	-	-	-	-	-	-	-
101-5103-554131	TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5103-554240	VEHICLES	-	-	25,000	25,000	24,445	24,445	-
Capital outlay Total:		1,050	-	25,000	25,000	24,445	24,445	-
CITY SECRETARY Total:		323,268	356,969	439,368	439,368	271,332	411,794	439,865

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
FINANCE							
101-5106-510010 EXEMPT WAGES	148,395	152,900	160,039	215,039	137,245	215,039	215,029
101-5106-510020 NON-EXEMPT WAGES	287,639	276,328	276,649	211,649	126,126	184,458	162,515
101-5106-510025 PART-TIME WAGES	16,527	17,275	27,920	27,920	6,648	13,296	13,822
101-5106-510080 OVERTIME	1,081	790	1,000	1,000	847	1,000	1,000
101-5106-511100 GROUP HEALTH INSURANCE	51,329	52,229	53,064	53,064	27,467	38,738	41,717
101-5106-511120 PENSION CONTRIBUTION	37,564	36,973	37,402	37,402	22,251	31,941	32,950
101-5106-511140 FICA TAX	26,947	26,665	28,991	28,991	16,131	23,240	24,434
101-5106-511150 MEDICARE TAX	6,302	6,236	6,751	6,751	3,773	5,436	5,582
101-5106-511160 WORKERS COMP INSURANCE	855	742	1,244	1,244	1,069	1,244	1,244
101-5106-511180 UNEMPLOYMENT TAX	1,645	2,598	2,750	2,750	66	1,000	2,000
Personal services Total:	578,286	572,737	595,810	585,810	341,622	515,392	500,293
101-5106-522010 COMMUNICATIONS	1,625	1,652	2,000	2,000	996	2,000	2,000
101-5106-522043 TRAVEL AND TRAINING	6,610	2,536	8,500	8,500	2,699	4,627	8,500
101-5106-522240 ADVERTISING	1,693	2,169	1,400	1,400	163	1,400	1,500
101-5106-522320 COPYING EXPENSES	2,613	2,959	3,000	3,000	281	3,000	3,000
101-5106-522440 POSTAGE	4,108	3,439	3,300	3,300	1,090	3,300	3,300
101-5106-522520 MEMBERSHIP & SUBSCRIPTION	1,500	1,843	2,400	2,400	580	2,400	2,400
101-5106-522580 HIDALGO COUNTY APPR UNIT	156,087	103,473	149,246	149,246	108,614	149,246	160,480
101-5106-522636 MAINT-VEHICLES	21	-	-	-	-	-	-
101-5106-522810 OTHER SERVICES	13,267	12,533	8,000	8,000	14,164	8,000	8,000
Other charges Total:	187,524	130,604	177,846	177,846	128,587	173,973	189,180
101-5106-533002 CONTRACT TAX OFFICE	48,564	48,564	48,000	48,000	28,329	48,000	49,000
101-5106-533010 PROFESSIONAL SERVICES	71,775	89,533	77,000	77,000	79,935	77,000	78,000
Contractual services Total:	120,339	138,097	125,000	125,000	108,264	125,000	127,000
101-5106-544001 OFFICE SUPPLIES	5,574	3,073	6,500	16,500	1,941	14,000	6,500
101-5106-544012 CLOTHING & LINENS	-	405	300	300	-	300	300
101-5106-544045 OTHER SUPPLIES	71	77	500	500	497	750	750
101-5106-548050 EQUIPMENT-NON CAPITALIZED	-	659	-	-	-	-	450
Supplies Total:	5,645	4,213	7,300	17,300	2,438	15,050	8,000
101-5106-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5106-550110 OFFICE FURNITURE-EQUIPMENT	1,736	-	3,000	3,000	-	3,000	-
101-5106-554130 COMPUTER HARDWARE/SOFTW	-	-	-	-	-	-	-
101-5106-554131 TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5106-554240 VEHICLES	-	-	-	-	-	-	-
Capital Outlay Total:	1,736	-	3,000	3,000	-	3,000	-
FINANCE Total:	893,530	845,652	908,956	908,956	580,910	832,415	824,473

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
HUMAN RESOURCES		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5109-510010	EXEMPT WAGES	72,945	33,382	77,680	77,680	53,188	77,680	82,436
101-5109-510020	NON-EXEMPT WAGES	106,222	101,601	127,329	127,329	63,556	107,329	133,375
101-5109-510080	OVERTIME	7,564	3,092	1,000	1,000	541	1,000	1,000
101-5109-511100	GROUP HEALTH INSURANCE	16,753	18,302	29,480	29,480	13,284	29,480	29,798
101-5109-511120	PENSION CONTRIBUTION	16,040	11,866	17,593	17,593	9,840	17,596	18,872
101-5109-511140	FICA TAX	10,944	8,023	12,772	12,772	6,722	12,772	13,504
101-5109-511150	MEDICARE TAX	2,560	1,876	2,987	2,987	1,572	2,987	3,082
101-5109-511160	WORKERS COMP INSURANCE	18,340	319	472	472	405	472	486
101-5109-511180	UNEMPLOYMENT TAX	729	1,323	1,250	1,250	348	1,250	1,250
Personal services Total:		252,097	179,783	270,563	270,563	149,457	250,566	283,803
101-5109-522010	COMMUNICATIONS	2,037	1,941	2,100	2,100	1,067	1,700	2,000
101-5109-522043	TRAVEL AND TRAINING	9,174	8,976	16,000	16,000	5,354	9,000	22,000
101-5109-522240	ADVERTISING	2,134	-	1,000	1,000	293	800	1,000
101-5109-522320	COPYING EXPENSES	3,636	3,546	6,000	6,000	1,962	4,500	4,500
101-5109-522440	POSTAGE	530	229	500	500	153	500	500
101-5109-522520	MEMBERSHIP & SUBSCRIPTION	2,864	2,990	5,000	5,000	429	4,000	3,025
101-5109-522628	MAINT-OTHER	1,556	-	-	-	-	-	-
101-5109-522810	OTHER SERVICES	8,416	5,912	9,000	11,000	12,150	8,000	9,000
Other charges Total:		30,347	23,594	39,600	41,600	21,408	28,500	42,025
101-5109-533010	PROFESSIONAL SERVICES	21,364	65,150	20,000	67,000	22,216	67,000	67,000
Contractual services Total:		21,364	65,150	20,000	67,000	22,216	67,000	67,000
101-5109-544001	OFFICE SUPPLIES	2,384	2,003	2,000	2,000	1,109	2,000	2,000
101-5109-544012	CLOTHING & LINENS	866	360	500	500	-	300	500
101-5109-544016	MOTOR FUEL & LUBE	644	-	-	-	-	-	-
101-5109-544026	EDUCATIONAL SUPPLIES	301	7,552	7,000	7,000	7,615	7,700	11,000
101-5109-544045	OTHER SUPPLIES	411	387	-	-	-	-	-
101-5109-548050	EQUIPMENT-NON CAPITALIZED	-	3,392	1,200	1,200	-	-	500
Supplies Total:		4,606	13,695	10,700	10,700	8,724	10,000	14,000
101-5109-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5109-550110	OFFICE FURNITURE-EQUIPMENT	10,130	-	-	-	-	-	-
101-5109-554130	COMPUTER HARDWARE/SOFTWARE	-	-	-	-	-	-	-
101-5109-554131	TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5109-554240	VEHICLES	-	-	-	-	-	-	-
Capital Outlay Total:		10,130	-	-	-	-	-	-
HUMAN RESOURCES Total:		318,544	282,221	340,863	389,863	201,805	356,066	406,828

	History		Current				Proposed
	2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
BUILDING MAINTENANCE	Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5110-510020 NON-EXEMPT WAGES	212,401	205,106	255,587	255,587	132,961	166,212	282,885
101-5110-510025 PART-TIME WAGES	17,951	8,445	10,152	10,152	-	2,540	11,544
101-5110-510080 OVERTIME	8,645	4,559	7,000	7,000	5,004	7,000	7,000
101-5110-511100 GROUP HEALTH INSURANCE	36,952	37,366	53,064	53,064	17,738	25,000	59,596
101-5110-511120 PENSION CONTRIBUTION	18,939	17,954	22,442	22,442	11,571	15,000	25,231
101-5110-511140 FICA TAX	14,339	13,073	16,909	16,909	8,455	11,000	18,760
101-5110-511150 MEDICARE TAX	3,354	3,057	3,954	3,954	1,978	2,500	4,300
101-5110-511160 WORKERS COMP INSURANCE	6,014	5,892	8,977	8,977	7,711	13,200	10,385
101-5110-511180 UNEMPLOYMENT TAX	1,292	2,463	2,500	2,500	286	-	2,750
Personal services Total:	319,888	297,916	380,585	380,585	185,704	242,452	422,452
101-5110-522010 COMMUNICATIONS	932	881	2,000	2,000	543	2,000	2,000
101-5110-522043 TRAVEL AND TRAINING	120	-	300	300	-	-	300
101-5110-522300 EQUIPMENT RENTAL	317	57	4,000	4,000	748	4,000	4,000
101-5110-522380 UTILITIES	351,761	335,121	350,000	350,000	155,435	350,000	350,000
101-5110-522440 POSTAGE	1	-	-	-	-	-	-
101-5110-522520 MEMBERSHIP & SUBSCRIPTION	-	-	-	-	-	-	-
101-5110-522626 MAINT-BUILDING	37,666	34,026	30,000	30,000	30,787	40,000	30,000
101-5110-522627 MAINT-ALARMS	5,427	6,197	6,000	6,000	5,864	6,200	6,000
101-5110-522628 MAINT-OTHER	835	7,619	3,500	6,500	2,832	6,500	3,500
101-5110-522629 MAINT-PARKS	906	-	-	-	-	-	-
101-5110-522634 MAINT-MACHINERY	1,210	800	1,000	1,000	-	1,000	1,000
101-5110-522636 MAINT-VEHICLES	2,183	2,949	5,000	5,000	1,241	2,000	5,000
101-5110-522639 MAINT-RADIOS	924	924	1,000	1,000	1,008	1,008	1,000
101-5110-522641 MAINT-HEAT & A/C	17,394	16,874	10,000	25,000	27,989	70,000	10,000
101-5110-522651 MAINT-ELEVATOR	7,542	5,182	5,000	5,000	2,909	5,000	5,000
101-5110-522656 TERMING	3,781	6,789	5,000	5,000	4,722	6,800	7,000
101-5110-522810 OTHER SERVICES	3,530	2,883	2,000	2,000	1,064	2,000	2,000
Other charges Total:	434,529	420,302	424,800	442,800	235,141	496,508	426,800
101-5110-544001 OFFICE SUPPLIES	308	448	500	500	169	500	500
101-5110-544005 JANITOR SUPPLIES	17,427	23,278	18,000	23,000	23,052	34,578	18,000
101-5110-544012 CLOTHING & LINENS	6,839	6,738	6,000	6,000	632	2,000	6,000
101-5110-544016 MOTOR FUEL & LUBE	2,924	4,420	4,750	4,750	3,263	4,750	4,750
101-5110-544020 MINOR TOOLS	921	831	1,600	1,600	-	1,600	1,600
101-5110-544045 OTHER SUPPLIES	1,800	1,066	2,000	2,000	145	2,000	2,000
101-5110-548050 EQUIPMENT-NON CAPITALIZED	-	144	-	-	-	-	3,500
Supplies Total:	30,220	36,926	32,850	37,850	27,262	45,428	36,350
101-5110-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5110-550110 OFFICE FURNITURE-EQUIPMENT	424	-	-	-	-	-	-
101-5110-554130 COMPUTER HARDWARE/SOFTWAR	-	-	-	-	-	-	-
101-5110-554131 TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5110-554240 VEHICLES	-	-	45,000	45,000	-	-	-
Capital outlay Total:	424	-	45,000	45,000	-	-	-
BUILDING MAINTENANCE Total:	785,061	755,143	883,235	906,235	448,107	784,388	885,602

	History		Current				Proposed
	2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
INFORMATION TECHNOLOGY	Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5111-510010 EXEMPT WAGES	163,203	179,106	181,600	181,600	97,390	145,000	85,496
101-5111-510020 NON-EXEMPT WAGES	102,922	94,380	100,533	100,533	81,168	130,000	203,215
101-5111-510080 OVERTIME	778	958	3,000	3,000	1,730	3,000	3,000
101-5111-511100 GROUP HEALTH INSURANCE	30,133	31,865	35,376	35,376	18,302	27,000	35,757
101-5111-511120 PENSION CONTRIBUTION	22,973	23,583	24,368	24,368	15,124	22,000	25,392
101-5111-511140 FICA TAX	15,933	16,296	17,678	17,678	10,784	15,500	18,168
101-5111-511150 MEDICARE TAX	3,726	3,811	4,134	4,134	2,522	3,550	4,148
101-5111-511160 WORKERS COMP INSURANCE	1,244	1,213	1,860	1,860	1,598	1,860	1,913
101-5111-511180 UNEMPLOYMENT TAX	869	1,574	1,500	1,500	56	1,500	1,500
Personal services Total:	341,782	352,785	370,049	370,049	228,673	349,410	378,591
101-5111-522010 COMMUNICATIONS	74,037	75,304	83,000	83,000	44,963	81,000	81,000
101-5111-522043 TRAVEL AND TRAINING	867	8,043	8,000	8,000	3,492	8,000	8,000
101-5111-522320 COPYING EXPENSES	2,325	1,092	1,500	1,500	161	1,000	1,200
101-5111-522440 POSTAGE	1	315	300	300	1	50	300
101-5111-522520 MEMBERSHIP & SUBSCRIPTION	897	451	1,000	1,000	162	500	1,175
101-5111-522635 MAINT-COMPUTER EQUIP	2,465	4,629	5,000	5,000	2,336	5,000	5,000
101-5111-522636 MAINT-VEHICLES	960	142	1,000	1,000	138	500	1,000
101-5111-522780 COMPUTER VENDOR SUPPORT	418,365	347,902	418,000	418,000	326,793	400,000	446,000
101-5111-522810 OTHER SERVICES	580	630	1,000	1,000	225	600	700
Other charges Total:	500,495	438,509	518,800	518,800	378,272	496,650	544,375
101-5111-544001 OFFICE SUPPLIES	276	115	500	500	-	250	300
101-5111-544012 CLOTHING & LINENS	-	462	700	700	117	500	700
101-5111-544016 MOTOR FUEL & LUBE	207	252	300	300	200	300	300
101-5111-544045 OTHER SUPPLIES	3,589	3,663	5,000	5,000	925	3,000	4,000
101-5111-548050 EQUIPMENT-NON CAPITALIZED	-	82,909	-	-	-	-	2,800
Supplies Total:	4,071	87,401	6,500	6,500	1,241	4,050	8,100
101-5111-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5111-550110 OFFICE FURNITURE-EQUIPMENT	26,539	-	1,400	1,400	-	-	-
101-5111-554130 COMPUTER HARDWARE/SOFTWA	-	-	35,000	35,000	3,143	22,000	70,000
101-5111-554131 TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5111-554240 VEHICLES	-	-	-	-	-	-	-
Capital outlay Total:	26,539	-	36,400	36,400	3,143	22,000	70,000
INFORMATION TECHNOLOGY Total:	872,887	878,695	931,749	931,749	611,329	872,110	1,001,066

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
MUNICIPAL COURT							
101-5120-510010 EXEMPT WAGES	53,195	54,477	53,956	53,956	36,483	30,257	55,035
101-5120-510020 NON-EXEMPT WAGES	55,516	52,543	52,328	52,328	36,786	30,750	53,358
101-5120-510025 PART-TIME WAGES	27,334	29,540	45,445	45,445	22,279	18,548	45,448
101-5120-510080 OVERTIME	33	57	1,000	1,000	19	1,000	1,000
101-5120-511100 GROUP HEALTH INSURANCE	14,475	16,812	17,688	17,688	11,336	10,656	17,879
101-5120-511120 PENSION CONTRIBUTION	9,344	9,204	9,247	9,247	6,152	5,813	9,522
101-5120-511140 FICA TAX	8,193	8,227	9,469	9,469	5,770	5,447	9,631
101-5120-511150 MEDICARE TAX	1,916	1,924	2,214	2,214	1,349	1,274	2,214
101-5120-511160 WORKERS COMP INSURANCE	254	958	1,458	1,458	1,252	1,252	1,250
101-5120-511180 UNEMPLOYMENT TAX	724	1,307	1,250	1,250	41	1,252	687
Personal services Total:	170,984	175,049	194,055	194,055	121,466	106,250	196,025
101-5120-522010 COMMUNICATIONS	307	307	500	500	179	400	400
101-5120-522043 TRAVEL AND TRAINING	-	500	3,210	2,210	1,945	1,945	1,750
101-5120-522240 ADVERTISING	-	-	391	391	293	293	300
101-5120-522320 COPYING EXPENSES	1,446	1,714	654	1,254	801	1,800	1,800
101-5120-522440 POSTAGE	893	1,179	700	700	625	625	700
101-5120-522520 MEMBERSHIP & SUBSCRIPTION	145	71	300	300	266	266	266
101-5120-522920 BANK & CREDIT CARD SERVICES	2,276	3,044	3,000	3,000	1,570	1,570	3,000
Other charges Total:	5,067	6,815	8,755	8,355	5,679	6,899	8,216
101-5120-533010 PROFESSIONAL SERVICES	-	1,125	300	300	-	-	300
101-5120-533030 CITY JUDGE	75,000	75,000	75,000	75,000	50,000	75,000	75,000
Contractual services Total:	75,000	76,125	75,300	75,300	50,000	75,000	75,300
101-5120-544001 OFFICE SUPPLIES	3,381	2,932	2,455	3,955	2,997	2,997	2,455
101-5120-544012 CLOTHING & LINENS	-	-	350	350	(69)	(69)	350
101-5120-544045 OTHER SUPPLIES	156	218	300	300	43	43	300
101-5120-548050 EQUIPMENT-NON CAPITALIZED	-	-	-	-	-	-	-
Supplies Total:	3,537	3,150	3,105	4,605	2,971	2,970	3,105
101-5120-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5120-550110 OFFICE FURNITURE-EQUIPMENT	-	-	-	-	-	-	-
101-5120-554130 COMPUTER HARDWARE/SOFTWARE	-	-	-	-	-	-	-
101-5120-554131 TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5120-554240 VEHICLES	-	-	-	-	-	-	-
Capital outlay Total:	-	-	-	-	-	-	-
MUNICIPAL COURT Total:	254,588	261,139	281,215	282,315	180,116	191,119	282,646

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022				Fiscal Year
LAW		Actual	Actual	2021-2022 Budget	2021-2022 Amended	YTD - 05.31.22	2021-2022 Estimated	2022-2023
101-5125-522010	COMMUNICATIONS	-	-	-	-	-	-	-
101-5125-522043	TRAVEL AND TRAINING	6,730	-	1,500	1,500	-	-	1,500
101-5125-522440	POSTAGE	2	-	-	-	-	-	-
Other charges Total:		6,732	-	1,500	1,500	-	-	1,500
101-5125-533023	CITY ATTORNEY RETAINER	250,516	255,027	180,000	180,000	188,649	288,000	180,000
101-5125-533027	SPECIAL CASES	26,418	750	50,000	50,000	9,250	20,000	50,000
101-5125-533029	MUNICIPAL COURT PROSECUTOR	60,000	60,000	60,000	60,000	45,000	60,000	60,000
Contractual services Total:		336,934	315,777	290,000	290,000	242,899	368,000	290,000
101-5125-544001	OFFICE SUPPLIES	73	-	-	-	-	-	-
101-5125-548050	EQUIPMENT	-	-	-	-	-	-	-
Supplies Total:		73	-	-	-	-	-	-
LAW Total:		343,738	315,777	291,500	291,500	242,899	368,000	291,500

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
OTHER GENERAL EXPENDITURES							
101-5140-522080 INSURANCE & BONDS	347,861	382,695	355,000	370,000	401,630	351,721	574,718
101-5140-522097 CONTINGENCY	85,726	3,327,430	100,000	100,000	114,138	407,714	115,000
101-5140-522920 BANK & CREDIT CARD SERVICES	16,090	16,705	18,000	28,000	28,458	35,000	35,000
101-5140-527506 SPECIAL ACTIVITIES	4,155	9,896	10,000	10,000	10,838	11,000	10,000
101-5140-528471 STATE OF THE CITY	-	-	-	-	18,659		
101-5140-528476 CONTRIB BOYS & GIRLS CLUB	68,750	75,000	75,000	75,000	50,000	75,000	75,000
101-5140-528478 LRGVDC (RIO TRANSIT)	30,000	30,000	30,000	30,000	30,000	30,000	33,000
101-5140-528490 CONTRIB-WESLACO MUSEUM	63,100	63,100	69,100	69,100	45,567	63,100	69,100
101-5140-528495 CONTRIB-STC TRANSPORTATION	39,292	-	39,292	39,292	14,937	39,292	39,292
101-5140-528496 WESLACO 100 COMMITTEE	-	-	-	-	-	-	-
Other charges Total:	654,974	3,904,826	696,392	721,392	714,226	1,012,827	951,110
101-5140-580000 TRANSFERS TO OTHER FUNDS	1,955,188	-	-	-	-	-	
101-5140-580410 410-CIP FUND	-	2,509,000	550,000	550,000	275,000	550,000	550,000
101-5140-580415 415-FD EQUIP. REPLACEMENT	-	186,880	275,000	275,000	135,538	282,701	300,000
101-5140-580416 416-DRAINAGE FUND	-	100,000	-	-	-	-	-
101-5140-580550 550-AIRPORT FUND	359,899	380,000	250,000	250,000	125,000	250,000	250,000
101-5140-581121 121-ECONOMIC INCENTIVES	-	1,579,307	704,784	704,784	352,392	1,060,833	379,525
Other Financing Uses Total:	2,315,086	4,755,187	1,779,784	1,779,784	887,930	2,143,534	1,479,525
OTHER GENERAL EXPENDITURE Total:	2,970,060	8,660,012	2,476,176	2,501,176	1,602,157	3,156,361	2,430,635

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
POLICE		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5202-510010	EXEMPT WAGES	592,055	527,113	622,710	622,710	378,735	578,734	646,670
101-5202-510020	NON-EXEMPT WAGES	689,944	808,411	963,699	963,699	566,323	885,000	1,004,397
101-5202-510040	CERTIFIED WAGES	4,102,403	4,281,772	4,380,108	4,380,108	2,994,712	4,257,400	4,733,573
101-5202-510045	CIVIL SERVICE	88,990	88,398	80,180	80,180	51,275	78,000	92,300
101-5202-510080	OVERTIME	471,081	261,453	200,000	350,000	400,094	400,000	200,000
101-5202-510090	OVERTIME GRANTS	149,665	643,726	200,000	373,000	170,488	373,000	200,000
101-5202-511100	GROUP HEALTH INSURANCE	489,065	564,412	654,461	654,461	373,889	654,461	691,311
101-5202-511120	PENSION CONTRIBUTION	524,197	568,489	542,229	542,229	382,824	544,830	598,603
101-5202-511140	FICA TAX	359,660	389,690	393,613	393,613	269,226	407,472	426,699
101-5202-511150	MEDICARE TAX	84,114	91,137	92,055	92,055	62,964	95,296	99,387
101-5202-511160	WORKERS COMP INSURANCE	105,053	81,672	105,279	105,279	90,434	105,279	172,772
101-5202-511180	UNEMPLOYMENT TAX	15,651	27,208	27,750	27,750	2,262	27,750	29,000
Personal services Total:		7,671,879	8,333,481	8,262,084	8,585,084	5,743,226	8,407,222	8,894,712
101-5202-522010	COMMUNICATIONS	54,721	51,367	55,000	55,000	36,343	55,000	60,000
101-5202-522043	TRAVEL AND TRAINING	62,423	80,766	100,000	100,000	62,120	100,000	115,000
101-5202-522044	TRAVEL AND TRAINING-LEOSE	(823)	3,460	-	-	1,505	-	-
101-5202-522045	TUITION REIMBURSEMENT	8,103	6,374	10,000	10,000	9,535	10,000	10,000
101-5202-522046	TRANSPORT-SECTION	41	127	1,000	1,000	87	1,000	1,000
101-5202-522080	INSURANCE & BONDS	1,473	2,419	-	20,000	15,076	20,000	-
101-5202-522240	ADVERTISING	8,260	2,046	8,000	8,000	1,309	8,000	8,000
101-5202-522320	COPYING EXPENSES	8,555	9,145	9,800	9,800	3,980	9,800	10,000
101-5202-522360	SUPPORT OF PERSONS	8,218	9,257	11,500	11,500	5,189	11,500	11,500
101-5202-522380	UTILITIES	30,155	34,697	33,000	33,000	13,950	33,000	41,200
101-5202-522440	POSTAGE	1,182	970	2,000	2,000	491	2,000	2,060
101-5202-522520	MEMBERSHIP & SUBSCRIPTION	13,624	27,771	45,000	83,708	71,875	45,000	82,550
101-5202-522626	MAINT-BUILDINGS	9,958	7,027	15,000	15,000	2,590	15,000	15,000
101-5202-522628	MAINT-OTHER	5,622	6,249	8,000	8,000	3,150	8,000	8,000
101-5202-522636	MAINT-VEHICLES	77,960	116,495	110,000	110,000	49,646	110,000	115,000
101-5202-522639	MAINT-RADIOS	25,281	32,322	73,850	73,850	47,645	73,850	74,000
101-5202-522740	PURCHASE OF INFORMATION	3,000	3,000	8,000	8,000	-	8,000	8,000
101-5202-522810	OTHER SERVICES	86,185	217,691	16,000	16,000	6,214	16,000	16,000
Other charges Total:		403,937	611,183	506,150	564,858	330,705	526,150	577,310
101-5202-533010	PROFESSIONAL SERVICES	3,906	6,150	7,000	7,000	3,950	7,000	8,000
Contractual services Total:		3,906	6,150	7,000	7,000	3,950	7,000	8,000
101-5202-544001	OFFICE SUPPLIES	15,942	14,052	15,000	16,000	11,533	15,000	16,000
101-5202-544012	CLOTHING & LINENS	11,581	16,405	30,000	30,000	15,789	30,000	25,000
101-5202-544016	MOTOR FUEL & LUBE	100,029	156,151	120,000	120,000	105,065	120,000	125,000
101-5202-544022	LAB & PHOTO SUPPLIES	4,655	8,073	7,000	7,000	3,924	7,000	8,000
101-5202-544026	EDUCATIONAL SUPPLIES	2,852	5,925	6,000	6,000	7,487	6,000	8,000
101-5202-544037	FIREARMS CERTIFICATION	12,194	16,454	20,000	20,000	1,520	20,000	24,000
101-5202-544045	OTHER SUPPLIES	7,973	18,270	10,000	15,950	13,416	10,000	10,500
101-5202-544101	GRANT EXPENDITURES	-	-	-	5,000	-	-	-
101-5202-548050	EQUIPMENT	-	63,138	25,299	25,299	15,897	25,299	50,075
Supplies Total:		155,226	298,467	233,299	245,249	174,632	233,299	266,575
101-5202-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5202-550110	OFFICE FURNITURE-EQUIPMEN	81,695	-	-	-	-	-	-
101-5202-554130	COMPUTER HARDWARE/SOFTW	-	-	-	-	-	-	12,600
101-5202-554131	TOOLS AND EQUIPMENT	-	-	75,100	536,760	46,482	75,100	20,500
101-5202-554240	VEHICLES	-	-	164,000	471,149	121,727	164,000	74,160
Capital outlay Total:		81,695	-	239,100	1,007,909	168,209	239,100	107,260
POLICE Total:		8,316,643	9,249,281	9,247,633	10,410,100	6,420,722	9,412,771	9,853,857

		History		Current				Proposed
FIRE		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
101-5206-510010	EXEMPT WAGES	103,273	105,468	106,772	106,772	70,309	105,253	107,475
101-5206-510020	NON-EXEMPT WAGES	54,849	52,667	67,404	67,404	48,055	70,927	70,968
101-5206-510040	CERTIFIED WAGES	3,962,719	4,070,951	4,134,529	4,134,529	2,949,554	4,200,000	4,420,558
101-5206-510080	OVERTIME	965,978	873,775	350,000	500,000	853,615	789,000	350,000
101-5202-510090	OVERTIME GRANTS	-	125,030	-	265,194	12,084	411,000	-
101-5206-511100	GROUP HEALTH INSURANCE	366,032	392,153	439,283	439,283	278,734	420,000	446,969
101-5206-511105	RETIREE HEALTH INSURANCE	2,629	1,294	2,976	2,976	2,490	4,780	5,673
101-5206-511120	PENSION CONTRIBUTION	4,718	4,607	5,760	5,760	4,081	6,000	6,360
101-5206-511125	FIREMENS PENSION CONTRIB.	602,316	599,929	550,956	550,956	462,732	660,000	585,111
101-5206-511140	FICA TAX	299,733	309,882	288,840	288,840	234,867	345,723	306,889
101-5206-511150	MEDICARE TAX	71,142	72,846	67,551	67,551	54,929	80,855	71,710
101-5206-511160	WORKERS COMP INSURANCE	65,193	69,313	88,744	88,744	76,231	88,744	135,693
101-5206-511180	UNEMPLOYMENT TAX	10,536	18,524	18,500	19,500	2,084	18,500	18,750
Personal services Total:		6,509,118	6,696,439	6,121,315	6,537,509	5,049,764	7,200,781	6,526,155
101-5206-522010	COMMUNICATIONS	14,080	16,965	15,000	15,000	11,064	15,450	26,788
101-5206-522043	TRAVEL AND TRAINING	29,369	42,134	34,550	65,126	47,218	65,126	46,700
101-5206-522047	TRAINING HAZMAT	800	348	800	800	-	800	800
101-5206-522080	INSURANCE & BONDS	-	-	-	1,000	1,000	1,000	-
101-5206-522240	ADVERTISING	-	-	1,000	1,000	-	1,000	500
101-5206-522320	COPYING EXPENSES	3,186	3,366	3,500	3,500	1,842	3,500	3,400
101-5206-522330	PRINTING	-	-	500	500	-	500	250
101-5206-522380	UTILITIES	23,898	28,658	20,000	20,000	13,113	20,000	20,000
101-5206-522440	POSTAGE	159	77	625	625	87	300	300
101-5206-522520	MEMBERSHIP & SUBSCRIPTION	13,767	11,046	14,200	14,450	14,664	15,395	22,100
101-5206-522628	MAINT-OTHER	14,238	26,427	26,400	26,400	23,681	27,000	20,600
101-5206-522632	MAINT-APPARATUS	25,279	66,158	35,000	35,000	30,982	40,000	40,000
101-5206-522636	MAINT-VEHICLES	2,938	8,398	3,000	3,000	2,872	3,100	3,100
101-5206-522639	MAINT-RADIOS	4,976	4,709	5,000	5,000	3,659	5,000	5,000
101-5206-522810	OTHER SERVICES	2,383	3,511	3,000	4,000	3,913	4,000	6,000
101-5206-522820	CERTIFICATION & LICENSES	8,583	7,494	9,000	9,000	6,024	9,500	9,000
Other charges Total:		143,656	219,291	171,575	204,401	160,120	211,671	204,538
101-5206-533010	PROFESSIONAL SERVICES	50,140	52,281	58,000	58,000	40,253	72,000	60,000
Contractual services Total:		50,140	52,281	58,000	58,000	40,253	72,000	60,000
101-5206-544001	OFFICE SUPPLIES	6,166	3,672	6,200	6,200	3,865	6,200	6,200
101-5206-544012	CLOTHING & LINENS	50,499	63,653	55,000	60,500	52,312	60,500	62,000
101-5206-544015	BUNKER GEAR	52,350	56,946	60,000	60,000	21,416	60,000	60,000
101-5206-544016	MOTOR FUEL & LUBE	32,925	43,062	35,000	35,000	50,060	60,000	35,000
101-5206-544020	MINOR TOOLS	453	885	1,000	1,000	602	1,000	1,000
101-5206-544022	LAB & PHOTO SUPPLIES	-	195	200	200	-	200	200
101-5206-544025	CHEMICALS	3,224	3,987	4,000	4,000	-	4,000	4,000
101-5206-544026	EDUCATIONAL SUPPLIES	3,149	514	2,500	2,500	82	2,500	2,500
101-5206-544045	OTHER SUPPLIES	2,270	1,563	1,000	2,000	1,663	2,000	2,000
101-5206-548050	EQUIPMENT	-	36,223	22,700	22,700	18,111	22,700	16,450
Supplies Total:		151,035	210,699	187,600	194,100	148,110	219,100	189,350
101-5206-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5206-550110	OFFICE FURNITURE-EQUIPMENT	89,435	-	-	-	-	-	-
101-5206-554130	COMPUTER HARDWARE/SOFTW	-	-	-	-	-	-	-
101-5206-554131	TOOL AND EQUIPMENT	-	-	64,000	66,600	60,459	66,600	45,000
101-5206-554240	VEHICLES	-	-	-	-	-	-	-
Capital outlay Total:		89,435	-	64,000	66,600	60,459	66,600	45,000
FIRE Total:		6,943,384	7,178,710	6,602,490	7,060,610	5,458,706	7,770,152	7,025,043

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
EMERGENCY MEDICAL SERVICES								
101-5208-522043	TRAVEL AND TRAINING	14,253	14,602	21,000	12,347	9,365	21,000	18,000
101-5208-522080	INSURANCE & BONDS	30,783	32,687	30,786	30,786	30,454	30,786	45,628
101-5208-522320	COPYING EXPENSES	2,007	2,612	2,000	2,000	912	2,000	2,060
101-5208-522440	POSTAGE	2	2	-	-	1	2	-
101-5208-522520	MEMBERSHIP & SUBSCRIPTION	18,125	16,212	16,400	21,657	21,248	21,657	20,349
101-5208-522628	MAINT-OTHER	4,090	4,724	4,000	4,000	370	4,000	4,000
101-5208-522636	MAINT-VEHICLES	19,265	19,602	18,000	18,000	13,649	18,000	18,000
101-5208-522639	MAINT-RADIOS	1,695	2,580	3,000	3,000	1,562	3,000	3,000
101-5208-522810	OTHER SERVICES	-	-	-	64,000	15,781	64,000	64,000
101-5208-522820	CERTIFICATION & LICENSES	3,642	3,353	5,000	5,000	3,009	5,000	5,150
Other charges Total:		93,864	96,374	100,186	160,790	96,352	169,445	180,187
101-5208-533010	PROFESSIONAL SERVICES	1,860	-	-	6,000	2,610	6,000	6,000
101-5208-533020	CONSULTANT	40,000	40,000	40,000	50,000	37,500	50,000	50,000
Contractual services Total:		41,860	40,000	40,000	56,000	40,110	56,000	56,000
101-5208-544001	OFFICE SUPPLIES	1,233	1,123	1,500	1,000	79	1,500	1,200
101-5208-544016	MOTOR FUEL & LUBE	22,760	31,834	30,000	30,000	29,783	30,000	30,000
101-5208-544021	MEDICAL SUPPLIES	47,718	44,451	49,000	49,000	39,951	49,000	49,000
101-5208-544026	EDUCATIONAL SUPPLIES	15	43	2,500	2,500	-	2,500	2,500
101-5208-544045	OTHER SUPPLIES	28,668	38,535	40,000	38,601	19,069	40,000	40,000
101-5208-548050	EQUIPMENT-NON CAPITALIZED	-	10,598	9,600	10,999	9,792	10,999	10,200
Supplies Total:		100,393	126,584	132,600	132,100	98,675	133,999	132,900
101-5208-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5208-550110	OFFICE FURNITURE-EQUIPMENT	6,463	-	-	-	-	-	-
101-5208-554130	COMPUTER HARDWARE/SOFTWA	-	-	-	-	-	-	5,138
101-5208-554131	TOOL AND EQUIPMENT	-	-	95,585	235,085	66,746	235,085	-
101-5208-554240	VEHICLES	-	-	-	-	-	-	-
Capital Outal Total		6,463	-	95,585	235,085	66,746	235,085	5,138
EMERGENCY MEDICAL SERVICE Total:		242,579	262,958	368,371	583,975	301,883	594,529	374,225

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
EMERGENCY MANAGEMENT							
101-5209-510025 PART-TIME WAGES	13,046	8,945	16,230	16,230	2,748	15,912	16,234
101-5209-510080 OVERTIME	2,817	826	-	-	187	187	-
101-5209-511140 FICA TAX	984	606	1,007	1,007	182	1,007	1,007
101-5209-511150 MEDICARE TAX	230	142	236	236	43	236	235
101-5209-511160 WORKERS COMP INSURANCE	30	26	43	43	37	43	72
101-5209-511180 UNEMPLOYMENT TAX	144	279	250	250	21	250	250
Personal services Total:	17,251	10,824	17,766	17,766	3,218	17,635	17,798
101-5209-522010 COMMUNICATIONS	4,343	6,388	5,000	5,000	3,311	5,000	5,000
101-5209-522043 TRAVEL AND TRAINING	2,969	546	4,000	4,000	5,646	4,000	3,000
101-5209-522320 COPYING EXPENSES	327	1,574	800	800	1,244	800	800
101-5209-522520 MEMBERSHIP & SUBSCRIPTION	6,996	6,702	7,000	7,000	2,300	7,000	7,291
101-5209-522628 MAINT-OTHER	822	305	1,000	1,000	388	1,000	1,000
101-5209-522636 MAINT-VEHICLES	-	3,459	2,000	2,000	188	2,000	2,000
101-5209-522637 MAINT-GENERATORS	6,433	10,879	7,000	7,000	-	7,000	7,000
101-5209-522639 MAINT-RADIOS	1,369	1,701	2,000	2,000	-	2,000	2,000
101-5209-522801 COMMUNITY MITIGATION	-	33,373	-	-	-	-	-
Other charges Total:	23,259	64,927	28,800	28,800	13,077	28,800	28,091
101-5209-533010 PROFESSIONAL SERVICES	40,833	3,210	-	-	-	-	-
Contractual services Total:	40,833	3,210	-	-	-	-	-
101-5209-544001 OFFICE SUPPLIES	60	263	350	350	86	350	350
101-5209-544012 CLOTHING & LINENS	314	800	850	850	437	900	900
101-5209-544016 MOTOR FUEL & LUBE	2,978	3,415	3,000	3,000	2,157	3,000	3,000
101-5209-544045 OTHER SUPPLIES	523,333	55,235	-	-	264	264	-
101-5209-544046 MISCELLANEOUS	300,000	-	-	-	156	157	-
101-5209-544105 OTHER SUPPLIES-DISASTER	-	6,080	-	-	-	-	-
101-5209-548050 EQUIPMENT-NON CAPITALIZED	-	7,352	-	-	-	-	-
Supplies Total:	826,685	73,146	4,200	4,200	3,100	4,671	4,250
101-5209-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5209-550110 EQUIPMENT/OFFICE FURNITURE	89,233	-	-	-	-	-	-
101-5209-554130 COMPUTER HARDWARE/SOFTWA	-	-	-	-	-	-	-
101-5209-554131 MINOR TOOL/EQUIPMENT	-	-	-	-	-	-	-
101-5209-554240 VEHICLES	-	-	-	-	-	-	-
Capital outlay Total:	89,233	-	-	-	-	-	-
EMERGENCY MANAGEMENT Total:	997,261	152,106	50,766	50,766	19,395	51,106	50,139

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
PUBLIC WORKS ADMINISTRATION							
101-5300-510010 EXEMPT WAGES	138,480	186,656	222,016	222,016	110,190	167,579	228,089
101-5300-510020 NON-EXEMPT WAGES	59,714	55,089	60,856	60,856	47,718	71,577	62,078
101-5300-510080 OVERTIME	991	276	500	1,300	1,133	2,000	500
101-5300-511100 GROUP HEALTH INSURANCE	19,753	24,240	29,480	29,480	15,081	22,000	29,798
101-5300-511120 PENSION CONTRIBUTION	17,111	20,618	24,217	24,217	12,496	20,000	25,301
101-5300-511140 FICA TAX	12,060	14,558	17,569	17,569	9,555	14,952	18,104
101-5300-511150 MEDICARE TAX	2,821	3,405	4,109	4,109	2,235	3,497	4,132
101-5300-511160 WORKERS COMP INSURANCE	365	327	756	756	649	756	777
101-5300-511180 UNEMPLOYMENT TAX	576	1,340	1,250	1,250	214	1,260	1,250
Personal services Total:	251,870	306,510	360,753	361,553	199,272	303,621	370,029
101-5300-522010 COMMUNICATIONS	3,950	4,136	4,000	4,000	2,446	4,000	4,000
101-5300-522043 TRAVEL AND TRAINING	1,745	3,766	4,000	4,000	1,158	3,000	4,000
101-5300-522080 INSURANCE & BONDS	-	-	-	-	2,000	2,000	-
101-5300-522240 ADVERTISING	351	2,057	500	1,000	1,021	1,500	1,000
101-5300-522320 COPYING EXPENSES	2,038	2,340	3,500	3,500	1,078	3,500	3,500
101-5300-522440 POSTAGE	167	14	100	100	1	100	100
101-5300-522520 MEMBERSHIP & SUBSCRIPTION	-	225	1,000	1,000	-	-	1,000
101-5300-522636 MAINT-VEHICLES	615	2,387	2,600	5,600	5,457	5,600	2,600
101-5300-522810 OTHER SERVICES	897	1,349	900	1,100	299	1,000	900
Other charges Total:	9,762	16,275	16,600	20,300	13,459	20,700	17,100
101-5300-544001 OFFICE SUPPLIES	1,773	2,913	2,000	2,000	1,770	2,000	2,000
101-5300-544012 CLOTHING & LINENS	1,726	810	1,000	1,000	242	1,000	1,500
101-5300-544016 MOTOR FUEL & LUBE	3,517	6,186	3,500	3,500	4,942	7,000	4,000
101-5300-544045 OTHER SUPPLIES	2,179	2,055	2,000	2,000	1,847	2,000	2,000
101-5300-548050 EQUIPMENT-NON CAPITALIZED	-	-	5,700	5,700	1,576	5,700	800
Supplies Total:	9,195	11,964	14,200	14,200	10,376	17,700	10,300
101-5300-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5300-550110 OFFICE FURNITURE-EQUIPMENT	-	-	-	-	-	-	-
101-5300-554130 COMPUTER HARDWARE/SOFTWAF	6,438	-	-	-	-	-	-
101-5300-554131 TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5300-554240 VEHICLES	-	-	-	-	-	-	-
Capital Outlay Total:	6,438	-	-	-	-	-	-
PUBLIC WORKS ADMIN Total:	277,266	334,749	391,553	396,053	223,107	342,021	397,429

STREETS	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
101-5304-510010 EXEMPT WAGES	-	-	-	-	-	-	-
101-5304-510020 NON-EXEMPT WAGES	373,250	361,788	387,934	387,934	248,216	362,917	398,192
101-5304-510080 OVERTIME	21,677	22,666	10,000	25,000	23,751	35,000	25,000
101-5304-511100 GROUP HEALTH INSURANCE	65,112	66,701	82,545	82,545	44,871	68,181	83,434
101-5304-511120 PENSION CONTRIBUTION	33,891	33,036	34,007	34,007	22,856	32,987	36,837
101-5304-511140 FICA TAX	24,351	23,701	24,672	24,672	16,724	24,671	26,349
101-5304-511150 MEDICARE TAX	5,695	5,543	5,770	5,770	3,911	5,770	6,025
101-5304-511160 WORKERS COMP INSURANCE	17,470	10,267	22,235	22,235	19,100	19,100	13,830
101-5304-511180 UNEMPLOYMENT TAX	2,072	3,920	3,500	3,500	1,072	1,062	3,500
Personal services Total:	543,518	527,622	570,663	585,663	380,500	549,688	593,167
101-5304-522010 COMMUNICATIONS	792	792	1,500	1,500	864	1,500	1,000
101-5304-522043 TRAVEL AND TRAINING	-	295	800	800	596	1,500	1,000
101-5304-522080 INSURANCE & BONDS	33,020	2,605	2,610	2,610	2,510	2,610	3,597
101-5304-522300 EQUIPMENT RENTAL	-	15,928	-	2,500	2,005	4,000	3,000
101-5304-522389 UTILITIES STREET LIGHT	402,785	412,279	394,000	394,000	229,035	394,000	394,000
101-5304-522520 MEMBERSHIP & SUBSCRIPTION	-	-	-	-	-	-	500
101-5304-522622 MAINT-STORM SEWERS	6,350	-	15,000	15,000	-	15,000	8,000
101-5304-522624 MAINT-STREETS & IMPRV	38,413	75,743	60,000	60,000	24,513	118,000	65,000
101-5304-522625 MAINT-TOOLS & EQUIP	262	274	515	515	-	515	1,000
101-5304-522628 MAINT-OTHER	1,548	329	2,000	8,000	2,551	8,000	3,500
101-5304-522634 MAINT-MACHINERY	66,765	73,993	55,000	55,000	30,177	55,000	55,000
101-5304-522636 MAINT-VEHICLES	33,296	9,245	30,000	30,000	7,478	40,000	30,000
101-5304-522637 MAINT-SIGNS	137	-	3,000	3,000	888	3,000	4,000
101-5304-522638 MAINT-TRAFFIC SIGNALS	4,010	27,410	15,000	15,000	1,017	10,000	18,000
101-5304-522810 OTHER SERVICES	4,688	245	3,000	3,000	1,887	3,000	4,000
Other charges Total:	592,065	619,139	582,425	590,925	303,522	656,125	591,597
101-5304-533050 STREET LIGHT INSTALLATION	19,918	5,205	-	4,150	4,692	4,692	5,000
Contractual services Total:	19,918	5,205	-	4,150	4,692	4,692	
101-5304-544001 OFFICE SUPPLIES	551	621	1,000	1,000	-	1,000	1,000
101-5304-544012 CLOTHING & LINENS	9,498	9,255	10,440	10,440	6,411	10,440	11,000
101-5304-544016 MOTOR FUEL & LUBE	34,676	44,129	40,000	40,000	33,377	40,000	55,000
101-5304-544020 MINOR TOOLS	-	1,665	800	800	-	800	1,000
101-5304-544025 CHEMICALS	-	982	2,000	2,000	-	1,000	1,000
101-5304-544041 TRAFFIC SIGNS	12,353	7,948	7,000	7,000	3,604	7,000	10,000
101-5304-544043 PAINT (STRIPING STREETS)	5,871	4,532	5,000	7,500	8,861	10,000	10,000
101-5304-544045 OTHER SUPPLIES	5,939	6,479	4,000	4,000	2,517	4,000	5,000
101-5304-548050 EQUIPMENT	-	25,382	19,400	19,400	9,041	19,400	25,900
Supplies Total:	68,887	100,994	89,640	92,140	63,811	93,640	119,900
101-5304-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5304-550110 EQUIPMENT/OFFICE FURNITURE	17,338	-	-	-	-	-	-
101-5304-554130 COMPUTER HARDWARE/SOFTW	-	-	-	-	-	-	-
101-5304-554131 MINOR TOOL & EQUIPMENT	-	-	50,000	50,000	29,425	47,109	140,000
101-5304-554240 VEHICLES	-	-	30,000	285,000	344,461	344,461	-
Capital outlay Total:	17,338	-	80,000	335,000	373,886	391,570	140,000
STREETS Total:	1,241,726	1,252,958	1,322,728	1,607,878	1,126,411	1,695,715	1,444,665

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
DRAIN DITCH MAINTENANCE							
101-5307-510020 NON-EXEMPT WAGES	381,282	381,757	395,069	395,069	252,913	360,000	471,764
101-5307-510080 OVERTIME	17,319	16,673	10,000	15,000	15,266	20,000	20,000
101-5307-511100 GROUP HEALTH INSURANCE	68,239	67,126	82,545	82,545	44,307	66,000	101,313
101-5307-511120 PENSION CONTRIBUTION	34,252	34,237	34,615	34,615	22,527	31,502	42,806
101-5307-511140 FICA TAX	24,485	24,309	25,114	25,114	16,363	23,560	30,602
101-5307-511150 MEDICARE TAX	5,727	5,685	5,874	5,874	3,827	5,510	7,018
101-5307-511160 WORKERS COMP INSURANCE	9,643	7,238	14,570	14,570	12,516	14,570	19,875
101-5307-511180 UNEMPLOYMENT TAX	2,027	3,733	3,500	3,500	456	3,500	4,250
Personal services Total:	542,974	540,757	571,287	576,287	368,174	524,642	697,627
101-5307-522043 TRAVEL AND TRAINING	507	-	600	600	-	-	1,000
101-5307-522080 INSURANCE & BONDS	-	1,000	-	-	-	-	-
101-5307-522095 SPECIAL PROJECTS	5,667	-	10,000	10,000	-	12,000	8,000
101-5307-522300 EQUIPMENT RENTAL	-	6,670	10,000	25,000	22,787	10,000	10,000
101-5307-522625 MAINT-TOOLS & EQUIP	-	76	500	500	-	500	500
101-5307-522628 MAINT-OTHER	747	698	1,000	1,000	441	1,000	1,000
101-5307-522634 MAINT-MACHINERY	87,472	44,129	65,750	65,750	24,393	65,750	68,000
101-5307-522636 MAINT-VEHICLES	19,502	14,939	25,000	25,000	6,496	20,000	25,000
101-5307-522810 OTHER SERVICES	1,110	4,201	1,400	1,400	1,019	1,500	1,500
Other charges Total:	115,005	71,713	114,250	129,250	55,136	110,750	115,000
101-5307-533034 STORM WATER PROJECT	15,976	20,576	38,000	38,000	15,876	38,000	20,000
Contractual services Total:	15,976	20,576	38,000	38,000	15,876	38,000	20,000
101-5307-544012 CLOTHING & LINENS	9,203	8,328	10,000	10,000	6,208	10,000	10,000
101-5307-544016 MOTOR FUEL & LUBE	42,327	43,750	36,000	36,000	21,634	36,000	45,000
101-5307-544020 MINOR TOOLS	1,474	1,364	2,000	2,000	1,879	3,000	2,500
101-5307-544045 OTHER SUPPLIES	10,317	8,369	9,000	9,000	4,330	9,000	9,000
101-5307-548050 EQUIPMENT-NON CAPITALIZED	-	5,009	17,300	17,300	14,347	17,000	12,050
Supplies Total:	63,322	66,820	74,300	74,300	48,398	75,000	78,550
101-5307-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5307-550110 OFFICE FURNITURE-EQUIPMENT	4,044	-	-	-	-	-	-
101-5307-554130 COMPUTER HARDWARE/SOFTWARE	-	-	-	-	-	-	-
101-5307-554131 TOOL AND EQUIPMENT	-	-	64,250	64,250	74,675	74,675	325,000
101-5307-554240 VEHICLES	-	-	35,000	35,000	-	34,195	-
Capital outlay Total:	4,044	-	99,250	99,250	74,675	108,870	325,000
DRAIN DITCH MAINTENANCE Total:	741,322	699,866	897,087	917,087	562,259	857,262	1,236,177

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
FLEET MAINTENANCE		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5340-510010	EXEMPT WAGES	57,056	57,456	57,872	57,872	39,198	57,872	59,030
101-5340-510020	NON-EXEMPT WAGES	112,958	121,138	138,025	138,025	96,958	138,025	147,600
101-5340-510080	OVERTIME	2,147	1,247	2,000	2,000	2,766	4,000	4,000
101-5340-511100	GROUP INSURANCE	24,643	27,400	35,376	35,376	20,147	35,376	35,757
101-5340-511120	PENSION CONTRIBUTION	14,782	15,454	16,911	16,911	11,663	16,911	18,335
101-5340-511140	FICA TAX	10,514	10,986	12,270	12,270	8,531	12,270	13,118
101-5340-511150	MEDICARE TAX	2,459	2,569	2,870	2,870	1,995	2,870	2,995
101-5340-511160	WORKMENS COMP	3,418	3,222	4,916	4,916	4,223	4,916	5,119
101-5340-511180	FUTA	746	1,578	1,500	1,500	121	1,500	1,500
Personal services Total:		228,721	241,049	271,740	271,740	185,601	273,740	287,453
101-5340-522010	COMMUNICATIONS	638	707	1,000	1,000	648	1,000	1,000
101-5340-522043	TRAVEL AND TRAINING	1,070	800	1,250	1,250	-	-	1,200
101-5340-522080	INSURANCE AND BONDS	862	916	863	863	925	1,500	1,439
101-5340-522520	MEMBERSHIP & SUBSCRIPTION	-	-	-	-	-	-	4,200
101-5340-522628	MAINT-OTHER	200	-	200	200	178	500	500
101-5340-522632	MAINT-APPARATUS	1,840	1,590	2,700	2,700	746	2,700	2,500
101-5340-522634	MAINT-MACHINERY	830	222	1,800	1,800	-	1,800	1,500
101-5340-522636	MAINT-VEHICLES	7,172	9,437	7,600	7,600	4,196	7,600	8,000
101-5340-522810	OTHER SERVICES	1,068	1,128	400	400	150	400	1,000
Other charges Total:		13,681	14,800	15,813	15,813	6,843	15,500	21,339
101-5340-544001	OFFICE SUPPLIES	568	146	1,000	1,000	-	1,000	800
101-5340-544008	WELDING SUPPLIES	2,396	2,130	3,300	3,300	1,073	3,300	3,500
101-5340-544012	CLOTHING & LINENS	3,499	3,122	3,500	3,500	2,240	3,500	3,500
101-5340-544016	MOTOR FUEL & LUBE	2,484	4,179	2,300	2,300	3,363	4,000	4,000
101-5340-544020	MINOR TOOLS	3,073	1,439	3,600	3,600	2,509	3,600	3,600
101-5340-544021	CHEMICALS-MEDICAL	591	-	450	450	705	1,000	800
101-5340-544045	OTHER SUPPLIES	4,812	6,092	4,700	4,700	2,260	4,700	4,700
101-5340-548050	EQUIPMENT-NON CAPITALIZED	-	18,191	5,800	5,800	-	5,800	14,800
Supplies Total:		17,422	35,299	24,650	24,650	12,151	26,900	35,700
101-5340-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5340-550110	OFFICE FURNITURE-EQUIPMENT	19,860	-	-	-	-	-	-
101-5340-554130	COMPUTER HARDWARE/SOFTWARE	-	-	-	-	-	-	-
101-5340-554131	TOOL AND EQUIPMENT	-	-	5,000	5,000	5,000	5,000	28,500
101-5340-554240	VEHICLES	31	-	-	-	-	-	-
Capital outlay Total:		19,891	-	5,000	5,000	5,000	5,000	28,500
FLEET MAINTENANCE SHOP Total:		279,715	291,149	317,203	317,203	209,594	321,140	372,992

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
ENGINEERING								
101-5350-510010	EXEMPT WAGES	-	84,131	90,120	90,120	59,936	90,120	91,371
101-5350-510020	NON-EXEMPT WAGES	-	138,243	178,710	178,710	80,004	178,710	188,816
101-5350-510025	PART-TIME WAGES	-	9,570	7,041	7,041	1,313	7,041	7,041
101-5350-510080	OVERTIME	-	1,354	2,000	2,000	758	2,000	2,000
101-5350-511100	GROUP HEALTH INSURANCE	-	22,972	35,376	35,376	15,197	35,376	35,757
101-5350-511120	PENSION CONTRIBUTION	-	19,202	23,140	23,140	11,803	23,140	24,563
101-5350-511140	FICA TAX	-	13,807	17,228	17,228	8,444	17,228	18,012
101-5350-511150	MEDICARE TAX	-	3,229	4,029	4,029	1,975	4,029	4,114
101-5350-511160	WORKERS COMP INSURANCE	-	876	1,347	1,347	1,157	1,347	1,372
101-5350-511180	UNEMPLOYMENT TAX	-	1,892	2,250	2,250	245	2,250	2,250
Personal services Total:		-	295,276	361,241	361,241	180,831	361,241	375,297
101-5350-522010	COMMUNICATIONS	-	3,972	6,000	6,000	2,214	4,000	4,000
101-5350-522043	TRAVEL AND TRAINING	-	2,980	9,000	9,000	3,326	9,000	9,000
101-5350-522080	INSURANCE & BONDS	-	-	1,000	1,000	1,000	1,000	-
101-5350-522240	ADVERTISING	-	-	-	-	273	-	-
101-5350-522320	COPYING EXPENSES	-	2,410	2,000	2,000	734	2,000	2,000
101-5350-522440	POSTAGE	-	30	500	500	2	500	500
101-5350-522520	MEMBERSHIP & SUBSCRIPTION	-	-	28,230	28,230	15,956	28,230	32,800
101-5350-522636	MAINT-VEHICLES	-	1,436	2,500	2,500	756	2,500	1,700
101-5350-522639	MAINT-RADIOS	-	-	200	200	-	-	-
101-5350-522810	OTHER SERVICES	-	135	-	-	-	-	-
Other charges Total:		-	10,963	49,430	49,430	24,261	47,230	50,000
101-5350-533010	PROFESSIONAL SERVICES	-	13,000	55,000	55,000	7,675	55,000	40,000
Contractual services Total:		-	13,000	55,000	55,000	7,675	55,000	40,000
101-5350-544001	OFFICE SUPPLIES	-	2,580	3,500	3,500	510	2,600	2,600
101-5350-544012	CLOTHING & LINENS	-	1,095	2,000	2,000	1,100	2,000	2,000
101-5350-544016	MOTOR FUEL & LUBE	-	-	1,500	1,500	-	1,500	1,500
101-5350-544023	MAPS & GRAPHICS	-	-	500	500	819	500	500
101-5350-544024	INK-PENS & DRAFTING PAPER	-	229	1,000	1,000	278	1,000	1,000
101-5350-544045	OTHER SUPPLIES	-	340	1,000	1,000	239	1,000	1,000
101-5350-548050	EQUIPMENT	-	19,839	10,000	10,000	4,221	10,000	3,500
Supplies Total:		-	24,083	19,500	19,500	7,167	18,600	12,100
101-5350-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5350-550110	OFFICE FURNITURE-EQUIPMENT	-	-	-	-	-	-	-
101-5350-554130	COMPUTER HARDWARE/SOFTWARE	-	-	-	-	1,764	1,764	-
101-5350-554131	TOOL AND EQUIPMENT	-	-	60,000	60,000	34,831	60,000	-
101-5350-554240	VEHICLES	-	-	30,000	30,000	-	30,000	-
Capital outlay Total:		-	-	90,000	90,000	36,595	91,764	-
ENGINEERING Total:		-	343,322	575,171	575,171	256,529	573,835	477,397

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
PARKS & RECREATION		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
101-5404-510010	EXEMPT WAGES	71,030	74,314	72,600	72,600	58,805	83,112	89,658
101-5404-510020	NON-EXEMPT WAGES	238,697	269,562	349,037	349,037	223,102	315,000	429,730
101-5404-510025	PART-TIME WAGES	-	-	10,000	10,000	-	-	11,544
101-5404-510030	TEMPORARY WAGES	-	-	17,500	17,500	-	-	-
101-5404-510080	OVERTIME	12,224	16,499	15,000	15,000	15,096	17,000	15,000
101-5404-511100	GROUP HEALTH INSURANCE	48,404	59,249	88,441	88,441	37,982	53,045	101,313
101-5404-511120	PENSION CONTRIBUTION	27,688	30,970	37,309	37,309	24,927	35,315	47,521
101-5404-511140	FICA TAX	19,449	21,082	28,777	28,777	17,692	25,013	33,995
101-5404-511150	MEDICARE TAX	4,549	4,930	6,730	6,730	4,138	5,849	7,768
101-5404-511160	WORKERS COMP INSURANCE	6,195	4,792	6,707	6,707	5,761	6,000	9,029
101-5404-511180	UNEMPLOYMENT TAX	1,682	2,956	5,750	5,750	481	4,000	4,500
Personal services Total:		429,918	484,355	637,851	637,851	387,985	544,334	750,059
101-5404-522010	COMMUNICATIONS	2,455	2,095	4,000	4,000	2,048	2,500	4,000
101-5404-522043	TRAVEL AND TRAINING	-	-	2,500	2,500	-	-	2,000
101-5404-522240	ADVERTISING	-	-	500	500	575	575	500
101-5404-522300	EQUIPMENT RENTAL	76	2,449	5,000	5,000	-	5,000	5,000
101-5404-522320	COPYING EXPENSES	1,077	1,500	1,500	1,500	1,328	1,500	1,500
101-5404-522380	UTILITIES	-	-	-	-	-	-	-
101-5404-522440	POSTAGE	28	107	200	200	35	35	200
101-5404-522520	MEMBERSHIP & SUBSCRIPTION	-	45	500	500	90	500	500
101-5404-522629	MAINT-PARKS	35,908	34,649	65,000	65,000	36,048	65,000	65,000
101-5404-522634	MAINT-MACHINERY	15,425	3,834	10,000	10,000	4,149	6,500	10,000
101-5404-522636	MAINT-VEHICLES	5,030	4,594	4,000	4,000	3,128	4,000	4,000
101-5404-522639	MAINT-RADIOS	-	-	1,000	1,000	-	-	-
101-5404-522643	MAINT-POOL	-	-	7,000	7,000	-	-	-
101-5404-522810	OTHER SERVICES	110	1,380	200	200	499	-	200
101-5404-527500	RECREATIONAL PROGRAMS	10,086	5,024	18,000	18,000	9,652	12,000	12,000
101-5404-527510	FIREWORKS DISPLAY	-	15,280	30,000	30,000	15,000	30,000	30,000
Other charges Total:		70,194	70,958	149,400	149,400	72,553	127,610	134,900
101-5404-533010	PROFESSIONAL SERVICES	-	-	40,000	40,000	2,317	40,000	40,000
Contractual services Total:		-	-	40,000	40,000	2,317	40,000	40,000
101-5404-544001	OFFICE SUPPLIES	322	379	700	700	114	700	700
101-5404-544005	JANITOR SUPPLIES	2,871	3,343	7,200	7,200	1,903	7,200	7,200
101-5404-544012	CLOTHING & LINENS	5,675	4,578	4,000	4,000	911	1,800	4,000
101-5404-544016	MOTOR FUEL & LUBE	12,034	17,545	12,000	12,000	14,261	24,400	12,000
101-5404-544020	MINOR TOOLS	774	1,273	1,000	1,000	-	1,000	1,000
101-5404-544025	CHEMICALS	305	-	3,000	3,000	-	-	-
101-5404-544040	LANDSCAPING	-	-	5,000	5,000	870	5,000	5,000
101-5404-544045	OTHER SUPPLIES	1,812	1,653	4,000	4,000	177	4,000	4,000
101-5404-548050	EQUIPMENT	-	2,814	12,000	12,000	-	12,000	3,350
Supplies Total:		23,793	31,584	48,900	48,900	18,236	56,100	37,250
101-5404-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5404-550110	OFFICE FURNITURE-EQUIPMENT	4,201	-	-	-	-	-	-
101-5404-554130	COMPUTER HARDWARE/SOFTWA	-	-	-	-	-	-	-
101-5404-554131	TOOL AND EQUIPMENT	-	-	33,600	33,600	-	33,600	15,000
101-5404-554240	VEHICLES	-	-	35,000	35,000	-	-	-
Capital outlay Total:		4,201	-	68,600	68,600	-	33,600	15,000
PARKS & RECREATION Total:		528,106	586,897	944,751	944,751	481,091	801,644	977,209

		History		Current				Proposed
LIBRARY		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
101-5410-510010	EXEMPT WAGES	162,406	175,023	180,976	180,976	123,313	180,976	189,229
101-5410-510020	NON-EXEMPT WAGES	220,679	223,708	224,023	224,023	155,954	224,023	224,058
101-5410-510025	PART-TIME WAGES	43,847	61,675	81,336	81,336	44,967	81,336	79,915
101-5410-510080	OVERTIME	293	253	2,000	2,000	231	1,000	2,000
101-5410-511100	GROUP HEALTH INSURANCE	54,798	61,846	64,856	64,856	41,360	64,856	68,463
101-5410-511120	PENSION CONTRIBUTION	33,046	34,327	34,955	34,955	23,460	34,955	36,149
101-5410-511140	FICA TAX	25,393	27,142	30,278	30,278	19,134	30,278	30,703
101-5410-511150	MEDICARE TAX	5,938	6,347	7,081	7,081	4,475	7,081	7,180
101-5410-511160	WORKERS COMP INSURANCE	988	1,030	1,592	1,592	1,368	1,592	2,866
101-5410-511180	UNEMPLOYMENT TAX	2,196	4,265	5,500	5,500	592	5,500	5,500
Personal services Total:		549,584	595,616	632,597	632,597	414,853	631,597	646,062
101-5410-522010	COMMUNICATIONS	16,350	24,075	24,000	24,000	6,676	12,000	17,900
101-5410-522043	TRAVEL AND TRAINING	1,171	2,979	6,600	6,600	5,810	6,600	6,000
101-5410-522080	INSURANCE & BOND	-	-	-	-	5,000	5,000	-
101-5410-522320	COPYING EXPENSES	6,832	7,353	11,000	11,000	3,394	10,000	8,500
101-5410-522380	UTILITIES	23,920	27,500	16,000	16,000	12,323	21,000	21,000
101-5410-522440	POSTAGE	1,616	1,750	2,500	2,500	843	2,000	2,000
101-5410-522520	MEMBERSHIP & SUBSCRIPTION	938	1,646	1,000	1,000	81	700	1,000
101-5410-522626	MAINT-BUILDING	9,416	11,615	16,000	16,000	2,297	14,000	10,000
101-5410-522631	MAINT-OFFICE MACHINES	-	-	150	150	-	150	150
101-5410-522635	MAINT-COMPUTER EQUIP	931	4,552	4,000	4,000	1,658	4,000	4,600
101-5410-522636	MAINT-VEHICLES	-	1,321	1,500	1,500	662	1,200	1,200
101-5410-522780	COMPUTER VENDOR SUPPORT	9,854	13,360	15,000	15,000	4,915	15,000	15,000
101-5410-522810	OTHER SERVICES	1,098	1,051	2,000	2,000	225	2,000	2,000
Other charges Total:		72,126	97,201	99,750	99,750	43,883	93,650	89,350
101-5410-533015	WORK STUDY	5,481	377	6,600	6,600	911	2,500	5,847
101-5410-533100	CONTRACTUAL SERVICES	30,245	34,975	48,000	48,000	20,830	52,000	45,000
Contractual services Total:		35,725	35,352	54,600	54,600	21,741	54,500	50,847
101-5410-544001	OFFICE SUPPLIES	7,240	6,131	9,300	9,300	5,151	9,300	9,300
101-5410-544016	MOTOR FUEL & LUBE	26	86	275	275	92	120	225
101-5410-544028	LIBRARY PROGRAMMING	11,314	11,494	21,000	21,000	11,155	27,000	21,000
101-5410-544029	LIBRARY & MEDIA CTR PROGRAM	806	61	3,500	3,500	644	1,500	1,500
101-5410-544032	CONTINUATIONS & DATABASES	9,235	12,811	18,000	18,000	13,789	14,000	14,000
101-5410-544045	OTHER SUPPLIES	18,531	23,464	27,000	27,000	17,299	27,000	25,000
101-5410-544101	GRANT EXPENDITURES	41,898	26,301	30,000	30,000	4,695	20,000	30,000
101-5410-548050	EQUIPMENT	-	17,406	-	-	-	-	12,000
Supplies Total:		89,049	97,754	109,075	109,075	52,825	98,920	113,025
101-5410-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5410-550110	OFFICE FURNITURE-EQUIPMENT	24,537	-	13,200	13,200	3,362	13,000	-
101-5410-554130	COMPUTER HARDWARE/SOFTWA	-	-	-	-	-	-	-
101-5410-554131	TOOL AND EQUIPMENT	-	-	-	-	-	-	-
101-5410-554240	VEHICLES	-	-	-	-	-	-	-
101-5410-554461	CAPITAL OUTLAY BOOKS	44,681	43,792	38,000	38,000	22,113	38,000	28,500
Capital outlay Total:		69,218	43,792	51,200	51,200	25,475	51,000	28,500
LIBRARY Total:		815,703	869,715	947,222	947,222	558,777	929,667	927,784

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
		Actual	Actual	Budget	Amended	YTD -05.31.22	Estimated	2022-2023
PLANNING & CODE ENFORCEMENT								
101-5511-510010	EXEMPT WAGES	203,958	182,073	177,444	217,463	120,527	177,444	184,359
101-5511-510020	NON-EXEMPT WAGES	533,650	432,787	453,173	453,173	316,946	470,000	510,139
101-5511-510025	PART-TIME WAGES	7,075	-	-	-	-	-	-
101-5511-510030	TEMPORARY WAGES	6,291	-	-	-	-	-	-
101-5511-510080	OVERTIME	30,290	22,134	9,000	9,000	11,282	20,000	9,000
101-5511-511100	GROUP HEALTH INSURANCE	92,169	86,861	100,233	106,183	54,943	106,183	107,272
101-5511-511120	PENSION CONTRIBUTION	66,082	54,739	54,574	57,992	37,632	57,992	61,236
101-5511-511140	FICA TAX	47,158	38,855	39,595	42,076	27,033	42,076	43,814
101-5511-511150	MEDICARE TAX	11,029	9,087	9,260	9,840	6,322	9,840	10,003
101-5511-511160	WORKERS COMP INSURANCE	5,451	3,030	2,947	3,748	2,531	2,947	9,509
101-5511-511180	UNEMPLOYMENT TAX	3,006	4,753	4,250	4,250	402	4,250	4,500
Personal services Total:		1,006,159	834,320	850,476	903,725	577,619	890,732	939,833
101-5511-522010	COMMUNICATIONS	13,966	13,849	9,100	9,100	10,618	14,500	14,500
101-5511-522043	TRAVEL AND TRAINING	8,842	7,837	17,000	17,000	7,996	15,000	19,000
101-5511-522240	ADVERTISING	5,580	4,980	7,700	7,700	4,950	7,700	7,700
101-5511-522320	COPYING EXPENSES	5,253	2,500	2,750	2,750	2,116	2,750	2,800
101-5511-522440	POSTAGE	4,739	4,442	6,600	6,600	1,988	6,600	6,600
101-5511-522520	MEMBERSHIP & SUBSCRIPTION	5,214	1,761	7,700	7,700	6,089	8,000	9,010
101-5511-522631	MAINT-OFFICE MACHINES	-	-	-	-	-	-	-
101-5511-522636	MAINT-VEHICLES	9,184	16,226	9,000	9,000	7,915	11,000	11,000
101-5511-522639	MAINT-RADIOS	701	2,786	500	500	-	-	500
101-5511-522720	ANIMAL SHELTER	84,471	82,558	83,466	83,466	47,542	90,000	90,000
101-5511-522810	OTHER SERVICES	5,353	7,253	6,000	6,000	2,589	6,000	6,000
101-5511-522920	BANK & CREDIT CARD SERVICES	-	5,594	5,000	5,000	6,904	9,500	9,500
101-5511-522940	DEMOLITION & CLEANING	-	12,023	15,000	15,000	7,120	11,000	15,000
Other charges Total:		143,301	161,809	169,816	169,816	105,828	182,050	191,610
101-5511-533010	PROFESSIONAL SERVICES	21,227	15,000	-	-	-	-	-
Contractual services Total:		21,227	15,000	-	-	-	-	-
101-5511-544001	OFFICE SUPPLIES	3,827	2,988	2,970	2,970	2,575	3,800	3,000
101-5511-544009	ANIMAL WARDEN SUPPLIES	839	1,969	2,200	2,200	-	2,200	2,200
101-5511-544012	CLOTHING & LINENS	12,763	5,829	8,600	8,600	8,236	8,500	10,000
101-5511-544016	MOTOR FUEL & LUBE	11,387	17,806	9,240	9,240	13,137	20,000	15,000
101-5511-544024	INK-PENS & DRAFTING PAPER	1,113	-	-	-	-	-	-
101-5511-544042	CODE BOOK-CODIFICATION	577	178	1,294	1,294	-	1,294	1,300
101-5511-544045	OTHER SUPPLIES	1,056	1,087	770	770	532	800	800
101-5511-544050	MOSQUITO SPRAY	4,664	11,447	7,700	7,700	1,677	9,000	8,000
101-5511-548050	EQUIPMENT	625	26,294	39,999	39,999	29,531	39,999	16,300
Supplies Total:		36,852	67,599	72,773	72,773	55,688	85,593	56,600
101-5511-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
101-5511-550110	OFFICE FURNITURE-EQUIPMEN	17,222	-	674	674	649	649	-
101-5511-553120	IMPROVEMENTS	-	-	-	-	-	-	28,000
101-5410-554130	COMPUTER HARDWARE/SOFTW	-	-	2,260	2,260	512	2,000	10,000
101-5410-554131	TOOL AND EQUIPMENT	-	-	12,000	12,000	522	12,000	15,000
101-5410-554240	VEHICLES	-	-	60,000	68,700	-	68,695	-
Capital outlay Total:		17,222	-	74,934	83,634	1,683	83,344	53,000
PLANNING & CODE ENF Total:		1,224,760	1,078,728	1,167,999	1,229,948	740,818	1,241,719	1,241,043

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD -05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
DEBT SERVICE & BAD DEBT EXPENSE							
101-5700-566120 PRINCIPAL-CAP LEASES	256,619	146,392	150,608	150,608	150,608	184,224	238,424
101-5700-566220 INTEREST-CAP LEASES	36,291	30,331	26,245	26,245	26,246	26,245	37,045
Debt service Total:	292,910	176,723	176,853	176,853	176,853	210,469	275,469
DEBT SERVICE Total:	292,910	176,723	176,853	176,853	176,853	210,469	275,469
TRANSFERS & OTHER USES Total:	-	-	-	-	-	-	

Proposed New Personnel

DEPT	PERSONNEL	SALARY	BENEFITS	TOTAL
5110	Skilled Laborer	33,550	13,813	47,363
	Building Maintenance Total			47,363
5202	Dispatcher	35,360	12,416	47,776
	Police Officer- COPS	50,680	16,967	67,647
	Police Officer- COPS	50,680	16,967	67,647
	Police Officer- COPS	50,680	16,967	67,647
	Police Officer- COPS	50,680	16,967	67,647
	Police Total			318,364
5206	Firefighter	35,000	14,993	49,993
	Fire Total			49,993
5307	Laborer-Alley Crew/ROW	23,088	12,868	35,956
	Laborer-Alley Crew/ROW	23,088	12,868	35,956
	Laborer-Alley Crew/ROW	23,088	12,868	35,956
	Drain Ditch Maintenance Total			107,868
Total New Personnel				523,588

Proposed Equipment >5,000

DEPT	EQUIPMENT DESCRIPTION	TOTAL
5106	Computer Monitors	450
	Finance Total	450
5107	Desk	500
	Human Resources Total	500
5110	20KW Portable Generator	3,500
	Building Maintenance Total	3,500
5111	Streaming recorder	1,000
	Battery backup	1,800
	Information Technology Total	2,800
5202	Riffles	7,200
	Glock 26	2,625
	Pepperball Rifle & Pistol	3,000
	Tasers & Taser Cartridges (Duty & Training)	17,500
	Other Equipment	7,000
	Surface Pro	1,500
	Fire Extinguishers (Fleet)	3,000
	Handcuffs, Shackles, Restraints	2,500
	Bosch CDR 900 Kit (diagnostic memory)	4,000
	Industrial Shelves	1,750
	Police Total	50,075
5206	SCBA Masks	5,700
	Dive/water rescue equipment set	4,500
	Fire Hoses 2 1/2 inch (50 hoses)	6,250
	Fire Total	16,450
5208	EKG moniting brakets	7,400
	Back Boards	2,800
	Emergency Medical Services Total	10,200
5300	Computer Monitors	800
	Public Works Administration Total	800
5304	Plate compactor (Pothole)	2,500
	Street signs	5,000
	Stop Signs	7,000
	Vinyl for Print Shop	5,000
	Signal Heads	6,400
	Streets Total	25,900

Proposed Equipment >5,000

DEPT	EQUIPMENT DESCRIPTION	TOTAL
5307	Weedeaters	1,650
	Pole Saw	700
	Chainsaw	700
	Sandbags	9,000
	Drain Ditch Maintenance Total	12,050
5340	Specialty Tools	5,000
	Lights for Trucks	500
	Laptop for scanning trucks	2,000
	Cummins INLINE	1,300
	Power overhead doors	6,000
	Fleet Maintenance Total	14,800
5350	Computer Monitors	1,000
	GIS Collectors	2,500
	Engineering Total	3,500
5404	Pole Saw	1,400
	String Timmer	700
	Blower	700
	Chainsaw 20"	550
	Parks Total	3,350
5410	Mobile Computing Equip.	7,200
	Replace Asst. Director Laptop	1,050
	Replace 3D Printer	3,750
	Library Total	12,000
5511	surface pro	800
	Vehicle Toolboxes	1,200
	Smoke detector equipment	300
	Lead test equipment	1,000
	Animal Control Traps	2,500
	Desk monitors (4)	1,600
	Ipad	2,400
	Building Inspector Supplies	2,500
	Code / Health Supplies	2,000
	chairs	900
	Cabinets	1,100
	Planning & Code Enforcement Total	16,300
Total Equipment Non-Capitalized		172,675

Proposed Capital Outlay

DEPT	CAPITAL OUTLAY	TOTAL
5111	Computer Replacement	35,000
	DRaaS solution	20,000
	Replace Battery Backup City Hall	15,000
		70,000
5202	Control Room 911 Console	31,600
	IBM I2 Analysts Notebook	2,000
	ADOBE Standard	3,600
	APC Battery Backup	7,000
	Duty Gear	9,500
	Narksafe Workstation & Cart	11,000
	Unmarked Police Vehicle	74,160
		\$ 138,860
5206	Rescue tools/jacks/ air bags	\$ 45,000
	Fire Total	\$ 45,000
5304	Dump Truck	140,000
	Streets Total	140,000
5307	Zero Turn Mower	18,000
	Batwing shredder	35,000
	Slope Mower 30' Boom	250,000
	Z-turn mower & Utility trailer for Alley Crew /ROW	22,000
	Drain Ditch Maintenance Total	325,000
5340	Hoist for unit 305	\$ 22,000
	Big Ass fan 14ft	\$ 6,500
		\$ 28,500

Proposed Capital Outlay

DEPT	CAPITAL OUTLAY	TOTAL
5404	Zturn 72" Deck Mower	\$ 15,000
	Parks Total	\$ 15,000
5511	Shelter Pro Program	10,000
	Vector Control machine	15,000
		25,000
5208	Narcotic Box Security upgrade	\$3,458
	EMS tablet (Ipad)	\$1,680
		\$5,138
Total Capital Outlay		792,498

104-VITALS STATISTICS FUND

Vital Statistics Fund		History		Current			Proposed
Financial Summary	2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
	Actual	Actual	Budget	Amended	YTD 04.30.21	Estimated	2022-2023
BEGINNING BALACE	110,931	116,446	122,118			122,118	128,518
104-4000-431320 VITALS STATISTICS	5,515	7,403	6,200	6,200	4,376	7,100	6,200
REVENUE Total:	5,515	7,403	6,200	6,200	4,376	7,100	6,200
TOTAL AVAILABLE RESOURCES	116,446	123,849	128,318	6,200	4,376	129,218	134,718
EXPENDITURES DETAIL							
104-5105-544001 OFFICE SUPPLIES	-	1,731	700	700	-	700	700
TOTAL EXPENDITURES DETAIL	-	1,731	700	700	-	700	700
ENDING BALACE	116,446	122,118	127,618			128,518	134,018

105-COURT ADMINISTRATION FUND

Court Administration Fund

Financial Summary	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE	105,959	99,015	117,541			117,541	140,120
105-4000-44120C MUN COURT-TECHNOLOGY	7,729	4,474	5,000	5,000	2,574	4,200	5,000
105-4000-44120C 10% TIME PAYMENT	385	1,135	1,000	1,000	1,918	3,000	1,000
105-4000-44220C LOCAL MC BUILDING SECURITY	1,316	8,674	6,000	6,000	7,092	9,000	6,000
105-4000-44220C LOCAL TRUANCY PREV/DIVERSION	1,342	8,851	6,000	6,000	7,237	10,000	6,000
105-4000-44220C LOCAL MC TECHNOLOGY FUND	1,074	7,081	6,000	6,000	5,789	9,000	6,000
105-4000-44220C LOCAL MC JURY FEE	27	177	200	200	145	200	200
REVENUE Total:	11,873	30,392	24,200	24,200	24,755	35,400	24,200
TOTAL AVAILABLE RESOURCES	117,832	129,407	141,741	24,200	24,755	152,941	164,320
EXPENDITURE DETAIL							
105-5120-52232C COPYING EXPENSES	-	-	1,000	1,000	-	-	1,000
105-5120-52278C COMPUTER VENDOR SUPPORT	11,176	11,735	12,100	12,100	12,321	12,321	12,100
105-5120-52281C OTHER SERVICES	25	-	-	-	-	-	-
105-5120-54805C EQUIPMENT-NON CAPITALIZED	-	131	500	500	-	500	500
105-5120-55010C CAPITAL OUTLAY	-	-	-	-	-	-	-
105-5120-55011C EQUIPMENT	7,615	-	-	-	-	-	-
TOTAL EXPENDITURES DETAIL	18,816	11,866	13,600	13,600	12,321	12,821	13,600
ENDING BALACE	99,015	117,541	128,141			140,120	150,720

121-ECONOMIC INCENTIVES FUND

ECONOMIC INCENTIVES

Financial Summary	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE	(143,608)	(365,342)	(368,115)	(368,115)		(368,115)	0
121-4000-490100 TRSF FROM OTHER FUNDS	993,256	1,579,307	704,784	704,784	352,392	818,830	379,525
Other Financing Sources Total:	993,256	1,579,307	704,784	704,784	352,392	818,830	379,525
REVENUE Total:	993,256	1,579,307	704,784	704,784	352,392	818,830	379,525
TOTAL AVAILABLE RESOURCES	849,648	1,213,965	336,669	336,669	352,392	450,715	379,525
EXPENDITURES DETAIL							
121-5101-523010 SALES TAX AGREEMENT	591,644	324,632	46,706	46,706	34,640	34,640	-
121-5101-533010 PROFESSIONAL SERVICES	-	624,371	-	-	-	-	-
121-5101-553120 CAPITAL OUTLAY IMPROV.	623,346	633,077	658,078	658,078	-	416,074	379,525
121-5140-580000 TRSF TO OTHER FUNDS	-	-	-	-	-	-	-
TOTAL EXPENDITURES DETAIL	1,214,990	1,582,080	704,784	704,784	34,640	450,714	379,525
ENDING BALACE	(365,342)	(368,115)	(368,115)	(368,115)	317,752	0	0

INTEREST & SINKING FUND

INTEREST & SINKING FUND	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
Financial Summary							
BEGINNING BALACE	382,103	524,029	865,907			865,907	208,838
301-4000-401100 CURRENT ADVALOREM TAX	2,792,441	3,002,990	3,184,758	3,184,758	2,732,932	2,400,974	2,814,906
301-4000-401200 DELINQUENT ADVALOREM TAX	76,643	79,273	77,523	77,523	46,978	79,000	77,523
301-4000-401900 INTEREST & PENALTY ON TAX	60,240	70,764	67,165	67,165	39,344	70,000	67,165
Property taxes Total:	2,929,325	3,153,026	3,329,446	3,329,446	2,819,254	2,549,974	2,959,594
301-4000-460100 INTEREST EARNED	31,947	4,721	10,000	10,000	10,922	20,000	25,000
301-4000-460300 INTEREST ON INVESTMENTS	5,881	600	1,100	1,100	216	400	6,000
301-4000-493300 OTH FIN SOURCE-BOND REFUNDING	-	5,385,000	-	-	-	-	-
Other Revenue Total:	37,827	5,390,320	11,100	11,100	11,138	20,400	31,000
TOTAL AVAILABLE RESOURCES	3,349,255	9,067,375	4,206,453	3,340,546	2,830,392	3,436,280	3,199,432
EXPENDITURE DETAIL							
301-5700-566110 BOND PRINCIPAL	2,130,000	2,335,000	2,260,000	2,260,000	1,745,000	2,260,000	2,425,000
301-5700-566210 BOND INTEREST	693,681	479,539	919,286	919,286	230,846	965,462	754,442
301-5700-566300 FISCAL CHARGES	-	79,018	-	-	-	-	-
301-5700-566301 DEBT ADMINISTRATION FEES	1,545	1,930	1,000	1,000	1,980	1,980	1,000
301-5800-583010 OTH FIN USE-PMT TO ESCROW AGT	-	5,305,982	-	-	-	-	-
TOTAL EXPENDITURE DETAIL	2,825,226	8,201,469	3,180,286	3,180,286	1,977,826	3,227,442	3,180,442
ENDING BALACE	524,029	865,907	1,026,167			208,838	18,989

SERIES 2019 I&S DEBT FUND

Financial Summary	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE	-	-	49,472	49,472		49,472	137,772
302-4000-401100 CURRENT ADVALOREM TAX	542,208	578,396	595,653	595,653	607,813	615,000	601,610
302-4000-401200 DELINQUENT ADVALOREM TAX	-	14,575	10,100	10,100	10,736	15,000	10,100
302-4000-401900 INTEREST & PENALTY ON TAX	12,665	12,451	8,500	8,500	10,332	14,500	8,500
Property taxes Total:	554,873	605,422	614,253	614,253	628,881	644,500	620,210
TOTAL AVAILABLE RESOURCES	554,873	605,422	663,725	663,725	628,881	693,972	757,981
EXPENDITURE DETAIL							
302-5700-566110 BOND PRINCIPAL	220,000	190,000	200,000	200,000	200,000	200,000	210,000
302-5700-566210 BOND INTEREST	332,729	365,950	356,200	356,200	180,600	356,200	345,950
TOTAL EXPENDITURE DETAIL	552,729	555,950	556,200	556,200	380,600	556,200	555,950
ENDING BALANCE	2,144	49,472	107,525	107,525	248,281	137,772	202,031

SERIES 2021 I&S DEBT FUND (PSB)

	History		Current			Proposed
	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
Financial Summary						
BEGINNING BALACE	-	-	-	-	-	7,267
303-4000-401100 CURRENT ADVALOREM TAX	-	-	-	505,671	515,000	601,610
303-4000-401200 DELINQUENT ADVALOREM TAX	-	-	-	8,692	10,000	10,100
303-4000-401900 INTEREST & PENALTY ON TAX	-	-	-	8,412	10,000	8,500
Property taxes Total:	-	-	-	522,775	535,000	620,210
TOTAL AVAILABLE RESOURCES	-	-	-	522,775	535,000	627,477
EXPENDITURE DETAIL						
303-5700-566110 BOND PRINCIPAL	-	-	-	-	-	85,000
303-5700-566210 BOND INTEREST	-	-	-	329,833	527,733	393,675
TOTAL EXPENDITURE DETAIL	-	-	-	329,833	527,733	478,675
ENDING BALANCE	-	-	-	192,942	7,267	148,802

SERIES 2021A I&S DEBT FUND (TWDB)

Financial Summary	History	Current			Proposed
	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALANCE	-	-	-	-	-
304-4000-401100 CURRENT ADVALOREM TAX	-	-	-	110,000	110,000
304-4000-401200 DELINQUENT ADVALOREM TAX	-	-	-	-	-
304-4000-401900 INTEREST & PENALTY ON TAX	-	-	-	-	-
Property taxes Total:	-	-	-	110,000	110,000
304-4000-460100 INTEREST EARNED	-	-	-	-	-
304-4000-460300 INTEREST ON INVESTMENTS	-	-	-	-	-
304-4000-478910 MISCELLANEOUS REVENUE	-	-	-	-	-
304-4000-490100 TRANSFERS IN	-	-	-	-	-
Other Revenue Total:	-	-	-	-	-
TOTAL AVAILABLE RESOURCES	-	-	-	110,000	110,000
EXPENDITURE DETAIL					
304-5700-566110 BOND PRINCIPAL	-	-	-	110,000	110,000
304-5700-566210 BOND INTEREST	-	-	-	-	-
TOTAL EXPENDITURE DETAIL	-	-	-	110,000	110,000
ENDING BALANCE	-	-	-	-	-

SERIES 2021B I&S DEBT FUND (LIB)

Financial Summary	History	Current				Proposed
	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE	-	14,742	14,742		14,742	0
305-4000-401100 CURRENT ADVALOREM TAX	-	-	-	-	316,958	331,700
305-4000-401200 DELINQUENT ADVALOREM TAX	-	-	-	-	-	
305-4000-401900 INTEREST & PENALTY ON TAX	-	-	-	-	-	
Property taxes Total:	-	-	-	-	316,958	331,700
305-4000-460100 INTEREST EARNED	-	-	-	-	-	-
305-4000-460300 INTEREST ON INVESTMENTS	-	-	-	-	-	-
305-4000-478910 MISCELLANEOUS REVENUE	-	-	-	-	-	-
305-4000-490100 TRANSFERS IN	14,742	-	-	-	-	-
Other Revenue Total:	14,742	-	-	-	-	-
TOTAL AVAILABLE RESOURCES	14,742	14,742	14,742	-	331,700	331,700
EXPENDITURE DETAIL						
305-5700-566110 BOND PRINCIPAL	-	-	-	-	-	-
305-5700-566210 BOND INTEREST	-	-	-	165,850	331,700	331,700
TOTAL EXPENDITURE DETAIL	-	-	-	165,850	331,700	331,700
ENDING BALANCE	14,742	14,742	14,742		0	0

221-HOTEL MOTEL TAX FUND

HOTEL/MOTEL TAX FUND	History		Current				Proposed
	2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
Financial Summary	Actual	Actual	Budget	Amended	YTD	Estimated	2022-2023
Beginning Balance	682,674	702,921	862,585	862,585		862,585	869,058
221-4000-413300 ROOM OCCUPANCY TAX	381,039	481,792	350,000	350,000	331,754	462,657	375,000
Non property taxes Total:	381,039	481,792	350,000	350,000	331,754	462,657	375,000
TOTAL AVAILABLE RESOURCES	1,063,713	1,184,712	1,212,585	1,212,585	331,754	1,325,243	1,244,058
EXPENDITURE SUMMARY							
221-5102-522380 UTILITIES	34,757	25,672	40,000	40,000	30,072	40,000	40,000
221-5102-522626 MAINT-BUILDING	136	-	-	-	-	-	-
221-5102-533010 PROFESSIONAL SERVICES	6,400	6,820	10,000	10,000	2,100	7,000	10,000
221-5504-522242 COMMUNITY PROMOTION	-	-	5,000	5,000	-	-	5,000
221-5504-528479 CONTRIB-VALLEY NATURE CTR	40,800	25,000	80,000	80,000	80,000	80,000	40,000
221-5504-528493 WESLACO CHAMBER OF COMM	236,635	242,135	275,185	275,185	275,185	275,185	284,160
221-5504-528497 CONTRIB-FRONTERA AUDUBON	39,000	20,000	51,500	51,500	51,500	51,500	48,000
221-5504-528499 CONTRIB-VALLEY CHAMB COMM	3,200	2,500	5,000	5,000	2,500	2,500	5,000
TOTAL EXPENDITURES	360,928	322,127	466,685	466,685	441,357	456,185	432,160
						Revenues over Expenditures	(57,160)
Ending Fund Balance	702,921	862,585	745,900	745,900		869,058	811,898

410-CAPITAL IMPROVEMENT PROGRAM FUND

The Capital Improvement Program Fund (CIP) is the City's 5 year plan that identifies capital improvement projects, priorities and financing.

	History		Current			Proposed
	2020 Actual	2021 Actual	2021-2022 Budget	YTD 08.05.22	2021-2022 Estimated	Fiscal Year 2022-2023
CAPITAL IMPROV. PROGRAM FUND						
BEGINNING BALANCE	1,819,255	1,169,011	2,485,726		2,485,726	1,688,786
REVENUE						
Transfers from 101-General Fund	520,000	570,000	550,000	412,500	766,050	550,000
Transfers from 408-2021 C.O.	-	423,831	-	-	-	-
Transfer from GF - CARES	-	1,939,000	-	-	-	-
Transfers from 540-Sanitation	1,000,000	1,000,000	725,000	543,750	725,000	1,000,000
Other- KNAPP/Knapp Foundation	-	125,000	-	-	-	-
Proceeds sale of property (Dolores Huerta/Alphamega/	194,261	-	-	-	-	-
Texas Parks & Wild Life (N Park)	-	-	-	-	475,000	25,000
Weslaco EDC (N Park)	100,000	100,000	100,000	100,000	100,000	100,000
TOTAL REVENUES	1,814,261	4,157,831	1,375,000	1,056,250	2,066,050	1,675,000
TOTAL AVAILABLE RESOURCES	3,633,516	5,326,842	3,860,726	1,056,250	4,551,776	3,363,786
EXPENDITURES BY DEPARTMENT						
Public Works						
Paving Streets	315,999	328,300	600,000	257,103	300,000	500,000
Sidewalks/ADA Improvements	-	312	-	-	-	-
MPO Westgate	337,741	34,780	-	-	-	-
Speed humps (5)	-	15,826	-	-	-	-
Repave Pena Park parking lot	-	-	100,000	-	-	100,000
Engineering						
Signal light 18th & Bridge	-	312	-	-	-	-
Sidewalks (5x4x1/2)	-	-	-	102,800	102,800	-
Sidewalk FTA match	-	-	100,000	-	-	100,000
Westgate traffic street programming	-	-	30,000	-	30,000	-
Airport traffic programming (Bus 83 & 6th)	-	-	30,000	-	30,000	-
Traffic Signal Improvement (Pike/Republic, Border/18th, Westgate/18th, Sugarcane/Bridge & Sugarcane @ Dolores Huerta)	-	-	170,000	285,062	285,062	170,000
Parks						
Park Improvements-various	61,529	56,023	200,000	18,500	54,379	249,500
N. Park Development General	143,208	1,636,160	351,000	592,098	602,686	-
Soccer Field North Park	-	324,089	500,000	162,811	162,811	359,540
Trails/canal 1/2 mile/12' wide	-	-	100,000	-	-	-
Tennis Courts (resurface/lights/fence)	-	144,550	223,450	223,450	-	223,450
Christmas Decoration	-	48,516	51,786	2,997	2,997	48,789
Mayor Pablo Pena City Park	-	-	739,000	905,550	-	905,550
Villa Verde Park	-	-	89,160	-	-	-
Pecan Grove Park	-	-	31,632	-	-	45,000
Hike & Bike Trails - MATCHING GRANTS	-	-	100,000	-	-	100,000
Isaac Rdz Park	-	-	200,000	-	-	-
Gibson Park Splash Pad	-	-	275,000	275,273	273	268,500

	History		Current			Proposed
	2020 Actual	2021 Actual	2021-2022 Budget	YTD 08.05.22	2021-2022 Estimated	Fiscal Year 2022-2023
CAPITAL IMPROV. PROGRAM FUND						
Isaac Rdz Center	-	-	135,000	49,500	-	150,000
Cemetary	-	-	100,000	-	-	-
Police						
New Public Safety Station (includes FY17)	240,682	-	-	-	-	-
New Public Safety-Land/Interest	24,200	-	-	457,246	457,246	-
Clean Up Campaign	19,721	24,602	50,000	36,776	50,000	50,000
Shooting Range/Camera System	-	-	40,000	45,938	45,938	79,062
Fire						
Buy 40 Acres for Fire Station	-	-	212,848	276,968	276,968	-
New Fire Station	1,093,780	-	-	-	-	-
Remodel Station 3			25,000	-	25,000	-
PCE						
Office/Storage Building	-	-	30,000	4,497	10,000	-
Landscaping	-	-	10,000	-	3,000	-
TRANSFER TO OTHER FUNDS						
Transfer to 408 Fund	-	-	-	423,831	423,831	-
Capital Lease-Principal	203,631	206,495	-	-	-	-
Capital Lease-Interest	24,014	21,150	-	-	-	-
TOTAL EXPENDITURES	2,464,505	2,841,115	4,493,876	4,120,400	2,862,990	3,349,391
			Revenues over Expenditures			(1,674,391)
ENDING FUND BALANCE	1,169,011	2,485,726	(633,149)		1,688,786	14,395

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415-FIRE EQUIPMENT REPLACEMENT

FD EQUIP. REPLACEMENT FUND		History		Current				Proposed
FINANCIAL SUMMARY		2019-2020 Actuals	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.22	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE		420,872	208,575	187,941	187,941		187,941	(13,361)
415-4000-450010 INTERGOVERNMENTAL REV.		-	82,748	-	-	-	-	-
415-4000-490000 OTHER FINANCING SOURCES		-	878,233	1,473,000	1,473,000	-	1,455,800	-
415-4000-490100 TRANSFERS FROM OTHER FUND:		192,573	186,880	275,000	275,000	135,538	282,701	300,000
Other Financing Sources Total:		192,573	1,147,860	1,748,000	1,748,000	135,538	1,738,501	300,000
TOTAL AVAILABLE RESOURCES		613,445	1,356,435	1,935,941	1,935,941	135,538	1,926,442	286,639
EXPENDITURE SUMMARY								
415-5206-550100 CAPITAL OUTLAY		-	-	1,473,000	1,473,000	-	1,455,800	-
415-5206-550100 CAPITAL OUTLAY		71,145	-	-	-	-	-	-
415-5206-550110 EQUIPMENT-OFFICE FUR.		6,702	-	-	-	-	-	-
415-5206-554240 VEHICLES		-	-	-	93,801	93,801	93,801	-
415-5600-550020 PUBLIC SAFETY		-	878,233	-	-	-	-	-
415-5700-566120 CAPITAL LEASE PRINCIPAL		285,612	256,934	351,591	351,591	152,828	343,928	306,132
415-5700-566220 CAPITAL LEASE INTEREST		41,411	33,327	52,840	52,840	15,551	46,274	48,479
TOTAL EXPENDITURES		404,870	1,168,494	1,877,432	1,971,233	262,180	1,939,803	354,611
ENDING BALACE		208,575	187,941	58,509			(13,361)	(67,972)

408-409 CONSTRUCTION FUNDS (PSB & LIB)

2021B C.O. Construction Fund (LIB)

	History		Current			Proposed
	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 08.31.21	2021-2022 Estimated	Fiscal Year 2022-2023
FINANCIAL SUMMARY						
BEGINNING BALANCE	-	10,000,000	10,000,000		10,000,000	9,905,297
409-4000-460100 INTEREST EARNED	-	-	-	-	2,000	7,000
409-4000-478910 MISCELLANEOUS REVENUE	-	-	-	5,297	5,297	-
409-4000-490000 OTHER FINANCING SOURCES	8,749,548	-	-	-	-	-
409-4000-490100 TRANSFER FROM OTHER FUNDS	10,000,000	-	-	-	-	-
409-4000-493101 OTHER FINA. SOURCES-PREMIUM	1,364,374	-	-	-	-	-
Other Financing Sources Total:	20,113,921	-	-	5,297	5,297	-
TOTAL AVAILABLE RESOURCES	20,113,921	10,000,000	10,000,000	5,297	10,005,297	9,905,297
EXPENDITURE SUMMARY						
409-5140-550100 CAPITAL OUTLAY	-	-	-	-	-	-
409-5140-551101 LAND	-	-	-	-	-	-
409-5140-580000 TRANSFER TO OTHER FUNDS	10,014,742	-	-	-	-	-
409-5410-553120 IMPROVEMENTS	-	-	-	6,000	100,000	650,000
409-5600-550020 PUBLIC SAFETY	-	200,000	200,000	-	-	-
409-5700-566300 FISCAL CHARGES	99,179	-	-	-	-	-
TOTAL EXPENDITURES	10,113,921	200,000	200,000	6,000	100,000	650,000
ENDING BALANCE	10,000,000	9,800,000	9,800,000		9,905,297	9,255,297

2021 C.O. Construction Fund (PSB)

		History	Current				Proposed
		2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
FINANCIAL SUMMARY							
BEGINNING BALANCE		-	11,260,809	11,260,809		11,260,809	(1,615,537)
408-4000-460300	INTEREST ON INVESTMENTS	1,024	-	-	8,950	10,000	5,000
408-4000-478910	MISCELLANEOUS REVENUE	-	-	-	4,900	4,900	1,225,000
408-4000-490000	OTHER FINANCING SOURCES	10,890,000	-	-	-	-	-
408-4000-490100	TRANSFER FROM OTHER FUNDS	-	-	-	423,831	423,831	-
408-4000-493101	OTHER FIN. SOURCES-PREMIUM	1,534,359	-	-	-	-	-
408-4000-492010	PROCEEDS SALE OF ASSETS	-	-	-	-	-	1,400,000
Other Financing Sources Total:		12,425,383	-	-	437,681	438,731	2,630,000
TOTAL AVAILABLE RESOURCES		12,425,383	11,260,809	11,260,809	437,681	11,699,540	1,014,463
EXPENDITURE SUMMARY							
408-5202-550100	CAPITAL OUTLAY-PD	-	-	7,918,500	3,335,552	9,193,308	-
408-5202-550100	EQUIPMENT/OFFICE FURNITURE	-	-	-	-	-	250,000
408-5202-554130	COMPUTER HARDWARE/SOFTWARE	-	-	-	-	-	425,000
408-5202-551101	LAND	29,784	-	-	-	-	-
408-5202-553120	IMPROVEMENTS	582,777	-	-	18,362	1,050,000	-
408-5206-550100	CAPITAL OUTLAY-FD	-	-	2,639,500	1,983,905	3,071,769	-
408-5206-550100	EQUIPMENT/OFFICE FURNITURE	-	-	-	-	-	50,000
408-5700-566300	FISCAL CHARGES	128,182	-	-	54	-	-
408-5800-580410	TRANSFER TO CIP FUND	423,831	-	-	-	-	-
TOTAL EXPENDITURES		1,164,574	10,558,000	10,558,000	5,337,873	13,315,077	725,000
ENDING BALACE		11,260,809	702,809	702,809		(1,615,537)	289,463

W&S REV BOND I&S FUND		History		Current				Proposed
Financial Summary		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 04.30.21	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE-POOLED CASH		526,763	-	529,609			-	-
503-4000-46030 INTEREST ON INVESTMENTS		3,146	479	500	500	216	500	500
503-4000-49010 TRANSFER IN FROM OTHER FL		-	-	-	-	-	-	1,000,000
503-4000-49050 TRANSFER IN FROM WATER		231,995	232,720	232,020	232,020	207,235	232,720	231,895
503-4000-49050 TRANSFER IN FROM SEWER		2,087,955	2,094,480	2,088,180	2,088,180	1,865,115	2,088,180	1,087,055
REVENUE Total:		2,323,096	2,327,679	2,320,700	2,320,700	2,072,566	2,321,400	2,319,450
TOTAL AVAILABLE RESOURCES		2,849,859	2,327,679	2,850,309	2,320,700	2,072,566	2,321,400	2,319,450
EXPENDITURE DETAIL								
503-5700-56611 BOND PRINCIPAL		-	-	1,780,000	1,780,000	1,780,000	1,780,000	1,870,000
503-5700-56621 BOND INTEREST		348,571	387,314	540,200	540,200	292,350	540,200	448,950
503-5700-56630 FISCAL CHARGES		300	300	-	-	-	-	-
TOTAL EXPENDITURE DETAIL		348,871	387,614	2,320,200	2,320,200	2,072,350	2,320,200	2,318,950
ENDING BALACE-POOLED CASH								

CONSTRUCTION FUND		History		Current			Proposed	
Financial Summary		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 5/31/22	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE-CLAIM ON POOLED			1,216,210	1,046,347			1,046,347	1,045,111
504-4000-46030	INTEREST ON INVESTMENTS	2,734	137	500	500	144	144	500
504-4000-49050	TRANSFER FROM WATER	2,374,245	2,432,450	2,168,520	2,168,520	497,010	2,168,520	2,171,716
504-4000-49050	TRANSFER FROM SEWER	263,805	270,272	240,947	240,947	55,223	240,947	241,302
REVENUE Total:		2,640,784	2,702,860	2,409,967	2,409,967	552,378	2,409,611	2,413,517
TOTAL AVAILABLE RESOURCES		2,640,784	3,919,070	3,456,314	2,409,967	552,378	3,455,958	3,458,629
EXPENDITURE DETAIL								
504-5312-52292	BANK & CREDIT CARD CHARGES	-	-	-	-	50	50	-
504-5314-55312	CAPITAL OUTLAY IMPROVEMENTS	-	-	-	-	-	-	-
504-5314-55312	CAPITAL OUTLAY IMPROVEMENTS	-	-	-	-	-	-	-
504-5314-57101	DEPRECIATION	816,273	889,620	-	-	-	-	-
504-5327-55312	CAPITAL OUTLAY IMPROVEMENTS	-	-	-	-	-	-	-
504-5700-56611	BOND PRINCIPAL	-	-	1,305,000	1,305,000	-	1,305,000	1,360,000
504-5700-56621	BOND INTEREST	1,108,817	828,605	1,104,467	1,104,467	426,614	1,104,467	1,053,017
504-5700-56630	FISCAL CHARGES	400	139,035	-	-	1,330	1,330	-
504-5800-58000	TRANSFERS TO OTHER FUNDS	629,183	250,000	-	-	-	-	-
Department: 5700 - DEBT SERVICE Total:		2,554,673	2,107,260	2,409,467	2,409,467	427,994	2,410,847	2,413,017
ENDING BALACE		1,216,210	1,046,347	1,046,847			1,045,111	1,045,611

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416-417 DRAINAGE FUND

2018 Certificate of Obligation & 2019 General Obligation
issuance for drainage improvements

	History		Current			Proposed
DRAINAGE FUND- 2018 C.O.	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALANCE	2,917,027	2,100,323	1,968,656		1,968,656	1,643,506
REVENUE						
Transfers from 101-General Fund	100,000	100,000	-	-	-	-
Intergovernmental Revenue	-	77,231	-	-	-	-
Interest Earned	-	99	-	-	-	-
Series 2018	-	-	-	-	-	-
TOTAL REVENUES	100,000	177,329	-	-	-	-
TOTAL AVAILABLE RESOURCES	3,017,027	2,277,652	1,968,656	-	1,968,656	1,643,506
EXPENDITURES BY DEPARTMENT						
Austin & Merida	15,580	-	-	-	-	-
Westgate Excavation S. Westgate	-	-	-	-	-	-
IBCW Levee Improvements	67,038	-	-	-	-	-
Drainage Study (Stormwater Improvement Plan)	-	266,477	-	55,930	55,930	180,659
Flap Gates	338,800	-	661,200	-	-	661,200
Project #2-RDF N. Westgate & Sugarcane	-	-	-	-	-	719,647
Project #5-RDF Cemetery						
Disposal	11,690	-	-	-	-	-
Land Purchase	257,048	-	-	-	-	-
Project #7-S. International Blvd & Bus 83	-	-	82,000	-	-	82,000
Project #8 RDF for S. 88						
Land Purchase - S. FM 88	-	-	-	-	-	-
Tractor	-	-	-	-	-	-
Scaper	-	-	-	-	-	-
Excavator - 4wheeled	192,721	-	-	-	-	-
Excavator - Long Reach	-	-	-	228,282	228,282	-
Rental Equipment/Disposal	33,827	11,956	-	8,384	8,384	-
Other	-	-	-	-	-	-
Project #6 Pleasantview						
Advertising-Desgin Services	-	30,564	-	24,590	32,554	-
Matching Grants						
Flood Mitigation Assistant Grant Halff	-	-	-	-	-	-
Bond Issuance						
Series 2018	-	-	-	-	-	-
TOTAL EXPENDITURES	916,704	308,997	743,200	317,185	325,150	1,643,506
ENDING FUND BALANCE	2,100,323	1,968,656	1,225,456		1,643,506	(0)

	History		Current		Proposed	
DRAINAGE FUND - 2019 C.O.	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALANCE	10,000,000	8,861,054	5,918,509		5,918,509	4,643,882
REVENUE						
Interest Earned	-	512	-	4,475	6,500	-
Transfers from 101-General Fund	-	-	-	-	-	-
Other Financing Sources	-	-	-	-	-	-
Series 2019	-	-	-	-	-	-
TOTAL REVENUES	-	512	-	4,475	6,500	-
TOTAL AVAILABLE RESOURCES	10,000,000	8,861,566	5,918,509	4,475	5,925,009	4,643,882
EXPENDITURES BY DEPARTMENT						
Paisano Drainage Project	2,300		300,000	-	-	-
Project #6 Pleasantview						
Engineering	369,500	58,009	-	7,500	31,500	-
Land Purchase	715,547	43,324	-	-	-	-
Construction	-	2,742,445		474,987	527,081	-
Other	-	302	-	65,529	-	-
RDF Pleasantview project	-	-	400,000	270,000	500,000	-
Project #-Harlon Block/Toritos	-		4,000,000	-	-	2,500,000
Land Surveying-Toritos	-	-	-	4,350	4,350	-
TWDB issuance cost	-	-	-	17,903	17,903	-
Lighting Removal/Advertising/Fencing-Toritos	-	92,978	-	293	293	-
Other	-	-	-	-	-	-
Matching Grants						
Army Corps	-		200,000	-	200,000	2,143,882
H2O Hazard Mitigation Grant	56,500	6,000	-	-	-	-
Bond Issuance						
Series 2019	(4,901)		-	-	-	-
TOTAL EXPENDITURES	1,138,946	2,943,057	4,900,000		1,281,127	4,643,882
ENDING FUND BALANCE	8,861,054	5,918,509	1,018,509		4,643,882	(0)

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450-SPECIAL PROJECTS FUND (ARPA)

SPECIAL PROJECTS-ARPA

FINANCIAL SUMMARY	Current					Proposed
	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 06.30.22	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALANCE	-	4,457,540	4,457,540		4,457,540	941,499
450-4000-450010 INTERGOVERNMENTAL REVENUE	5,157,540	-	-	-	-	-
Other Financing Sources Total:	5,157,540	-	-	-	-	-
TOTAL AVAILABLE RESOURCES	5,157,540	4,457,540	4,457,540	-	4,457,540	941,499
EXPENDITURE SUMMARY						
450-5209-522801 COMMUNITY MITIGATION	-	-	20,000	-	-	20,000
450-5111-554130 COMPUTER HARDWARE/SOFTWARE	-	-	305,000	78,289	258,000	47,000
450-5304-554131 TOOLS AND EQUIPMENT	-	-	20,000	13,554	20,000	-
450-5312-553120 IMPROVEMENTS	-	-	-	-	42,922	-
450-5312-554131 TOOLS AND EQUIPMENT	-	-	472,000	23,847	332,967	96,111
450-5314-553120 IMPROVEMENTS	-	-	1,225,812	-	1,091,439	134,373
450-5322-554131 IMPROVEMENTS	-	-	1,256,306	68,578	818,578	428,171
450-5322-554131 TOOLS AND EQUIPMENT	-	-	340,882	65,284	585,037	215,845
450-5324-553120 IMPROVEMENTS	-	-	207,540	207,330	217,097	-
450-5140-580000 TRANSFER TO OTHER FUNDS	700,000	-	610,000	150,000	150,000	-
TOTAL EXPENDITURES	700,000	-	4,457,540	606,882	3,516,041	941,499
FUND BALANCE	4,457,540	4,457,540			941,499	(0)

WATER & WASTEWATER COMBINED

WATER/WASTEWATER COMBINED		History		Current				Proposed
FINANCIAL SUMMARY		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
Beginning Working Capital		(1,309,572)	(1,813,002)	(1,926,124)	(1,926,124)		(1,926,124)	(2,818,350)
501-4000-433300	WATER SALES	7,184,452	7,231,021	7,700,000	7,700,000	4,641,338	7,300,000	7,660,880
501-4000-433310	WATER TAPPING FEES	259,847	231,838	325,000	400,000	223,447	325,000	525,000
501-4000-433720	UTILITY BILLING PENALTIES	53,650	121,700	78,000	110,000	85,237	125,000	110,000
501-4000-437210	ONLINE TRANSACTION FEE	(14,792)	(17,006)	55,800	85,800	76,415	110,000	90,000
501-4000-439010	OVER/UNDER	(85)	19	-	-	21	21	-
508-4000-433400	WASTEWATER SALES	4,926,041	5,238,691	5,200,000	5,200,000	3,421,623	5,200,000	5,277,740
508-4000-433410	WASTEWATER CONN. FEES	32,907	30,764	27,000	27,000	-	-	27,000
508-4000-433450	CAPITAL IMPROVEMENT FEE	642,214	696,141	665,000	665,000	500,644	750,966	695,000
508-4000-433650	GREASE TRAP COLL. FEES	8,773	4,830	6,000	6,000	3,782	5,673	6,000
508-4000-433720	UTILITY BILLING PENALTIES	90,153	44,209	90,000	90,000	70,340	100,000	105,000
Charges for services Total:		13,183,161	13,582,207	14,146,800	14,283,800	9,022,847	13,916,660	14,496,620
501-4000-450010	INTERGOVERNMENTAL Rev.	467,481	5,442	-	-	-	-	-
Intergovernmental Total:		467,481	5,442	-	-	-	-	-
501-4000-471530	RENT OF WATER TOWER	20,988	20,988	20,988	20,988	13,992	17,490	-
501-4000-476350	CONTRIBUTIONS FROM DEVELOPER	-	-	-	-	-	-	-
501-4000-478910	MISCELLANEOUS REVENUE	42,756	37,570	52,000	52,000	42,439	65,000	60,000
508-4000-476350	CONTRIBUTIONS FROM DEVELOPER	-	-	-	-	-	-	-
508-4000-478910	MISCELLANEOUS REVENUE	735	-	-	-	-	-	-
Miscellaneous Total:		64,479	58,558	72,988	72,988	56,431	82,490	60,000
501-4000-490000	OTHER FINANCING SOURCES	-	-	-	-	-	-	-
501-4000-490100	TRANSFER FROM OTHER FUNDS	629,183	250,000	-	-	-	-	-
501-4000-492010	PROCEED SALE OF ASSETS	-	-	-	-	-	-	-
501-4000-494000	GAIN/LOSS-ACCOUNTING CHANGE	-	-	-	-	-	-	-
508-4000-490100	TRANSFER FROM OTHER FUNDS	-	259,258	-	-	-	-	-
Other Financing Sources Total:		629,183	509,258	-	-	-	-	-
TOTAL COMBINED REVENUES		14,344,304	14,155,465	14,219,788	14,356,788	9,079,278	13,999,150	14,556,620
EXPENDITURE SUMMARY								
WATER TREATMENT PLANT		1,873,670	1,755,133	1,724,700	1,756,357	1,329,722	1,949,388	2,004,635
WATER DISTRIBUTION		889,721	997,303	1,113,892	1,113,892	579,846	1,105,561	1,109,016
METER READER DIVISION		537,489	530,183	366,566	468,566	314,499	472,916	658,778
UTILITY BILLING		364,349	412,831	399,614	400,314	240,761	400,754	401,635
DEBT SERVICE		158,219	148,692	527,472	527,472	527,472	527,472	527,472
TRANSFERS & OTHER USES		3,610,675	3,604,889	3,167,543	3,167,543	1,051,831	3,167,543	3,110,543
WASTEWATER TREATMENT		2,360,420	2,346,011	1,385,000	1,408,743	877,029	1,375,131	1,437,101
WASTEWATER COLLECTION		1,671,571	1,675,176	1,890,750	2,334,493	1,406,714	2,372,416	1,732,365
DEBT SERVICE		2,290	17,088	70,552	70,552	58,552	58,552	58,552
TRANSFERS & OTHER USES		2,998,586	3,279,478	3,461,990	3,461,990	2,444,386	3,461,642	3,515,517
TOTAL EXPENDITURES		14,466,991	14,766,783	14,108,079	14,709,922	8,830,811	14,891,376	14,555,613
REVENUES OVER(UNDER) EXPENDITURES		(122,687)	(611,318)	111,709	(353,134)	248,467	(892,226)	1,007
Ending Working Capital		(1,813,002)	(1,926,124)	(1,814,415)	(2,279,258)		(2,818,350)	(2,817,343)

501-WATER FUND

WATER FUND		History		Current				Proposed
Financial Summary		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
501-4000-433300	WATER SALES	7,184,452	7,231,021	7,700,000	7,700,000	4,641,338	7,300,000	7,660,880
501-4000-433300	WATER SALES-CITY OF DONNA	-	-	-	-	-	-	-
501-4000-433310	WATER TAPPING FEES	259,847	231,838	325,000	400,000	223,447	325,000	525,000
501-4000-433720	UTILITY BILLING PENALTIES	53,650	121,700	78,000	110,000	85,237	125,000	110,000
501-4000-437210	ONLINE TRANSACTION FEE	(14,792)	(17,006)	55,800	85,800	76,415	110,000	90,000
501-4000-439010	OVER/UNDER	(85)	19	-	-	21	21	-
Charges for services Total:		7,483,073	7,567,573	8,158,800	8,295,800	5,026,458	7,860,021	8,385,880
501-4000-450010	INTERGOVERNMENTAL REV.	467,481	5,442	-	-	-	-	-
Intergovernmental Total:		467,481	5,442	-	-	-	-	-
501-4000-471530	RENT OF WATER TOWER	20,988	20,988	20,988	20,988	13,992	17,490	-
501-4000-476350	CONTRIB. FROM DEVELOPER	-	-	-	-	-	-	-
501-4000-478910	MISCELLANEOUS REVENUE	42,756	37,570	52,000	52,000	42,439	65,000	60,000
Miscellaneous Total:		63,744	58,558	72,988	72,988	56,431	82,490	60,000
501-4000-490000	OTHER FINANCING SOURCES	-	-	-	-	-	-	-
501-4000-490100	TRSF FROM OTHER FUNDS	629,183	250,000	-	-	-	-	-
501-4000-492010	PROCEED SALE OF ASSETS	-	-	-	-	-	-	-
501-4000-494000	GAIN/LOSS-ACCT CHANGE	-	-	-	-	-	-	-
Other Financing Sources Total:		629,183	250,000	-	-	-	-	-
REVENUES Total:		8,643,481	7,881,574	8,231,788	8,368,788	5,082,889	7,942,511	8,445,880
EXPENDITURE SUMMARY								
WATER TREATMENT PLANT		1,873,670	1,755,133	1,724,700	1,756,357	1,329,722	1,949,388	2,004,635
WATER DISTRIBUTION		889,721	997,303	1,113,892	1,113,892	579,846	1,105,561	1,109,016
METER READER DIVISION		537,489	530,183	366,566	468,566	314,499	472,916	658,778
UTILITY BILLING		364,349	412,831	399,614	400,314	240,761	400,754	401,635
DEBT SERVICE		158,219	148,692	527,472	527,472	527,472	527,472	527,472
TRANSFERS & OTHER USES		3,610,675	3,604,889	3,167,543	3,167,543	1,051,831	3,167,543	3,110,543
TOTAL EXPENDITURES		7,434,123	7,449,031	7,299,787	7,434,144	4,044,130	7,623,634	7,812,078
REVENUES OVER(UNDER) EXPENDITURES		1,209,357	432,543	932,001	934,644	1,038,760	318,877	633,802

	History		Current				Proposed
	2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
WATER TREATMENT PLANT	Actual	Actual	Budget	Amended	YTD 05.31.22	Estimated	2022-2023
501-5312-511128 PENSION EXPENSE-AUDIT	23,417	(7,332)	-	-	-	-	-
501-5312-511129 OPEB EXPENSE	3,206	4,542	-	-	-	-	-
Personal services Total:	26,623	(2,790)	-	-	-	-	-
501-5312-522010 COMMUNICATIONS	1,449	1,449	2,000	2,000	966	1,500	2,000
501-5312-522380 UTILITIES	167,503	192,941	200,000	200,000	91,170	190,000	200,000
501-5312-522636 MAINT-VEHICLES	10	-	1,500	1,500	-	-	1,500
501-5312-522640 MAINT-ALLOWANCE	300	-	10,000	10,000	191	5,000	10,000
501-5312-522810 OTHER SERVICES	-	12,680	-	-	-	-	-
501-5312-522840 INSPECTION FEES	27,449	27,436	35,000	35,000	27,355	35,000	35,000
Other charges Total:	196,711	234,505	248,500	248,500	119,682	231,500	248,500
501-5312-533012 CONTRACTUAL SERVICES	1,092,947	1,029,801	1,071,200	1,102,857	882,362	1,274,888	1,313,135
Contractual services Total:	1,092,947	1,029,801	1,071,200	1,102,857	882,362	1,274,888	1,313,135
501-5312-544016 MOTOR FUEL & LUBE	5,051	7,212	5,000	5,000	4,691	8,000	8,000
501-5312-544044 WATER DELIVERY FEES	405,682	405,760	400,000	400,000	322,987	435,000	435,000
Supplies Total:	410,733	412,972	405,000	405,000	327,678	443,000	443,000
501-5312-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
501-5312-548050 EQUIPMENT	-	-	-	-	-	-	-
Capital outlay Total:	-	-	-	-	-	-	-
WATER TREATMENT	1,873,670	1,755,133	1,724,700	1,756,357	1,329,722	1,949,388	2,004,635

		History		Current				Proposed
WATER DISTRIBUTION		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
501-5314-510020	NON-EXEMPT WAGES	218,506	207,399	252,443	252,443	149,988	292,843	324,159
501-5314-510080	OVERTIME	39,357	41,398	50,000	50,000	19,825	50,000	45,000
501-5314-511100	GROUP HEALTH INSURANCE	36,134	36,978	53,064	53,064	25,638	56,015	68,463
501-5314-511120	PENSION CONTRIBUTION	21,389	21,772	25,829	25,829	14,228	29,843	32,133
501-5314-511140	FICA TAX	14,878	14,959	18,751	18,751	10,133	21,256	22,888
501-5314-511150	MEDICARE TAX	3,480	3,499	4,385	4,385	2,370	4,971	5,353
501-5314-511160	WORKERS COMP INSURANCE	6,218	7,844	9,970	9,970	8,564	12,824	9,280
501-5314-511180	UNEMPLOYMENT TAX	1,152	2,072	2,250	2,250	(186)	2,250	2,750
Personal services Total:		341,116	335,921	416,692	416,692	230,560	470,002	510,026
501-5314-522010	COMMUNICATIONS	3,147	3,673	6,600	6,600	4,259	7,100	6,500
501-5314-522043	TRAVEL AND TRAINING	1,847	-	5,000	5,000	1,415	6,000	5,000
501-5314-522080	INSURANCE & BONDS	7,788	8,059	7,600	7,600	7,518	7,700	13,000
501-5314-522095	SPECIAL PROJECTS	1,716	10,471	90,000	90,000	-	20,000	12,000
501-5314-522440	POSTAGE	187	41	150	150	5	150	150
501-5314-522520	MEMBERSHIP & SUBSCRIPTIC	1,900	2,000	3,900	3,900	2,300	3,650	3,400
501-5314-522628	MAINT-OTHER	594	-	3,000	3,000	1,833	3,000	2,000
501-5314-522634	MAINT-MACHINERY	14,448	12,351	17,000	17,000	6,419	20,000	15,000
501-5314-522636	MAINT-VEHICLES	9,132	13,634	13,000	13,000	5,131	13,300	13,300
501-5314-522648	MAINT-WATER MAINS	117,029	192,156	200,000	200,000	97,364	200,000	150,000
501-5314-522649	MAINT-FIRE HYDRANTS	21,636	25,735	30,000	30,000	19,984	30,000	30,000
501-5314-522810	OTHER SERVICES	1,211	273	2,000	2,000	1,017	2,200	2,000
Other charges Total:		180,634	268,392	378,250	378,250	147,244	313,100	252,350
501-5314-544001	OFFICE SUPPLIES	980	1,064	1,600	1,600	-	1,600	1,000
501-5314-544005	JANITOR SUPPLIES	-	-	550	550	144	550	500
501-5314-544012	CLOTHING & LINENS	5,400	5,995	7,200	7,200	1,901	8,000	5,400
501-5314-544016	MOTOR FUEL & LUBE	8,530	12,818	13,000	13,000	9,693	13,400	16,700
501-5314-544020	MINOR TOOLS	2,312	1,229	2,400	2,400	808	2,400	2,000
501-5314-544045	OTHER SUPPLIES	4,639	6,080	5,000	5,000	4,082	6,000	5,000
501-5314-5440	EQUIPMENT	-	13,376	-	-	-	-	21,840
Supplies Total:		21,861	40,562	29,750	29,750	16,629	31,950	52,440
501-5314-550100	CAPITAL OUTLAY	-	-	-	-	-	-	275,000
501-5314-550110	EQUIPMENT - OFFICE FURNITUF	7,010	-	71,000	71,000	19,535	71,000	-
501-5314-553120	IMPROVEMENTS	-	-	-	-	1,309	1,309	-
501-5314-554130	COMPUTER HARDWARE/SOFTV	-	-	-	-	-	-	-
501-5314-554131	TOOL AND EQUIPMENT	-	-	93,200	90,400	57,068	90,400	19,200
501-5314-554240	VEHICLES	-	-	125,000	127,800	107,502	127,800	-
Capital outlay Total:		7,010	-	289,200	289,200	185,414	290,509	294,200
501-5314-571010	DEPRECIATION	339,099	352,428	-	-	-	-	-
Depreciation Total:		339,099	352,428	-	-	-	-	-
WATER DISTRIBUTION		889,721	997,303	1,113,892	1,113,892	579,846	1,105,561	1,109,016

		History		Current				PROPOSED
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
METER READER DIVISION		Actual	Actual	Budget	Amended	YTD 05.31.22	Estimated	2022-2023
501-5315-510020	NON-EXEMPT WAGES	68,018	53,849	74,656	74,656	39,620	74,656	80,970
501-5315-510080	OVERTIME	3,319	2,576	2,500	2,500	1,084	2,500	2,500
501-5315-511100	GROUP HEALTH INSURANCE	12,957	10,110	17,688	17,688	8,231	17,688	18,672
501-5315-511120	PENSION CONTRIBUTION	6,386	4,821	6,589	6,589	3,412	6,589	7,266
501-5315-511140	FICA TAX	4,556	3,439	4,784	4,784	2,509	4,784	5,175
501-5315-511150	MEDICARE TAX	1,065	804	1,119	1,119	587	1,119	1,210
501-5315-511160	WORKERS COMP INSURANCE	1,978	3,305	5,315	5,315	4,566	5,315	2,457
501-5315-511180	UNEMPLOYMENT TAX	294	504	750	750	171	500	750
Personal services Total:		98,573	79,409	113,401	113,401	60,179	113,151	119,000
501-5315-522010	COMMUNICATIONS	6,048	6,289	5,770	6,770	3,282	6,770	6,800
501-5315-522080	INSURANCE & BONDS	2,052	2,124	2,295	2,295	2,270	2,295	3,578
501-5315-522636	MAINT-VEHICLES	3,518	2,389	2,000	2,000	325	2,000	2,500
501-5315-522639	MAINT-RADIOS	-	-	500	500	-	500	500
501-5315-522642	MAINT-METERS	9,966	4,183	3,200	3,200	2,545	4,200	4,200
501-5315-522810	OTHER SERVICES	23,949	21,896	4,000	4,000	1,292	4,000	4,000
Other charges Total:		45,533	36,880	17,765	18,765	9,714	19,765	21,578
501-5315-544001	OFFICE SUPPLIES	-	-	-	-	-	-	200
501-5315-544012	CLOTHING & LINENS	2,057	1,636	1,500	1,500	898	1,500	1,500
501-5315-544016	MOTOR FUEL & LUBE	5,755	6,125	5,000	5,000	4,957	8,600	10,000
501-5315-544020	MINOR TOOLS	260	575	1,900	2,900	1,302	2,900	1,000
501-5315-544045	OTHER SUPPLIES	826	288	500	500	95	500	500
501-5315-5440	EQUIPMENT	-	43,702	-	-	-	-	-
Supplies Total:		8,898	52,325	8,900	9,900	7,252	13,500	13,200
501-5315-550100	CAPITAL OUTLAY	-	-	225,000	325,000	237,353	325,000	-
501-5315-550101	EQUIPMENT/OFFICE FURNITURE	36,883	-	1,500	1,500	-	1,500	-
501-5315-554130	COMPUTER HARDWARE/SOFTWA	-	-	-	-	-	-	-
501-5315-550102	TOOLS AND EQUIPMENT	-	-	-	-	-	-	505,000
501-5315-550103	VEHICLES	-	-	-	-	-	-	-
Capital outlay Total:		36,883	-	226,500	326,500	237,353	326,500	505,000
501-5315-571010	DEPRECIATION	347,602	361,569	-	-	-	-	-
Depreciation Total:		347,602	361,569	-	-	-	-	-
WATER METER DIVISION		537,489	530,183	366,566	468,566	314,499	472,916	658,778

		History		Current				PROPOSED
UTILITY BILLING		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
501-5316-510020	NON-EXEMPT WAGES	120,182	129,827	124,441	124,441	71,242	124,441	122,247
501-5316-510025	PART-TIME WAGES	-	6,014	10,920	10,920	-	-	-
501-5316-510030	TEMPORARY WAGES	10,321	664	-	-	4,692	10,000	10,920
501-5316-510080	OVERTIME	1,607	2,144	4,000	4,000	663	3,000	4,000
501-5316-511100	GROUP HEALTH INSURANCE	19,939	22,416	23,584	23,584	10,066	23,584	24,896
501-5316-511120	PENSION CONTRIBUTION	10,450	11,116	10,969	10,969	6,053	10,969	10,989
501-5316-511140	FICA TAX	7,905	8,230	8,640	8,640	4,607	8,640	8,504
501-5316-511150	MEDICARE TAX	1,849	1,925	2,021	2,021	1,078	2,021	1,989
501-5316-511160	WORKERS COMP INSURANCE	260	519	834	834	716	834	390
501-5316-511180	UNEMPLOYMENT TAX	717	1,186	1,250	1,250	168	500	1,250
Personal services Total:		173,228	184,040	186,659	186,659	99,286	183,989	185,185
501-5316-522010	COMMUNICATIONS	609	619	825	825	373	825	800
501-5316-522043	TRAVEL AND TRAINING	689	-	1,000	1,000	-	1,000	1,800
501-5316-522320	COPYING EXPENSES	1,213	1,351	1,545	1,545	1,084	1,545	1,600
501-5316-522440	POSTAGE	47,544	60,252	54,000	54,000	39,625	54,000	55,000
501-5316-522631	MAINT-OFFICE MACHINES	-	-	-	-	-	-	-
501-5316-522639	MAINT-RADIOS	792	792	1,395	1,395	864	1,395	1,000
501-5316-522810	OTHER SERVICES	331	1,125	40,000	40,000	29,535	40,000	40,000
501-5316-522920	BANK & CREDIT CARD SERVICES	130,939	155,583	103,000	103,000	65,647	103,000	106,000
Other charges Total:		182,116	219,723	201,765	201,765	137,128	201,765	206,200
501-5316-544001	OFFICE SUPPLIES	8,429	5,761	6,240	6,740	3,967	10,000	7,000
501-5316-544012	CLOTHING & LINENS	180	265	650	650	-	500	500
501-5316-544045	OTHER SUPPLIES	71	16	700	900	378	900	250
501-5316-548050	EQUIPMENT-NON CAPITALIZED	-	3,025	3,600	3,600	-	3,600	2,500
Supplies Total:		8,679	9,067	11,190	11,890	4,346	15,000	10,250
501-5316-550110	EQUIPMENT	-	-	-	-	-	-	-
501-5316-554130	COMPUTER HARDWARE/SOFTWA	-	-	-	-	-	-	-
501-5316-554131	TOOLS AND EQUIPMENT	-	-	-	-	-	-	-
501-5316-554240	VEHICLES	-	-	-	-	-	-	-
Capital Outlay Total:		-	-	-	-	-	-	-
UTILITY BILLING		364,349	412,831	399,614	400,314	240,761	400,754	401,635

	History		Current				PROPOSED
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
DEBT SERVICE							
501-5700-566210 INTEREST EXPENSE	-	-	-	-	-	-	
501-5700-566500 PRINCIPAL - CAP LEASES	-	-	388,552	388,552	388,552	388,552	398,576
501-5700-566550 INTEREST - CAP LEASES	158,219	148,692	138,920	138,920	138,920	138,920	128,895
Debt service Total:	158,219	148,692	527,472	527,472	527,472	527,472	527,472
DEBT SERVICE Total:	158,219	148,692	527,472	527,472	527,472	527,472	527,472

	History		Current				PROPOSED
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
TRANSFERS & OTHER USES							
501-5800-522098 BAD DEBT EXPENSE	87,764	25,548	-	-	-	-	-
Other charges Total:	87,764	25,548	-	-	-	-	-
501-5800-580000 TRANSFERS OUT	21,500	219,000	72,000	72,000	-	72,000	15,000
501-5800-580101 TRSF TO GENERAL FUND	895,171	695,171	695,171	695,171	347,586	695,171	695,171
501-5800-580503 TRSF TO WTR SWR I&S	2,606,240	2,665,170	2,400,372	2,400,372	704,245	2,400,372	2,400,372
Other Financing Uses Total:	3,522,911	3,579,341	3,167,543	3,167,543	1,051,831	3,167,543	3,110,543
TRANSFERS & OTHER USES	3,610,675	3,604,889	3,167,543	3,167,543	1,051,831	3,167,543	3,110,543

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508-WASTEWATER FUND

WASTEWATER FUND		History		Current				Proposed
Financial Summary		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
508-4000-433400	WASTEWATER SALES	4,926,041	5,238,691	5,200,000	5,200,000	3,421,623	5,200,000	5,277,740
508-4000-433410	WASTEWATER CONN. FEES	32,907	30,764	27,000	27,000	-	-	27,000
508-4000-433450	CAPITAL IMPROVEMENT FEE	642,214	696,141	665,000	665,000	500,644	750,966	695,000
508-4000-433650	GREASE TRAP COLL. FEES	8,773	4,830	6,000	6,000	3,782	5,673	6,000
508-4000-433720	UTILITY BILLING PENALTIES	90,153	44,209	90,000	90,000	70,340	100,000	105,000
Charges for services Total:		5,700,088	6,014,634	5,988,000	5,988,000	3,996,388	6,056,639	6,110,740
508-4000-476350	CONTRIB. FROM DEVELOPERS	-	-	-	-	-	-	-
508-4000-478910	MISCELLANEOUS REVENUE	735	-	-	-	-	-	-
Miscellaneous Total:		735	-	-	-	-	-	-
508-4000-490100	TRANSFER FROM OTHER FUND	-	259,258	-	-	-	-	-
Other Financing Sources Total:		-	259,258	-	-	-	-	-
REVENUES Total:		5,700,823	6,273,891	5,988,000	5,988,000	3,996,388	6,056,639	6,110,740
EXPENDITURE SUMMARY								
	WASTEWATER TREATMENT	2,360,420	2,346,011	1,385,000	1,408,743	877,029	1,375,131	1,437,101
	WASTEWATER COLLECTION	1,671,571	1,675,176	1,890,750	2,334,493	1,406,714	2,372,416	1,732,365
	DEBT SERVICE	2,290	17,088	70,552	70,552	58,552	58,552	58,552
	TRANSFERS & OTHER USES	2,998,586	3,279,478	3,461,990	3,461,990	2,444,386	3,461,642	3,515,517
TOTAL EXPENDITURES		7,032,867	7,317,753	6,808,292	7,275,778	4,786,681	7,267,741	6,743,536
REVENUES OVER(UNDER) EXPENDITURES		(1,332,044)	(1,043,861)	(820,292)	(1,287,778)		(1,211,102)	(632,796)

		History		Current			Proposed	
WASTEWATER TREATMENT		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
508-5322-522010	COMMUNICATIONS	786	786	1,000	1,000	524	790	1,000
508-5322-522380	UTILITIES	339,809	389,871	350,000	350,000	171,972	350,000	370,000
508-5322-522634	MAINT-MACHINERY	323	-	-	-	-	-	-
508-5322-522636	MAINT-VEHICLES	-	-	750	750	-	375	750
508-5322-522640	MAINT-ALLOWANCE	-	-	12,500	12,500	4,740	7,500	12,500
508-5322-522810	OTHER SERVICES	322	-	2,000	2,000	-	-	2,000
508-5322-522840	INSPECTION FEES	54,164	51,164	57,000	57,000	31,042	52,000	57,000
Other charges Total:		395,404	441,822	423,250	423,250	208,279	410,665	443,250
508-5322-533012	CONTRACTUAL SERV.	972,521	915,090	952,750	976,493	661,772	956,166	984,851
Contractual services Total:		972,521	915,090	952,750	976,493	661,772	956,166	984,851
508-5322-544016	MOTOR FUEL & LUBE	3,935	13,495	9,000	9,000	6,979	8,300	9,000
508-5322-544045	OTHER SUPPLIES	-	-	-	-	-	-	-
Supplies Total:		3,935	13,495	9,000	9,000	6,979	8,300	9,000
508-5322-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
508-5322-548050	EQUIPMENT	5,099	-	-	-	-	-	-
Capital outlay Total:		5,099	-	-	-	-	-	-
508-5322-571010	DEPRECIATION	983,460	975,604	-	-	-	-	-
Depreciation Total:		983,460	975,604	-	-	-	-	-
WASTEWATER TREATMENT		2,360,420	2,346,011	1,385,000	1,408,743	877,029	1,375,131	1,437,101

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
WASTEWATER COLLECTION		Actual	Actual	Budget	Amended	YTD 05.31.22	Estimated	2022-2023
508-5324-510020	NON-EXEMPT WAGES	124,110	141,147	113,691	113,691	74,199	113,691	120,061
508-5324-510080	OVERTIME	27,856	27,023	18,000	18,000	14,555	29,110	25,000
508-5324-511100	GROUP HEALTH INSURANCE	16,202	17,561	23,584	23,584	9,414	24,896	24,896
508-5324-511120	PENSION CONTRIBUTION	13,530	13,714	11,246	11,246	7,439	11,813	12,627
508-5324-511128	PENSION EXPENSE-AUDIT	4,683	(1,467)	-	-	-	-	-
508-5324-511129	OPEB EXPENSE	641	909	-	-	-	-	-
508-5324-511140	FICA TAX	9,055	9,422	8,165	8,165	5,107	8,414	8,994
508-5324-511150	MEDICARE TAX	2,117	2,203	1,910	1,910	1,194	1,968	2,103
508-5324-511160	WORKERS COMP INSURANCE	4,318	6,059	9,743	9,743	8,369	7,413	6,272
508-5324-511180	UNEMPLOYMENT TAX	577	1,511	1,000	1,000	239	1,000	1,000
Category: 51 - Personal services Total:		203,090	218,082	187,339	187,339	120,517	198,305	200,953
508-5324-522010	COMMUNICATIONS	2,808	2,088	13,000	13,000	5,177	13,400	7,000
508-5324-522043	TRAVEL AND TRAINING	125	811	2,500	2,500	350	3,000	4,200
508-5324-522080	INSURANCE & BONDS	2,565	2,654	2,500	2,500	2,473	2,600	3,741
508-5324-522380	UTILITIES	239,672	263,011	210,000	210,000	136,466	216,000	216,000
508-5324-522440	POSTAGE	1	-	150	150	-	150	50
508-5324-522445	COLLECTION COSTS	25,069	27,149	26,000	26,000	30,569	34,000	34,000
508-5324-522520	MEMBERSHIP & SUBSCRIPTION	-	-	400	400	-	400	400
508-5324-522628	MAINT-OTHER	668	-	1,200	1,200	-	1,300	800
508-5324-522634	MAINT-MACHINERY	20,272	12,122	21,000	21,000	10,487	21,000	12,000
508-5324-522636	MAINT-VEHICLES	4,870	7,897	7,500	7,500	1,298	7,700	7,700
508-5324-522640	MAINT-ALLOWANCE	18,787	18,118	42,300	42,300	15,000	42,600	38,000
508-5324-522650	MAINT-COLLECTION LINES	59,026	91,620	100,000	100,000	43,079	100,000	105,000
508-5324-522810	OTHER SERVICES	31,427	62,239	50,000	50,000	16,556	50,000	45,000
Other charges Total:		405,287	487,709	476,550	476,550	261,455	492,150	473,891
508-5324-533010	PROFESSIONAL SERVICES	-	-	-	-	-	-	-
508-5324-533012	CONTRACTUAL SERVICES	972,521	915,011	960,921	984,664	594,720	960,921	960,921
Contractual services Total:		972,521	915,011	960,921	984,664	594,720	960,921	960,921
508-5324-544001	OFFICE SUPPLIES	-	937	1,200	1,200	587	1,200	1,000
508-5324-544012	CLOTHING & LINENS	2,549	3,310	4,200	4,200	151	4,200	3,500
508-5324-544016	MOTOR FUEL & LUBE	17,705	16,593	24,500	24,500	8,276	24,000	25,000
508-5324-544020	MINOR TOOLS	1,061	7,749	1,200	1,200	742	1,500	1,200
508-5324-544025	CHEMICALS	51,087	23,767	50,000	50,000	937	50,000	50,000
508-5324-544045	OTHER SUPPLIES	1,235	2,017	2,800	2,800	2,425	3,100	3,000
508-5324-548050	EQUIPMENT-NON CAPITALIZED	-	-	-	-	-	42,000	12,900
Supplies Total:		73,637	54,373	83,900	83,900	13,117	126,000	96,600
508-5324-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
508-5324-548050	EQUIPMENT	17,036	-	25,040	25,040	5,046	25,040	-
508-5324-554120	IMPROVEMENTS	-	-	-	420,000	411,860	420,000	-
508-5324-554130	COMPUTER HARDWARE/SOFTV	-	-	-	-	-	-	-
508-5324-554131	TOOL AND EQUIPMENT	-	-	107,000	107,000	-	100,000	-
508-5324-554240	VEHICLES	-	-	50,000	50,000	-	50,000	-
Capital outlay Total:		17,036	-	182,040	602,040	416,905	595,040	-
508-5324-571010	DEPRECIATION	-	-	-	-	-	-	-
Depreciation Total:		-	-	-	-	-	-	-
WASTEWATER COLLECTION		1,671,571	1,675,176	1,890,750	2,334,493	1,406,714	2,372,416	1,732,365

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
DEBT SERVICE							
508-5700-566120 PRINCIPAL-CAP LEASES	-	-	55,338	55,338	43,338	43,338	45,297
508-5700-566210 BOND INTEREST	-	-	-	-	-	-	-
508-5700-566220 INTERES-CAP LEASES	2,290	17,088	15,214	15,214	15,214	15,214	13,255
Debt service Total:	2,290	17,088	70,552	70,552	58,552	58,552	58,552
DEBT SERVICE Total:	2,290	17,088	70,552	70,552	58,552	58,552	58,552

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.22	2021-2022 Estimated	Fiscal Year 2022-2023
TRANSFERS & OTHER USES							
508-5800-522098 BAD DEBT EXPENSE	48,635	66,203	-	-	-	-	-
Other charges Total:	48,635	66,203	-	-	-	-	-
508-5800-580000 TRSF TO OTHER FUNDS	937,326	191,125	434,500	434,500	217,250	434,500	516,000
508-5800-580101 TRSF TO GENERAL FUND	670,390	670,390	670,390	670,390	335,195	670,390	670,390
508-5800-580503 TRSF TO WTR SWR I&S	1,342,235	2,351,760	2,357,100	2,357,100	1,891,941	2,356,752	2,329,127
Other Financing Uses Total:	2,949,951	3,213,275	3,461,990	3,461,990	2,444,386	3,461,642	3,515,517
TRANSFERS & OTHER USES	2,998,586	3,279,478	3,461,990	3,461,990	2,444,386	3,461,642	3,515,517

Proposed New Personnel

DEPT	PERSONNEL	SALARY	BENEFITS	TOTAL
5314	Distribution Operator	25,459	11,941	37,400
	Water Distribution Total			37,400

Proposed Equipment >5,000

DEPT	EQUIPMENT DESCRIPTION	TOTAL
5314	Waders	5,040
	Lights for units	5,000
	Gas saws	7,000
	Metal detectors	4,800
	Water Distribution Total	21,840
5316	Printer for water bills	2,500
	Utility Billing Total	2,500
5324	Nozzles	1,250
	Sludge master air operated subpump	3,200
	Jet hose	4,000
	Wastewater Collection Total	8,450

Proposed Capital Outlay

DEPT	CAPITAL OUTLAY	TOTAL
5314	20' utility trailer for new mini excavator	8,000
	Auto flushers	11,200
	Waterlines replacement	275,000
	Water Distribution Total	294,200
5315	Water meters	500,000
	MRX	5,000
	Total Meter Reader Division	\$ 505,000

502- WATER/WASTEWAT ER PROJECT FUND

WATER & WASTEWTR PROJECTS-CIP		History		Current			Proposed	
Financial Summary		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD	2021-2022 Estimated	Fiscal Year 2022-2023
BEGINNING BALACE-POOLED CASH		568,126	198,737	464,089		464,089	464,089	338,738
502-4000-490100	TRANSFERS IN	212,625	653,500	515,000	515,000	-	-	531,000
Department: 4000 - REVENUE Total:		212,625	653,500	515,000	515,000	-	-	531,000
TOTAL AVAILABLE RESOURCES		780,751	852,237	979,089	515,000	464,089	464,089	869,738
502-5312-548050	EQUIPMENT-NON CAPITALIZED	-	20,443	-	-	-	-	
502-5312-550100	CAPITAL OUTLAY WTP	-	-	72,000	72,000	23,920	23,920	15,000
502-5312-550110	EQUIPMENT	15,004	-	-	-	-	-	-
502-5312-571010	DEPRECIATION	-	3,973	-	-	-	-	-
502-5314-553120	CAPITAL OUTLAY IMPROV.-WWC	-	-	-	-	101,430	101,430	-
502-5314-571010	DEPRECIATION	20,052	21,852	-	-	-	-	-
502-5322-548050	EQUIPMENT-NON CAPITALIZED	-	67,967	-	-	-	-	
502-5322-553120	CAPITAL OUTLAY IMPROV.-WWC	73,101	-	443,000	443,000	-	-	516,000
502-5322-571010	DEPRECIATION	22,584	35,602	-	-	-	-	-
502-5324-553120	CAPITAL OUTLAY IMPROV.-WWC	-	-	-	-	-	-	150,000
502-5324-553121	EQUIPMENT	6,300	3,322	-	-	-	-	-
502-5342-571010	DEPRECIATION	341,191	366,647	-	-	-	-	-
WATER/SEWER PROJECTS Surplus (Deficit):		478,231	519,807	515,000	515,000	125,351	125,351	681,000
ENDING BALACE-POOLED CASH		198,736	464,089	464,089	-	338,738	338,738	188,738

INFRAMARK

WATER TREATMENT PLANT

Budget Year	Summary Comment	Estimated Repair Cost
2023	New Marlow 530 Chemical Pump	15,000
	Water Treatment Plant Total	15,000

NORTH WASTEWATER TREATMENT PLANT

Budget Year	Summary Comment	Estimated Repair Cost
2023	Repair Rotor	40,000
2023	OD RAS Dry Pit Pumps	150,000
2023	OD Sludge Pump VFD	15,000
	North Wastewater Treatment Plant	205,000

SOUTH WASTEWATER TREATMENT PLANT

Budget Year	Summary Comment	Estimated Annual Cost
2023	Rotor Repair	40,000
2023	UV Lamps	15,000
2023	Headworks Equipment only	151,000
	South Wastewater Treatment Plant	206,000

LIFT STATIONS

Budget Year	Lift Station - Description	Estimated Annual Cost
2023	35/36/37 - Pump Repair	20,000
2023	3/5/10 - Pump Repair	20,000
2023	Portable Diesel Pump	65,000
	Lift Stations Total	105,000

Wastewater Collection

Budget Year	Description	Estimated Annual Cost
2023	Manhole Rehabilitation	150,000
	Wastewater Collection Total	150,000

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540-SOLID WASTE FUND

SOLID WASTE FUND		History		Current				Proposed
FINANCIAL SUMMARY		2019-2020 Actuals	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.21	2021-2022 Estimate	Fiscal Year 2022-2023
BEGINNING BALANCE W/C			1,427,566	997,235	997,235		997,235	1,596,903
540-4000-433600	RESIDENTIAL GARBAGE FEES	3,847,817	4,152,796	4,324,102	1,828,102	1,171,874	1,757,811	1,873,805
540-4000-433610	COMMERCIAL GARBAGE FEES	-	-	-	2,626,256	1,812,513	2,718,770	2,691,912
540-4000-433620	BRUSH FEES	1,160,853	1,183,293	1,300,000	1,300,000	859,325	1,288,988	1,332,500
540-4000-433660	RECYCLING	10,925	3,112	5,000	5,000	14,003	18,000	5,000
540-4000-433720	UTILITY BILLING PENALTIES	73,481	36,784	82,000	82,000	60,840	91,260	85,000
Category: 43 - Charges for services Total:		5,093,075	5,375,985	5,711,102	5,841,358	3,918,555	5,874,829	5,988,217
540-4000-450010	INTERGOVERNMENTAL REV.	29,670	-	-	24,375	-	24,375	-
Category: 45 - Intergovernmental Total:		29,670	-	-	24,375	-	24,375	-
540-4000-478910	MISCELLANEOUS REVENUE	-	-	-	-	-	-	-
540-4000-493000	OTHER FINANCING SOURCE	-	-	-	6,327,876	-	4,597,692	645,754
Category: 49 - Other Financing Sources		-	-	-	6,327,876	-	4,597,692	645,754
TOTAL AVAILABLE RESOURCES		5,122,745	6,803,551	6,708,337	13,190,844	3,918,555	11,494,131	8,230,874
EXPENDITURE SUMMARY								
SOLID WASTE COLLECTION		3,727,795	3,914,932	2,719,103	9,639,909	7,109,817	7,995,946	2,756,159
RECYCLING		85,857	98,818	113,129	147,806	78,012	142,929	133,763
LANDFILL		36,016	15,536	48,000	48,000	28,108	48,000	48,000
BRUSH COLLECTION		657,667	742,487	558,828	578,828	386,987	612,216	649,779
DEBT SERVICE		-	14,349	1,156,518	1,156,518	-	248,137	896,770
TRANSFERS & OTHER USES		1,185,006	1,135,420	850,000	850,000	425,000	850,000	1,125,000
TOTAL EXPENDITURES		5,692,340	5,921,540	5,445,578	12,421,061	8,027,924	9,897,228	5,609,471
Revenues over/under Expenditures							599,668	1,024,500
ENDING BALANCE W/C		1,427,566	997,235	1,262,759	769,783		1,596,903	2,621,404

	History		Current				Proposed
	2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
SOLID WASTE COLLECTIONS	Actuals	Actuals	Budget	Amended	YTD 05.31.21	Estimate	2022-2023
540-5330-510010 EXEMPT WAGES	-	-	-	43,253	28,100	43,253	56,200
540-5330-510020 NON-EXEMPT WAGES	(157)	(4,225)	408,787	452,040	218,937	360,000	486,356
540-5330-510080 OVERTIME	-	5	25,000	117,000	70,910	110,335	25,000
540-5330-511100 GROUP HEALTH INSURANCE	-	220	82,545	82,545	28,626	60,000	95,353
540-5330-511120 PENSION CONTRIBUTION	-	175	37,045	37,045	26,477	42,576	49,403
540-5330-511128 PENSION EXPENSE-AUDIT	1,405	(439)	-	-	-	1,000	-
540-5330-511129 OPEB EXPENSE	192	272	-	-	-	250	-
540-5330-511140 FICA TAX	-	126	26,894	26,894	19,268	31,842	35,188
540-5330-511150 MEDICARE TAX	-	29	6,290	6,290	4,506	7,447	8,230
540-5330-511160 WORKERS COMP INSURANCE	1,485	-	12,000	12,000	10,308	12,000	20,479
540-5330-511180 UNEMPLOYMENT TAX	-	26	3,500	3,500	1,263	3,500	4,000
Personal services Total:	2,925	(3,811)	602,061	780,567	408,396	672,204	780,209
540-5330-522010 COMMUNICATIONS	-	-	1,500	3,200	3,259	1,500	1,500
540-5330-522043 TRAVEL AND TRAINING	-	-	-	5,000	610	1,500	1,000
540-5330-522080 INSURANCE & BONDS	-	-	59,079	59,679	59,442	59,079	69,596
540-5330-522240 ADVERTISING	341	1,190	300	300	293	300	300
540-5330-522300 EQUIPMENT RENTAL	-	-	-	6,500	4,187	5,000	-
540-5330-522445 COLLECTION COSTS (NA&MW)	35,524	33,387	37,000	37,000	22,080	37,000	37,000
540-5330-522520 MEMBERSHIP & SUBSCRIPTION	-	-	-	-	-	-	3,000
540-5330-522634 MAINT-MACHINERY	-	-	123,100	96,600	13,718	96,600	75,000
540-5330-522636 MAINT-VEHICLES	-	-	2,500	7,000	2,727	5,000	5,000
540-5330-522645 MAINT-CONTAINERS	-	-	-	-	-	-	5,000
540-5330-522810 OTHER SERVICES	46,613	42,933	712,119	712,119	215,231	500,000	650,000
Other charges Total:	82,478	77,509	935,598	927,398	321,546	705,979	847,396
540-5330-533100 CONTRACTUAL SERVICES	3,640,939	3,833,263	791,791	1,031,791	1,166,204	1,166,204	-
Contractual services Total:	3,640,939	3,833,263	791,791	1,031,791	1,166,204	1,166,204	-
540-5330-544001 OFFICE SUPPLIES	-	-	500	500	315	500	500
540-5330-544012 CLOTHING & LINENS	-	-	4,000	4,000	3,208	4,000	8,000
540-5330-544016 MOTOR FUEL & LUBE	-	-	284,000	284,000	106,729	284,000	340,000
540-5330-544020 MINOR TOOLS	-	777	1,000	1,000	670	1,000	1,000
540-5330-544045 OTHER SUPPLIES	-	-	2,000	12,500	5,040	7,000	8,000
540-5330-548050 EQUIPMENT	-	5,759	82,153	82,153	40,802	82,153	112,500
Supplies Total:	-	6,536	373,653	384,153	156,765	378,653	470,000
540-5330-550100 CAPITAL OUTLAY	-	-	-	6,500,000	4,935,738	4,935,738	645,754
540-5330-550110 EQUIPMENT-OFFICE FURNITURE	-	-	-	-	-	-	-
540-5336-554130 COMPUTER HARDWARE/SOFTW	-	-	-	-	-	-	6,000
540-5336-554131 TOOL AND EQUIPMENT	-	-	16,000	16,000	-	16,000	6,800
540-5336-554240 VEHICLES	-	-	-	-	121,168	121,168	-
Capital Outlay Total:	-	-	16,000	6,516,000	5,056,906	5,072,906	658,554
540-5330-571010 DEPRECIATION	1,453	1,434	-	-	-	-	-
Depreciation Total:	1,453	1,434	-	-	-	-	-
SOLID WASTE COLLECTIONS Total:	3,727,795	3,914,932	2,719,103	9,639,909	7,109,817	7,995,946	2,756,159

	History		Current				Proposed
	2019-2020 Actuals	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD	2021-2022 Estimate	Fiscal Year 2022-2023
RECYCLING							
540-5332-510020 NON-EXEMPT WAGES	46,149	54,081	66,834	66,834	43,576	66,834	72,050
540-5332-510025 PART-TIME WAGES	5,588	7,135	-	1,902	1,902	1,902	-
540-5332-510080 OVERTIME	2,021	1,645	-	1,400	1,653	2,500	2,500
540-5332-511100 GROUP HEALTH INSURANCE	10,158	11,208	17,688	17,688	10,147	17,688	17,879
540-5332-511120 PENSION CONTRIBUTION	4,133	4,166	5,708	5,708	3,791	5,708	6,489
540-5332-511140 FICA TAX	3,133	3,236	4,144	4,144	2,771	4,144	4,622
540-5332-511150 MEDICARE TAX	733	757	969	969	648	969	1,081
540-5332-511160 WORKERS COMP INSURANC	-	862	1,386	1,386	1,191	1,386	4,093
540-5332-511180 UNEMPLOYMENT TAX	372	672	750	750	144	750	750
Personal services Total:	72,287	83,761	97,479	100,781	65,824	101,881	109,463
540-5332-522380 UTILITIES	651	619	500	500	602	200	500
540-5332-522440 POSTAGE	-	93	-	-	-	-	-
540-5332-522634 MAINT-MACHINERY	851	208	-	-	-	-	-
540-5332-522636 MAINT-VEHICLES	5,108	5,182	3,000	3,000	1,351	3,000	3,000
540-5332-522810 OTHER SERVICES	1,294	-	-	-	75	150	300
Other charges Total:	7,903	6,101	3,500	3,500	2,028	3,350	3,800
540-5332-544001 OFFICE SUPPLIES	191	-	-	-	-	-	-
540-5332-544012 CLOTHING & LINENS	1,271	1,870	1,500	1,500	1,104	1,500	1,500
540-5332-544016 MOTOR FUEL & LUBE	2,113	6,156	4,150	11,150	8,347	11,150	8,000
540-5332-544045 OTHER SUPPLIES	1,691	930	1,000	1,000	710	1,000	1,000
540-5332-548050 EQUIPMENT	-	-	-	24,375	-	24,048	10,000
Supplies Total:	5,266	8,956	6,650	38,025	10,160	37,698	20,500
540-5332-550100 CAPITAL OUTLAY	-	-	-	-	-	-	-
540-5332-550110 EQUIPMENT	400	-	-	-	-	-	-
540-5332-554130 COMPUTER HARDWARE/SOFTV	-	-	-	-	-	-	-
540-5332-554131 TOOL AND EQUIPMENT	-	-	5,500	5,500	-	-	-
540-5332-554240 VEHICLES	-	-	-	-	-	-	-
Capital Outlay Total:	400	-	5,500	5,500	-	-	-
RECYCLING Total:	85,857	98,818	113,129	147,806	78,012	142,929	133,763

	History		Current				Proposed
	2019-2020 Actuals	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD	2021-2022 Estimate	Fiscal Year 2022-2023
LANDFILL							
540-5334-522380 UTILITIES	435	268	300	300	109	300	300
540-5334-522845 MONITORING OF LANDFILL	35,581	15,267	47,700	47,700	27,999	47,700	47,700
Category: 52 - Other charges Total:	36,016	15,536	48,000	48,000	28,108	48,000	48,000
540-5334-533100 CONTRACTUAL SERVICES	-	-	-	-			
Category: 53 - Contractual services Total:	-	-	-	-		-	-
Department: 5334 - LANDFILL Total:	36,016	15,536	48,000	48,000	28,108	48,000	48,000

SOLID WASTE FUND		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
BRUSH COLLECTION		Actuals	Actuals	Budget	Amended	YTD 05.31.21	Estimate	2022-2023
540-5336-510020	NON-EXEMPT WAGES	27,916	170,852	197,164	197,164	127,321	197,164	192,901
540-5336-510080	OVERTIME	396	23,837	10,000	25,000	20,356	29,500	30,000
540-5336-511100	GROUP HEALTH INSURANCE	1,481	29,623	41,272	41,272	23,643	41,272	41,717
540-5336-511120	PENSION CONTRIBUTION	1,246	16,037	17,692	17,692	12,390	18,790	19,402
540-5336-511140	FICA TAX	814	11,104	12,844	12,844	8,883	14,053	13,820
540-5336-511150	MEDICARE TAX	190	2,597	3,003	3,003	2,077	3,287	3,232
540-5336-511160	WORKERS COMP INSURANCE	-	3,668	5,900	5,900	5,068	5,900	12,927
540-5336-511180	UNEMPLOYMENT TAX	51	1,599	1,750	1,750	63	1,750	1,750
Personal services Total:		32,095	259,318	289,625	304,625	199,801	311,716	315,749
540-5336-522010	COMMUNICATIONS	-	-	1,500	1,500	2,344	3,000	3,000
540-5336-522043	TRAVEL AND TRAINING	-	-	-	-	-	-	2,000
540-5336-522080	INSURANCE & BONDS	-	8,496	15,000	20,000	19,032	20,000	28,779
540-5336-522300	EQUIPMENT RENTAL	-	117,719	30,000	-	-	-	30,000
540-5336-522634	MAINT-MACHINERY	-	13,720	20,000	58,500	39,417	58,500	60,000
540-5336-522636	MAINT-VEHICLES	74	7,051	4,000	8,000	6,138	8,000	10,000
540-5336-522810	OTHER SERVICES	-	195,171	120,900	107,900	53,204	107,900	120,900
540-5336-522820	CERTIFICATION & LICENSES	450	-	2,000	2,000	358	2,000	2,000
Category: 52 - Other charges Total:		524	342,158	193,400	197,900	120,493	199,400	256,679
540-5336-533100	CONTRACTUAL SERVICES	615,586	-	-	-	-	-	-
Category: 53 - Contractual services Total:		615,586	-	-	-	-	-	-
540-5336-544001	OFFICE SUPPLIES	-	396	250	250	-	-	250
540-5336-544012	CLOTHING & LINENS	-	2,127	2,500	2,500	2,559	3,000	3,000
540-5336-544016	MOTOR FUEL & LUBE	2,366	39,380	32,000	32,000	35,563	60,000	65,000
540-5336-544020	MINOR TOOLS	-	38	100	100	-	100	100
540-5336-544045	OTHER SUPPLIES	-	3,234	2,000	8,000	6,126	8,000	8,000
540-5336-548050	EQUIPMENT	-	26,222	33,453	33,453	22,445	30,000	1,000
Category: 54 - Supplies Total:		2,366	71,397	70,303	76,303	66,693	101,100	77,350
540-5336-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
540-5336-550110	EQUIPMENT-OFFICE FURNITURE	-	-	-	-	-	-	-
540-5336-550120	IMPROVEMENTS	-	-	-	-	-	-	-
540-5336-554130	COMPUTER HARDWARE/SOFTWAF	-	-	-	-	-	-	-
540-5336-554131	TOOLS AND EQUIPMENT	-	-	5,500	-	-	-	-
540-5336-554240	VEHICLES	-	-	-	-	-	-	-
Category: 55 - Capital outlay Total:		-	-	5,500	-	-	-	-
540-5336-571010	DEPRECIATION	7,095	69,614	-	-	-	-	-
Depreciation Total:		7,095	69,614	-	-	-	-	-
Department: 5336 - BRUSH COLLECTION Total:		657,667	742,487	558,828	578,828	386,987	612,216	649,779

SOLID WASTE FUND		History		Current				Proposed
Debt Service		2019-2020 Actuals	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.21	2021-2022 Estimate	Fiscal Year 2022-2023
540-5700-566500 PRINCIPAL-CAP LEASES		-	-	993,152	993,152	-	225,960	789,843
540-5700-566550 INTEREST-CAP LEASES		-	14,349	163,366	163,366	-	22,176	106,926
Debt Service Total:		-	14,349	1,156,518	1,156,518	-	248,137	896,770
DEBT SERVICE TOTAL:		-	14,349	1,156,518	1,156,518	-	248,137	896,770

SOLID WASTE FUND		History		Current				Proposed
TRANSFERS		2019-2020 Actuals	2020-2021 Actuals	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.21	2021-2022 Estimate	Fiscal Year 2022-2023
540-5800-522098 BAD DEBT EXPENSE		60,006	10,420	-	-	-	-	-
Other charges Total:		60,006	10,420	-	-	-	-	-
540-5800-580000 TRSF TO OTHER FUNDS		1,125,000	1,125,000	850,000	850,000	425,000	850,000	1,125,000
Other Financing Uses Total:		1,125,000	1,125,000	850,000	850,000	425,000	850,000	1,125,000
TRANSFERS & OTHER USES Total:		1,185,006	1,135,420	850,000	850,000	425,000	850,000	1,125,000

Proposed New Personnel

DEPT	PERSONNEL	SALARY	BENEFITS	TOTAL
5330	Driver CDL	30,160	14,166	44,326
	Solid Waste Collection Total			44,326

Proposed Equipment >5,000

DEPT	EQUIPMENT DESCRIPTION	TOTAL
5330	Powerwasher	2,000
	Misc	2,500
	Solid Waste Collection Total	4,500
5332	Recycle containers	10,000
	Recycling Total	10,000
5336	Chainsaw	1,000
	Brush Collection Total	1,000

Proposed Capital Outlay

DEPT	CAPITAL OUTLAY	TOTAL
5330	Routware tablet for new trucks	6,000
	Hydraulic hose maker	6,800
	Solid Waste Collection Total	12,800

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550-AIRPORT FUND

AIRPORT FUND		History		Current				Projected
Financial Summary		2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.21	2021-2022 Estimated	Fiscal Year 2022-2023
Beginning Working Capital		(521,324)		(1,108,913)		(1,108,913)		(2,178,621)
REVENUE SUMMARY								
INTERGOVERNMENTAL REVENUE	217,622	1,184,889	50,000	50,000	427,586	458,729	50,000	
CHARGES FOR SERVICES	222,981	370,223	320,350	570,350	321,988	626,400	625,350	
OTHER INCOME /TRANSFERS IN	250,000	415,000	250,000	250,000	125,000	250,000	250,000	
MISCELLANEOUS REVENUE	79,936	81,811	124,800	232,237	107,183	119,493	124,800	
*** TOTAL REVENUES ***	770,539	2,051,924	745,150	1,102,587	981,757	1,454,622	1,050,150	
EXPENDITURE SUMMARY								
AIRPORT OPERATIONS	1,048,070	1,125,218	648,879	881,932	1,728,876	2,353,503	1,031,144	
AIRPORT GRANT	99,999	82,548	100,000	107,200	17,528	75,956	100,000	
DEBT SERVICE	25,393	42,718	94,870	94,870	74,721	94,870	93,257	
*** TOTAL EXPENDITURES ***	1,173,463	1,250,484	843,749	1,084,002	1,821,125	2,524,329	1,224,401	
REVENUES OVER (UNDER) EXPENDITURES		(402,923) 801,440		(98,599) 18,585		(839,367) (1,069,708)		(174,251)
ADJUSTMENTS								
Other Items affecting W.C.								
ENDING WORKING CAPITAL		(521,324)	(1,108,913)	(1,207,512)			(2,178,621)	(2,352,871)

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.21	2021-2022 Estimated	Fiscal Year 2022-2023
REVENUES							
550-4000-435560 FUEL SALES	222,769	369,580	320,000	570,000	321,219	625,000	625,000
550-4000-435570 SALES - TAXABLE	212	642	350	350	769	1,400	350
550-4000-439010 OVER/UNDER	-	2	-	-	-	-	-
Charges for Services Total:	222,981	370,223	320,350	570,350	321,988	626,400	625,350
550-4000-450010 INTERGOVERNMENTAL REVENUE	217,622	1,184,889	50,000	50,000	427,586	458,729	50,000
Intergovernmental Total:	217,622	1,184,889	50,000	50,000	427,586	458,729	50,000
550-4000-471550 EASTSIDE CORPORATE HANGARS	-	-	54,000	54,000	-	-	54,000
550-4000-471551 EASTSIDE LAND	-	-	15,400	15,400	-	-	15,400
550-4000-471552 EASTSIDE T-HANGARS	-	-	29,400	29,400	-	-	29,400
550-4000-471560 EASTSIDE HANGAR RENTAL	62,753	63,727	9,000	82,440	70,373	82,443	9,000
550-4000-471562 WESTSIDE HANGAR RENTAL	15,291	15,594	1,400	32,656	32,656	32,656	1,400
550-4000-471563 WESTSIDE LAND	-	-	14,100	14,100	-	-	14,100
550-4000-471564 BUILDING RENTAL	600	600	-	1,200	1,200	1,200	-
550-4000-471565 DAILY HANGAR RENTAL	225	230	-	-	-	-	-
550-4000-471567 TIE DOWN FEES	750	960	1,000	1,000	720	960	1,000
550-4000-471568 UTILITIES	193	210	-	-	193	193	-
550-4000-478910 MISCELLANEOUS REVENUE	125	491	500	2,041	2,041	2,041	500
Miscellaneous Total:	79,936	81,811	124,800	232,237	107,183	119,493	124,800
550-4000-490101 TRNS FROM GEN. FUND	250,000	380,000	250,000	250,000	125,000	250,000	250,000
550-4000-492010 GAIN/LOSS DISPL OF ASSETS	-	35,000	-	-	-	-	-
Other Financing Sources Total:	250,000	415,000	250,000	250,000	125,000	250,000	250,000
REVENUE Total:	770,539	2,051,924	745,150	1,102,587	981,757	1,454,622	1,050,150

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
		Actual	Actual	Budget	Amended	YTD 05.31.21	Estimated	2022-2023
AIRPORT OPERATIONS								
501-5520-510010	EXEMPT WAGES	103,450	94,910	88,560	88,560	55,422	88,560	90,253
550-5520-510020	NON-EXEMPT WAGES	92,828	98,921	89,446	101,489	73,685	101,489	143,378
550-5520-510025	PART-TIME WAGES	-	-	29,120	43,680	8,012	17,000	29,120
550-5520-510030	TEMPORARY WAGES	-	4,773	-	-	-	-	-
501-5315-510080	OVERTIME	7,585	10,098	2,500	4,600	5,276	7,200	2,500
501-5315-511100	GROUP HEALTH INSURANCE	19,562	21,661	23,584	23,584	14,621	23,584	29,798
501-5315-511120	PENSION CONTRIBUTION	17,037	16,642	15,541	16,539	10,549	16,539	20,336
550-5520-511128	PENSION EXPENSE - AUDIT	7,962	(2,493)	-	-	-	-	-
550-5520-511129	OPEB EXPENSE	1,090	1,544	-	-	-	-	-
501-5315-511140	FICA TAX	12,765	12,268	12,997	30,793	8,728	13,283	16,446
501-5315-511150	MEDICARE TAX	2,985	2,869	3,040	3,456	2,041	3,107	3,846
501-5315-511160	WORKERS COMP INSURANCE	2,509	2,265	3,641	3,981	3,128	3,981	2,923
501-5315-511180	UNEMPLOYMENT TAX	717	1,186	1,750	1,750	(240)	1,750	1,750
Personal Services Total:		268,490	264,643	270,179	318,432	181,223	276,493	340,350
550-5520-522010	COMMUNICATIONS	2,095	2,095	2,500	2,500	1,627	2,500	2,000
550-5520-522043	TRAVEL AND TRAINING	2,905	7,325	10,000	10,000	4,076	10,000	5,000
550-5520-522050	MISC EXPENSE	5,622	3,674	2,000	2,000	1,294	2,000	2,000
550-5520-522080	INSURANCE & BONDS	17,205	15,775	-	24,000	23,891	24,000	16,444
550-5520-522241	MARKETING	-	3,750	15,000	700	-	700	3,000
550-5520-522300	EQUIPMENT RENTAL	-	997	3,000	-	-	-	-
550-5520-522320	COPYING EXPENSES	2,130	2,434	2,200	2,200	812	2,200	2,000
550-5520-522380	UTILITIES	27,526	29,082	31,000	31,000	10,421	31,000	31,000
550-5520-522440	POSTAGE	318	540	400	400	73	400	400
550-5520-522520	MEMBERSHIP & SUBSCRIPTION	5,068	8,161	8,000	8,000	3,092	8,000	5,000
550-5520-522626	MAINT-BUILDING	10,234	2,043	5,000	5,000	5,387	5,000	5,000
550-5520-522628	MAINT-OTHER	-	-	-	-	360	360	-
550-5520-522636	MAINT- VEHICLES	2,333	5,886	2,000	4,000	1,694	4,000	2,000
550-5520-522652	MAINT- TAXIWAY/RUNWAY/APR	-	-	-	-	269	269	-
550-5520-522653	MAINT-FENCES	1,045	-	-	-	-	-	-
550-5520-522655	MAINT-FUEL SYSTEM	5,227	60	4,000	4,000	2,393	4,000	4,000
550-5520-522810	OTHER SERVICES	1,342	511	-	-	-	-	-
550-5520-522840	INSPECTIONS FEE	-	-	250	250	-	250	250
550-5520-522920	BANK & CREDIT CARD SERVICES	7,720	10,603	6,000	9,000	10,503	15,000	15,000
Other Charges Total:		90,772	92,937	91,350	103,050	65,892	109,679	93,094
550-5520-533010	PROFESSIONAL SERVICE	25,061	12,968	-	-	2,300	-	-
Contractual Services Total:		25,061	12,968	-	-	2,300	-	-
550-5520-544001	OFFICE SUPPLIES	1,257	665	750	750	268	750	1,200
550-5520-544005	JANITOR SUPPLIES	781	817	500	500	820	1,000	1,000
550-5520-544010	SUPPLIES FOR RESALE	323	935	500	500	300	500	500
550-5520-544012	CLOTHING & LINENS	672	1,358	600	900	-	900	1,000
550-5520-544016	MOTOR FUEL & LUBE	1,919	1,997	2,000	2,000	1,689	2,000	2,000
550-5520-544018	FUEL DELIVERY	203,271	330,211	240,000	412,800	450,022	550,000	550,000
550-5520-544025	CHEMICALS	440	851	500	500	-	500	500
550-5520-544045	OTHER SUPPLIES	-	23	300	300	-	-	-
550-5520-548050	EQUIPMENT	-	8,542	-	-	-	-	-
Supplies Total:		208,662	345,399	245,150	418,250	453,099	555,650	556,200
550-5520-550110	OFFICE FURNITURE-EQUIPMENT	15,414	-	4,200	4,200	4,916	5,000	-
550-5520-553120	IMPROVEMENTS	-	-	-	-	945,232	1,344,841	1,500
550-5520-554130	COMPUTER HARDWARE/SOFTWAR	-	-	6,000	6,000	5,974	6,000	1,000
550-5520-554131	TOOL AND EQUIPMENT	-	-	8,000	8,000	-	-	15,000
550-5520-554240	VEHICLES	-	-	-	-	55,840	55,840	-
550-5520-554241	FUEL TRUCK	8,750	9,000	24,000	24,000	14,400	-	24,000
Capital Outlay Total:		24,164	9,000	42,200	42,200	1,026,362	1,411,681	41,500
550-5520-571010	DEPRECIATION	428,922	398,272	-	-	-	-	-
550-5520-571020	AMORTIZATION	2,000	2,000	-	-	-	-	-
Depreciation Total:		430,922	400,272	-	-	-	-	-
AIRPORT OPERATIONS TOTALS:		1,048,070	1,125,218	648,879	881,932	1,728,876	2,353,503	1,031,144

		History		Current				Proposed
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2021-2022	Fiscal Year
AIRPORT GRANT EXPENDITURES		Actual	Actual	Budget	Amended	YTD 05.31.21	Estimated	2022-2023
550-5522-522624	MAINT- STREETS & IMPROVEMENTS	66,052	450	25,000	25,000	-	-	25,000
550-5522-522626	MAINT-BUILDING	8,322	44,669	30,000	30,000	-	30,000	30,000
550-5522-522632	MAINT-APPARATUS/BEACON	394	310	-	1,200	1,139	1,139	2,000
550-5522-522636	MAINT-VEHICLES	120	-	-	-	-	-	-
550-5522-522652	MAINT-TAXIWAY/RUNWAY/APRON	6,180	915	1,000	1,000	276	1,000	28,000
550-5522-522653	MAINT-FENCES	3,781	12,742	30,000	30,000	5,975	23,851	2,000
550-5522-522655	MAINT-FUEL SYSTEM	15,150	22,611	14,000	14,000	4,172	14,000	13,000
Other charges Total:		99,999	81,698	100,000	101,200	11,562	69,990	100,000
550-5522-533010	PROFESSIONAL SERVICES	-	850	-	6,000	5,966	5,966	-
Professional Services Total:		-	850	-	6,000	5,966	5,966	-
550-5522-550100	CAPITAL OUTLAY	-	-	-	-	-	-	-
Capital Outlay Total:		-	-	-	-	-	-	-
AIRPORT GRANT TOTALS:		99,999	82,548	100,000	107,200	17,528	75,956	100,000

	History		Current				Proposed
	2019-2020 Actual	2020-2021 Actual	2021-2022 Budget	2021-2022 Amended	2021-2022 YTD 05.31.21	2021-2022 Estimated	Fiscal Year 2022-2023
DEBT SERVICE							
550-5700-566500 PRINCIPAL-CAP LEASES	-	-	41,105	53,765	53,765	53,765	53,765
550-5700-566550 INTEREST-CAP LEASES	25,393	42,718	53,765	41,105	20,956	41,105	39,492
Debt Service Total:	25,393	42,718	94,870	94,870	74,721	94,870	93,257
DEBT SERVICE TOTALS:	25,393	42,718	94,870	94,870	74,721	94,870	93,257

ORDINANCE NO. 2022-33

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF WESLACO FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; APPROPRIATING AND ADOPTING THE ANNUAL BUDGET FOR THE CITY OF WESLACO, TEXAS, FOR THE 2022-2023 FISCAL YEAR.

WHEREAS, the budget appended here as Exhibit A, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, was duly presented to the City Commission by the City Manager, that a due and timely public notice that a Public Hearing on such budget would be held on September 06, 2022, was given, and made in accordance with state law and within the time limits set forth by law; that such Public Hearing was held in accordance with the law on September 06, 2022; now therefore,

BE IT ORDAINED BY CITY OF WESLACO, TEXAS:

SECTION 1. That the appropriations for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for the support of the general government of the City of Weslaco, Texas be fixed and determined for said terms in accordance with the expenditures shown in the City's Fiscal Year 2022-2023 Budget, a copy of which is appended hereto as Exhibit A;

SECTION 2. That the Budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's Budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023.

SECTION 3. That there is hereby appropriated the amount shown in said budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt requirements of Fiscal 2022-2023 of the City of Weslaco.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of September 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of September 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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5802
From:		
Subject: Approval of Ordinance 2022-34, adopting and levying the ad valorem tax rate for Fiscal Year 2022-2023 and authorize the Mayor to execute any related documents. (First reading held September 6, 2022; staffed by Finance Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Finance Department.		
Staff Recommendation:		
Attachments, if any: 2022 Tax Rate Adoption Memo, O2022-34 adopt ad valorem tax rate		
Responsibilities upon Approval:		

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: September 1, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: Fiscal Year 2022-2023 Tax Rate Adoption

The City proposed to approve an ad valorem tax rate on August 16, 2022 with Resolution 2022-46. The next step is the adoption of the tax rate.

In accordance with Tax Code requirements, the City must hold a public hearing prior to adopting the ad valorem tax rate and after the approval of its City Budget. A public hearing has been scheduled for the of September 06, 2022 and was published on the Advance News Journal on August 24, 2022, as well as being posted on the city's web site.

Note that since the tax rate consist of two components, each must be approved separately. The rates are reference on the Ordinance. Note on the Ordinance that since the city has elected to adopt a rate greater than the No-New Revenue rate, language has been added to it on items "c" and "d" as required by Tax Code 26.05(b)(1)(A) and (B) as per Senate Bill 2.

The vote on the Ordinance will require a Roll Call Vote.

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ORDINANCE NO. 2022-34

AN ORDINANCE LEVYING AN AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN THE CITY OF WESLACO, TEXAS FOR THE TAX YEAR 2022, FIXING THE TAX RATE FOR THE USE AND SUPPORT OF THE GENERAL GOVERNMENT AND FOR THE INTEREST AND SINKING FUND FOR THE REDEMPTION OF BONDS AND OTHER INDEBTEDNESS OF THE CITY OF WESLACO, TEXAS, AND FIXING A LIEN ON ALL TAXABLE PROPERTY.

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

THAT, there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Weslaco for the 2022-2023 fiscal year, upon all property, real, personal, and mixed, within the corporate limits of said City subject to taxation, a tax of \$0.6967 on each \$100 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

- a. Maintenance and operation of the General Government (General Fund) for fiscal year 2022-2023, \$0.4643 on each \$100 valuation of property.
- b. Interest and sinking fund for debt service payments for fiscal year 2022-2023, \$0.2324 on each \$100 valuation of property for the purpose of paying interest on and providing a sinking fund for the redemption of outstanding indebtedness of the City of Weslaco.
- c. This tax rate will raise more taxes for maintenance and operations than last year's tax rate, and
- d. the tax rate will effectively be raised by 2.97 percent and will raise taxes for maintenance and operations on a \$100,000 home by \$-42.30.

II.

THAT there is hereby fixed on each and every item of taxable property a lien for the purpose of securing the payment of the taxes assessed thereon and said lien shall continue to exist against any item of property against which a tax is assessed here under until such tax, together with all interest shall be paid.

III.

IF, any person shall neglect or refuse to pay the taxes herein imposed on him or his property, on or before January 31, 2023 the tax collector shall apply the following schedule of penalty and interest rates for use in calculating the total amount due on delinquent tax bills:

February 2023	7.0%
March 2023	9.0%
April 2023	11.0%
May 2023	13.0%
June 2023	15.0%
July 2023	18.0%

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of September 2022.

PASSED AND APPROVED on second reading at a meeting of the City Commission this 20th day of September 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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5817	
From:			
Subject: Approval of six-month extension for the Final Plat for South Point Subdivision– being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83, and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed seven (7) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 17, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: The final plat was previously approved by City Commission on August 17, 2021.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: South Point- Memo, Extension letter request, South Point- Aerial, South Point Plats			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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

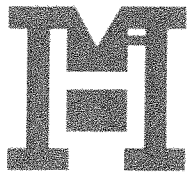
RE: South Point- Six-Month Extension

DATE: September 12, 2022

The proposed subdivision was previously approved by the City Commission on August 17, 2021, this is the developers first six-month extension. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is currently working the installation of the storm lines and road construction.

Thank you,

Rebekah de la Fuente, CFM



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

July 25, 2022

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: South Point – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

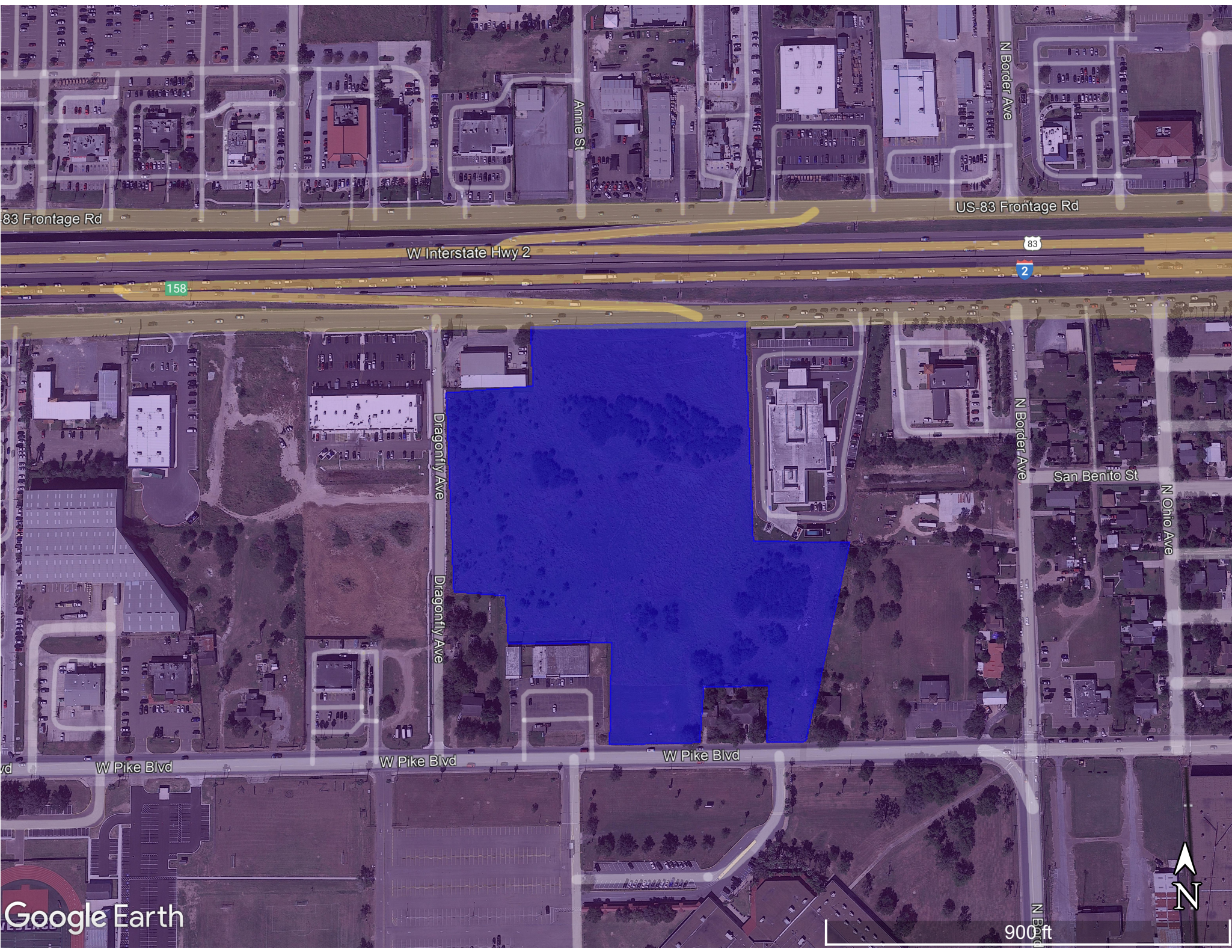
On behalf of the owner, Domain Development we are requesting a six-month extension on the above referenced subdivision plat. According to our records, the last approval was in June 2022. The owners are requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Domain Development



83 Frontage Rd

US-83 Frontage Rd

W Interstate Hwy 2

83

2

158

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



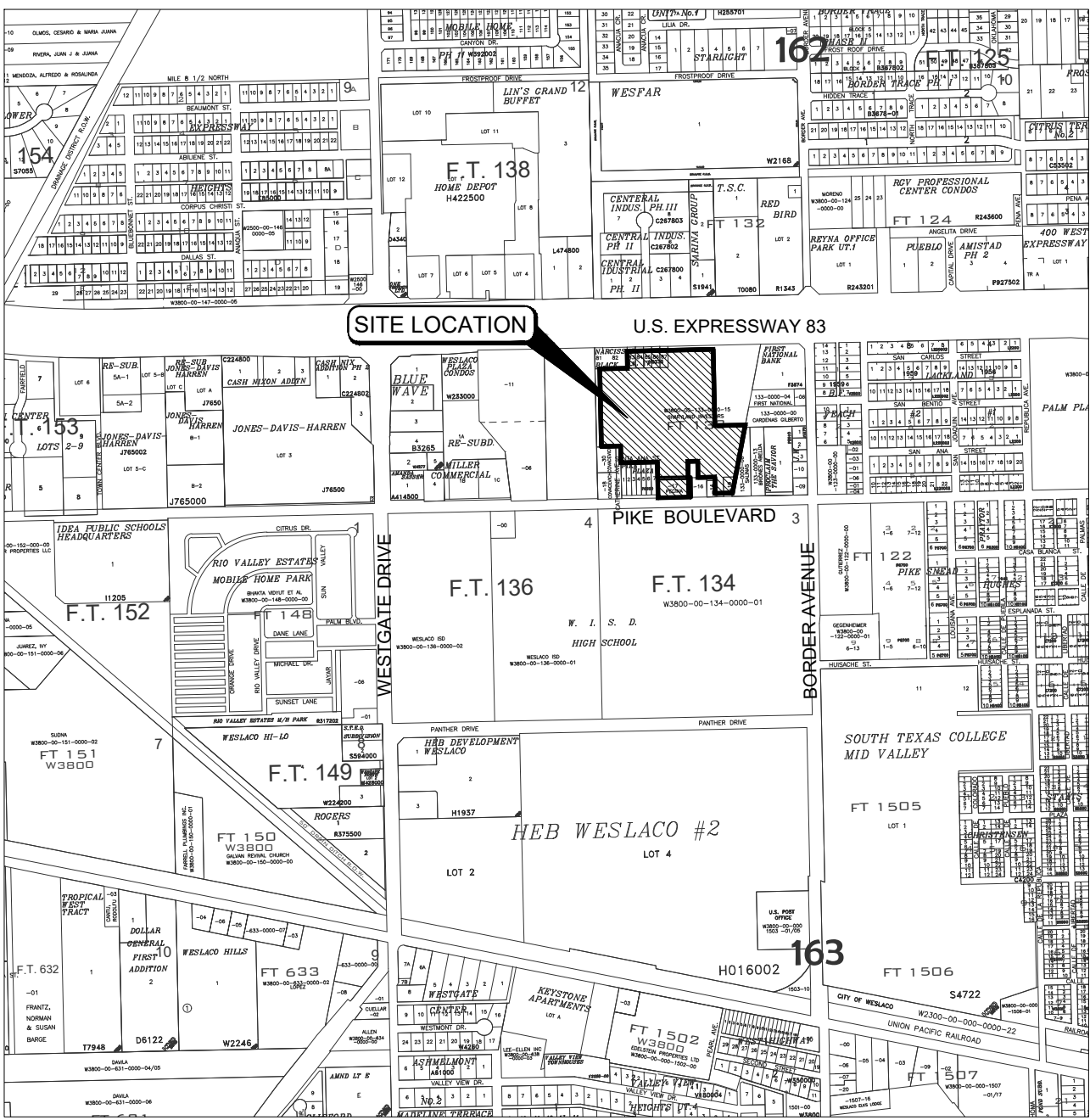
SOUTH POINT SUBDIVISION

WATER, SEWER, PAVING AND DRAINAGE IMPROVEMENTS

Weslaco, Hidalgo County, TEXAS

GENERAL NOTES

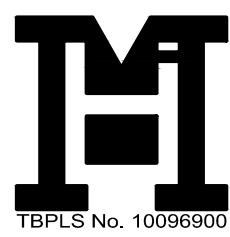
1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.
4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF MCALLEN AND STC FACILITIES OFFICE. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW FOR THE TESTING, PERSONAL ACCESS TO THE WORK, AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.
9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING. BEFORE NEW JOINTS ARE COVERED, PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.
13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.
14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-800 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION, PER TCEQ REQUIREMENTS.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.
17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK, THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.
23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR, IN THE CASE THE CONTRACTOR WILL NOT BE INSTALLING SUCH IMPROVEMENTS, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WESLACO BEFORE COMMENCING ANY UTILITY WORK.
26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.
27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF WESLACO AND TXDOT PRIOR TO THE START OF CONSTRUCTION.
28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.
30. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMPS LOCATIONS.
31. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS (LOCATIONS & ELEVATIONS) PRIOR TO START OF CONSTRUCTION.
32. PERMIT NEEDED FROM THE CITY OF WESLACO BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED BEFORE CONSTRUCTION CAN BEGIN.
33. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.
34. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.
35. ALL PROPOSED STORM R.C.P. TO BE INSTALLED AT PLACES OTHER THAN EXISTING OR PROPOSED STRUCTURES SHALL INCLUDE SAFETY ENDS TREATMENT.



LOCATION MAP

1" = 1000'

2021

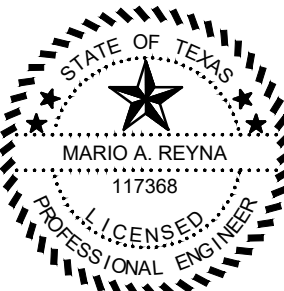


MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

PLANS CORRECT:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



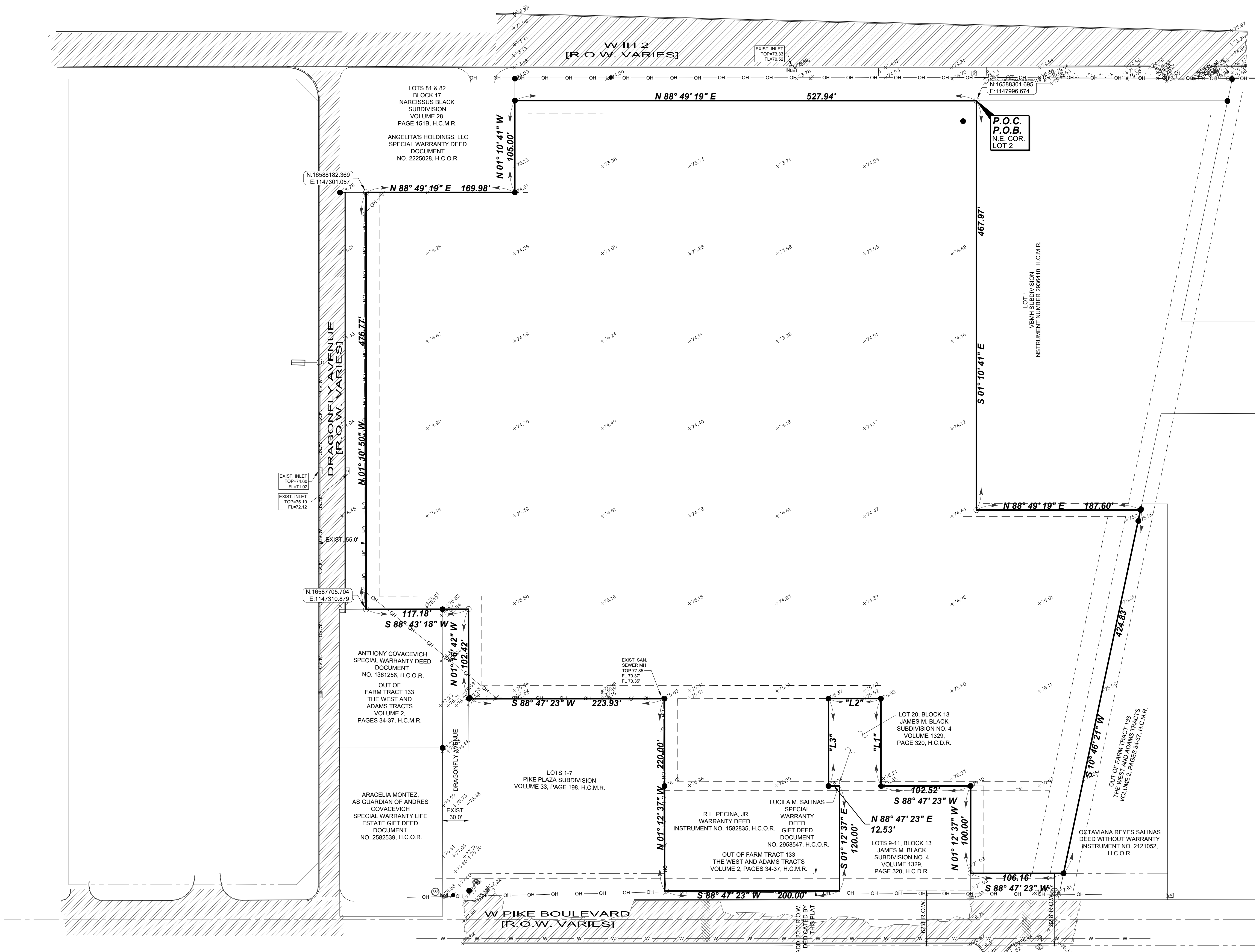
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117388
08-04-2021
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

12/04/2017

JOB No. 21083.00

SEQ. SHEET 1 OF 11

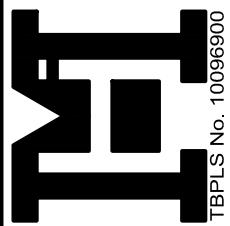
SHEET No. _____



SCALE: 1" = 60'

JOB No.
21083.00

DATE
BY
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MONTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. EM
PROJECT ENG. M.A.R.
T-BOOK: JRG
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON
THIS DOCUMENT WAS
AUTHORIZED BY
MARIO A. REYNA, P.E. 117368
08-04-2021
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

SOUTH POINT
SUBDIVISION
WESLACO, TEXAS

EXISTING SITE

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File Name: XXXXXXXXXX

SHEET 2 OF 11

BEING A RESUBDIVISION 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

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

DATE: _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, DOLLY L. ELIZONDO,
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN
DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE " SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

DATE: _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED R. L. PECINA, JR.,
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN
DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

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

DATED THIS THE _____ DAY OF _____ 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

DATE PREPARED: 09/11-2019
ENGINEERING JOB # 19133.00

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAN, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____ 20____

DATE SURVEYED: 06/06/2018
T-, PG.
SURVEY JOB # 19527.08

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

DATE _____

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.889 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 2, VMMH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2398410, HIDALGO COUNTY MAP RECORDS, AND OUT OF FARM TRACT 133, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 12.889 ACRES BEING CONVEYED TO SHARLAND INVESTORS, L.P., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1384671, HIDALGO COUNTY OFFICIAL RECORDS, AND TO I, REGINA J. BAY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1582835, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.889 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 01° 10' 41" E (S 01° 09' 28" W PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 467.97 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 88° 49' 19" E (S 88° 50' 32" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 187.60 FEET TO A NO. 4 REBAR FOUND, ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 10° 46' 21" W (S 10° 47' 34" W PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 424.83 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, S 88° 47' 23" W ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 106.16 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 47' 23" W (S 88° 46' 35" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 102.52 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 88° 47' 23" W (S 88° 46' 35" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 01° 12' 37" E (S 01° 11' 24" E PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 88° 47' 23" E A DISTANCE OF 12.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, S 01° 12' 37" E A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 88° 47' 23" W ALONG THE NORTH RIGHT-OF-WAY LINE OF PIKE BOULEVARD, A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 47' 23" W (S 88° 46' 35" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 223.93 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;
15. THENCE, N 01° 16' 42" W (N 01° 15' 29" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 102.42 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 88° 43' 18" E (S 88° 44' 29" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 117.18 FEET (117.83 FEET PLAT CALL) TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 01° 10' 50" W (S 01° 08' 46" E PLAT CALL) ALONG A WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF DRAGONELY AVENUE, A DISTANCE OF 527.184 FEET TO A REBAR SET ON THE SOUTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
18. THENCE, N 88° 49' 19" E (N 88° 50' 32" E PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 169.96 FEET (170.00 FEET PLAT CALL) TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, N 01° 10' 41" W (N 01° 09' 28" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 155.00 FEET TO A NO. 4 REBAR FOUND ON THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
20. THENCE, N 88° 49' 19" E (S 88° 50' 32" W PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, A DISTANCE OF 527.184 FEET (528.19 FEET PLAT CALL) TO THE POINT OF BEGINNING AND CONTAINING 12.889 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"
2. ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. COMMUNITY-PANEL NUMBER: 480349 0005 B
EFFECTIVE DATE: MARCH 4, 1980
4. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF LOT.
5. MINIMUM SIDEWALK SHALL BE AS FOLLOWS:
FRONTAGE: PKBS BOULEVARD IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
20' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER
6. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 187,298 C.F. OF STORM SEWER EFFLUENT AS PER APPROVED DRAINAGE REPORT.
7. BENCH MARK SET SEQUATE CUT TOP OF INLET LOCATED ON THE NORTH SIDE OF LOT 10 AT THE FOLLOWING COORDINATE AND ELEVATION.
N+6888320.7320, E+11470.922650 AT ELEVATION = 72.12
8. CONCRETE MONUMENT LOCATED ON THE NORTHWEST CORNER OF THIS PROPERTY.
N+16688301.6940, E+1147996.6743 AT ELEVATION = 75.00'
9. NO BUILDING IS ALLOWED OVER ANY EASEMENT.
10. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83, PKBS BOULEVARD AND ALL INTERIOR STREETS DURING THE BUILDING PERMIT PROCESS.
11. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
12. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
13. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
14. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.
16. NO ACCESS SHALL BE GRANTED FOR LOT 2 ONTO FRONTAGE ROAD.
17. OUT PARCEL "A" TO BE UTILIZED FOR DETENTION POND ONLY.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED ON THIS _____ DAY OF _____, 20____

CHAIRMAN _____ DATE _____

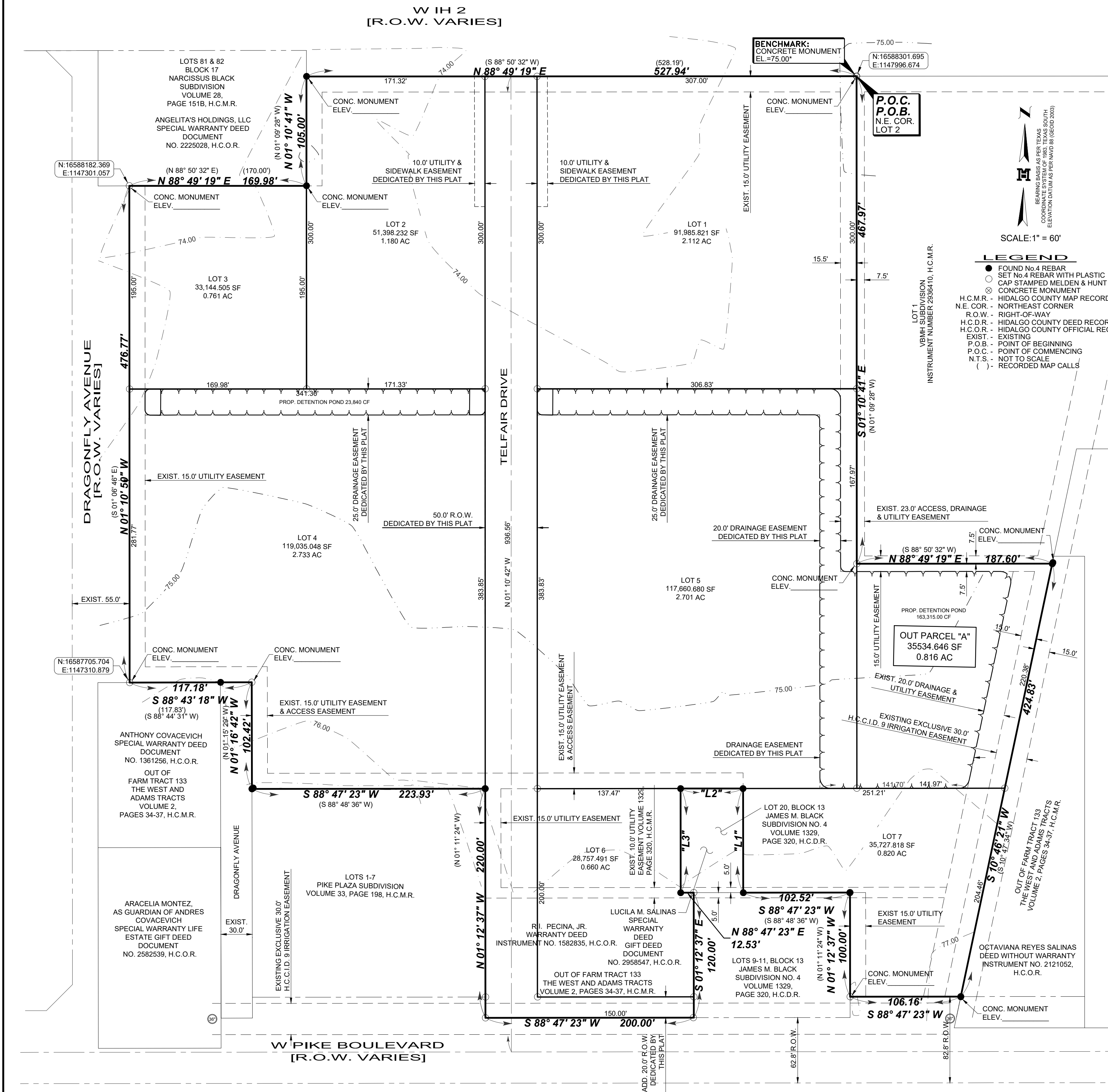
I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF WESLACO

DATE

ATTEST: CITY OF WESLACO SECRETARY _____ DATE _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DOLLY L. ELIZONDO R. J. PECINA, JR	305A N. SHARY ROAD 2100 GRANITE STREET	MISSION, TX 78572 MISSION, TX 78572	- -	- -
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

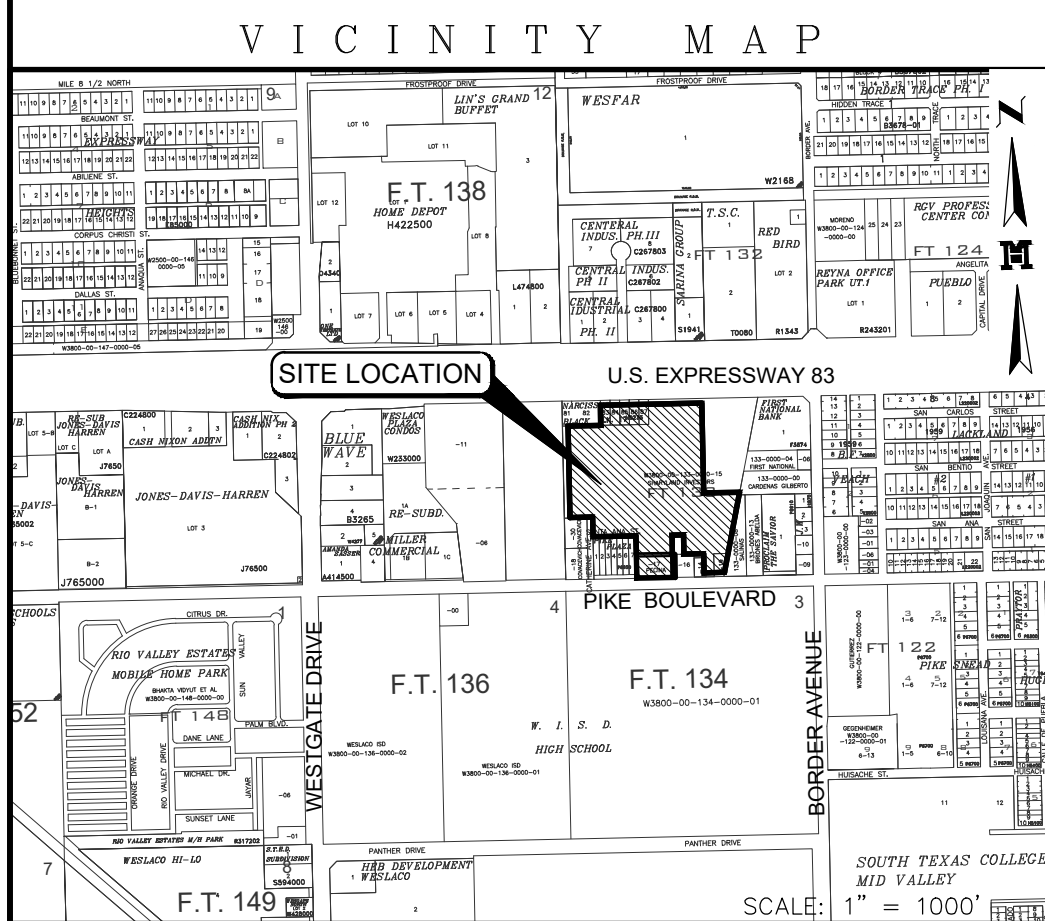


THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDIDP.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCDIDP WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL AS HCDIDP WILL NOT RESPONSIBILITY FOR THE LAND WAS IN AGRICULTURAL USE TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCDIDP HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



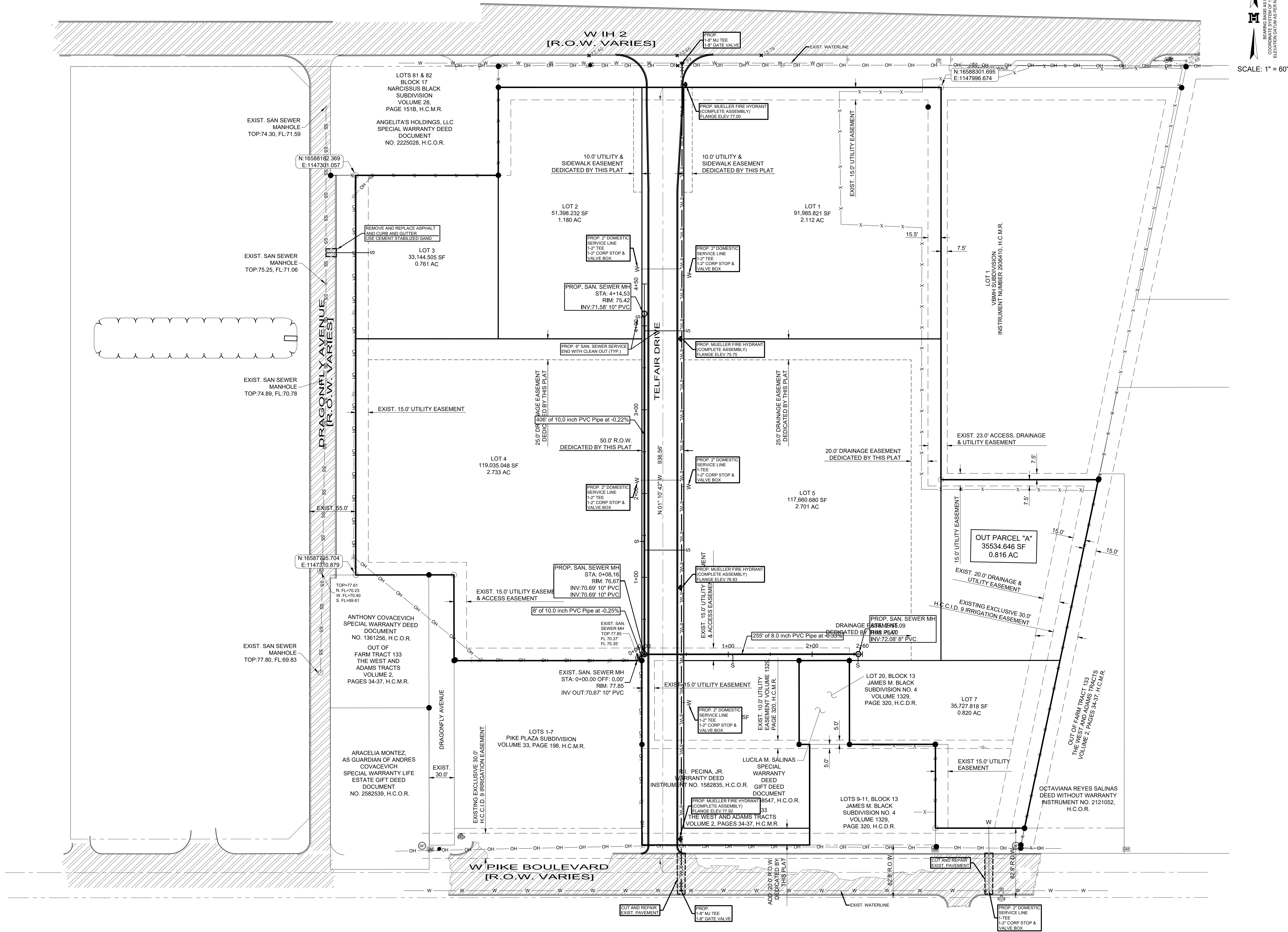
LINE TABLE		
LINE #	DIRECTION	LENGTH
"L1"	N 01° 12' 37" W (N 01° 11' 24" W)	100.00'
"L2"	S 88° 47' 23" W (S 88° 48' 36" W)	60.00'
"L3"	S 01° 12' 37" E (S 01° 11' 24" E)	100.00'

DRAWN BY: EM DATE: 07/08/21
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

TBPE FIRM # F-1435
M
TBPLS No. 10096900

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS

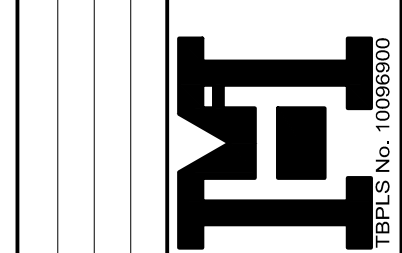
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



SCALE: 1" = 60'

JOB No. 21083.00

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE - EDINBURG, TX 78541
PH: (936) 381-0981 - FAX: (936) 381-1839
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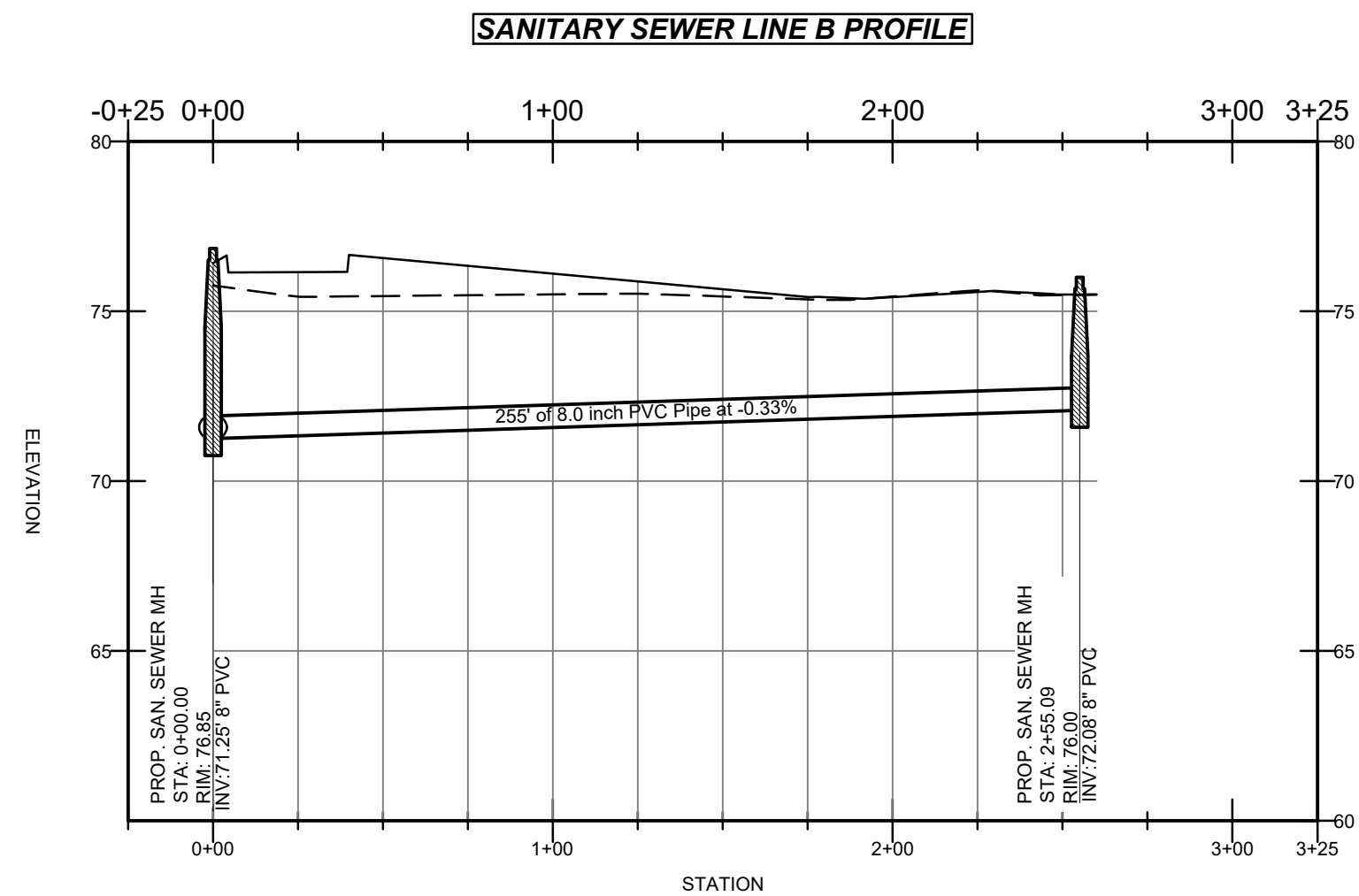
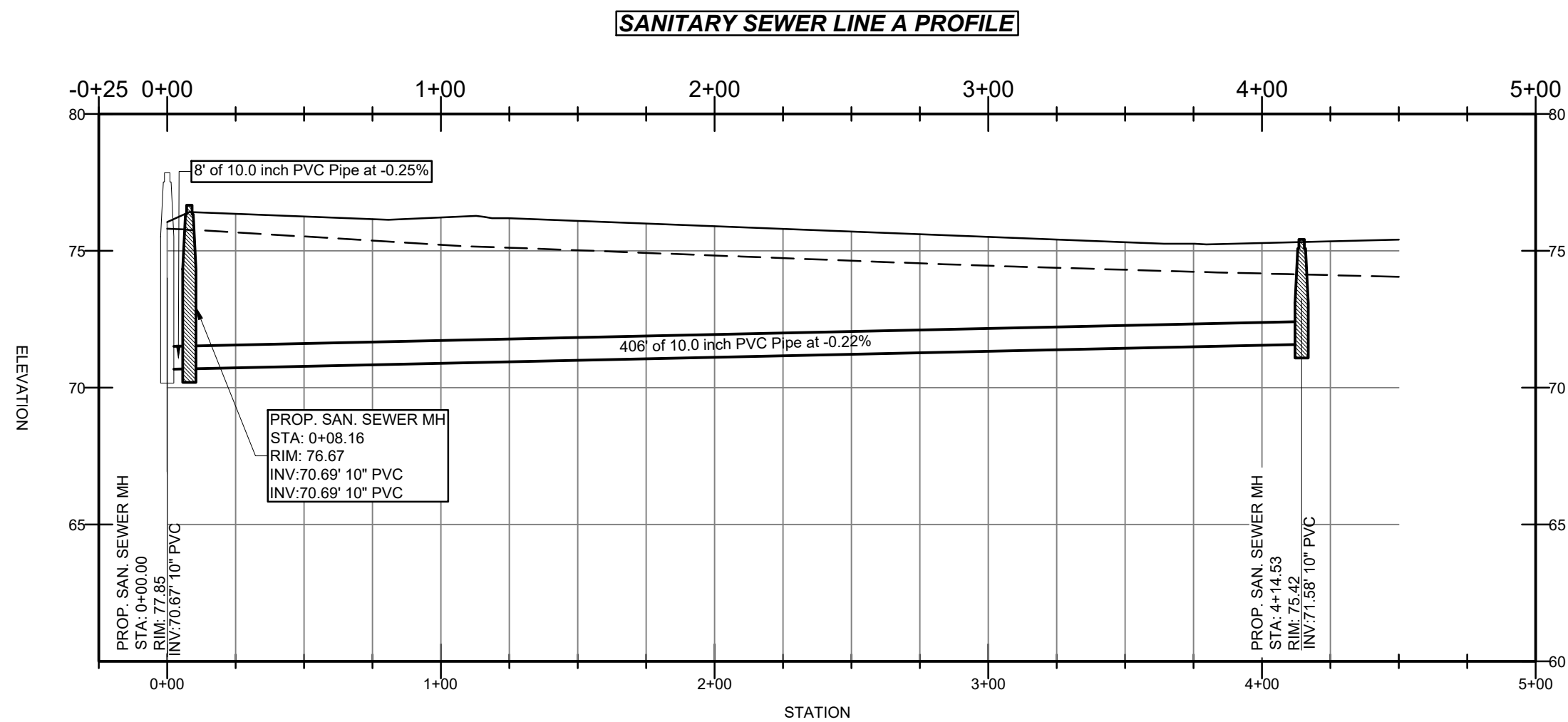


ENG. TECH. EM. PROJECT ENG. M.A.R.
T-BOOK PG. 1
1. RELEASE DATE: 08-04-2021
2. RELEASE DATE: 08-04-2021
3. RELEASE DATE: 08-04-2021
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368
08-04-2021
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SOUTH POINT SUBDIVISION
WESLACO, TEXAS

WATER AND SEWER LAYOUT



JOB No.
21083.00

DATE

BY

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE - EDINBURG, TX 78641
PH: (936) 381-0981 - FAX: (936) 381-1839
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1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

AS SHOWN

ENG. TECH. EM

PROJECT ENG. M.A.R.

T-BOOK PG

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

AS SHOWN

MELDEN & HUNT, INC.

TEXAS REGISTRATION F-1435

STATE OF TEXAS

MARIO A. REYNA

117368

PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

Mario Reyna

08-04-2021

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SANITARY SEWER

PLAN & PROFILE

SOUTH POINT

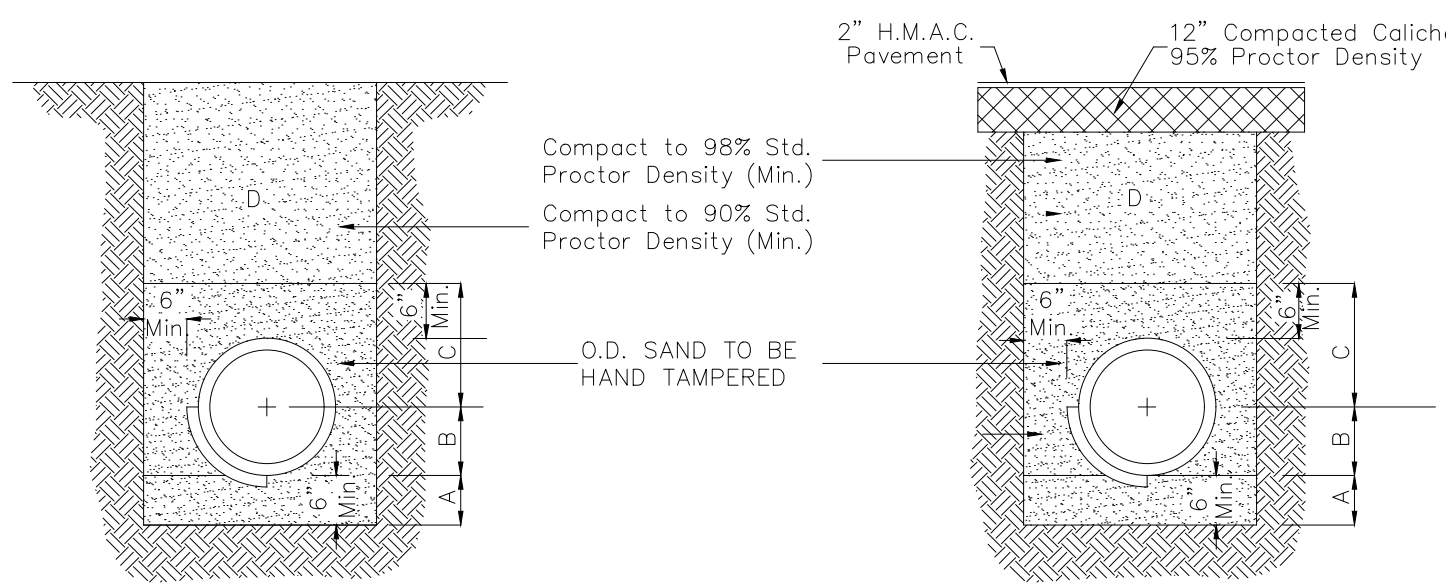
SUBDIVISION

WESLACO, TEXAS

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File Name: XXXXXXXXXX

SHEET 5 OF 11



STANDARD PIPE BEDDING

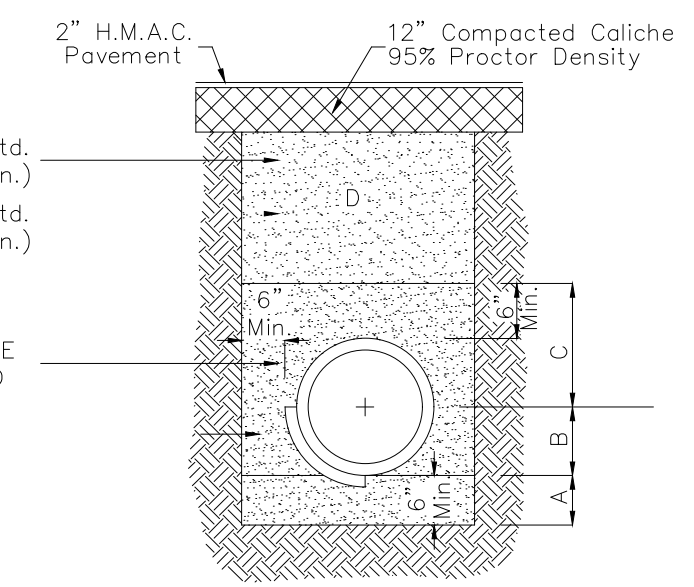
- A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE - BACKFILL A,B,C,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

AFTER THE TRENCH IS BACKFILLED PER APPLICABLE STANDARD AND/OR SPECIAL SPECIFICATION TO WITHIN 18 INCHES OF THE FINISH GRADE THE CONTRACTOR SHALL INSTALL A DETECTABLE PIPE LOCATING TAPE OVER ALL THE WATER MAINS. THE BACKFILL SHALL BE SUFFICIENTLY LEVELED SO THAT THE TAPE WILL BE INSTALLED ON A FLAT SURFACE. THE TAPE SHALL BE CENTERED IN THE TRENCH AND LAID FLAT WITH PRINTED SIDE UP. CAUTION SHALL BE EXERCISED TO AVOID DISPLACEMENT OF TAPE AND TO ENSURE ITS INTEGRITY.



STANDARD PIPE BEDDING
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D. FILL TRENCH W/SAND CEMENT STABILIZED BACKFILL W/8" LIFTS COMPACTED TO 98% STANDARD PROCTOR DENSITY

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

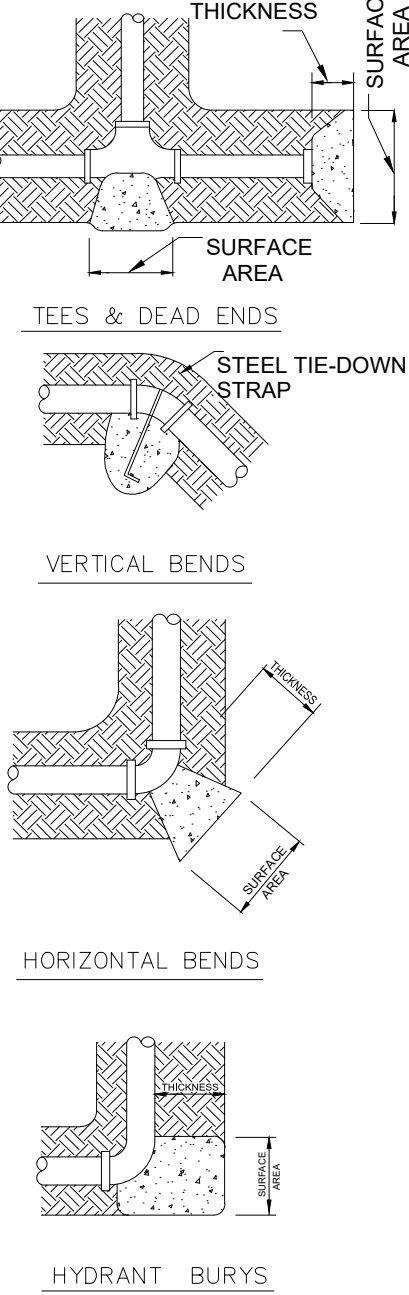
WATER LINE - BACKFILL A,B,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

AFTER THE TRENCH IS BACKFILLED PER APPLICABLE STANDARD AND/OR SPECIAL SPECIFICATION TO WITHIN 18 INCHES OF THE FINISH GRADE THE CONTRACTOR SHALL INSTALL A DETECTABLE PIPE LOCATING TAPE OVER ALL THE WATER MAINS. THE BACKFILL SHALL BE SUFFICIENTLY LEVELED SO THAT THE TAPE WILL BE INSTALLED ON A FLAT SURFACE. THE TAPE SHALL BE CENTERED IN THE TRENCH AND LAID FLAT WITH PRINTED SIDE UP. CAUTION SHALL BE EXERCISED TO AVOID DISPLACEMENT OF TAPE AND TO ENSURE ITS INTEGRITY.

THRUS BLOCK SIZE				
HORIZONTAL BENDS				
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.	
22-1/2" BENDS				
6 OR LESS	2	8	1,700	
8	3	12	3,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,800	
45° BEND				
6 OR LESS	4	12	3,200	
8	5	14	5,800	
10	6	18	9,000	
12	7	18	13,000	
14	8	24	17,000	
16	11.5	24	23,200	
90° BEND				
6 OR LESS	6	12	6,000	
8	8	15	10,700	
10	10	18	16,700	
12	12	18	24,000	
14	18	24	32,600	
16	21	24	42,700	
TEES & DEAD ENDS				
6 OR LESS	3	12	---	
8	4	15	---	
10	6	18	---	
12	8.5	18	---	
14	11.5	24	---	
16	15	24	---	

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

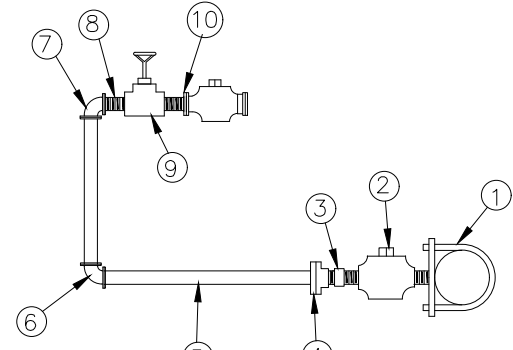


THRUST BLOCKS DETAILS

N.T.S.

WATER AND SEWER PIPE BEDDING DETAIL

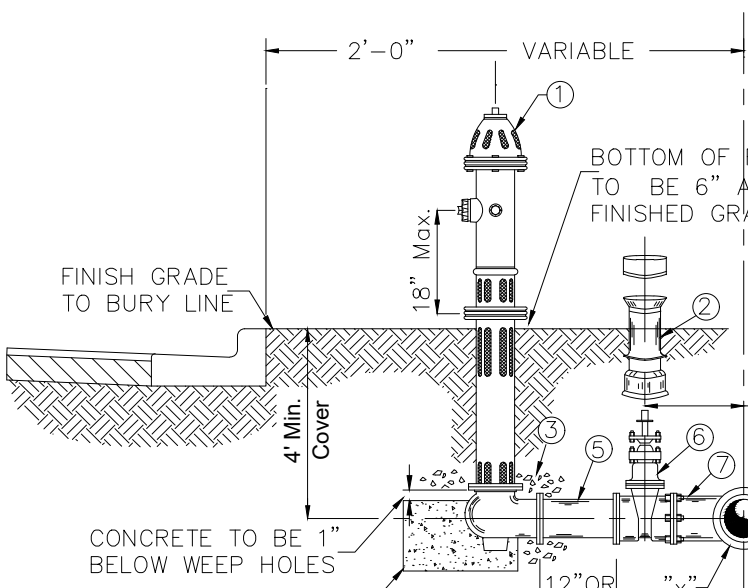
N.T.S.



- 1.) X" x 2" DOUBLE STRAP BRASS SADDLE
- 2.) 2" BALL CORP. MIPX MIP
- 3.) 2" BRASS COUPLING
- 4.) 2" ADAPTER MIPX COMP.
- 5.) 2" SOFT COPPER TUBING (K) OF 2" RIGID PIPE (K)
- 6.) 2" SXS COPPER 90°
- 7.) 2" SXT COPPER 90°
- 8.) 2"x2" BRASS NIPPLE
- 9.) 2" BRASS GATE VALVE
- 10.) 2" MALE FLANGE
- 11.) LARGE C.I. METER BOX

2" METER SERVICE

N.T.S.



NOTE:

- 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
- 2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.T.S.)
- 3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEIU OF A STANDARD TEE. FINAL APPROVAL BY CITY OF WESLACO REQUIRED.
- 4.) IF AMERICAN DARLING IS USED MODEL B-84-B W/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
- 5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
- 6.) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WRAPPED IN PLASTIC.
- 7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN AND APPROVED BY CITY OF WESLACO WATER DEPARTMENT

FIRE HYDRANT INSTALLATION CONSISTS OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

- 1.) 1- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
- 2.) 1- VALVE BOX
- 3.) 3 CU. FT. GRAVEL
- 4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
- 5.) 1' OR BETTER PVC SPOOLS
- 6.) 1-6" RESILIENT SEAT GATE VALVE (FLANGED X M.J. OR P.O.)
- 7.) 1-1"x6" CAST IRON TEE X" WATER MAIN DIA. (FLANGED X M.J. OR P.O.)

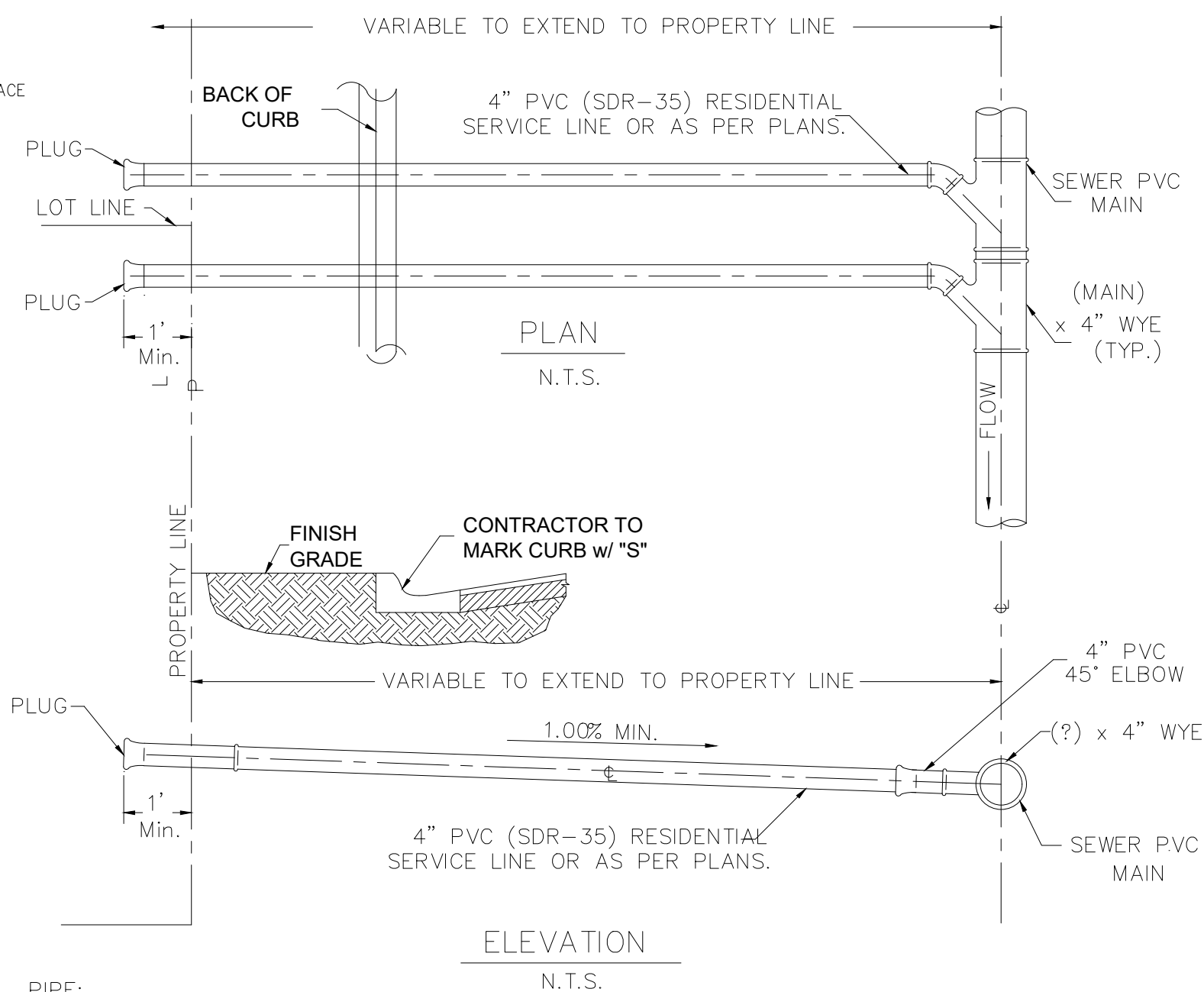
STANDARD FIRE HYDRANT INSTALLATION

Mueller(Super Centurion 250 A-423)
N.T.S.

TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

N.T.S.

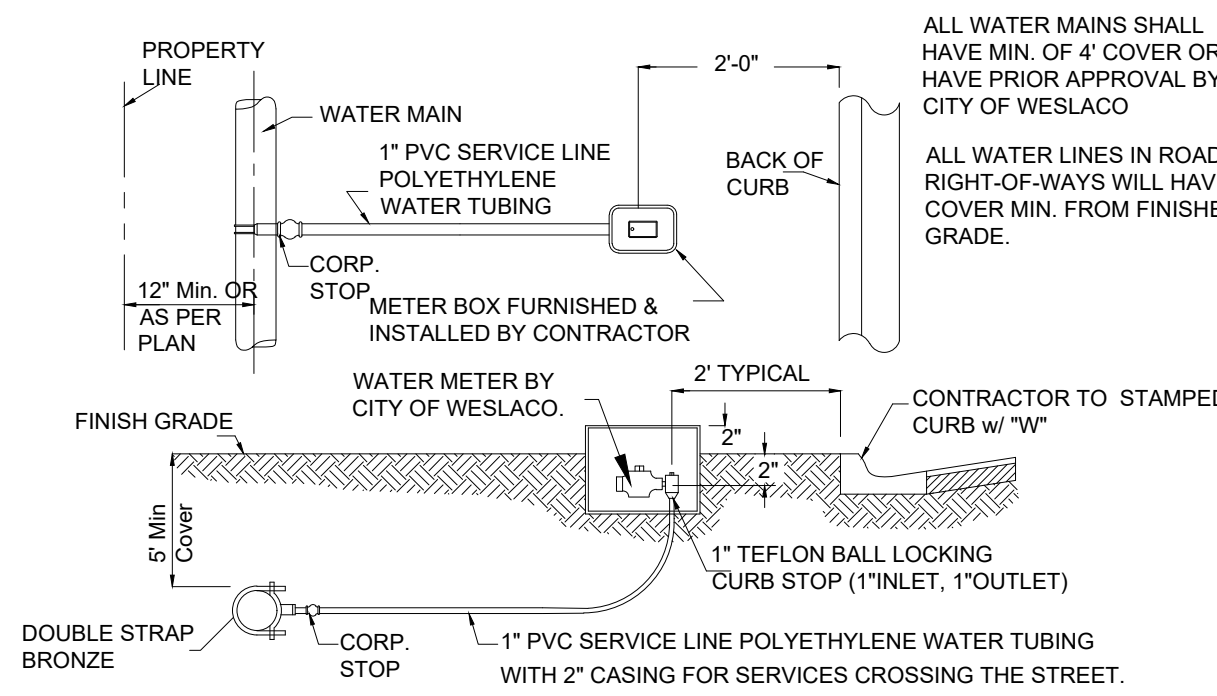
Mueller (A-2360 series) or American Darling (series 500) Only



PIPE: POLY (VINYL CHLORIDE) (PVC) SEWER PIPE SHALL CONFORM TO REQUIREMENTS OF ASTM D-3034-73-JOHNS-MANVILLE "RING TITE" PVC (SDR-35) SEWER PIPE OR APPROVED EQUAL.

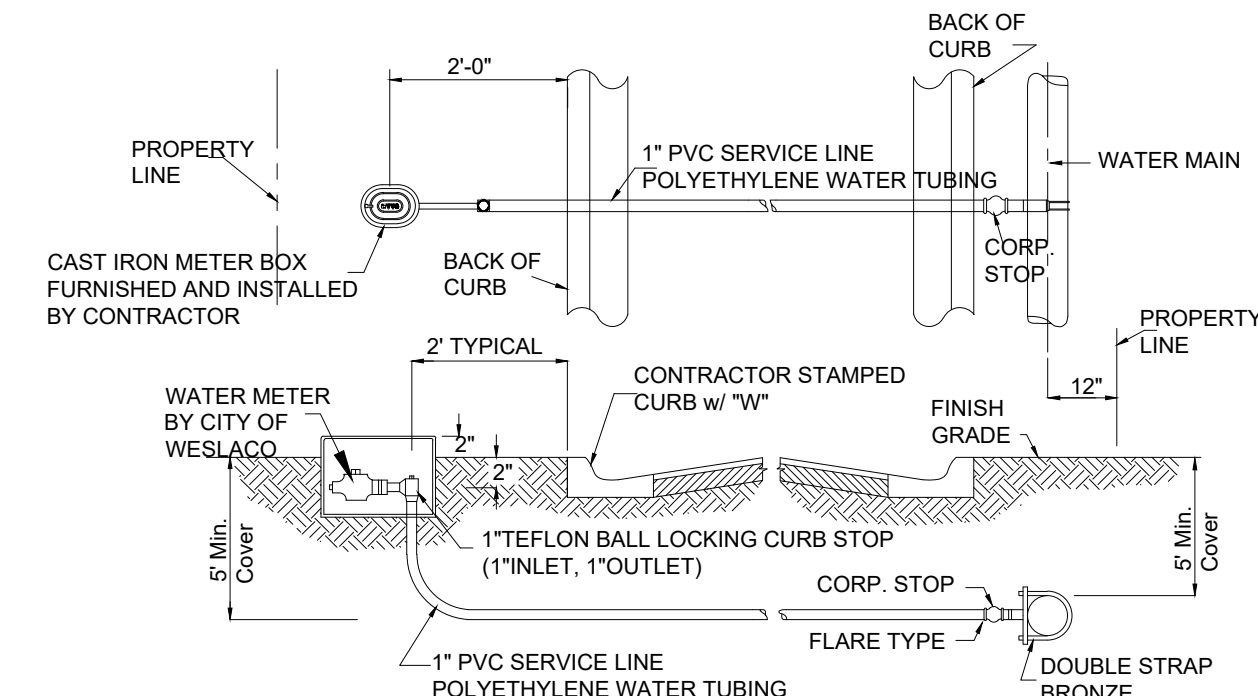
TYPICAL SEWER SERVICE LINE INSTALLATION

N.T.S.



TYPICAL SINGLE WATER SERVICE CONNECTION

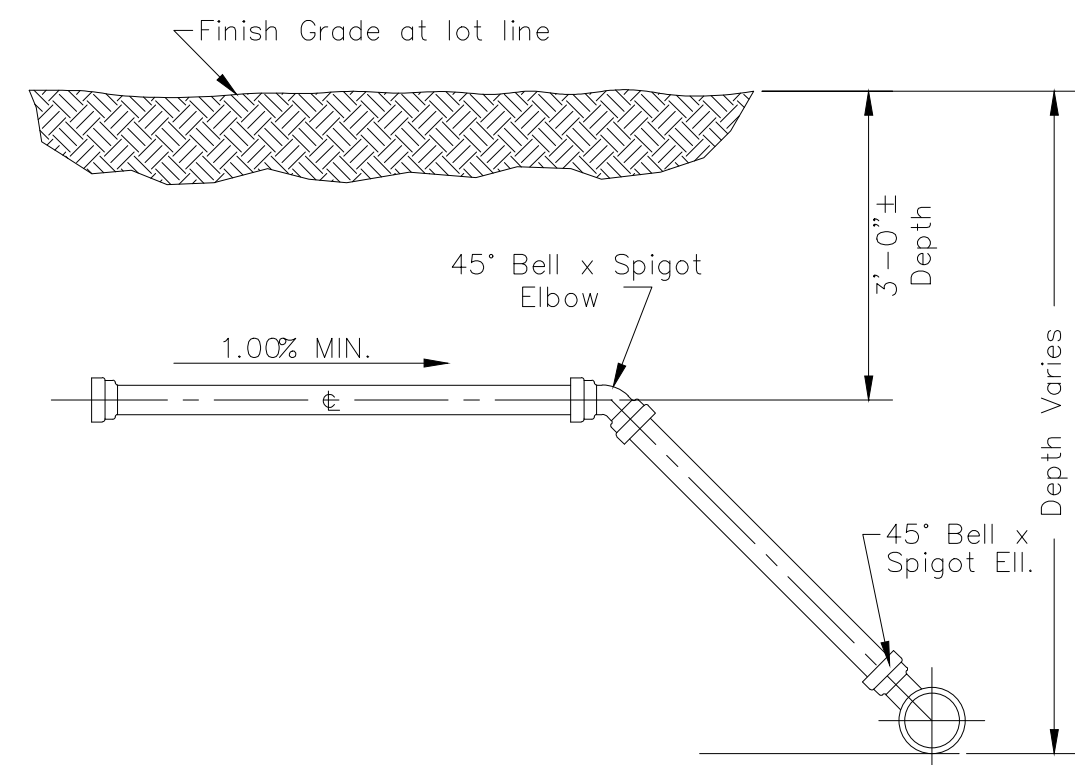
(NEAR SIDE)



TYPICAL SINGLE WATER SERVICE CONNECTION

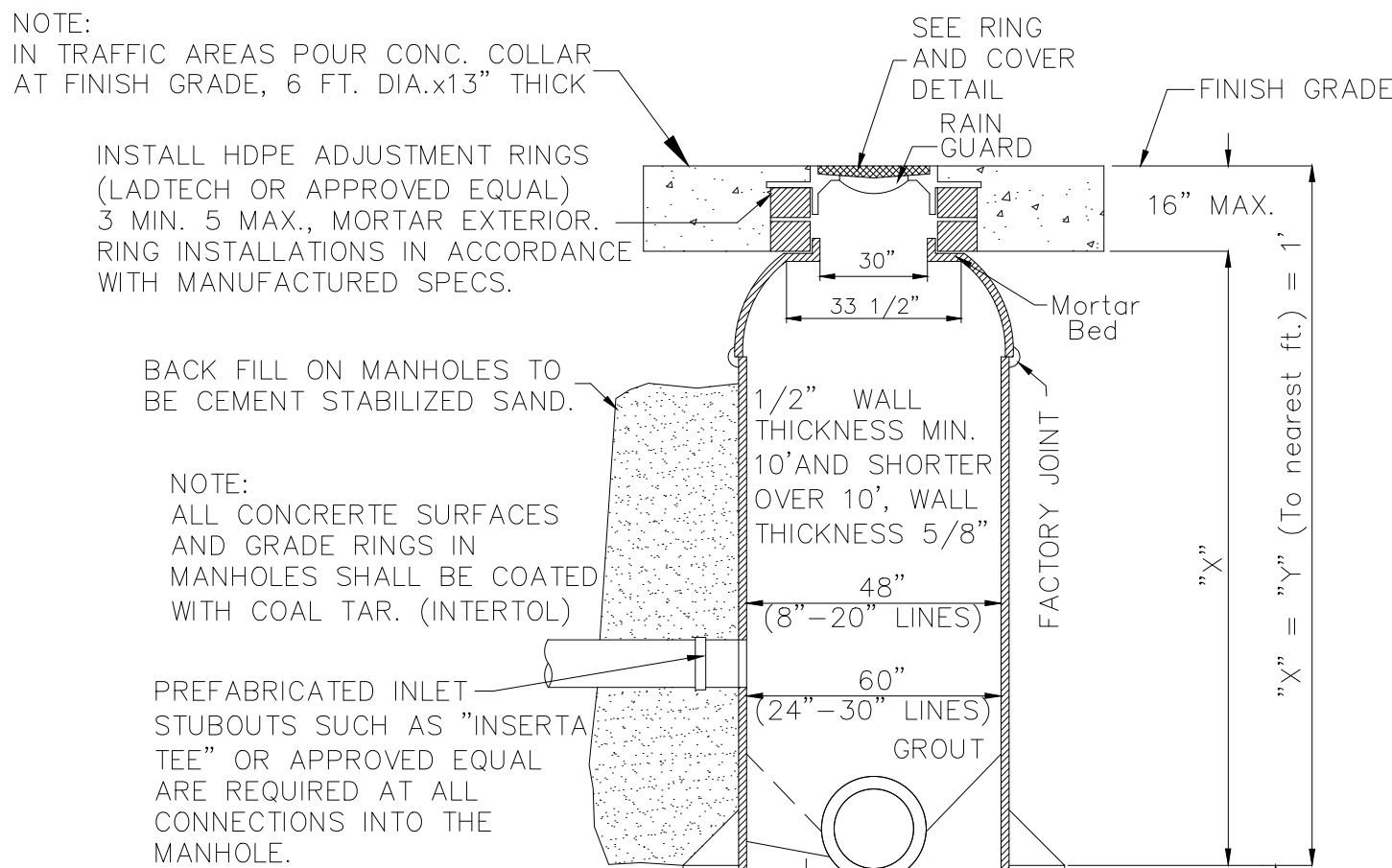
(FAR SIDE)

NOTE: ALL FITTINGS ON WATER SERVICES 1" & BELOW TO BE FLARE TYPE.



TYPICAL DEEP SERVICE CONNECTION

N.T.S.

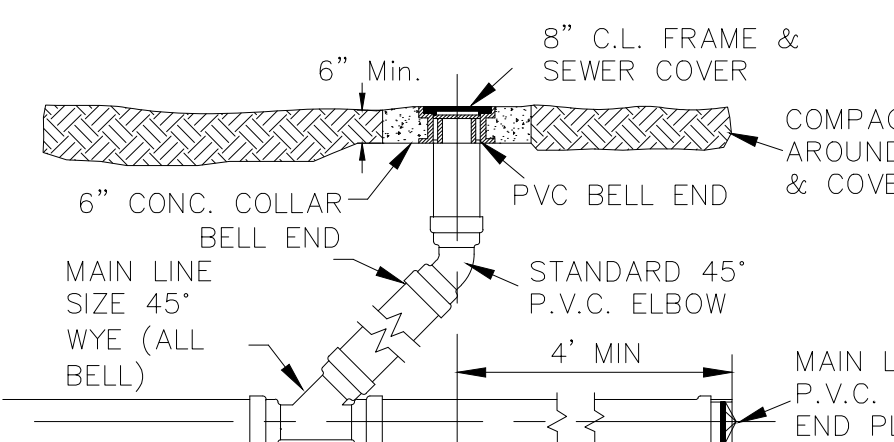


TYPICAL FIBERGLASS MANHOLE

N.T.S.

NOTE: SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

NOTE: ALL PIPE CONNECTION TO M.H. SHALL USE INSERTA-TEE



TO BE PLACED ON BEDDING MEETING SPECIFICATION FOR TYPE AND SIZE OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

STATION & LENGTH AS SHOWN ON PLANS TO THIS POINT

TYPICAL SANITARY SEWER CLEANOUT

N.T.S.

JOB No.

21083.00

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX. 78641
PH: (936) 381-0981 - FAX: (936) 381-1839
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ENG. TECH. EM
PROJECT ENG. M.A.R.
T-BOOK: J.G.
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368
08-04-2021
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SOUTH POINT
SUBDIVISION

WESLACO, TEXAS

SANITARY SEWER DETAILS

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File Name: XXXXXXXXXX

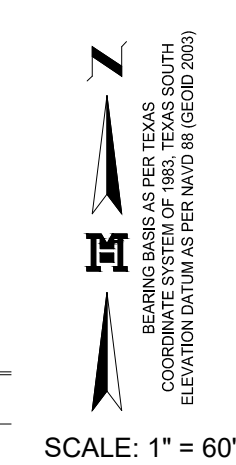


Diagram illustrating the cross-section of a trapezoidal channel. The top width is 157.0'. The bottom width is 141.0'. The side slopes are 2 horizontal to 1 vertical. The channel depth is 4.0'. The channel is shown with a concrete lining and a riprap toe.

JOB No.	21083.00
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MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

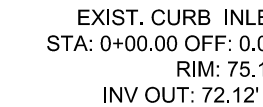
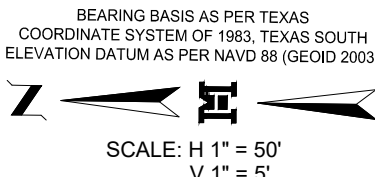


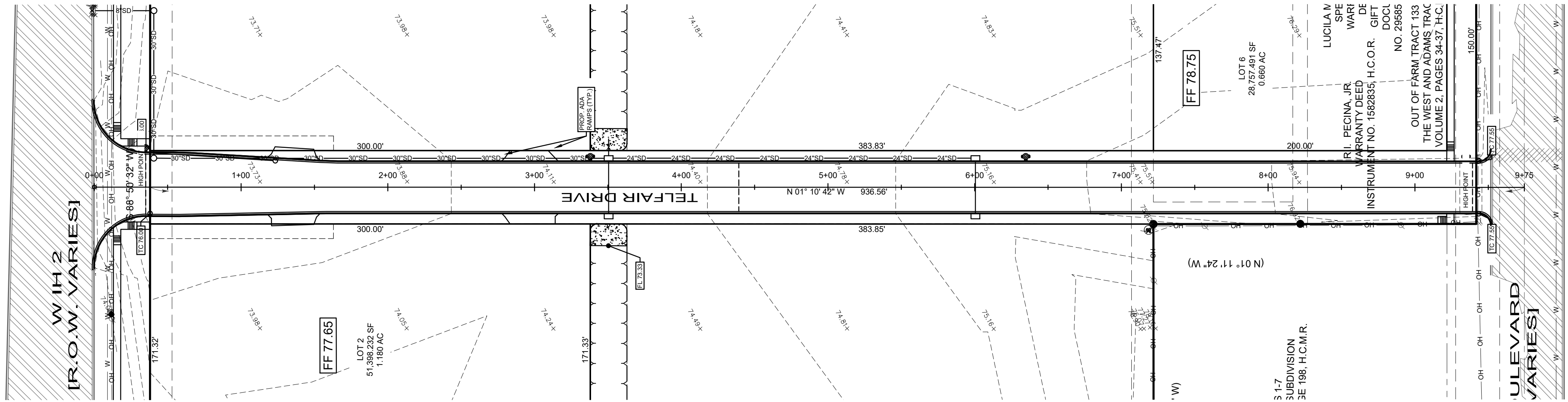
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Mario Reyna 08-04-2021

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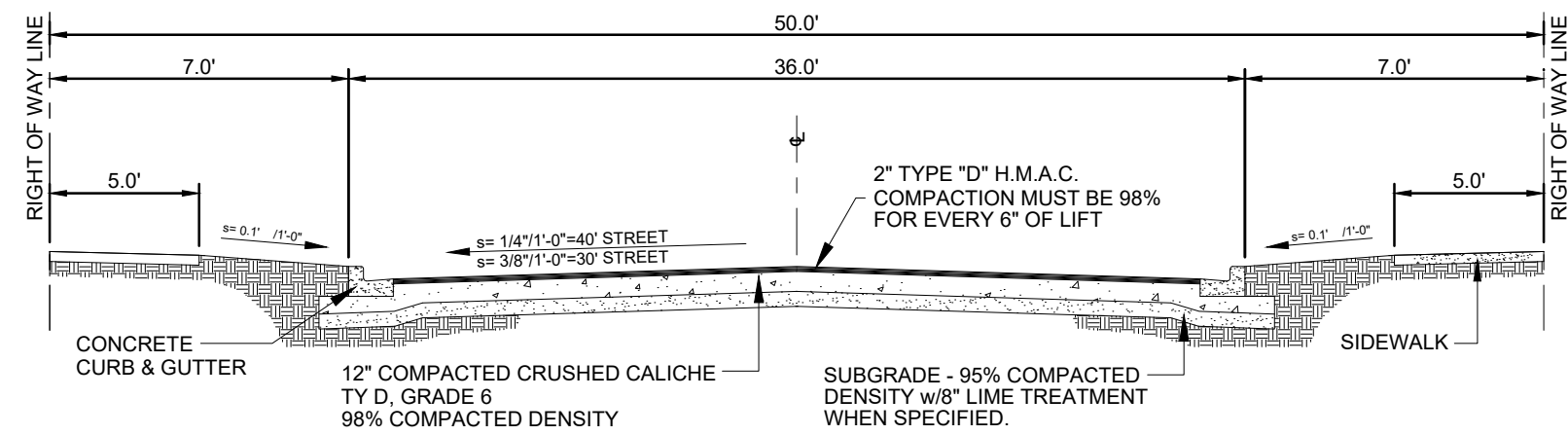
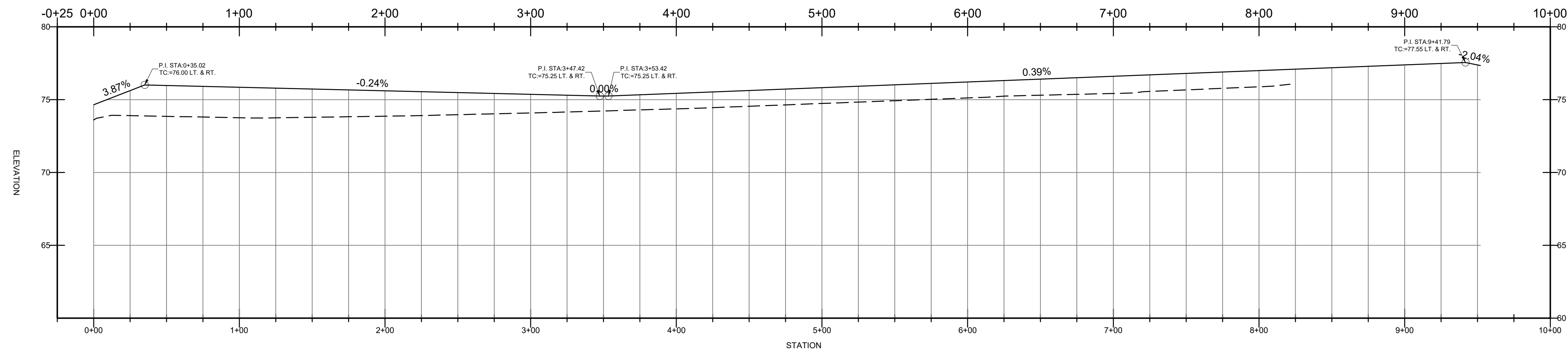
PAVING AND GRADING PLAN



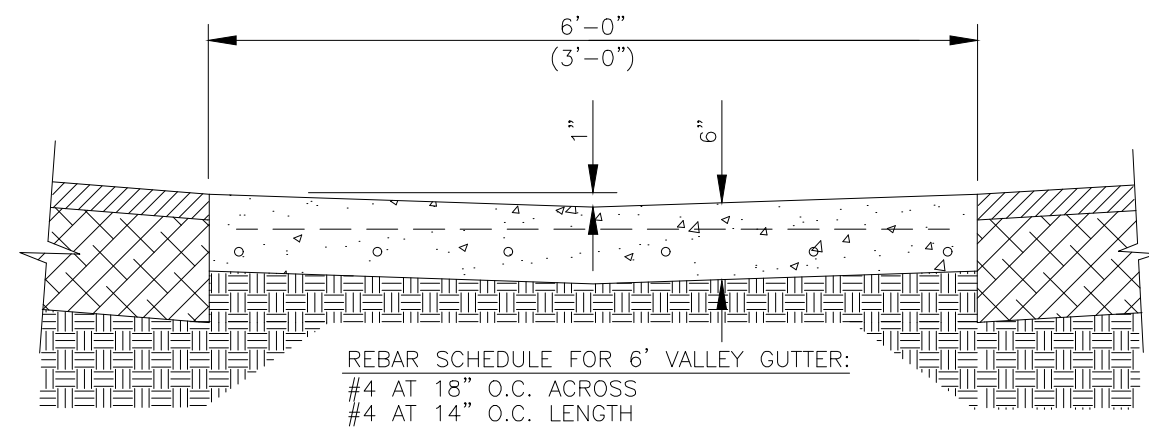


BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)

SCALE: H 1" = 50'
V 1" = 5'



STREET CROSS SECTION G-G



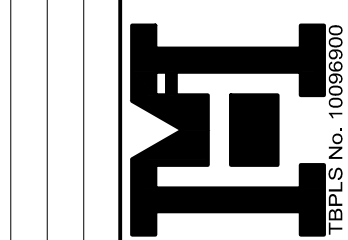
SECTION "CC" - CONCRETE VALLEY GUTTER

GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

JOB No.
21083.00

DATE
BY
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
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AUTHORIZED BY
MARIO A. REYNA, P.E. 117368
08-04-2021
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
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TEXAS ENGINEERING PRACTICE LAW

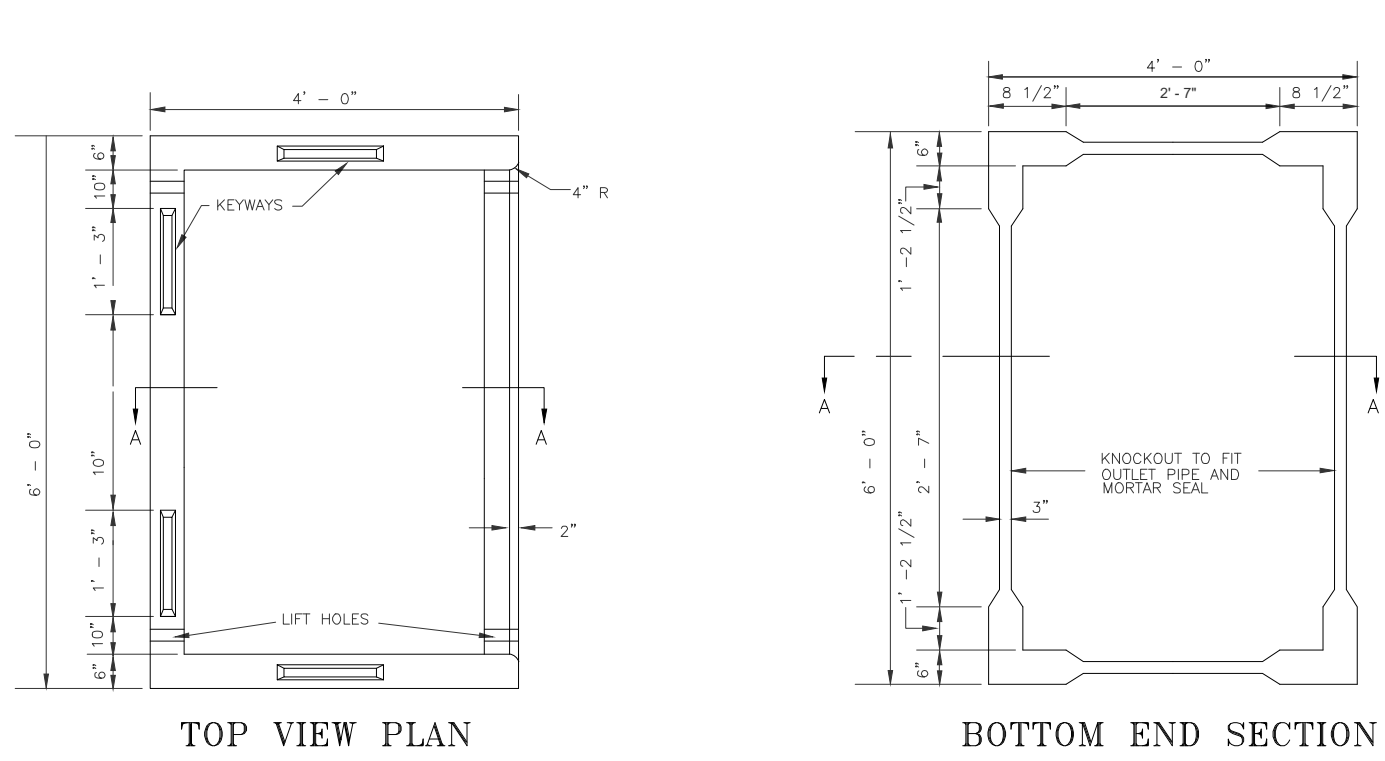
SOUTH POINT
SUBDIVISION
WESLACO, TEXAS

STREET
PLAN & PROFILE

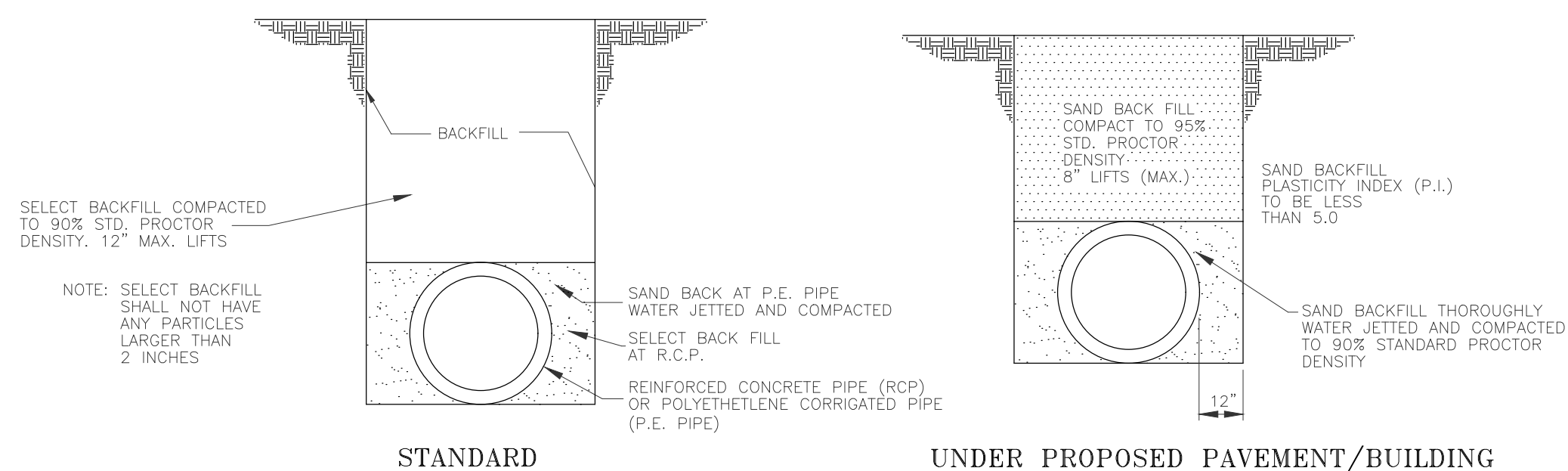
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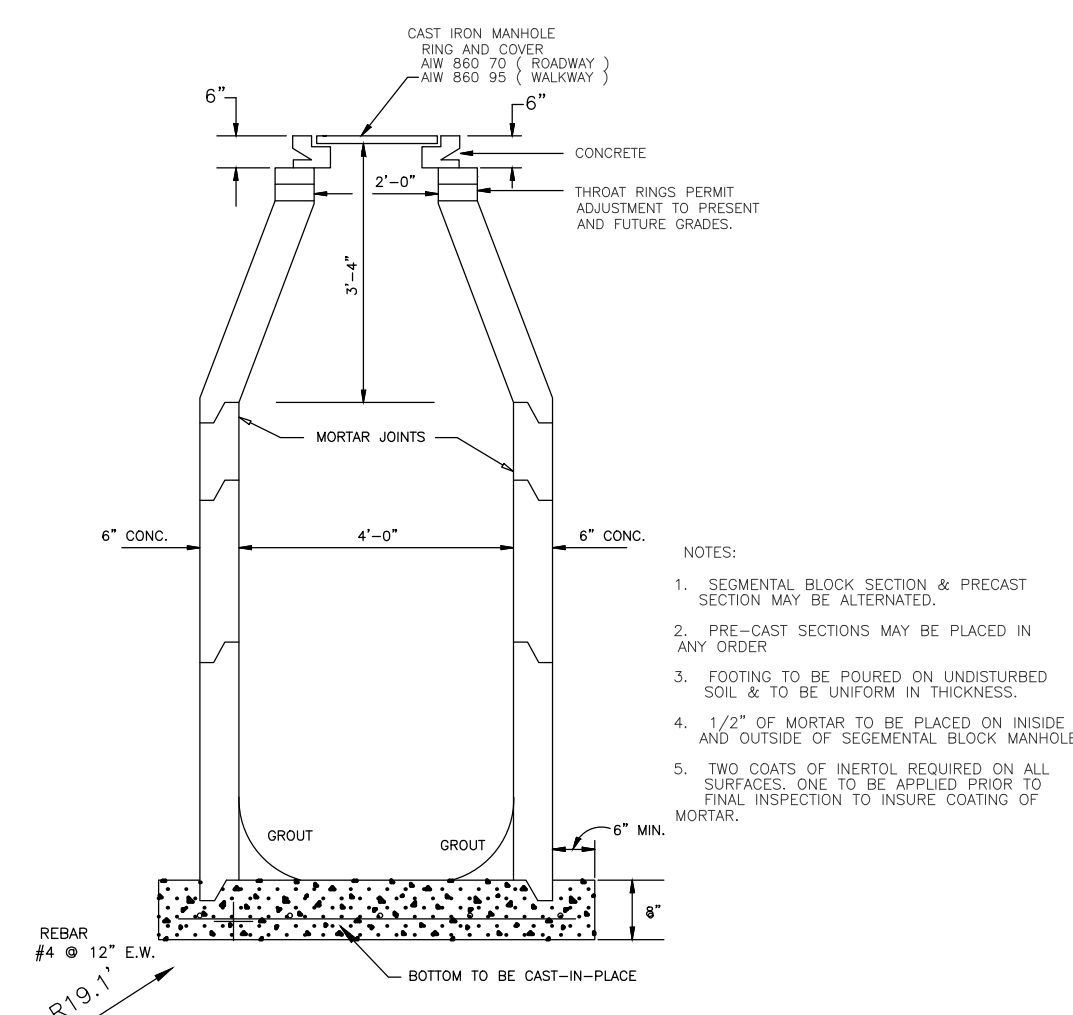
SHEET 9 OF 11



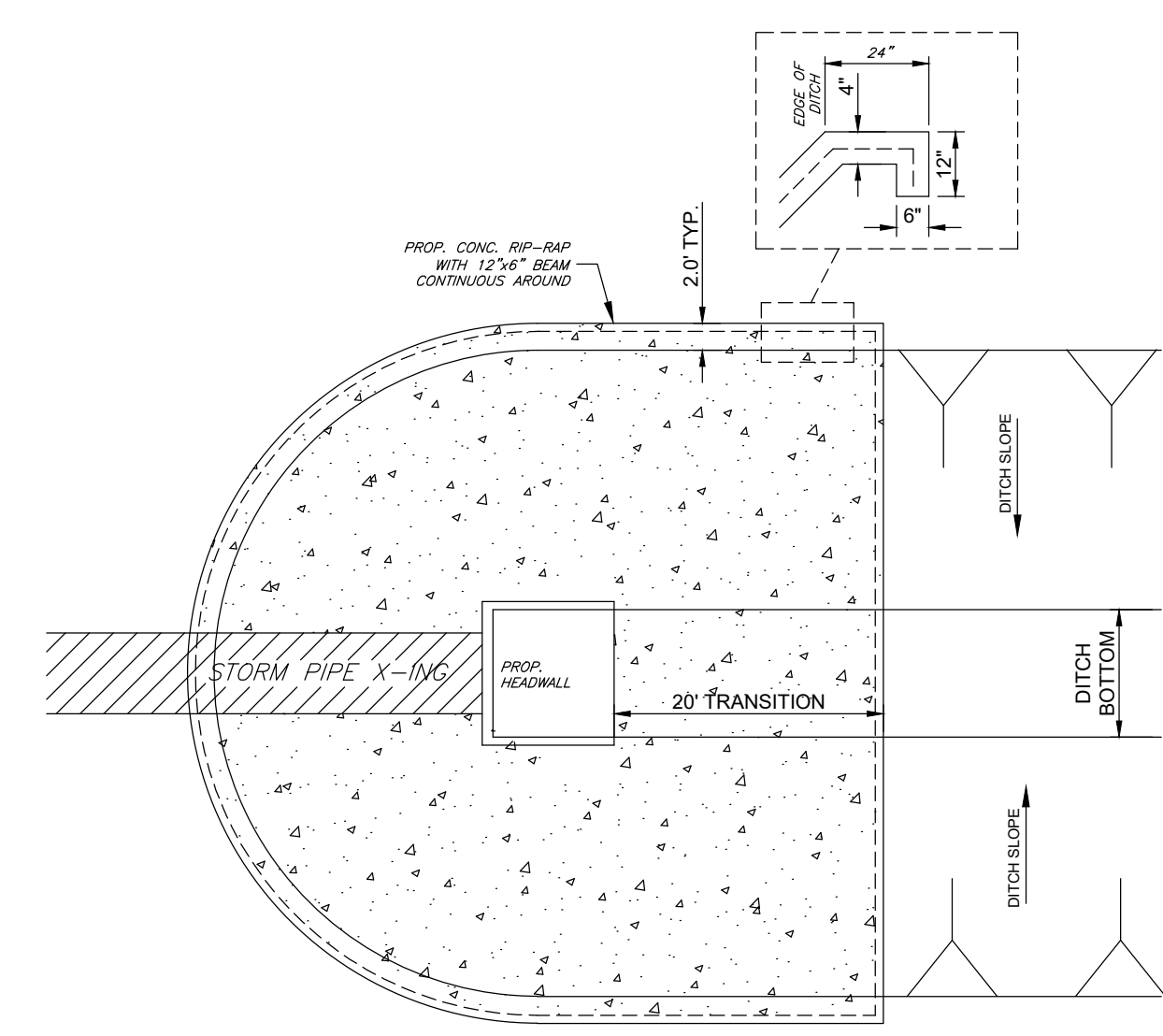
TYPE "A" INLET
N.T.S.



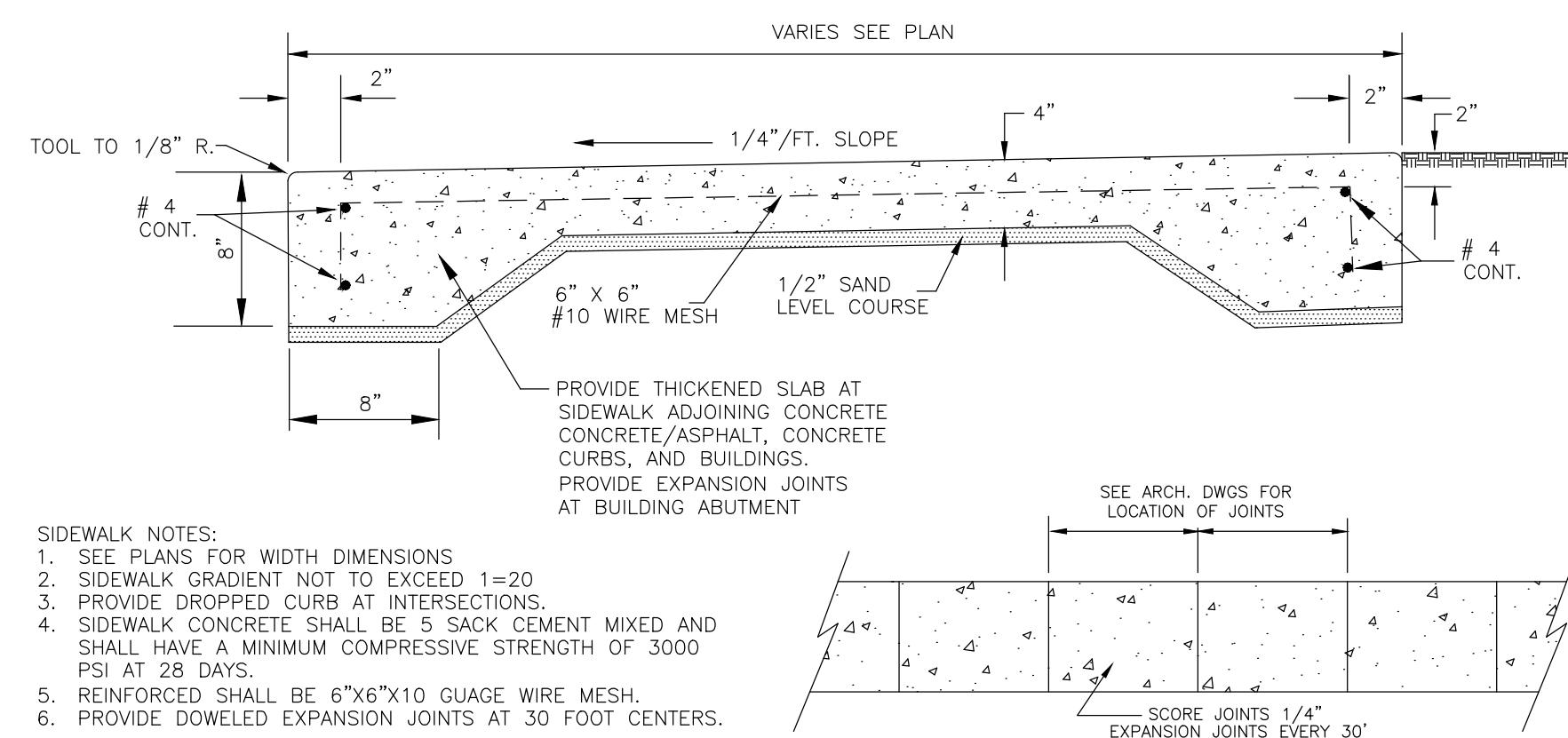
BEDDING AND BACKFILL DETAIL
N.T.S.



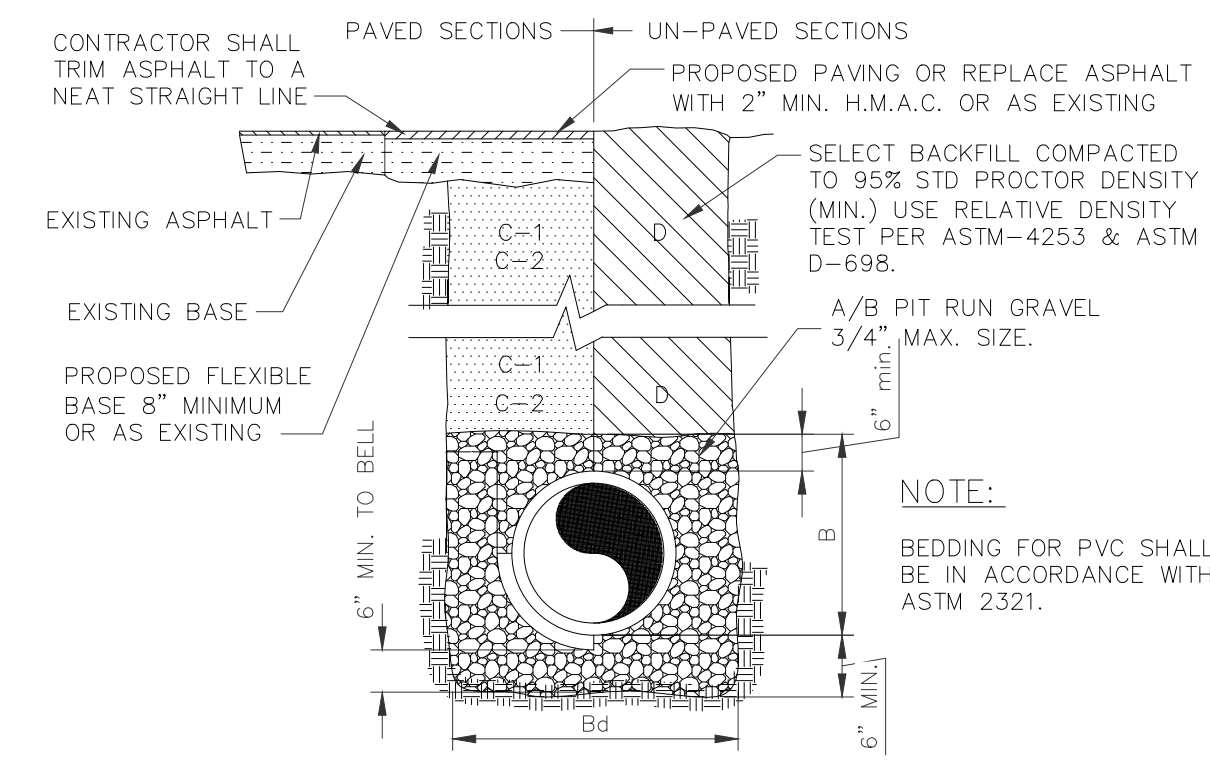
STORM SEWER STANDARD
PRECAST MANHOLE
N.T.S.



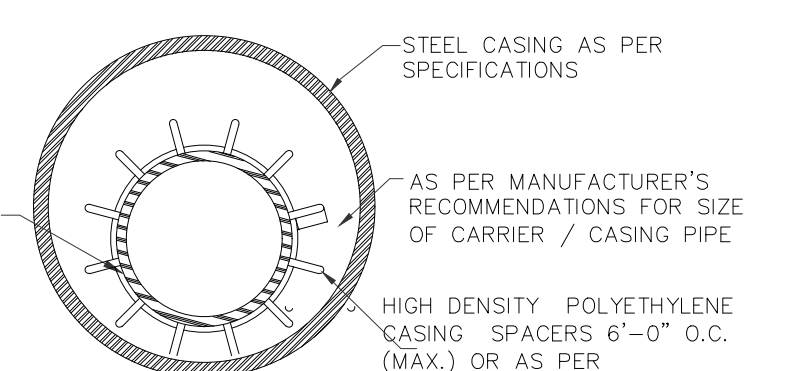
CONCRETE RIP-RAP DETAIL
N.T.S.



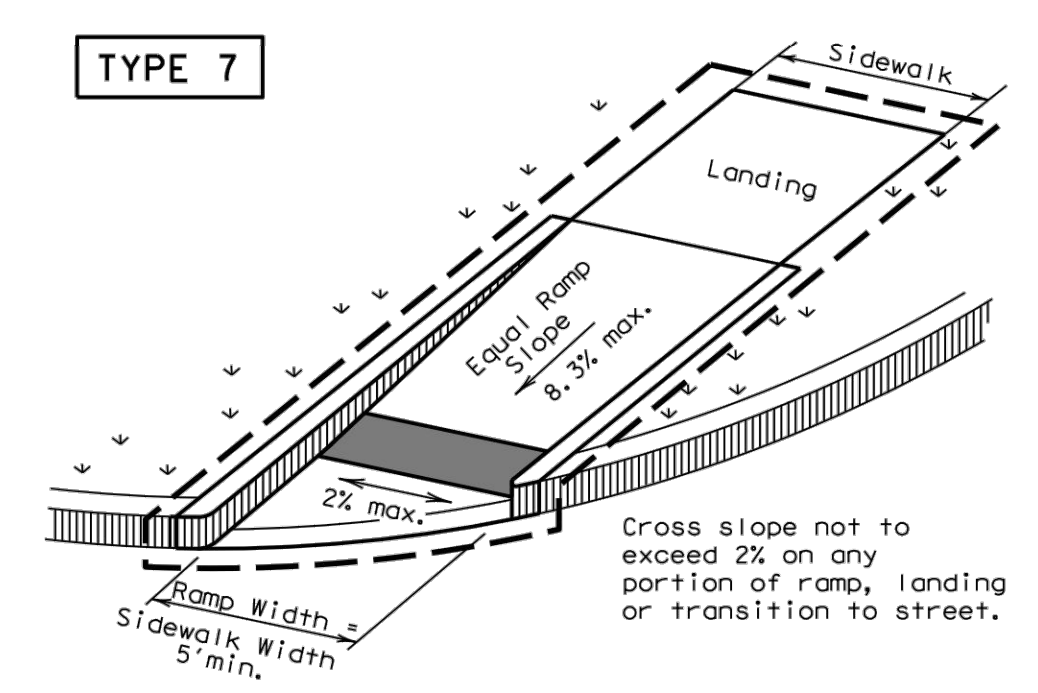
SIDEWALK DETAILS
N.T.S.



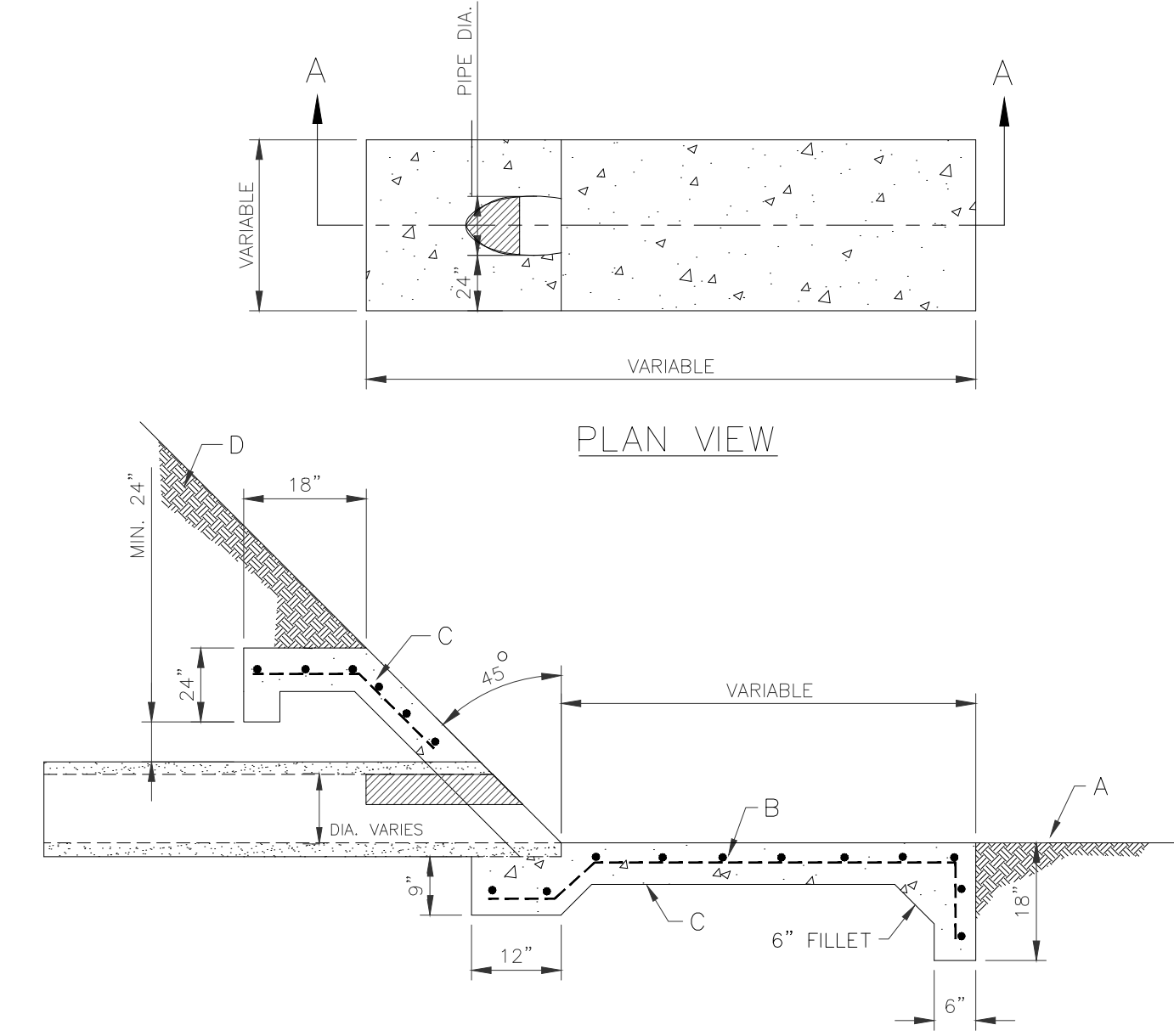
BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.250"
8"	16"	0.250"
10"	18"	0.344"
12"	21"	0.344"
14", 15"	24"	0.344"
16"	26"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



UTILITY LINE BORE DETAIL
N.T.S.



HANDICAP RAMP DETAIL
N.T.S.



DISCHARGE STRUCTURE DETAIL
N.T.S.

- GENERAL NOTES:
- CONCRETE TO HAVE 3000 P.S.I. AT MIN. 28 DAYS COMPRESSION STRENGTH.
 - ALL STEEL TO HAVE 4000 P.S.I. YIELD STRENGTH.
- CONSTRUCTION NOTES:
- DRAIN DITCH FLOW-LINE.
 - 6" X 6" X No. 6 WIRE MESH OR EQUAL.
 - MIN. 3" COVER REQUIRED ON EVERY SIDE.
 - MIN. 98% COMPACTION.

JOB No.
21083.00

BY
DATE

PROJECT ENG. M.A.R.

T-BOOK

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

AS SHOWN

MELDEN & HUNT, INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

STATE OF TEXAS

MARIO A. REYNA

117368

PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

08-04-2021

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

SOUTH POINT SUBDIVISION

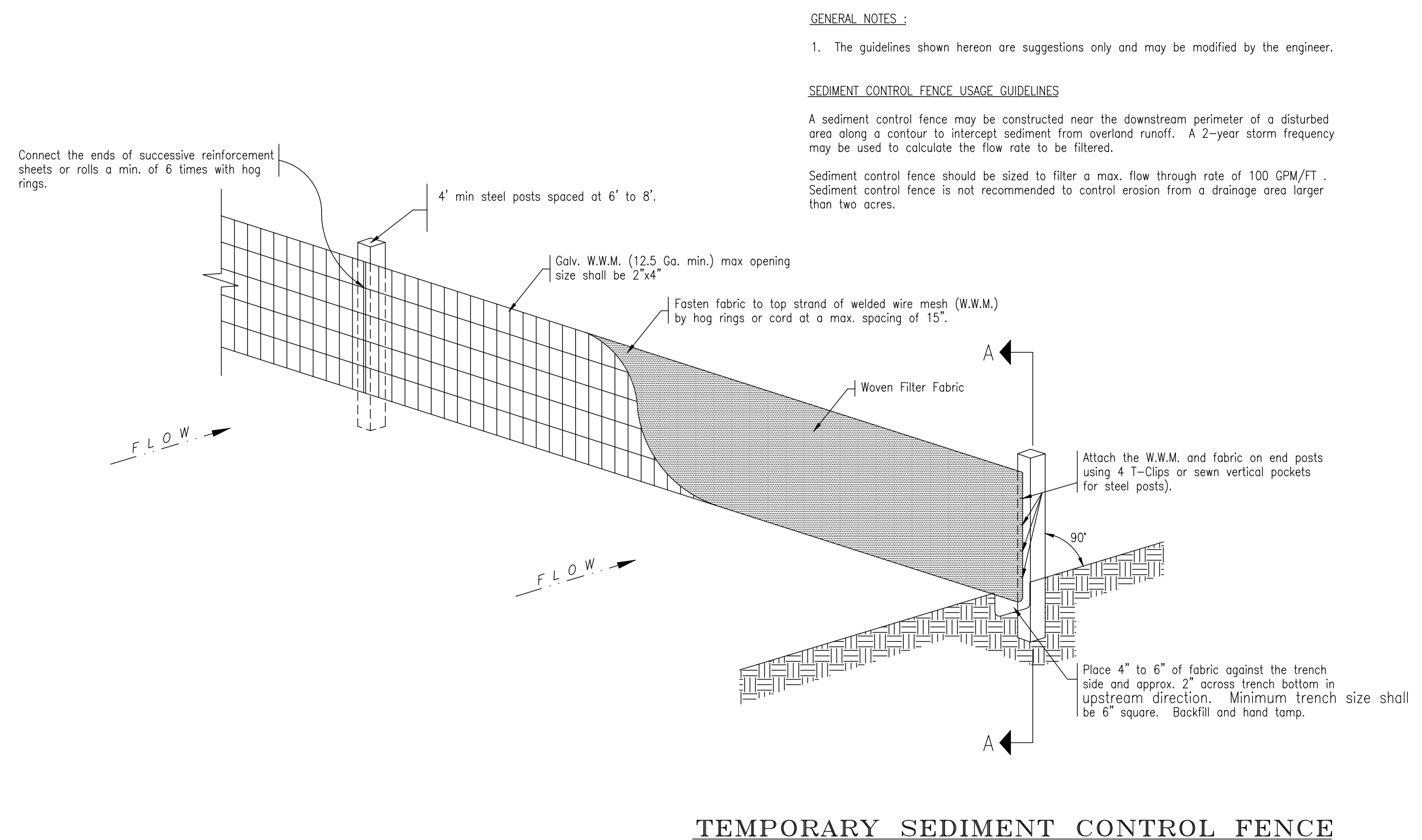
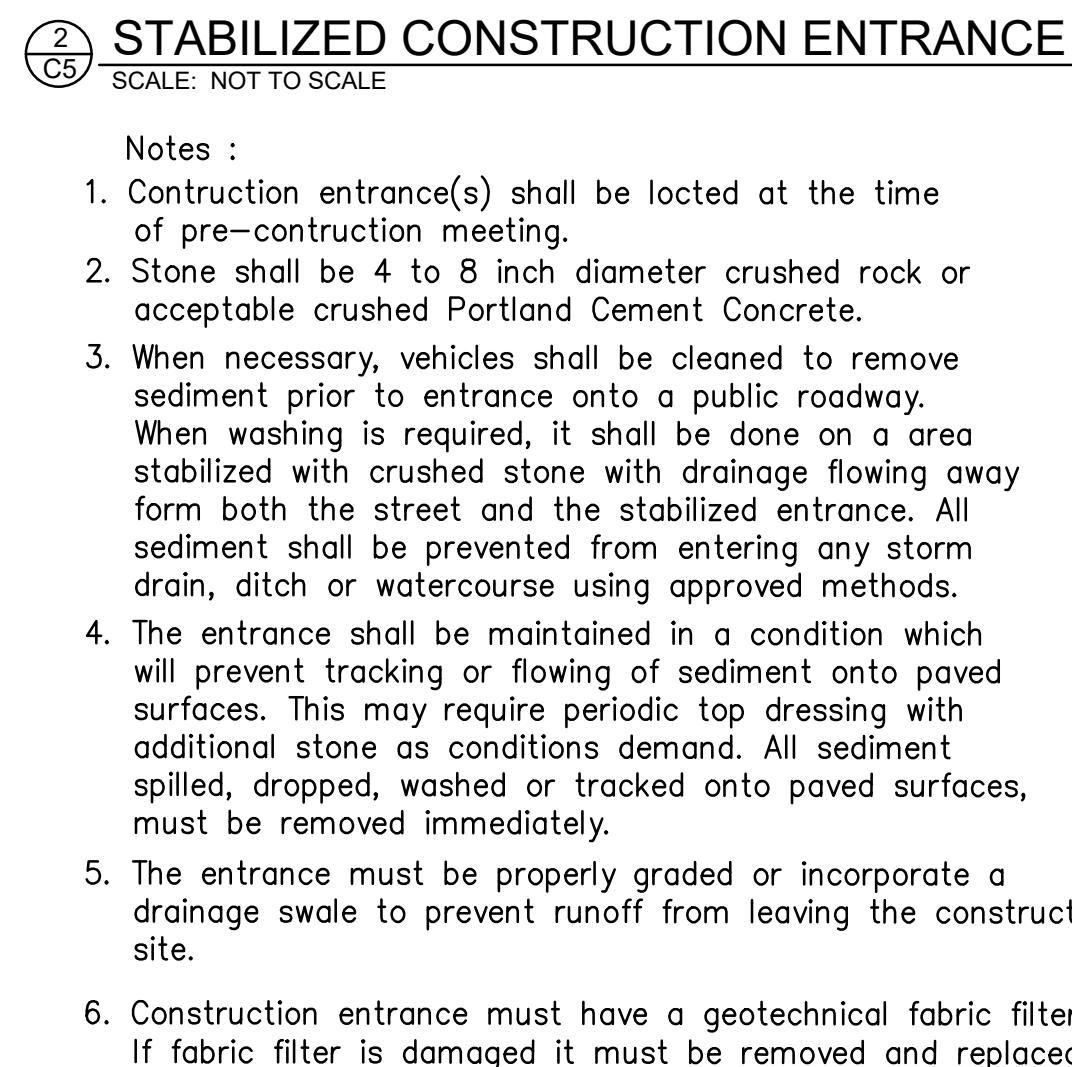
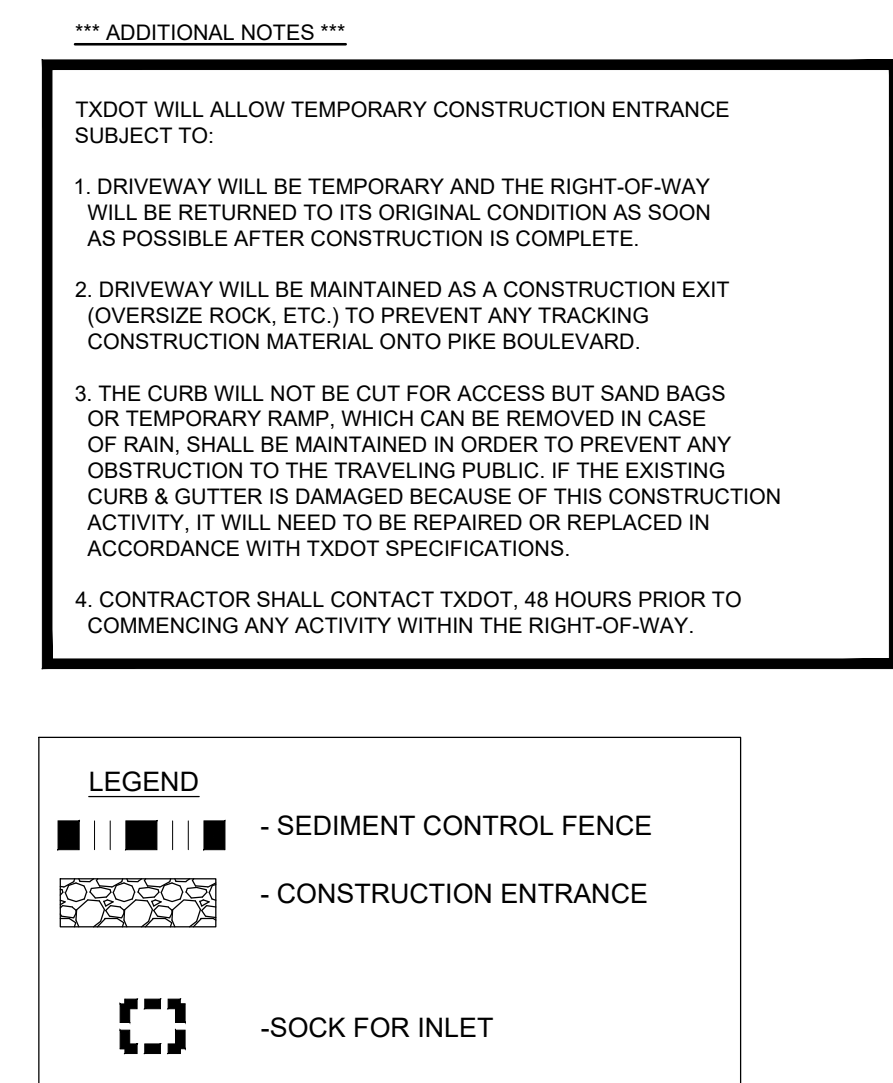
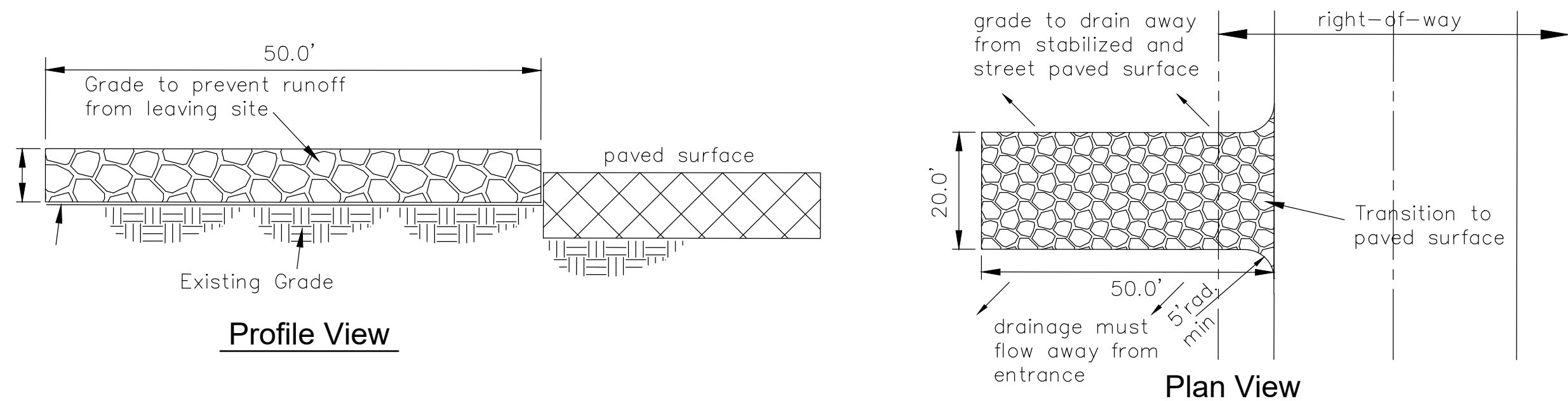
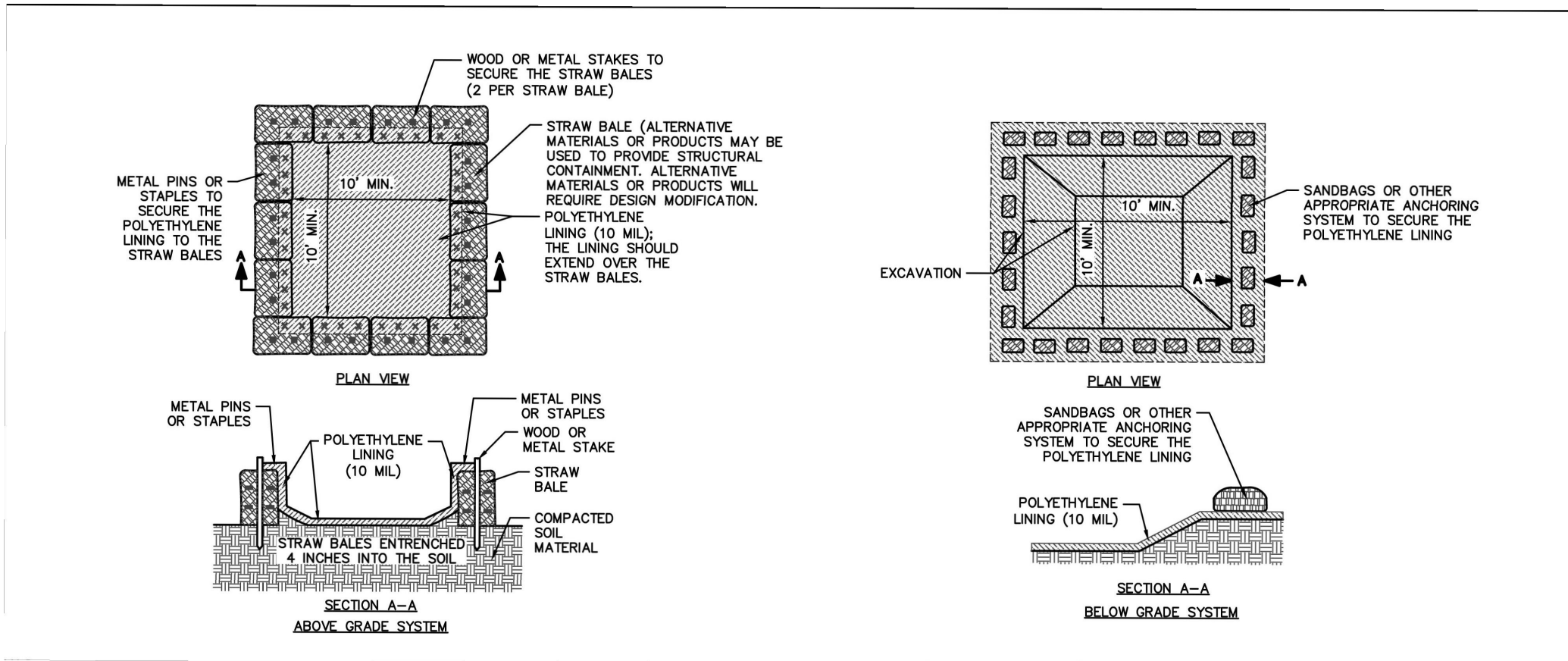
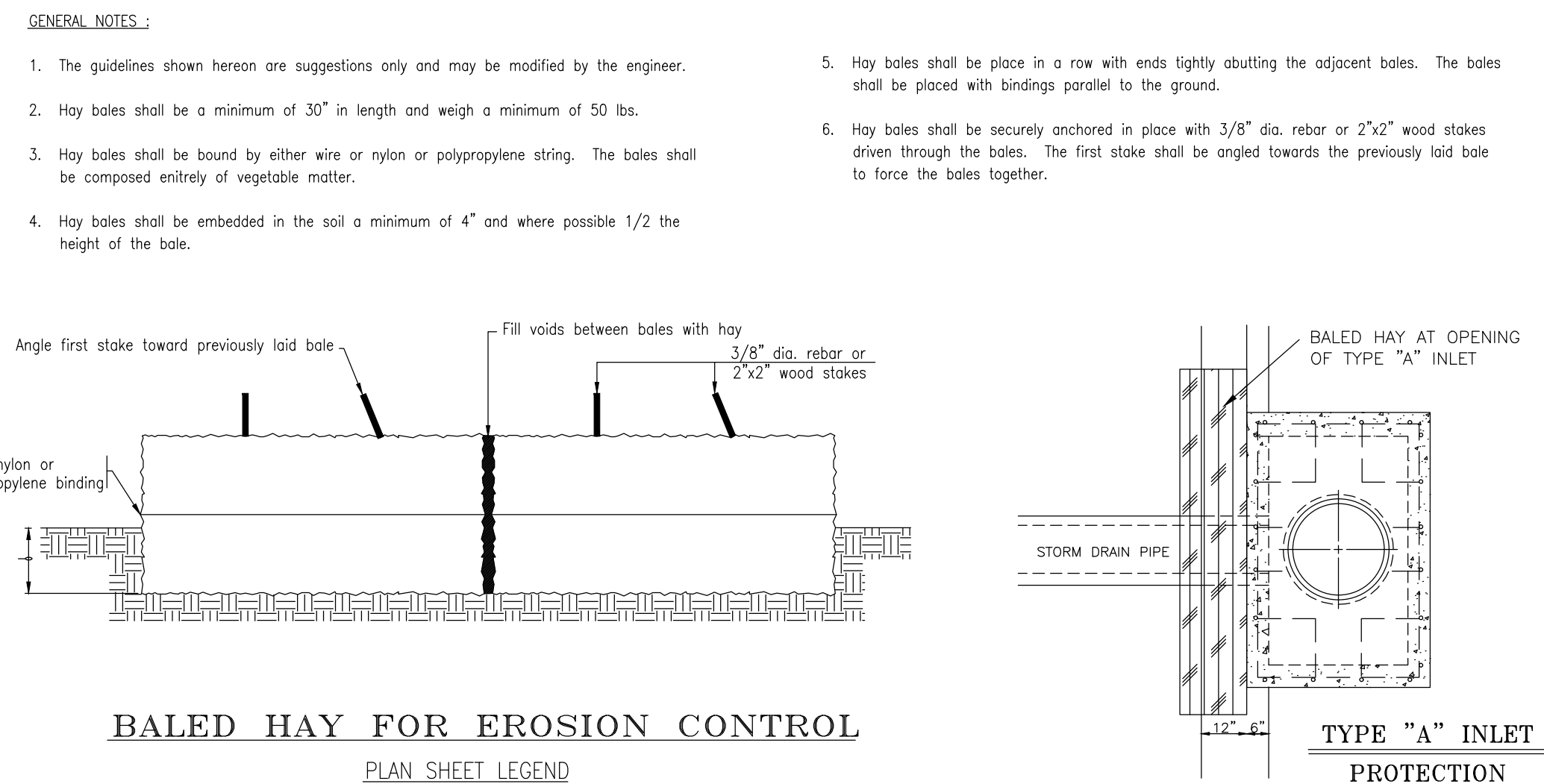
WESLACO, TEXAS

PAVING AND GRADING DETAILS

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File Name: XXXXXXXXXX

SHEET 10 OF 11





Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5818	
From:			
Subject: Approval of six-month extension for the Final Plat for Milanos Estates 1 Subdivision—being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road and Border Ave. East Expressway 83, and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eighty-two (82) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on September 15, 2022. This is the third 6-month extension for the development			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: The final plat was approved by City Commission on September 15, 2020 and two six month extension were granted on October 19, 2021 and March 15, 2022.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of the six month extension.			
Attachments, if any: Milanos Estates - Memo, Milanos Estates 3rd ext request letter, Milanos Estates Phase I- Aerial, Milanos Estates Phase I -PLAT SHEET			
Responsibilities upon Approval:			

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: Milanos Estates Phase I- Six-Month Extension

DATE: September 12, 2022

The proposed subdivision was previously approved by the City Commission on September 15, 2022, this is the developers third six-month extension. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is currently working the completion of the utility lines and backfill of pavement. The project was a hold for a due to a conflict with the installation waterline.

Thank you,

Rebekah de la Fuente, CFM



RIO DELTA ENGINEERING

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

August 24, 2022

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

Re: Milanos Estates Phase I Subdivision, request for 6 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Milanos Estates Phase I Subdivision", we are requesting a 6-month extension to complete this subdivision due to construction and material delays specifically with the off-site sanitary sewer line extension from Mile 5 Road going north to and thru the subdivision. We found several unforeseen conditions such as very high-water table and unstable soil conditions that have slowed down drastically our construction operation and schedule. We foresee completing the construction of the remaining subdivision within the next 6 months.

Respectfully submitted,

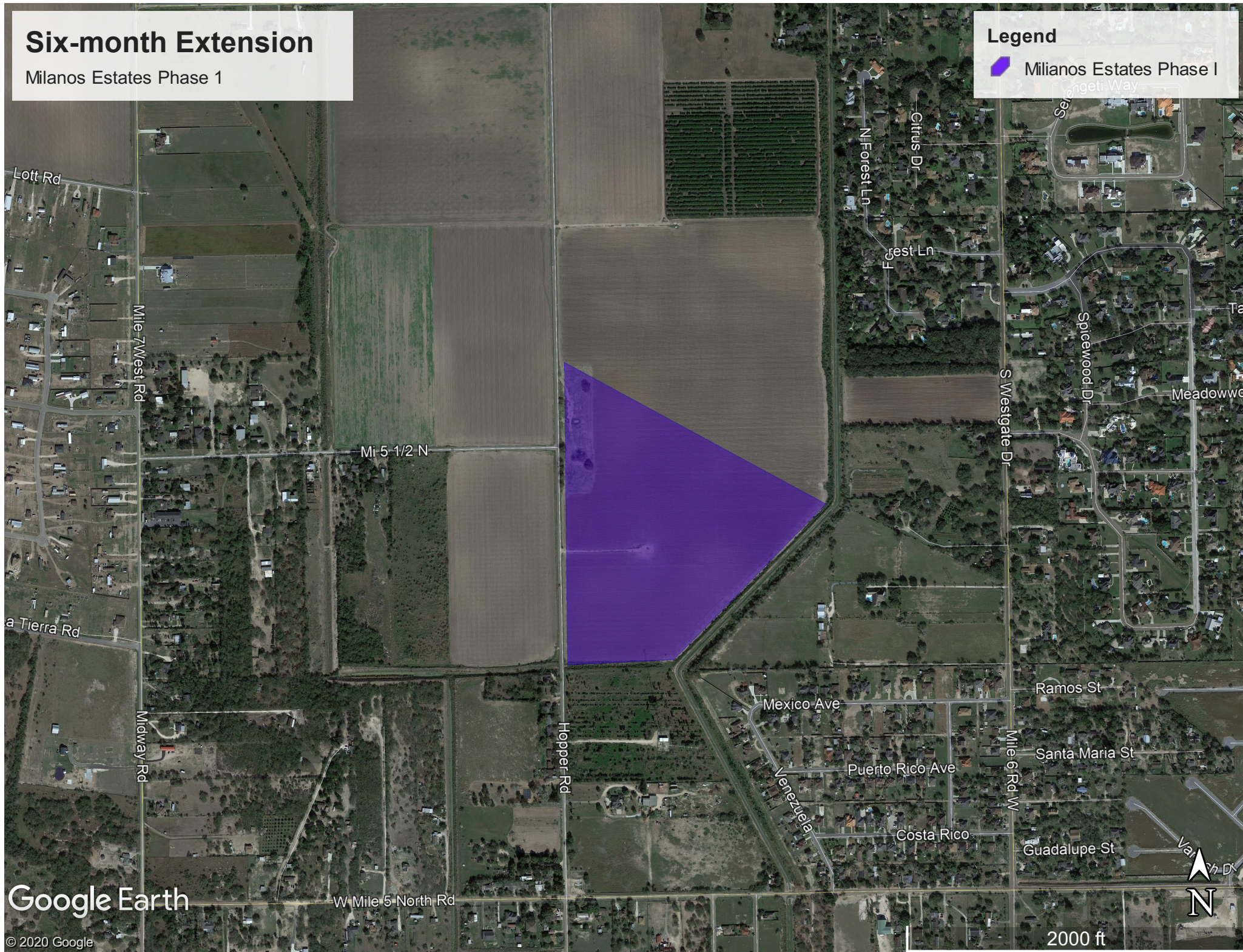
Ivan Garcia P.E. R.P.L.S
Agent

Six-month Extension

Milanos Estates Phase 1

Legend

 Milanos Estates Phase I

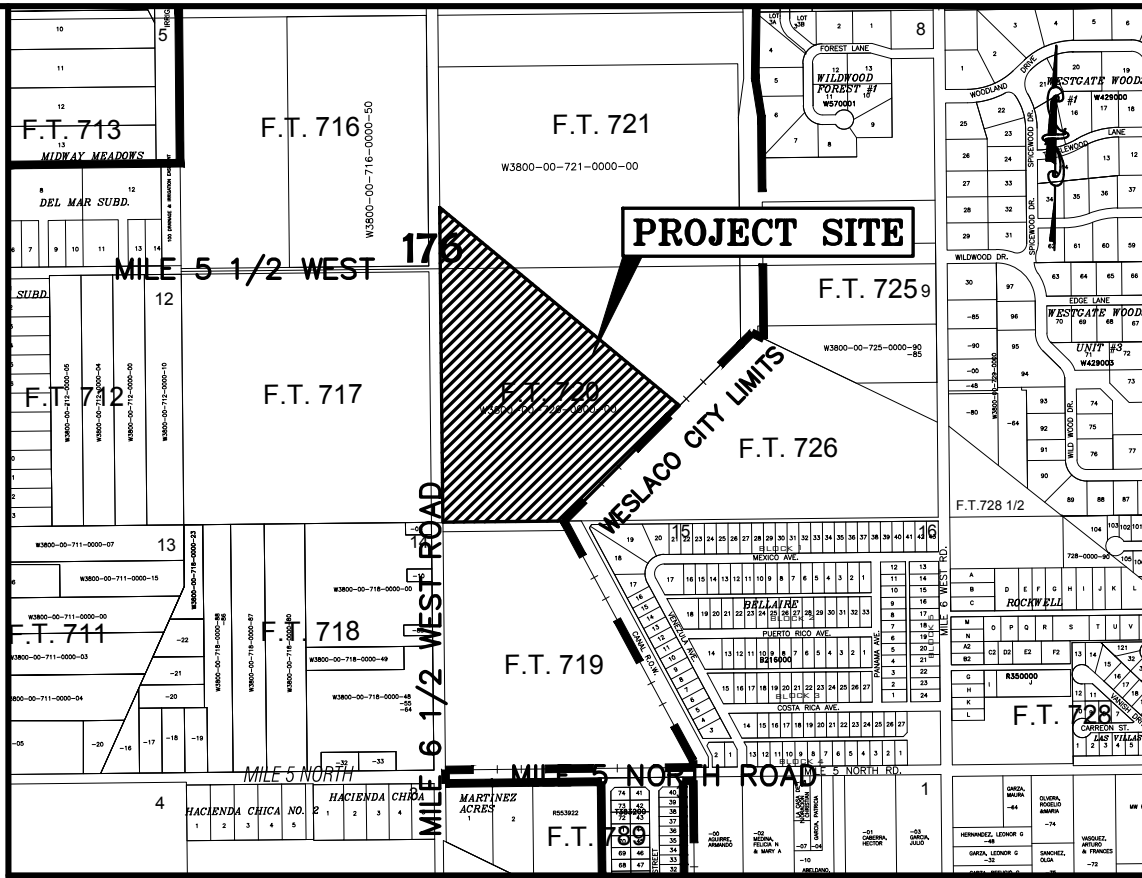


Google Earth

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MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MILANOS ESTATES PHASE I WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILANOS ESTATES PHASE I IS LOCATED APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 ROAD AND HOPPER ROAD, EAST SIDE OF HOPPER ROAD IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.E.D.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.C.	MILITARY HWY WATER SUPPLY CORP.
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

METES AND BOUNDS DESCRIPTION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

AND SAID 26.43 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 6 NORTH ROAD (A.K.A. 18TH STREET) AND MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 721, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 722, AND CONTINUING FOR A TOTAL DISTANCE OF 2403.76 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 88°47'38" E ACROSS THE SAID FARM TRACT 721, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 20.00 FEET TO A 1/2-CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 52°51'19" E ACROSS THE SAID FARM TRACTS 721 AND 720, SAME BEING IN PART ALONG THE NORTHERN LINE OF A CALLED EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 1641, PAGE 534, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 495.31 FEET TO A 1/2-CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 50°20'25" E ACROSS THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTHERN LINE OF THE SAID EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 1072.15 FEET TO A 1/2-CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°24'22" W ALONG THE EAST LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 726 OF THE SAID WEST TRACT SUBDIVISION, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 726, A DISTANCE OF 782.56 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 719 OF THE SAID WEST TRACT SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID FARM TRACT 719, PASSING AT 640.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 860.00 FEET TO A COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), SAID COTTON-PICKER-SPINDLE FOUND BEING DISTANT N 1°12'22" W 1320.34 FEET FROM A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 719, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W ALONG THE WEST LINE OF THE SAID FARM TRACTS 720 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 721, AND CONTINUING FOR A TOTAL DISTANCE OF 1559.24 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 26.43 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.71 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD).

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

DATE

FELIPE M. AVILA
27.48 ACRES
FARM TRACT 726,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2509240 O.R.H.C.

BELLAIRE SUBDIVISION
VOL. 24, PG. 67 H.C.M.R

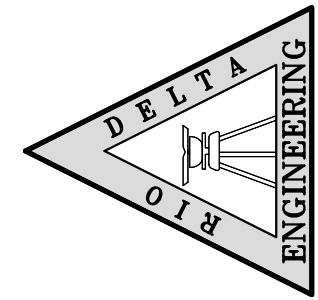
O.E. INVESTMENTS, INC.
12.75 ACRES
FARM TRACT 719,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#1137827, H.C.M.R

BAROSO ALAM R. & EMMA RIOS
FARM TRACT 718,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2228306 O.R.H.C.

NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604	EDINBURG, TX. 78536
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 8, 2020
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PROJECT :
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	AS SHOWN
DATE:	JULY 29, 2020
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	1 OF 7

MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS – COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **VICTOR J. DANEC**, AS OWNER OF THE 26.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE I SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

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

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

VICTOR J. DANEC
GARVIC MGMT, INC
P.O. BOX 2604
EDINBURG, TX. 78536

DATE

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANEC**, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **VICTOR J. DANEC** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR

DATE

ATTEST: CITY SECRETARY

DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN

DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT # 9

DATED THIS ____ DAY OF _____ 20__

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

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

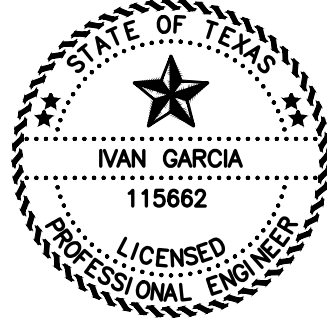
DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

DATE



GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:

FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-- ELEV. **77.92** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES **N 18574070.7400, E 1143804.3180.**

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **330,712** CUBIC-FEET OR **7.59** ACRE--FEET OF STORM WATER RUNOFF.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

11. THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADEING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

13. 5.00 FEET SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

14. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF A BUILDING PERMIT, ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

15. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

16. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

17. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

18. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION	
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.	CHECKED: _____
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: _____
SHEET 3: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	CHECKED: _____
SHEET 4: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.	CHECKED: _____
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	CHECKED: _____
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	CHECKED: _____
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	CHECKED: _____

PROJECT :

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

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

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

DRAWN:
OSCAR ALARCON JR.

SCALE:
AS SHOWN

DATE:
MAY 8, 2020

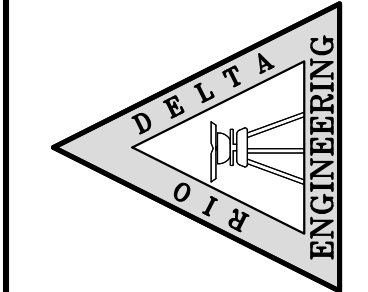
PROJECT:
SUB 19 027

REVISIONS:

PAGE NO.
2 OF 7

ISSUED FOR:
PRELIMINARY

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 8, 2020
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET

MILANOS ESTATES PHASE I SUBDIVISION

HIDALGO COUNTY



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5828
From:		
Subject: Approval of Resolution 2022-47 to submit an application to the Firehouse Subs Public Safety Foundation relating to firefighter equipment for an amount not to exceed \$35,000 and authorize the Mayor to execute any related documents. (Staffed by Grant Writer)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Maggie Perez Martin Garza		Created
City Manager Comments: Approve as recommended by the Grants Writer.		
Staff Recommendation:		
Attachments, if any: R2022-47 Firehouse Subs Public Safety Foundation		
Responsibilities upon Approval:		

RESOLUTION NO. 2022- 47

WHEREAS, the Firehouse Subs Public Safety Foundation issued a call for nominations in October 6 2022 for entities to apply for Firehouse Grants funding assistance made available through their FY 22 program: and

WHEREAS, the High Angle Rescue Equipment provides the Fire/EMS Department of the City of Weslaco the ability to perform technical rescue. The Fire Department assists Weslaco, Texas and neighboring jurisdictions.

WHEREAS, the program does not require any sort of match in cash, donations, volunteered services or in-kind contributions.

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

The City of Weslaco supports funding this project as shown in the nomination budget and commits to the project's development, implementation, construction, maintenance, management, and financing. The city is willing and able to enter into agreement with Firehouse Subs Public Safety Foundation by resolution or ordinance.

The City adopts Resolution No. R-2022-47 approving the submission of the project nomination; and the support and funding of the project should it receive federal funds.

The Mayor in hereby authorized to act on behalf of the City in all matters relating to the funding nomination and to execute all necessary applications, assurances, certifications, and other documents, relative to the submission, later acceptance, and administration of such funds.

The resolution shall take effect immediately from and after passage.

PASSED AND APPROVED on this 20th day of September 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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5836
From:		
Subject: Approval of Resolution 2022-48 FY23 for the Bullet Resistant Shield Grant Program for an amount not to exceed \$250,000 to purchase and equip peace officers with bullet-resistant shields with NO MATCH required and NO RECURRING FEES and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA ADELAIDA VEGA Martin Garza		Created/Initiated New
City Manager Comments: Approve as recommended by the Police Department.		
Staff Recommendation:		
Attachments, if any: R2022-48 FY23 Bullet-Resistant Shield Grant #4611001		
Responsibilities upon Approval:		

RESOLUTION NO. 2022-48

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY23 Bullet Resistant Shield Grant Program be operated for 2022 through 2023; and

WHEREAS, The City of Weslaco agrees to provide applicable matching funds for the said project as required by the Office of the Governor - FY23 Bullet Resistant Shield Grant Program application; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for FY23 Bullet Resistant Shield Grant Program to the Office of the Governor.

Grant Number: 4611001

APPROVED AND ADOPTED by the City Commission of the City of Weslaco, Texas at a regular meeting held on the 20th day of September 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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5837
From:		
Subject: Approval of Resolution 2022-49 for the FY2023 ALERRT Travel Assistance Grant for peace officer overtime, travel expenditure and training stipends associated with ALERRT training for an amount not to exceed \$250,000 with NO MATCH REQUIRED and NO RECURRING COSTS and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA ADELAIDA VEGA Martin Garza		Created/Initiated New
City Manager Comments: Approve as recommended by the Police Department.		
Staff Recommendation:		
Attachments, if any: R2022-49 FY23 ALERRT Travel Assistant Grant #4611101		
Responsibilities upon Approval:		

RESOLUTION NO. 2022-49

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY23 ALERRT Travel Assistance Grant Program be operated for 2022 through 2023; and

WHEREAS, The City of Weslaco agrees to provide applicable matching funds for the said project as required by the Office of the Governor - FY23 ALERRT Travel Assistance Grant Program application; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for FY23 ALERRT Travel Assistance Grant Program to the Office of the Governor.

Grant Number: 4611101

APPROVED AND ADOPTED by the City Commission of the City of Weslaco, Texas at a regular meeting held on the 20th day of September 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

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5830	
From:			
Subject: Approval of Resolution 2022-50 to submit an application to Valley Baptist Legacy Foundation Responsive Grant Program up to \$50,000 for Architectural Consulting Services for the New Municipal Swimming Pool Project and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)			
Background: Staff has been seeking out various funding sources for the New Municipal Swimming Pool Project as directed by the Commission. Applications have been submitted to the Knapp Community Foundation and Texas Parks & Wildlife Local Outdoor Parks grants. The Valley Baptist Legacy Foundation has several grant programs for consideration. Their staff advised us to submit our project for consideration to their Responsive Grant Program at this time to initiate the design process . The Responsive Grant Program funds projects up to \$50,000 and is utilized by the Foundation strategically for project development. This submission deadline is November 1, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA OMAR RODRIGUEZ Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Parks and Recreation Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: R2022-50 Valley Baptist Legacy Foundation Grant Program - Swimming Pool project			

Responsibilities upon Approval:
--

RESOLUTION NO.2022-50

WHEREAS, the Mayor and City Commission for the City of Weslaco finds it in the best interest of the citizens of Weslaco, Texas, that the Architectural Consulting Services for the new Municipal Swimming Pool project, be pursued and executed; and

WHEREAS, the Mayor and City Commission for the City of Weslaco finds it in the best interest of the citizens of the City of Weslaco, that the Parks & Recreation Department apply for funding to the Valley Baptist Legacy Foundation Responsive grant program; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the Architectural Consulting Services for the new Municipal Swimming Pool project to the Valley Baptist Legacy Foundation Responsive grant program

PASSED AND APPROVED this 20th of September 2022.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AT TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5821
From:		
Subject: Discussion and consideration on Resolution 2022-51 appointing members to the Weslaco Recycling Committee Task Force and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
David Arce Pete Garcia Martin Garza		Created/Initiated New
City Manager Comments: Approve nominees as recommended by the governing body.		
Staff Recommendation:		
Attachments, if any: Colton Reed Gammill.redacted, Gail Weigl Ortiz.redacted, Veronica A Callivo - Gonzalez.redacted, R2022-51 appointments Recycling Task Force		
Responsibilities upon Approval:		



Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

**Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.**

☒ I **DO/DO NOT** elect public access to my: (please indicate items you would like available, if any)

(Please strike through any information that you do not wish to be made accessible to the public)

~~home address~~

~~home telephone number~~

☒ personal email address

~~cell or pager numbers not paid for by the City~~

~~emergency contact information~~

~~information that reveals whether I have family members.~~

Colt Gamill
Applicant's Signature

7/18/22
Date

COLTON GAMILL
Applicant's Printed Name



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Colton Reed Gammill DATE: 7/15/22

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

MAILING ADDRESS: _____

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

E-MAIL ADDRESS cgammill89@gmail.com

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

OPERATIONS MANAGER

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	_____
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: Gail Weigl Ortiz DATE: 7/15/22

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

MAILING ADDRESS: Same

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

E-MAIL ADDRESS: [REDACTED]

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

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Served on the City of Weslaco Recycling Task Force since its inception

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	<u>would be interested</u>	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



Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

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*Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.*

☒ I ~~DO~~ ~~DO NOT~~ elect public access to my: (please indicate items you would like available, if any)

(Please strike through any information that you do not wish to be made accessible to the public)

~~___ home address~~

~~___ home telephone number~~

~~___ personal email address~~

~~___ cell or pager numbers not paid for by the City~~

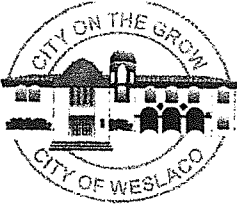
~~___ emergency contact information~~

~~___ information that reveals whether I have family members.~~

Gail Weigel Ortiz
Applicant's Signature

7/21/2022
Date

Gail Weigel Ortiz
Applicant's Printed Name



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Veronica A. Calvillo-Gonzalez DATE: 7-15-2022

HOME ADDRESS: _____

☒ Inside City Limits ☐ Outside City Limits

MAILING ADDRESS: _____

TELEPHONE: (Residence) _____

(Cell) _____

E-MAIL ADDRESS: _____

OCCUPATION: _____

(If retired, indicate former occupation or profession.)

Teacher/Instructional Coach

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

Founder + Sponsor, Recycling Club
of Memorial Elementary

With Weslaco I.S.D. Rico Elementary

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

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

AMBULANCE ADVISORY BOARD _____

ANIMAL SHELTER ADVISORY BOARD _____

BOARD OF ADJUSTMENTS- BUILDING _____

BOARD OF ADJUSTMENTS - ZONING _____

CITIZENS DRAINAGE ADVISORY BOARD _____

CIVIL SERVICE BOARD _____

ECONOMIC DEVELOPMENT CORPORATION _____

HOTEL OCCUPANCY TAX ADVISORY COMMITTEE _____

WESLACO RECYCLING TASK FORCE COMMITTEE 1 _____

PARKS & RECREATION ADVISORY BOARD _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____

PLANNING & ZONING COMMISSION _____

PUBLIC FACILITIES & TRANSPORTATION _____

NAMING COMMITTEE _____

TOWER OF HONOR _____

WESLACO AIRPORT COMMITTEE _____

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY

SECRETARY

255 S. KANSAS

WESLACO, TX 78596

nacantu@weslacotx.gov

Phone: 956-968-3181

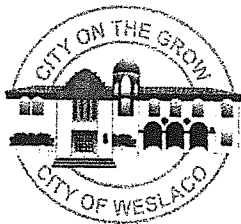
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO



Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

**Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.**

☒ I ~~DO~~ **DO NOT** elect public access to my: (please indicate items you would like available, if any)

(Please strike through any information that you do not wish to be made accessible to the public)

~~home address~~

~~home telephone number~~

personal email address

~~cell or pager numbers not paid for by the City~~

~~emergency contact information~~

information that reveals whether I have family members.

Veronica Gonzalez
Applicant's Signature

7-15-22
Date

Veronica Gonzalez
Applicant's Printed Name

RESOLUTION NO. 2022-51

A RESOLUTION OF THE CITY OF WESLACO APPOINTING MEMBERS TO THE
WESLACO RECYCLING COMMITTEE TASK FORCE

WHEREAS, Resolution 2017-20 passed and approved on March 7, 2017, established an ad hoc citizens' committee to solicit suggestions, make recommendations, and encourage participation toward the planning and facilitating of programs, activities, and awareness on the importance of recycling; and

WHEREAS, Resolution 2021-25 passed and approved on April 6, 2021, approved the composition of the committee increase citizen members from five (5) to seven (7) and decreased members of the City Commission from three (3) to one (1) member and a representative of Public Works Department.

WHEREAS, Ordinance No. 2022-19 Sec. 4-100(c) Term states a term will be a 2-year or 3-year not to exceed 6 years and Sec.5-100 Membership states each board, committee, or commission shall consist of no more than seven (7) members; and

WHEREAS, members shall serve a 2-year term without compensation and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following citizens are hereby appointed to the Weslaco Recycling Committee Task Force.

PASSED AND APPROVED on this 20th day of September 2022.

NAME	TERM ENDING
_____	09/20/2024
_____	09/20/2024
_____	09/20/2024
_____	09/20/2024
_____	09/20/2024

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5811	
From:			
Subject: Discussion and consideration after public hearing on behalf of Javier Hinojosa on Ordinance 2022-36 to rezone 2625 Mile 6 ½ West Road. Also being 23.05 acre tract of land out of Farm Tract 648 and 649, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-36. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on August 26, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on August 22, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Rezone- 2737 E MILE 6N-- Memo, 2737 E MILE 6N- Attachments, Mi linda Ph 1- Aerial, O2022-36 rezone 2737 E MILE 6N			
Responsibilities upon Approval: 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

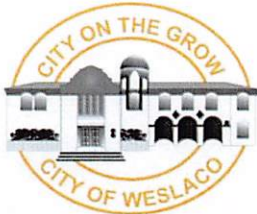
DATE: July 13, 2022

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 _____

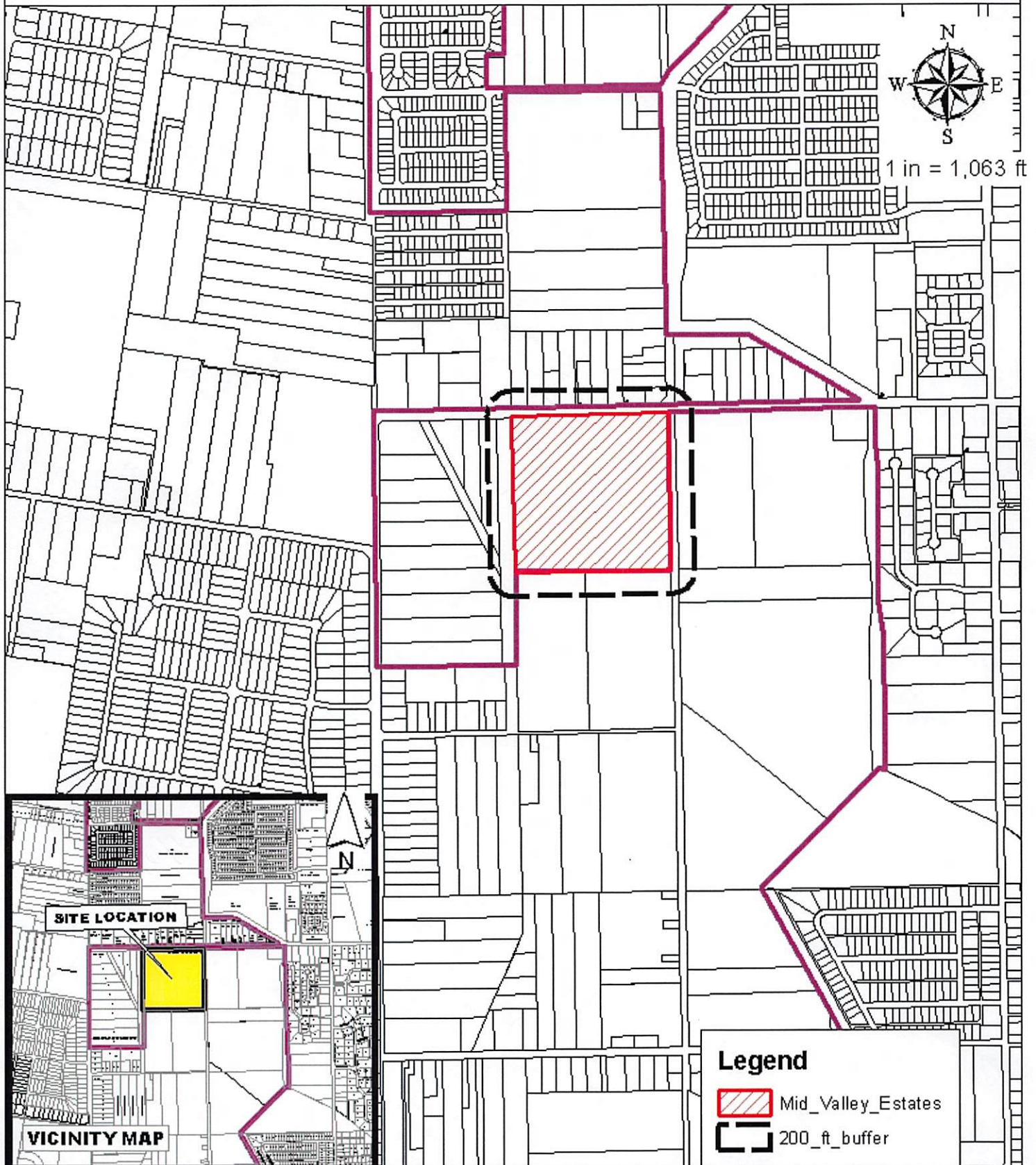
Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____



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

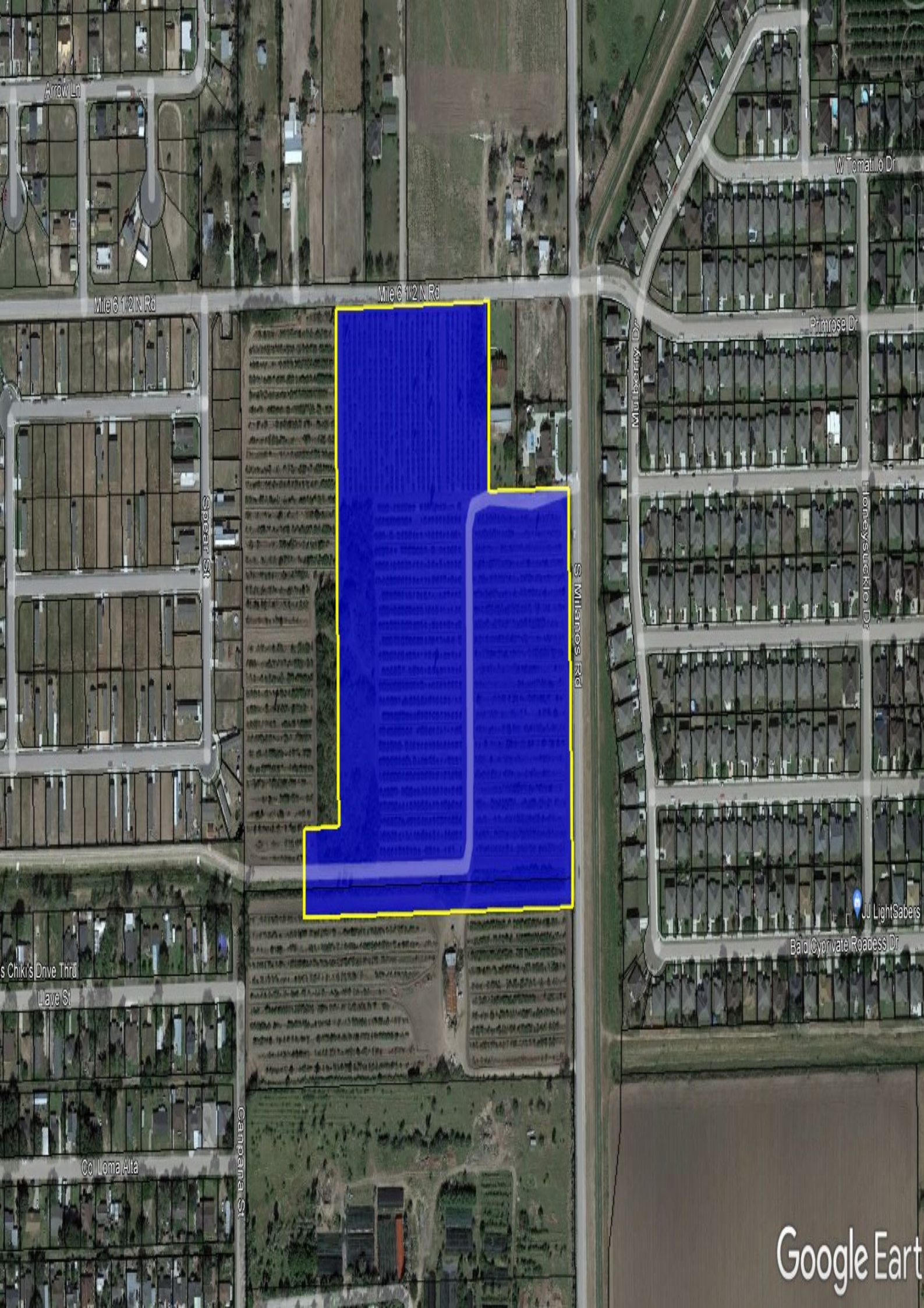
Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

JUN 16, 2022

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



Arrow Ln

W Tomatillo Dr

Mile 6 1/2 N Rd

Mile 6 1/2 N Rd

Spear St

Mulberry Dr

Primrose Dr

Honeysuckle Dr

S Milanes Rd

JJ LightSabers

Bald Cypress Roadless Dr

s Chik's Drive Thru
Llave St

Col Loma Alta

Campana St

Google Earth

ORDINANCE NO. 2022-36

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 20th day of September 2022.

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

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5812	
From:			
Subject: Discussion and consideration after public hearing on behalf of Aaron Garcia to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on August 26, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 22, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional use request with the condition that two licensed security guards be present from 6:00 pm to 2:00 am at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: CUP 509 S Texas Blvd- Memo, 509 S Texas Blvd- attachments, 509 S. Texas			
Responsibilities upon Approval: 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: Conditional Use Permit- 509 S Texas Blvd

DATE: July 13, 2022

The applicant is proposing to obtain a permit for a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at a proposed new establishment. The owner will feature roof top bar and Live Music. The establishment will primarily be a bar at this time with a limited menu.

Planning & Zoning recommended approval of the conditional use permit with the condition that two licensed security guards be present from 6:00 pm to 2:00 am.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

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

FILE NO. USE-000291-2022



PROPOSED PROJECT

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

Lot 39-40 Block 42

Subdivision Name Weslaco Original Townsite

Street Address 509 S. Texas BLVD Weslaco, Tx. 78596

Existing Zoning _____ Existing Land Use Empty

Purpose for the Conditional Use Permit Request Bar & Grill (alcohol will be served)

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

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

APPLICANT

Name Aaron Garcia Phone (956) 463-2784

Address 1001 Chrysolite Dr. Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: Aaron.Roof top 509@gmail.com

OWNER

Name Aaron Garcia Phone (956) 463-2784

Address " " " " Fax: _____

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

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

Yes ☐ No ☒

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

Signature  Date 8/17/22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

	STAMP USE ONLY	
Accepted	CITY OF WESLACO 956-968-3181	Date Paid _____
Notice of F 200' of Pr	***** REPRINT RECEIPT***** REC#: 02927945 8/17/2022 3:58 PM OPER: NV TERM: 041	Date _____
P & Z Noti	REF#: _____ PAID BY: _____	Date _____
City Comm in Newspa	ACCT #: XXXX-XXXX-XXXX-5422 AUTH #: 290225 TRAN #: 000000000199 TYPE: PURCHASE	Date _____
Presented Approved	TRAN: 800.0000 ENERGOV PAYMENT TENDERED: 305.00 CREDIT CARD APPLIED: 305.00-	Date _____
Presented Approved	CHANGE: 0.00	Date _____

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

PLANNING DEPARTMENT

August 26, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 7, 2022, and the City Commission will hold a public hearing on September 20, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on September 7, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

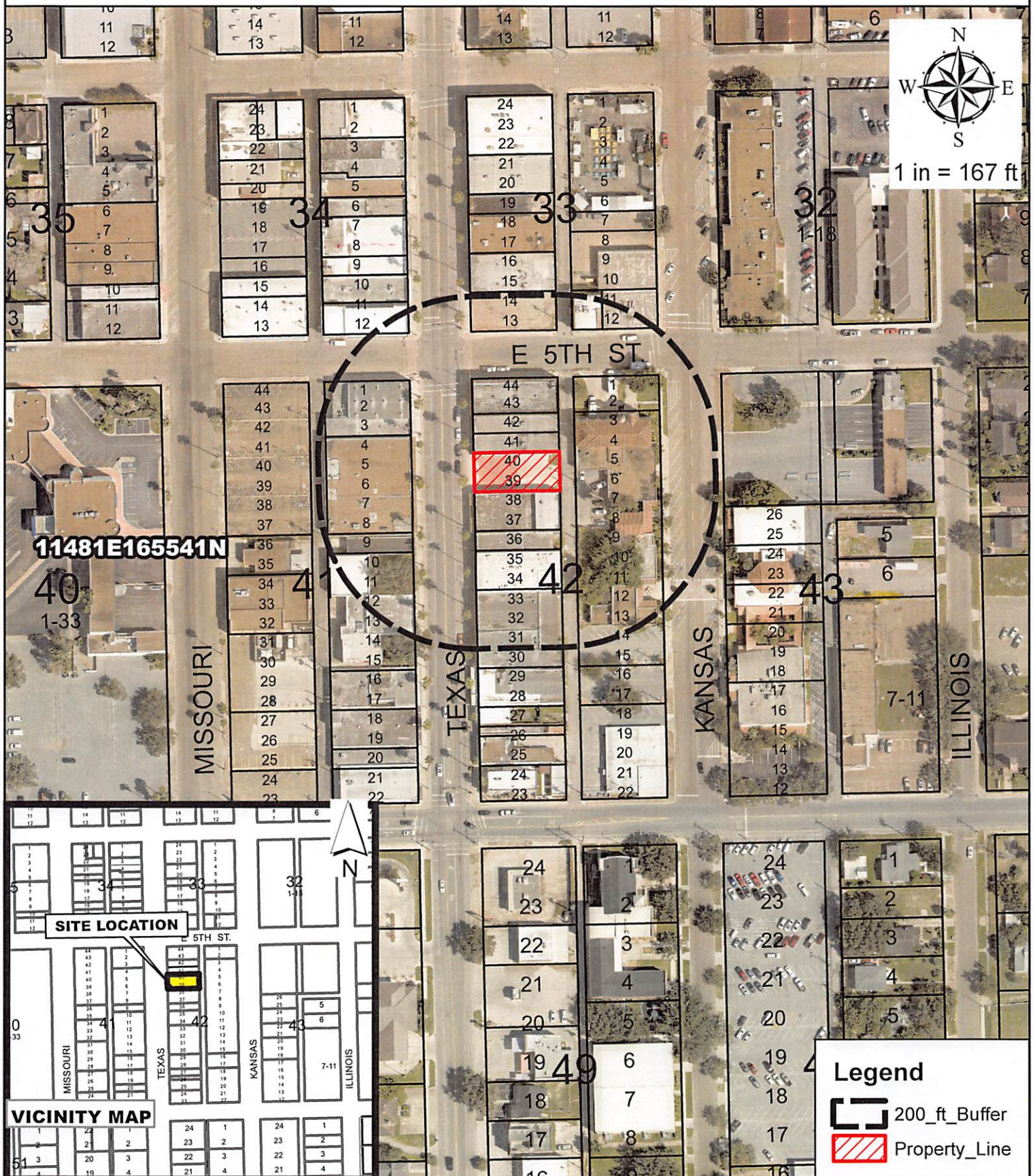
Aaron Garcia is requesting a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



Aaron Garcia
509 S. Texas Blvd
Weslaco Original Townsite

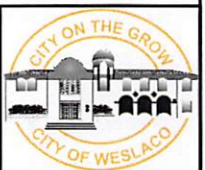
Purpose a Conditional Use Permit

Existing zoning: B-3

Existing land use: Vacant Land

CUP Request:

On Premise Mixed Beverage Restaurant
Permit, and Late Hours Permit Live Music



AUG 22, 2022

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0011-00 WESLACO ORIGINAL TOWNSITE BLK 33 12 500 S KANSAS AVE	L: 21300 B: 113883
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0011-01 WESLACO ORIGINAL TOWNSITE BLK 33 111 E 5TH ST	L: 11700 B: 67005
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-033-0013-00 WESLACO ORIGINAL TOWNSITE BLK 33 447 S TEXAS BLVD	L: 36300 B: 0
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	W2300-00-034-0011-00 WESLACO ORIGINAL TOWNSITE BLK 34 116 W 5TH ST	L: 29040 B: 175032
WESLACO BI-CULTURAL MUSEUM PO BOX 8062 WESLACO TX 78599	W2300-00-041-0001-00 WESLACO ORIGINAL TOWNSITE BLK 41 500 S TEXAS BLVD	L: 50820 B: 290469
START SAVING LLC 3512 N 23RD ST STE B MCALLEN TX 78501	W2300-00-041-0004-00 WESLACO ORIGINAL TOWNSITE LOTS 4 4 BLK 41 516 S TEXAS BLVD	L: 150700 B: 568315
BRISENO NOEMI 4020 N TEXAS BLVD WESLACO TX 78599	W2300-00-041-0009-05 WESLACO ORIGINAL TOWNSITE LOT 9 512 S TEXAS BLVD	L: 19800 B: 73348
ACOSTA LELIA SOBERANES DE 2002 S WESTGATE DR WESLACO TX 78596	W2300-00-041-0010-00 WESLACO ORIGINAL TOWNSITE BLK 41 522 S TEXAS BLVD	L: 90750 B: 186056
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-042-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 500 S KANSAS AVE	L: 29700 B: 250000
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-042-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 115 E 5TH ST	L: 155513 B: 1000000
WELTON MAURICE 5301 N 17TH ST APT 16 MCALLEN TX 78504	W2300-00-042-0030-00 WESLACO ORIGINAL TOWNSITE BLK 42 529 S TEXAS BLVD	L: 66000 B: 289261
SOUTH TEXAS EDUCATIONAL TECH 1222 W SUGAR CANE DR WESLACO TX 78599	W2300-00-042-0034-00 WESLACO ORIGINAL TOWNSITE LOTS 34 521 S TEXAS BLVD	L: 36300 B: 190327

AUG 22, 2022

AVENDANO GUADALUPE 513 S TEXAS BLVD WESLACO TX 78596	W2300-00-042-0036-00 WESLACO ORIGINAL TOWNSITE BLK 42 517 S TEXAS BLVD	L: 19800 B: 79913
AVENDANO GUADALUPE 513 S TEXAS BLVD WESLACO TX 78596	W2300-00-042-0037-00 WESLACO ORIGINAL TOWNSITE BLK 42 513 S TEXAS BLVD	L: 36300 B: 147291
ESPARZA OSCAR JR & SANDRA P 113 VERACRUZ PHARR TX 78577	W2300-00-042-0039-00 WESLACO ORIGINAL TOWNSITE BLK 42 509 S TEXAS BLVD	L: 36300 B: 14520
TARPON INVESTMENTS LLC 2101 NORTHGATE CIR WESLACO TX 78599	W2300-00-042-0041-00 WESLACO ORIGINAL TOWNSITE BLK 42 507 S TEXAS BLVD	L: 19800 B: 56637
TEJAS BUILDING & DEV CO INC 2623 N TEXAS BLVD WESLACO TX 78599	W2300-00-042-0043-00 WESLACO ORIGINAL TOWNSITE BLK 42	L: 32670 B: 53004
FUENTES DAVID L & YVONNE M 3619 S BORDER AVE WESLACO TX 78596	W2300-00-042-0042-01 WESLACO ORIGINAL TOWNSITE BLK 42	L: 19800 B: 56637



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 146057

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 146057
Applicant Name: Rooftop 509 LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 882733404
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 804594133
Date Filed: 6/2/2022
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Aaron
Legal Middle Name: Garcia
Email Address: aaron.rooftop509@gmail.com
Phone Number: 956-463-2784

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Mr

Legal First Name: Aaron

Legal Last Name: Garcia

Email Address: aaron.rooftop509@gmail.com

Phone Number: 956-463-2784

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Rooftop 509 LLC	Aaron Garcia	Member	50
Rooftop 509 LLC	Sandra Garcia	Member	50

Basic Business information

Business/Trade Name: Rooftop 509

What is your primary business at this location? Bar

Location's Phone Numbers

Business Phone Number 956-463-2784

Alternate Phone Number 956-579-4178

Location Address

Address: 509 S Texas BLVD , Weslaco , TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 1001 Chrysolite Dr , Weslaco, TX, United States, Hidalgo 78596

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Sixty Day Sign Requirements

Posted the 60 day sign: No

Refuting reason: I have not posted a sign, as I was not aware of the process. However, upon completing this application I will do so and indicate to the surrounding businesses and the public about my intent to seek a license and permit for the sale and consumption of alcoholic beverages. I will then upload a photo.

Projected Sales Information

Sales Year: 2023

Alcohol Sale: \$100,000.00

Food Sales: \$50,000.00

Total Sales: \$150,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Are you operating under? None

Location Diagram

Posted the 60 day sign: Yes



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

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)

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

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate

BG/FB Wine and Beer Retailer's Permit with Required Food and Beverage Certificate

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE

County Clerk

County

SEAL





TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

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

Sales Tax Permit Number

Outlet Number

Print Name of Comptroller Employee

Print Title of Comptroller Employee

SIGN HERE

Comptroller Representative

City

_____, TEXAS

SEAL



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

PUBLISHER'S AFFIDAVIT

Name of newspaper

City, County

Dates notice published in daily/weekly newspaper
(MM/DD/YYYY)

Publisher or designee certifies attached notice was published in newspaper stated on dates shown

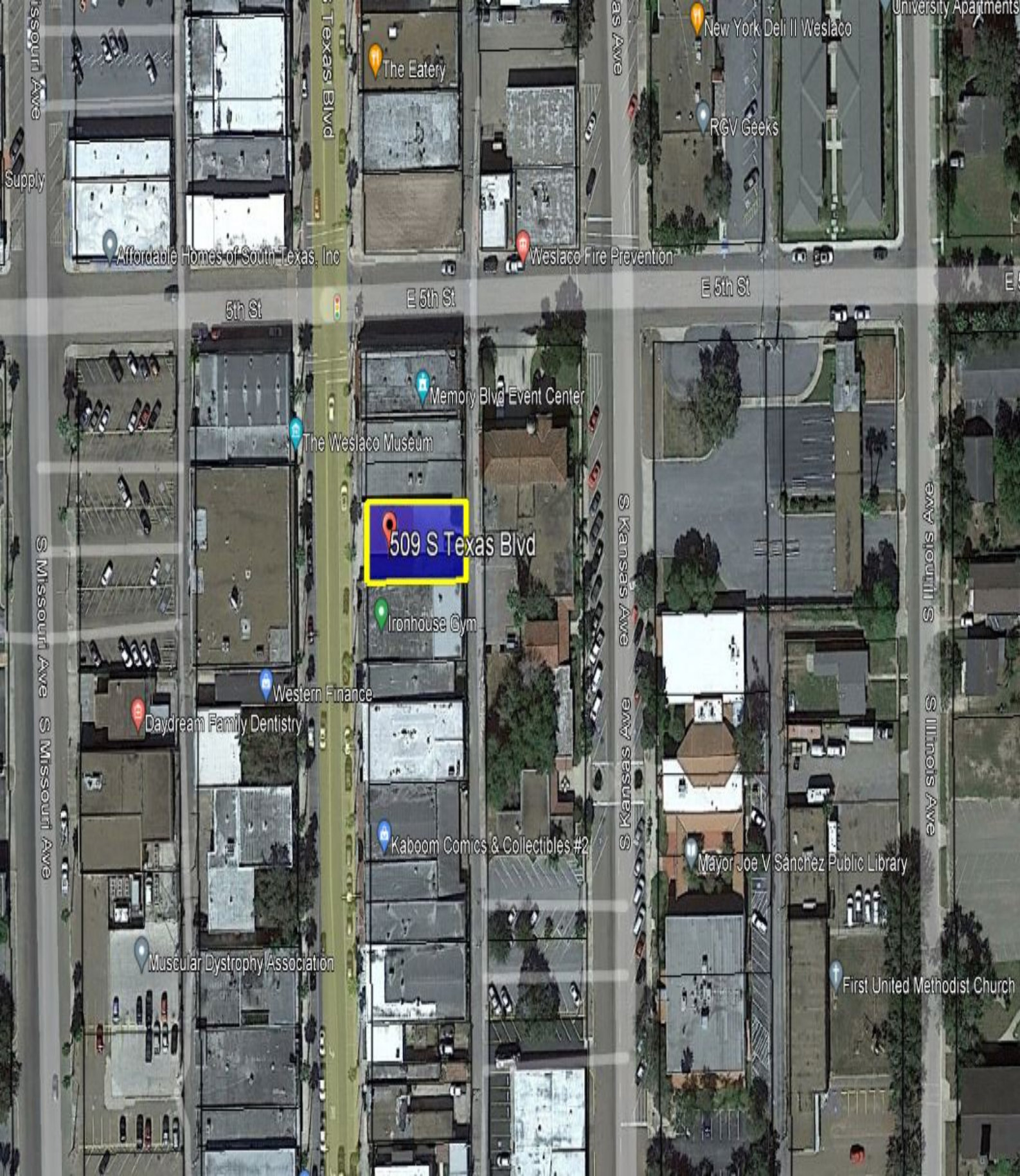
Signature of publisher or designee

Sworn to and subscribed before me on this date

Signature of Notary Public

S E A L

ATTACH PRINTED COPY OF THE NOTICE



University Apartments

New York Deli II Weslaco

RGV Geeks

The Eatery

Weslaco Fire Prevention

Affordable Homes of South Texas, Inc

5th St

E 5th St

E 5th St

Memory Blvd Event Center

The Weslaco Museum

509 S Texas Blvd

Ironhouse Gym

Western Finance

Daydream Family Dentistry

Kaboom Comics & Collectibles #2

Mayor Joe V Sánchez Public Library

Muscular Dystrophy Association

First United Methodist Church

S Illinois Ave

S Illinois Ave

S Kansas Ave

S Kansas Ave

S Missouri Ave S Missouri Ave



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5813	
From:			
Subject: Discussion and consideration to approve Ordinance 2022-37 for the Voluntary Annexation of Gilberto Estates Subdivision— being a 4.56-acre tract of land out of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located northwest corner of mile 10 N Rd & Mile 4 ½ West Rd and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-37. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water and sewer by OSSF. The proposed development will be one-family residential lots. The development is contiguous to the existing city limits line.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the voluntary annexation at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of the annexation			
Attachments, if any: Gilberto- Memo, Gilberto Estates sub annex, Gilberto Estates Aerial, Gilberto Plats, O2022-37 Annexation Ordinance- Gilberto			
Responsibilities upon Approval: 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: Gilberto Annex- Voluntary Annexation

DATE: September 13, 2022

The proposed subdivision will be for six (6)- lots subdivision will be for Single family homes and is located just outside the City of Weslaco city limits along Mile 10 North just east of Texas Blvd. The location will be provided with water by NAWSC and sanitary sewer through OSSF. The City has received the petition for annexation for this development. The City recently received the portion of roadway adjacent to this property along Mile 10 North from County and it is now contiguous to the City limits.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000237-2022

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: GILBERTO ESTATES SUBD.

Location: 4WC MILE 10 N. ROAD : MILE 4 1/2 WEST ROAD

Legal Description: 4.56 AC. GROSS O/O F.T. 101, WEST AND ADAMS TRACT SUBD., W.C.T.

- ☒ 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

DBA ZURIEL INVESTMENTS, LLC

Owner's Name: JERRY GONZALEZ Telephone: 956-373-1533

Address: 718 COUNTRYSIDE DR. Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: jgonzalez@TEXASNATIONAL.COM

ENGINEER INFORMATION

Name: DAVID OURE SALINAS Telephone: 956-682-9001

Address: 2221 DAFFODIL AVE. Fax: 956-686-1489

City: MEALIEU State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.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: _____
Owner Signature: [Signature] Date: 5-12-22

_____ is the authorized agent
Authorized Agent Signature: [Signature] Date: 5/11/22

Authorized Agent Printed Name: David Omar Salinas

THIS PAGE FOR STAFF USE ONLY

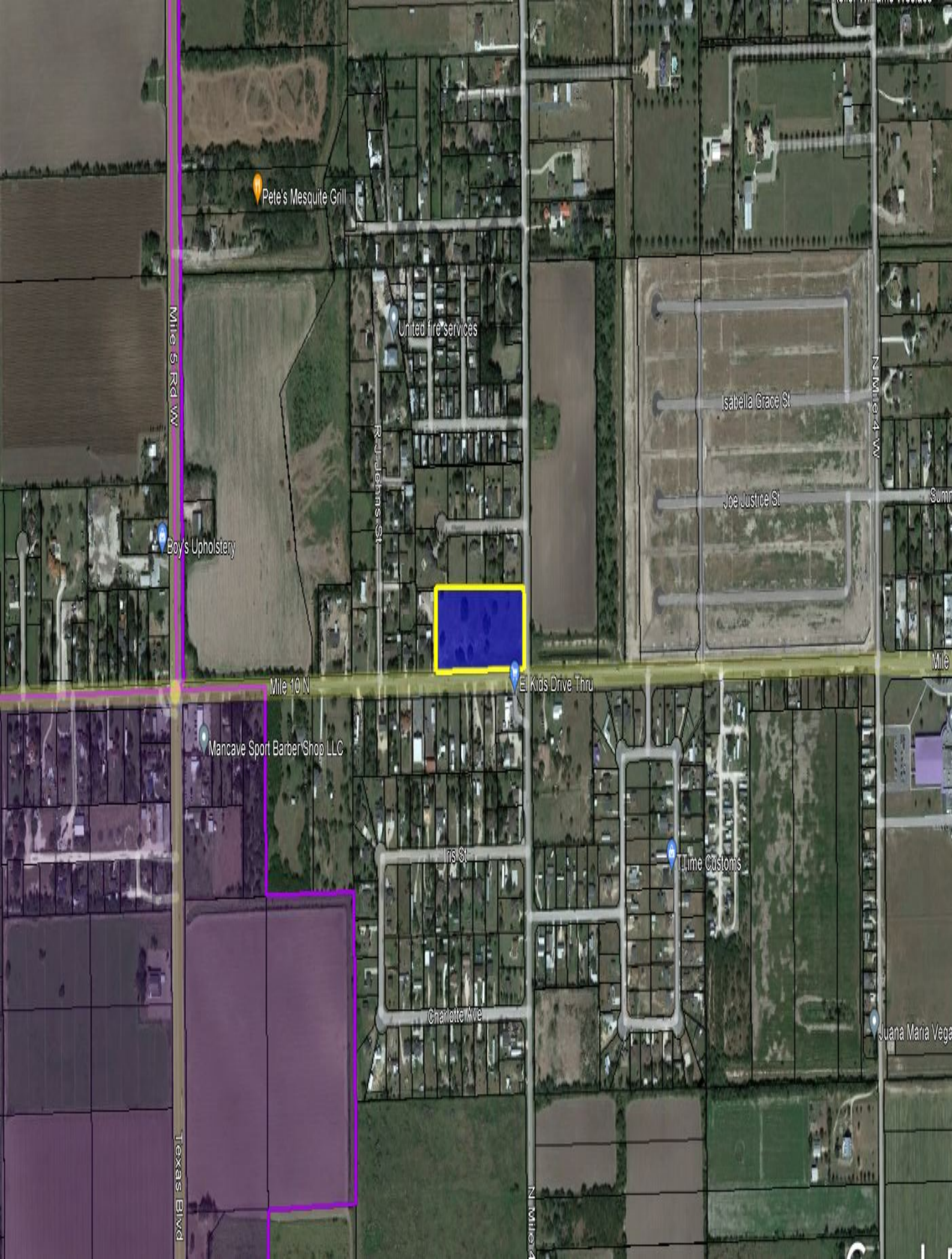
Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____



Pete's Mesquite Grill

United fire services

Mile 5 Rd W

Boy's Upholstery

R. Johnson St

Isabella Grace St

Joe Justice St

N Mile 4 W

Mile 10 N

El Kids Drive Thru

Mancave Sport Barber Shop LLC

ris St

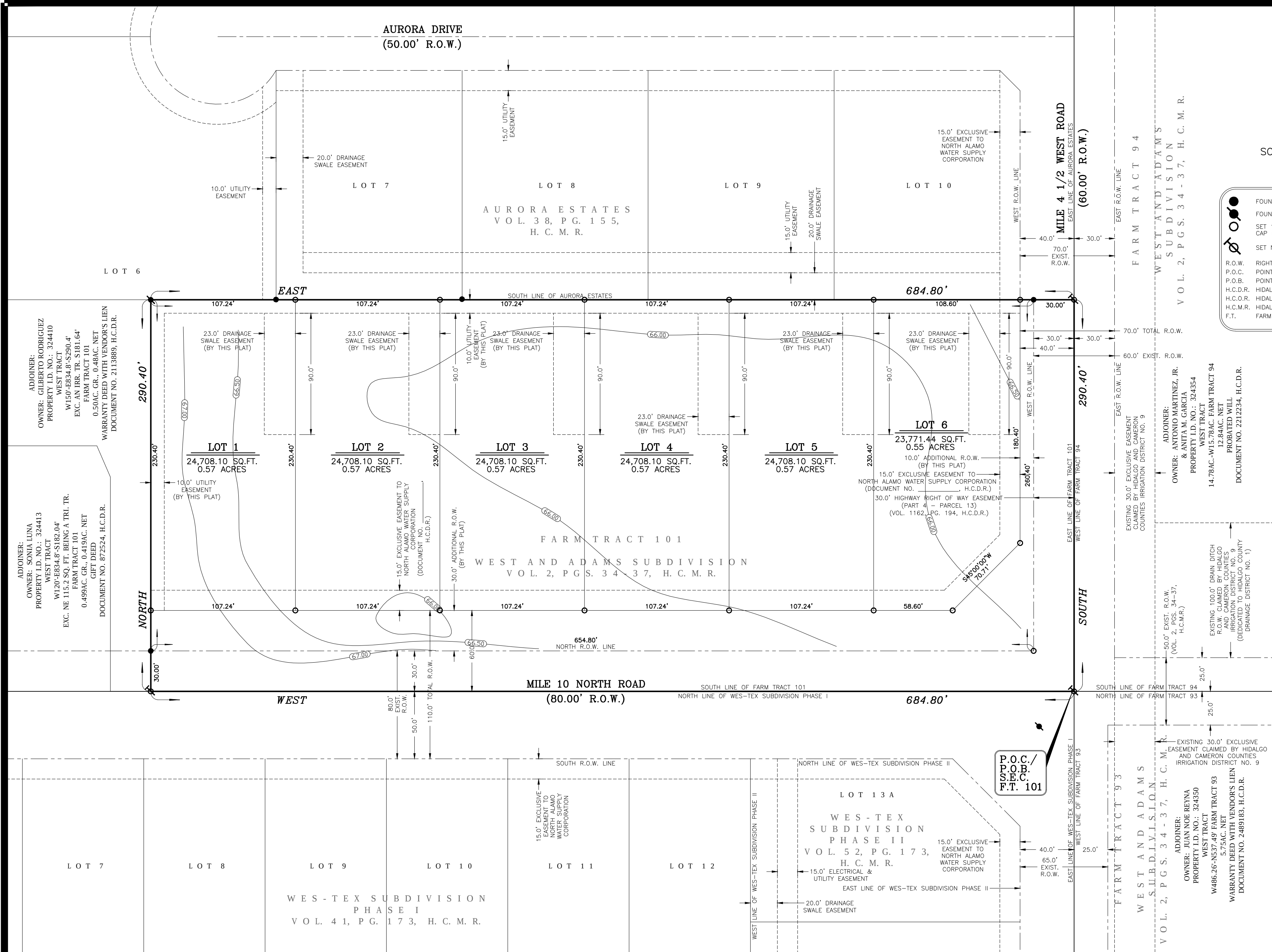
Charlotte Ave

Time Customs

Juana Maria Vega

Texas Blvd

N Mile 4



GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
FRONT: FRONT YARD SETBACK SHALL BE SIXTY (60.0') FEET.
SIDE: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE (5.0') FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN (10.0') FEET.
REAR: REAR YARD SETBACK SHALL BE TWENTY-FIVE (25.0') FEET.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED JUNE 6, 2000, COMMUNITY PANEL NO. 480334 0450 C (REVISED TO REFLECT LOMR 5/30/02). ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION FOR LOTS 1 THRU 6 SHALL BE 68.50.
- A 5 FT. WIDE MINIMUM SIDEWALK SHALL BE REQUIRED AT BUILDING PERMIT STAGE ALONG MILE 10 NORTH ROAD AND MILE 4 1/2 WEST ROAD. SIDEWALKS SHALL BE IN COMPLIANCE WITH CITY OF WESLACO DESIGN GUIDELINES FOR ALL SIDEWALKS ADJACENT TO CITY STREETS.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,297.83 CUBIC FEET (0.30 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH LOT SHALL BE REQUIRED TO DETAIN NOT LESS THAN 2,216.31 Cu. Ft.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- TEMPORARY BENCHMARK (TBM), TOP OF IRON ROD FOUND LOCATED 30.0' WEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION ON THE WEST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD. ELEVATION= 66.70.
- AT BUILDING PERMIT STAGE, STREETLIGHTS SHALL BE REQUIRED EVERY 300' ALONG MILE 10 NORTH ROAD IN ACCORDANCE WITH CITY OF WESLACO STREET LIGHT STANDARDS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF WESLACO SUBDIVISION ORDINANCES.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ZURIAL INVESTMENTS, LLC	718 COUNTRYSIDE DR.	WESLACO, TEXAS 78599	(956) 373-1533	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

FINAL PLAT OF
GILBERTO ESTATES

AN ADDITION TO THE CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

BEING A 4.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF FARM TRACT 101, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- NO VEHICULAR ACCESS SHALL BE PERMITTED ALONG MILE 4 1/2 WEST ROAD FOR LOT 6.
- NO MORE THAN ONE SINGLE FAMILY DWELLING IS PERMITTED ON EACH LOT.
- DRIVEWAYS AT CORNER LOTS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- DRAINAGE EASEMENT/SWALE NOT TO BE ALTERED.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the abovesaid rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the _____ day of _____, 2022.

DEVELOPER

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, JERRY GONZALEZ, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS **FINAL PLAT OF GILBERTO ESTATES**, TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ZURIAL INVESTMENTS, LLC
JERRY GONZALEZ
718 COUNTRYSIDE DR.
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JERRY GONZALEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES.

STATE OF TEXAS - CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, DO HEREBY CERTIFY THAT **FINAL PLAT OF GILBERTO ESTATES**, PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO _____ DATE _____
ATTEST: SECRETARY, CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

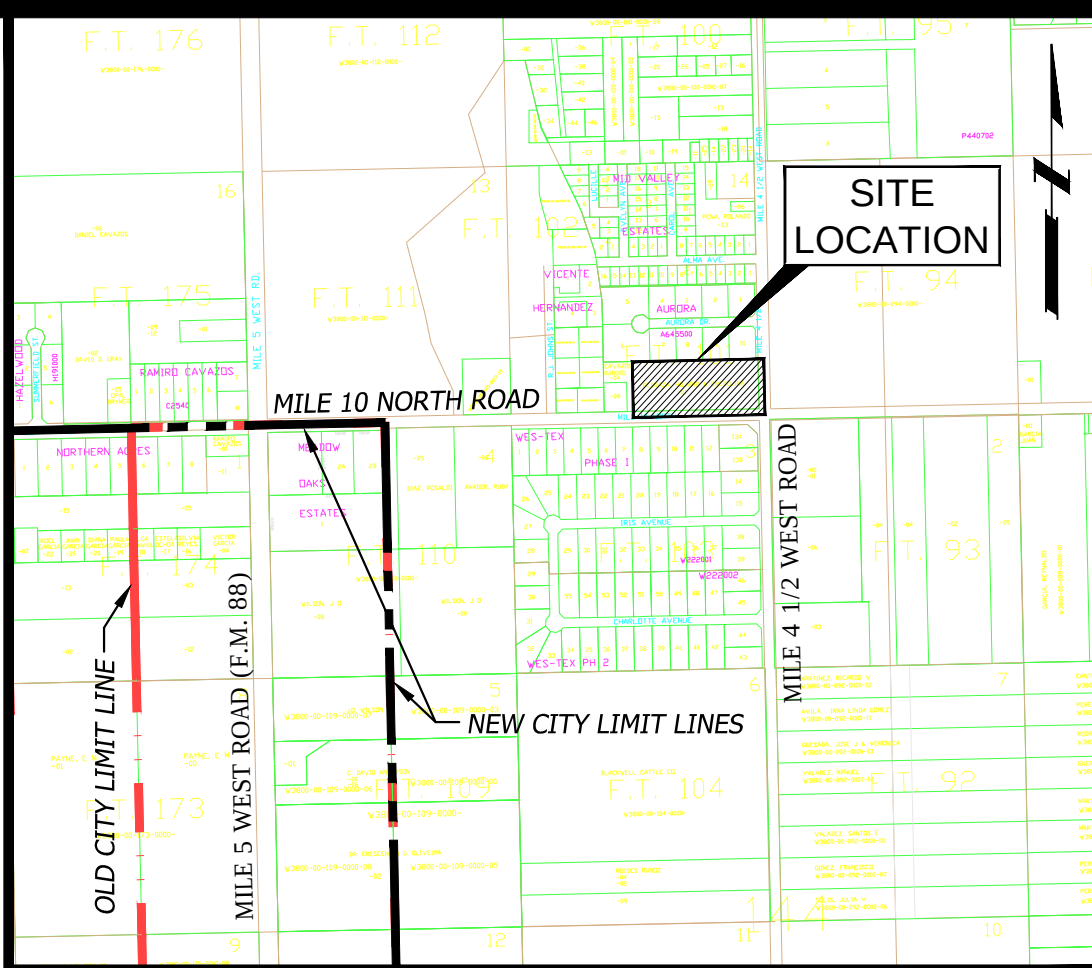
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 25, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 4.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF FARM TRACT 101, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.56 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF SAID FARM TRACT 101 LOCATED AT THE INTERSECTION OF MILE 10 NORTH ROAD AND MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT 101 IN THE CENTER OF SAID MILE 10 NORTH ROAD, A DISTANCE OF 684.80 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 10 NORTH ROAD, AT A DISTANCE OF 290.40 FEET IN ALL TO A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE SOUTH LINE OF AURORA ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 155, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, EAST, COINCIDENT WITH THE SOUTH LINE OF SAID AURORA ESTATES, A DISTANCE OF 654.80 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILE 4 1/2 WEST ROAD, A DISTANCE OF 684.80 FEET IN ALL TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID AURORA SUBDIVISION AND BEING FURTHER LOCATED ON INTERSECTION WITH THE EAST LINE OF SAID FARM TRACT 101 IN THE CENTER OF SAID MILE 4 1/2 WEST ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID FARM TRACT 101, A DISTANCE OF 290.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.56 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.47 ACRES, MORE OR LESS, ARE LOCATED WITHIN SAID MILE 10 NORTH ROAD, AND 0.18 ACRES, MORE OR LESS, ARE LOCATED WITHIN SAID MILE 4 1/2 WEST ROAD, LEAVING 3.91 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED OF RECORD
N:M&B.2022/4.56.032922

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS _____ DAY OF _____, 20 _____

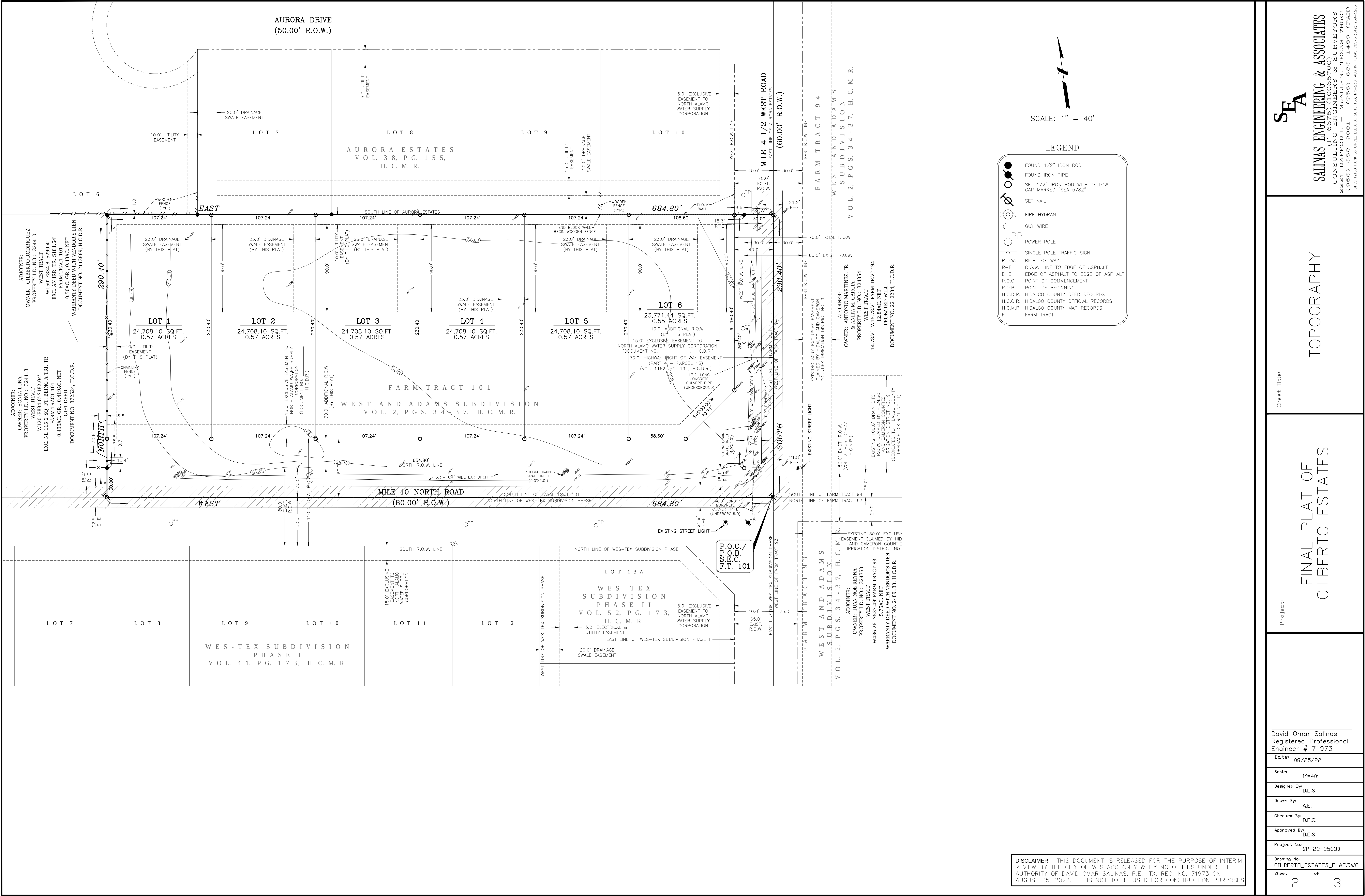
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

FINAL PLAT OF
GILBERTO ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: AUGUST 25, 2022
JOB NUMBER: SP-22-25630
OWNER: ZURIAL INVESTMENTS, LLC
JERRY GONZALEZ
718 COUNTRYSIDE DR.
WESLACO, TEXAS 78599

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (TBPLS-10068700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE., MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



SEA

SALINAS ENGINEERING & ASSOCIATES
(P-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - McALLEN, TEXAS 78501
(956) 662-9061 (956) 666-1489 (FAX)
78512100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-250, AUSTIN, TEXAS 78757 (512) 238-5553

TOPOGRAPHY

Sheet Title:

FINAL PLAT OF GILBERTO ESTATES

Project:

David Omar Salinas
Registered Professional Engineer # 71973

Date: 08/25/22

Scale: 1"=40'

Designed By: D.D.S.

Drawn By: A.E.

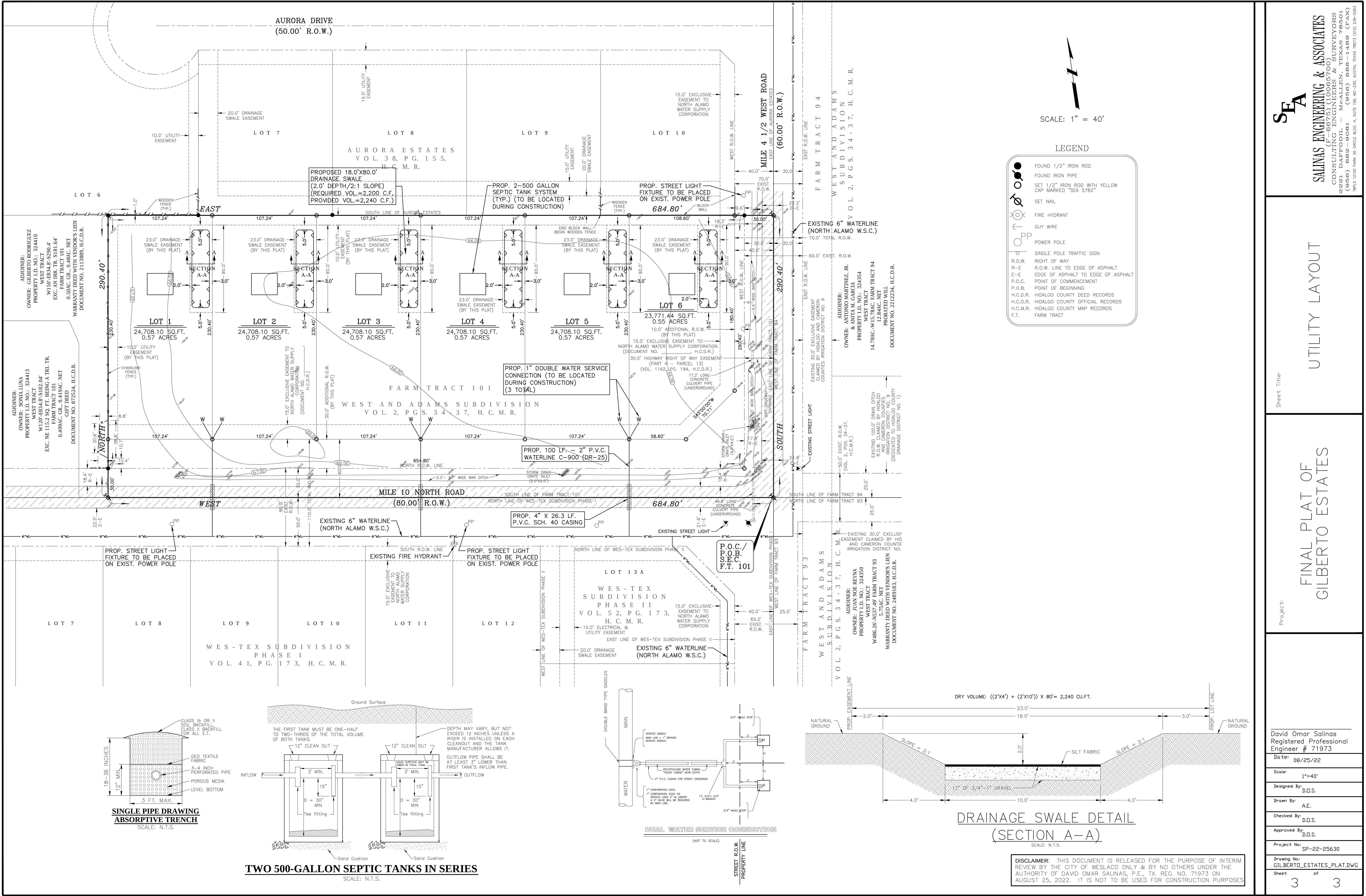
Checked By: D.D.S.

Approved By: D.D.S.

Project No: SP-22-25630

Drawing No: GILBERTO_ESTATES_PLAT.DWG

Sheet of 3



SEA

SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
1845 1710 PARK 35 CIRCLE BLUE A, SUITE 156, MC-250, AUSTIN, TEXAS 78752 (512) 238-5563

UTILITY LAYOUT

Sheet Title:

Project:

David Omar Salinas
Registered Professional
Engineer # 71973
Date: 08/25/22

Scale: 1"=40'

Designed By: D.D.S.

Drawn By: A.E.

Checked By: D.D.S.

Approved By: D.D.S.

Project No: SP-22-25630

Drawing No: GILBERTO_ESTATES_PLAT.DWG

Sheet 3 of 3

ORDINANCE NO. 2022-37

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 4.56 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; and

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”); and

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

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

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

BEING A 4.56 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF FARM TRACT 101, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.56 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF SAID FARM TRACT 101 LOCATED AT THE INTERSECTION OF MILE 10 NORTH ROAD AND MILE 4 ½ WEST ROAD FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT 101 IN THE CENTER OF SAID MILE 10 NORTH ROAD, A DISTANCE OF 684.80 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 10 NORTH ROAD, AT A DISTANCE OF 290.40 FEET IN ALL TO A ½ INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE SOUTH LINE OF AURORA ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 155, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, EAST, COINCIDENT WITH THE SOUTH LINE OF SAID AURORA ESTATES, A DISTANCE OF 654.80 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILE 4 ½ WEST ROAD, A DISTANCE OF 684.80 FEET IN ALL TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID AURORA SUBDIVISION AND BEING FURTHER LOCATED ON INTERSECTION WITH THE EAST LINE OF SAID FARM TRACT 101 IN THE CENTER OF SAID MILE 4 ½ WEST ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID FARM TRACT 101, A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING, CONTAINING 4.56 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.47 ACRES, MORE OR LESS, ARE LOCATED WITHIN SAID MILE 10 NORTH ROAD, AND, 0.18 ACRES, MORE OR LESS, ARE LOCATED WITHIN SAID MILE 4 ½ WEST ROAD, LEAVING 3.91 NET 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 20th day of September 2022.

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

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5814	
From:			
Subject: Discussion and consideration to approve the Final Plat for Mi Linda Phase I being a 23.05-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed fifty-four (54) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within Flood Zone "B". The applicant is requesting a variance for off-site drainage and has received their letter of support from the irrigation district and drainage district.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Final Plat and variance request at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final plat and compliance with the ordinance on the variance.			
Attachments, if any: Mi Linda Phase I- Memo, Mi Linda Phase I- Application, MI LINDA- Drainage Report, MI LINDA - Irrigation District letter of support, MI LINDA Drainge District letter of support, Mi Linda Phase Variance request, Mi linda Ph 1- Aerial, 220401 Mi Linda Subd PH 1-Plat			
Responsibilities upon Approval: 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: Mi Linda Phase I- Final Plat

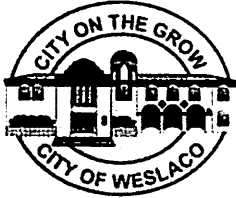
DATE: September 13, 2022

The proposed use for the 54-lot subdivision will have lots of four-plex and was recently annexed into the city limits of Weslaco. The developer has requested a variance to allow for off-site drainage and has received letters of support from the Irrigation District and Drainage District. The proposed development will also be a private gated community and the engineer has provided enough clearance to accommodate the 40 foot throat for vehicular stacking.

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. PIAT-000268-2022

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: Mi Linda Subdivision Phase I

Location: 340 feet south of Mile 6 1/2 North along the west side of S. Milano Road

Legal Description: 23.05 Acres of land more or less out of Farm Tracts 648 and 649, West Tract

Subdivision as recorded in Volume 2, Pages 34-37. Map Records of Hidalgo County, Texas

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Open

Existing Land Use: Agriculture Proposed Land Use: R-2 (Duplexes & Apartments)

Number of Lots Proposed: 54 Gross Acreage: 23.05 Ac.

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Reyna Family Development, LTD. Telephone: (956) 497-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78552 E-mail: javier@javierhinojosaeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: Magic Valley Electric Co-op

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. #1</u>	☒ YES ☐ NO Irrigation District <u>H.C.C.I.D. #9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequiel Reyna, Jr.

X Owner Signature: [Signature] Date: 07/20/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/20/22

Authorized Agent Printed Name: Isabel Hernandez, 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: _____

Proposed
Mi Linda Subdivision Phase I and II
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosa.eng.com

June 16, 2022



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Drainage Statement

Mi Linda Subdivision Phase I and II

Weslaco, Texas

Introduction

Mi Linda Subdivision is a 37.23-acre tract of land out of Farm Tracts 648 and 649, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located along the south side of Mile 6 ½ North and the west side of S. Milano Road (Mile 6 ½ West) and is within the E.T.J. of Weslaco, Texas. The developer plans to voluntarily ask to be annexed by the City of Weslaco.

Flood Plain

The vast majority of the subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The most northern fringe of the subdivision is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised June 6, 2000. Zone "X" is defined as "areas of 500-year flood; areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 77.0, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25 and 26), Hidalgo Sandy Clay Loam (28), and Raymondville Clay Loam (52). Soils group 25, 26, and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 52 is in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "B" make up 88.5% of this subdivision.

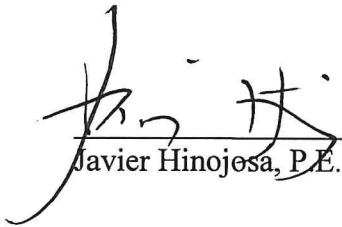
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 16.87 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Mi Linda Subdivision is a proposed mixed-use subdivision with 54 multi-family lots (4-plexes) (Phase I) and 68 single-family lots (Phase II). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout this development and shall discharge into a Hidalgo and Cameron County Irrigation District No. 9 drain ditch (maintained

by Hidalgo County Drainage District No. 1) that will be dedicated to the City of Weslaco by this development. Detention shall be accomplished by widening this drainage ditch. An existing 18" pipe crosses the street to a grate inlet between the HCCID No. 9 elevated canal and Mid Point Manor Estates, thence flows south via a 30" pipe into a HCCID No. 9 drainage ditch that flows east adjacent to the south side of Mid Point Manor Estates. The overall discharge continues through HCCID No. 9 drainage ditches to the east and south to the Main Floodway. This development will increase runoff to a maximum of 158.01 cubic feet per second based on the 50-year storm frequency for an increase Q of 141.14 cubic feet per second. Required detention for this subdivision is 313,189 cubic feet (7.190 Ac.Ft.) (NOTE: Required detention for a 100-year storm = 355,761 cubic feet (8.167 Ac.Ft.). The existing drain ditch expansion will increase detention by 507,362 cubic feet (11.647 Ac.Ft.) at an average water depth of 6.55 feet.

 6/16/22
Javier Hinojosa, P.E.



DRAINAGE ANALYSIS

PROJECT NAME: **Mi Linda Subdivision Phase I & II**

DATE: June 16, 2022

I. Existing Condition-10 year

Ex. Area:	1,621,883 sf	Int. Coeff. "k	0.213 Table 3-2
	37.233 ac	K _u	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			16.87 cfs

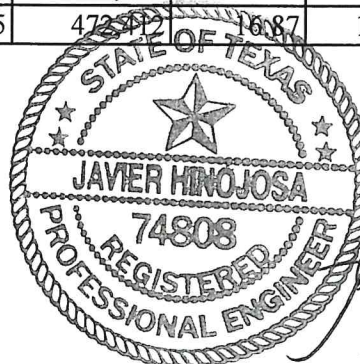
II. Future Condition-50 year

Future area:	1,621,883.00 sf		
	37.23 ac		
Estimated Imp. Area:	900,590 sf		
% Imp. :	55.53 %		
Slope :	0.25%		
tc :	18.94 min		
Rainfall Intensity (50yr)			8.130 in/hr
c factor			0.522
Q future cond. = Aci = i *	=	158.01 *	0.52
		19.435788 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	33.96	427,876	16.87	115,849	312,028
220	3.67	1.690	32.84	433,521	16.87	120,909	312,613
230	3.83	1.637	31.81	438,959	16.87	125,969	312,990
240	4.00	1.587	30.85	444,207	16.87	131,029	313,178
250	4.17	1.541	29.95	449,279	16.87	136,089	313,189
260	4.33	1.498	29.11	454,188	16.87	141,150	313,038
270	4.50	1.458	28.33	458,946	16.87	146,210	312,736
280	4.67	1.420	27.59	463,563	16.87	151,270	312,293
290	4.83	1.384	26.90	468,049	16.87	156,330	311,719
300	5.00	1.350	26.25	472,412	16.87	161,391	311,021

MAX.

Storage Required: 313,189 cf
 Storage Required: 7.190 Ac.-Ft.
 w/ release rate of: 16.87 cfs



6/16/22

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A.#1	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A.#1-D.A.#2	Pipe Flow	0.522						32	3.0	0.18	8.18
D.A.#2	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A.#2-D.A.#4	Pipe Flow	0.522						368	3.0	2.04	10.22
D.A.#3	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#3-D.A.#4	Pipe Flow	0.522						32	3.0	0.18	9.01
D.A.#4	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#4-D.A.#6	Pipe Flow	0.522						380	3.0	2.11	12.33
D.A.#5	Overland & Gutter	0.522	150		6.25			250	1.0	4.17	10.42
D.A.#5-D.A.#6	Pipe Flow	0.522						32	3.0	0.18	12.51
D.A.#6	Overland & Gutter	0.522	120		5.00			320	1.0	5.33	10.33
D.A.#6-OUTFALL A	Pipe Flow	0.522						35	3.0	0.19	12.71
D.A.#7	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#7-D.A.#8	Pipe Flow	0.522						32	3.0	0.18	13.80
D.A.#8	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#8-OUTFALL B	Pipe Flow	0.522						160	3.0	0.89	14.69
D.A.#9	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#9-D.A.#10	Pipe Flow	0.522						32	3.0	0.18	9.27

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

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

TABLE IA

**FLOWRATE DETERMINATION
Mi Linda Subdivision**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	37.233	0.200	99.58	10	2.265	16.87		
D.A. #1	1.017	0.522	8.00	10	9.512	5.05		
D.A. #1-D.A.#2	1.017	0.522	8.18	10	9.436	5.01	24	0.049%
D.A. #2	1.017	0.522	8.00	10	9.512	5.05		
D.A.#2-D.A.#4	2.034	0.522	10.22	10	8.654	9.19	24	0.165%
D.A.#3	0.915	0.522	8.83	10	9.168	4.38		
D.A.#3-D.A.#4	0.915	0.522	9.01	10	9.099	4.35	24	0.037%
D.A.#4	0.915	0.522	8.83	10	9.168	7.16		
D.A.#4-D.A.#6	3.864	0.522	12.33	10	7.987	16.11	30	0.154%
D.A.#5	1.481	0.522	10.42	10	8.587	7.16		
D.A.#5-D.A.#6	1.481	0.522	12.51	10	7.936	6.13	24	0.074%
D.A.#6	0.975	0.522	10.33	10	8.616	7.16		
D.A.#6-OUTFALL A	6.320	0.522	12.71	10	7.881	26.00	30	0.402%
D.A.#7	2.288	0.522	13.63	10	7.633	7.16		
D.A.#7-D.A.#8	2.288	0.522	13.80	10	7.587	9.06	24	0.161%
D.A.#8	1.976	0.522	13.63	10	7.633	7.16		
D.A.#8-OUTFALL B	4.264	0.522	14.69	10	7.366	16.40	24	0.526%
D.A.#9	1.400	0.522	9.09	10	9.067	7.16		
D.A.#9-D.A.#10	1.400	0.522	9.27	10	8.999	6.58	24	0.085%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^{0.5}}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#10	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#10-OUTFALL C	Pipe Flow	0.522						160	3.0	0.89	10.16
D.A.#11	Overland & Gutter	0.522	198		8.25			225	1.0	3.75	12.00
D.A.#11-D.A.#12	Pipe Flow	0.522						32	3.0	0.18	12.18
D.A.#12	Overland & Gutter	0.522	150		6.25			80	1.0	1.33	7.58
D.A.#12-D.A.#14	Pipe Flow	0.522						300	3.0	1.67	9.25
D.A.#13	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#13-D.A.#14	Pipe Flow	0.522						50	3.0	0.28	12.46
D.A.#14	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#14-D.A.#15	Pipe Flow	0.522						80	3.0	0.44	12.90
D.A.#15	Overland & Gutter	0.522	200		8.33			40	1.0	0.67	9.00
D.A.#15-OUTFALL D	Pipe Flow	0.522						175	3.0	0.97	13.87
D.A.#16	Overland & Gutter	0.522	175		7.29			155	1.0	2.58	9.88
D.A.#16-M.H.#17	Pipe Flow	0.522						37	3.0	0.21	10.08
D.A.#17	Overland & Gutter	0.522	200		8.33			375	1.0	6.25	14.58
D.A.#17-M.H.#17	Pipe Flow	0.522						30	3.0	0.17	14.75
M.H.#17-D.A.#18	Pipe Flow	0.522						45	3.0	0.25	15.00
D.A.#18	Overland & Gutter	0.522	90		3.75			155	1.0	2.58	6.33
D.A.#18-D.A.#20	Pipe Flow	0.522						450	3.0	2.50	17.50

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#10	1.400	0.522	9.09	10	9.067	6.63		
D.A.#10-OUTFALL C	2.800	0.522	10.16	10	8.676	12.68	24	0.315%
D.A.#11	1.292	0.522	12.00	10	8.084	5.45		
D.A.#11-D.A.#12	1.292	0.522	12.18	10	8.032	5.42	24	0.057%
D.A.#12	0.698	0.522	7.58	10	9.695	3.53		
D.A.#12-D.A.#14	1.990	0.522	9.25	10	9.007	9.36	24	0.171%
D.A.#13	0.944	0.522	10.25	10	8.644	7.16		
D.A.#13-D.A.#14	0.944	0.522	12.46	10	7.951	3.92	24	0.030%
D.A.#14	1.099	0.522	10.25	10	8.644	7.16		
D.A.#14-D.A.#15	4.033	0.522	12.90	10	7.827	16.48	30	0.162%
D.A.#15	1.465	0.522	9.00	10	9.103	7.16		
D.A.#15-OUTFALL D	5.498	0.522	13.87	10	7.569	21.72	30	0.281%
D.A.#16	1.218	0.522	9.88	10	8.776	5.58		
D.A.#16-M.H.#17	1.218	0.522	10.08	10	8.704	5.53	24	0.060%
D.A.#17	1.639	0.522	14.58	10	7.392	6.32		
D.A.#17-M.H.#17	1.639	0.522	14.75	10	7.352	6.29	24	0.077%
M.H.#17-D.A.#18	2.857	0.522	15.00	10	7.293	10.88	24	0.232%
D.A.#18	0.683	0.522	6.33	10	10.297	3.67		
D.A.#18-D.A.#20	3.540	0.522	17.50	10	6.756	12.48	24	0.305%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^{0.5}}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

[illegible]

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^e}$$

TABLE 3-2: Intercept Coefficients

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	536793	12.323	3.081
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	184500	4.236	1.059
Streets				
Asphalt	0.7	185190	4.251	2.976
Concrete	0.75	0	0.000	0.000
Driveways	0.75	47600	1.093	0.820
Parking	0.75	195500	4.488	3.366
Sidewalks	0.75	30300	0.696	0.522
Buildings	0.75	442000	10.147	7.610
Total:		1,621,883	37.233	19.433
Weighted "c":			0.522	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

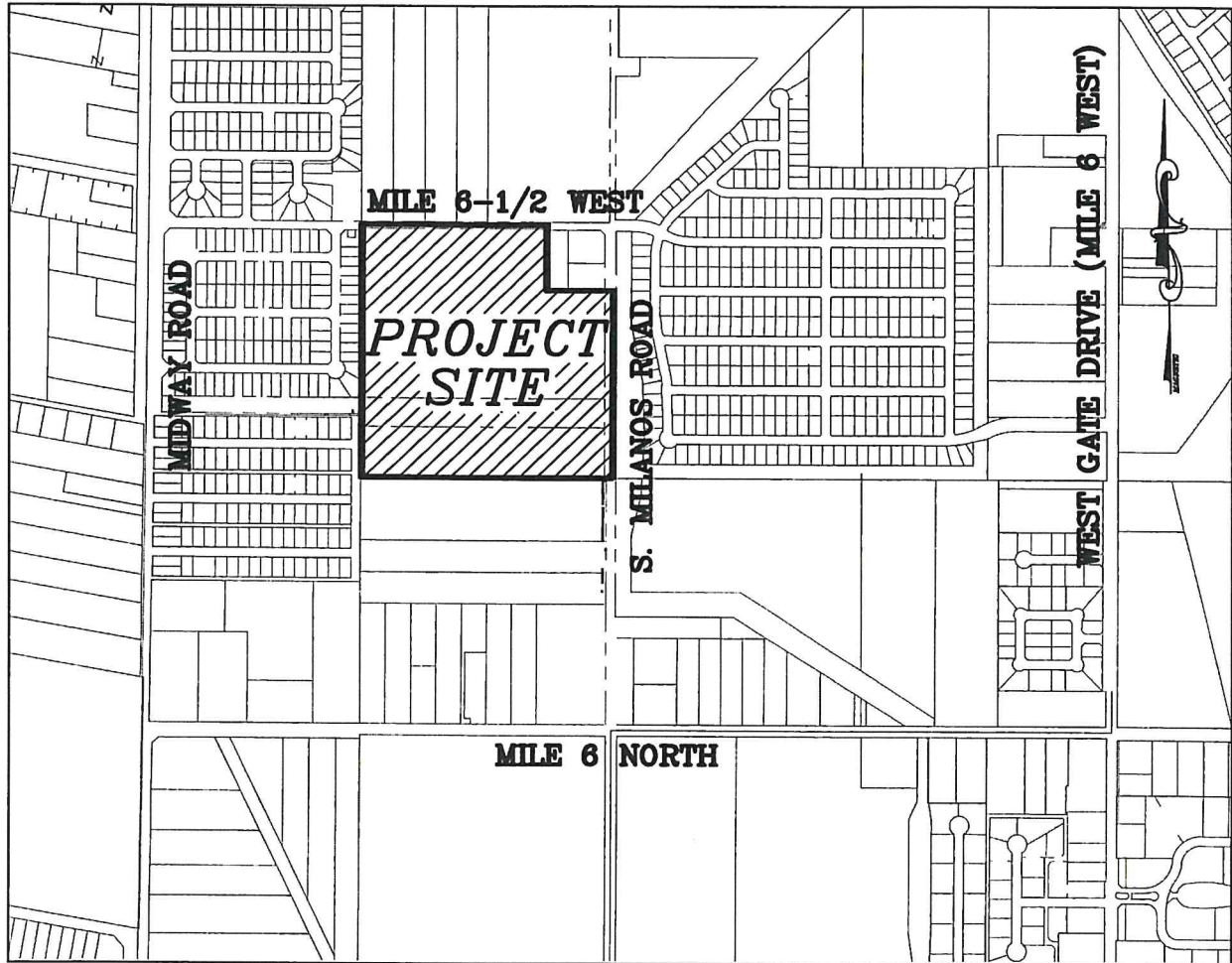
$$\text{formula } I = b/(t_c + d)^e$$

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

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

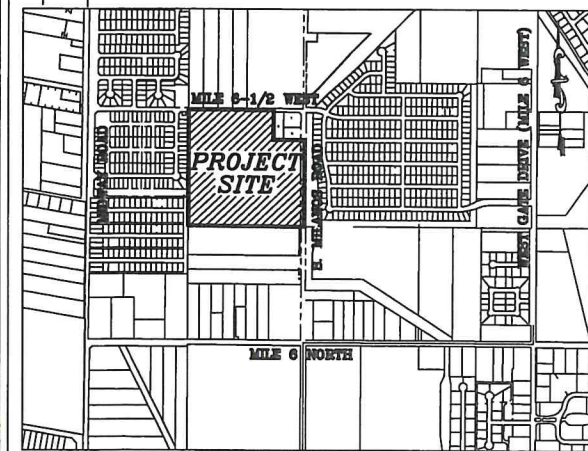
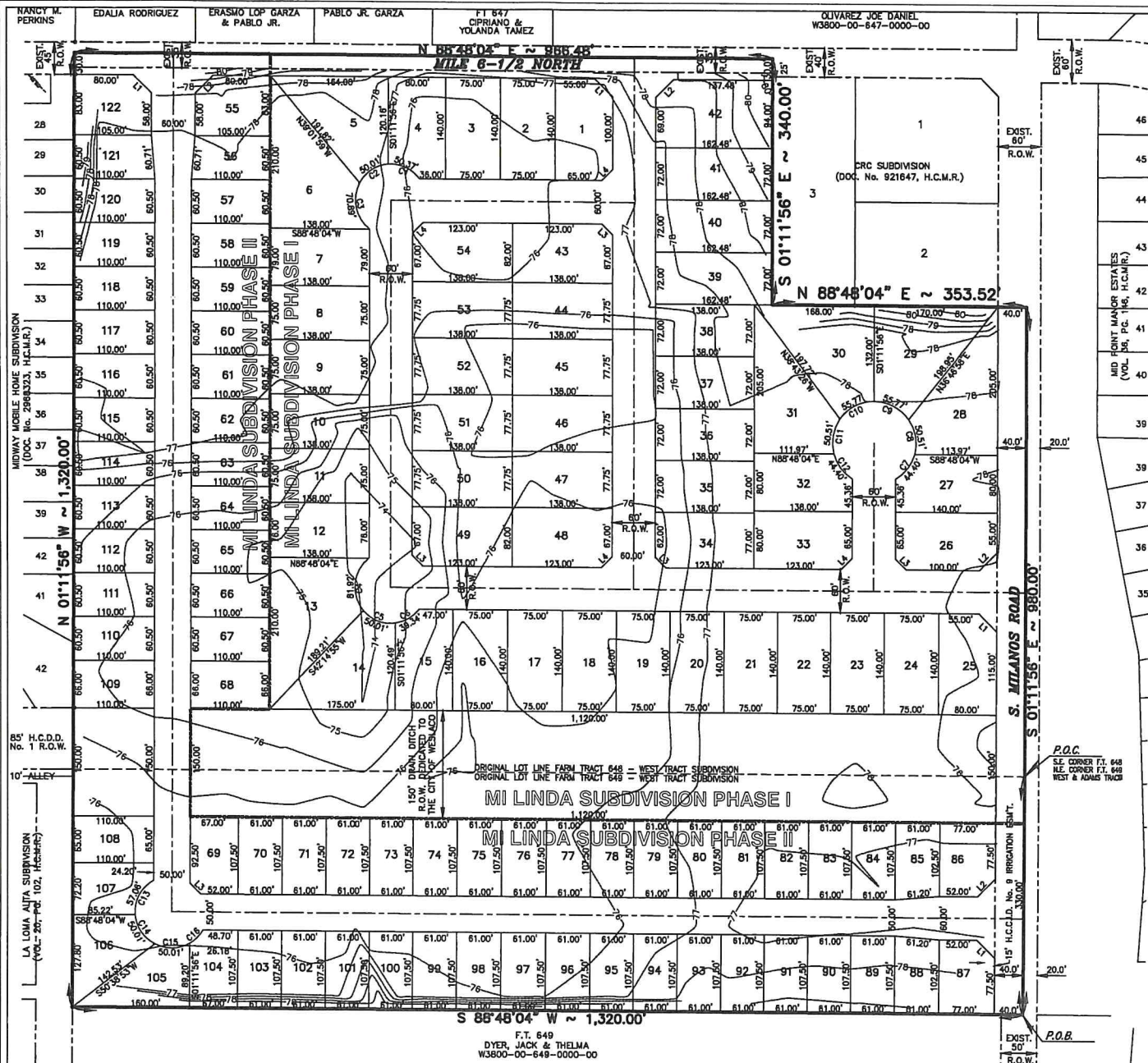
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071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

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



LOCATION MAP

SCALE: 1" = 1,000'



SCALE: 1" = 1,000'
DATE OF PREPARATION: MARCH, 2021
DRAWN BY: L. HERNANDEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE WESLACO, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED THIS ____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/RAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

LEGEND:
● IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
U.E. = UTILITY EASEMENT

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BEARING
"C1"	57°43'07"	50.00'	27.56'	50.37'	N68°55'41"W
"C2"	57°18'20"	50.00'	27.32'	50.01'	S55°33'35"W
"C3"	81°14'10"	50.00'	42.88'	70.89'	S11°18'48"E
"C4"	83°52'21"	50.00'	53.50'	81.92'	S04°59'42"W
"C5"	57°18'20"	50.00'	27.32'	50.01'	S70°35'38"E
"C6"	45°04'56"	50.00'	20.75'	36.34'	N58°12'44"E
"C7"	43°51'52"	58.00'	23.35'	44.40'	N35°43'18"E
"C8"	49°53'35"	58.00'	26.98'	50.51'	N11°09'26"W
"C9"	55°05'43"	58.00'	30.25'	55.77'	N63°39'05"W
"C10"	55°05'43"	58.00'	30.25'	55.77'	S61°15'13"W
"C11"	49°53'35"	58.00'	26.98'	50.51'	S08°45'34"W
"C12"	43°51'52"	58.00'	23.35'	44.40'	S39°07'10"E
"C13"	65°23'20"	50.00'	32.09'	57.08'	S26°06'24"W
"C14"	57°18'20"	50.00'	27.32'	50.01'	S35°14'26"E
"C15"	57°18'20"	50.00'	27.32'	50.01'	S69°51'06"E
"C16"	30°00'00"	50.00'	13.40'	28.18'	N43°48'04"E

LINE DATA		
No.	BEARING	DISTANCE
1	S48°11'56"E	35.35'
2	S43°48'04"E	35.35'
3	N48°11'56"W	21.21'
4	N43°48'04"E	21.21'

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER REYNA FAMILY DEVELOPMENT LLC	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956)477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956)668-1588
SURVEYOR: JESUS A. GARZA ASSOCIATES LLC	3319 N. WARE ROAD, STE. "A"	McALLEN, TX 78501	(956)687-8687

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, EFFECTIVE DATE JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS PROPERTY IS ALSO LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450C, REVISED JUNE 6, 2000. ZONE "X" IS DEFINED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD".
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT OR ELEVATION 77.00, WHICHEVER IS HIGHER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 313,189 CUBIC FEET (7,190 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FEET
REAR: 15 FEET
SIDE: 5 FEET
SIDE CORNER: 10 FEET
- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF SOUTH MILANOS ROAD AND ALONG THE SOUTH SIDE OF MILE 6 1/2 NORTH.
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK:
- SET 1/4" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SWP.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 1 THROUGH 5 (INCLUSIVE) AND LOTS 42, 55 AND 122 TO MILE 6 1/2 NORTH AND FROM LOTS 25 THROUGH 28 (INCLUSIVE) AND LOTS 86 AND 87 TO S. MILANOS ROAD.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALL AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (COR'S) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAS IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
- THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND AN OTHER PRIVATE IMPROVEMENTS IN THE PRIVATE STREET AREA.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
- THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
1	10,775	0.247
2	10,561	0.242
3	14,220	0.326
4	16,858	0.387
5	17,873	0.410
6	14,525	0.333
7	10,780	0.247
8	10,888	0.250
9	10,775	0.247
10	10,627	0.244
11	15,117	0.347
12	18,230	0.419
13	16,074	0.369
14	14,884	0.341
15	10,487	0.240
16	10,928	0.251
17	10,514	0.241
18	13,498	0.310
19	11,204	0.257
20	11,204	0.257
21	11,204	0.257
22	11,204	0.257
23	7,038	0.162
24	7,038	0.162
25	7,038	0.162
26	7,038	0.162
27	7,038	0.162
28	7,038	0.162
29	7,038	0.162
30	7,038	0.162
31	7,038	0.162
32	7,038	0.162
33	7,038	0.162
34	7,038	0.162
35	7,038	0.162
36	7,038	0.162
37	7,038	0.162
38	7,038	0.162
39	7,038	0.162
40	7,038	0.162
41	7,038	0.162
42	7,038	0.162
43	7,038	0.162
44	7,038	0.162
45	7,038	0.162
46	7,038	0.162

METES AND BOUNDS DESCRIPTION:
BEING A 37.24 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 648 AND ALSO BEING THE NORTHEAST CORNER OF FARM TRACT 649, THENCE S 01°11'56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 649, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 330.00 FEET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION AND THE POINT OF BEGINNING;

THENCE, S 88°48'04" E, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 649, A DISTANCE OF 30.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE NORTHEAST CORNER OF SAID FARM TRACT 649, AND ALSO BEING THE CENTERLINE OF 1320.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER AND ALSO BEING ON THE WEST LINE OF SAID FARM TRACT 649;

THENCE, N 01°11'56" W, WITH AND ALONG THE WEST LINE OF SAID FARM TRACT 649, AND THE EAST LINE OF LA LOMA ALTA SUBDIVISION AS RECORDED IN VOLUME 20, PAGE 102 MAP RECORDS A DISTANCE OF 330.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE NORTHWEST CORNER OF SAID FARM TRACT 649, THE SOUTHWEST CORNER OF SAID FARM TRACT 648, THE NORTHEAST CORNER OF SAID LA LOMA ALTA SUBDIVISION AND THE SOUTHEAST CORNER OF MIDWAY MOBILE HOME SUBDIVISION AS RECORDED IN DOCUMENT No. 2968323 MAP RECORDS, A DISTANCE OF 1280.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH AND A TOTAL DISTANCE OF 1320.00 FEET, TO A POINT FOR THE NORTHWEST CORNER AND ALSO BEING THE NORTHWEST CORNER OF FARM TRACT 648;

THENCE, N 88°48'04" E, WITH AND ALONG THE NORTH LINE OF SAID FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 NORTH ROAD A DISTANCE OF 968.48 FEET (968.00 RECORD) TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 01°11'56" E, WITH AND ALONG THE WEST LINE OF CRC SUBDIVISION AS RECORDED IN VOLUME 36, PAGE 189A MAP RECORDS, A DISTANCE OF 25.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH ROAD AND A TOTAL DISTANCE OF 340.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR CORNER;

THENCE, N 88°48'04" E, WITH AND ALONG THE SOUTH LINE OF SAID CRC SUBDIVISION A DISTANCE OF 312.82 FEET PASSING A SET OF 1/2" IRON ROD WITH A CAP (JAG) AT THE WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD, AND A TOTAL DISTANCE OF 353.52 FEET TO A POINT FOR CORNER;

THENCE, S 01°11' 56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 650.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 648 AND NORTHEAST CORNER OF SAID FARM TRACT 649 AND A TOTAL DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.24 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF MI LINDA SUBDIVISION PHASE I and II (A PRIVATE SUBDIVISION)

37.24 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGES 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS TEN FIFTEEN SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

NAME: EZEQUIEL REYNA
OWNER: REYNA FAMILY DEVELOPMENT, LTD.
ADDRESS: 702 W. EXPRESSWAY 83
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.015(C)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MI LINDA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ
DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU
DATE

THIS PLAT OF TEN FIFTEEN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 2022.

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 74808

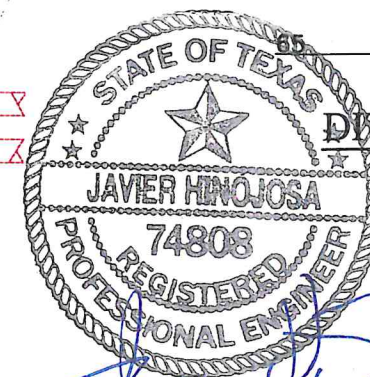
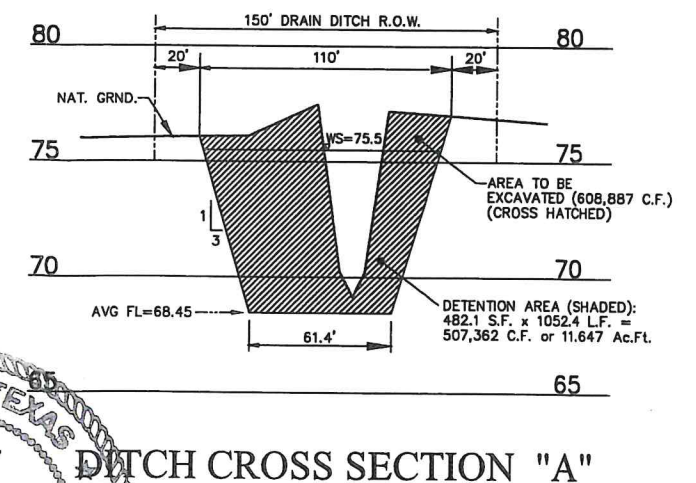
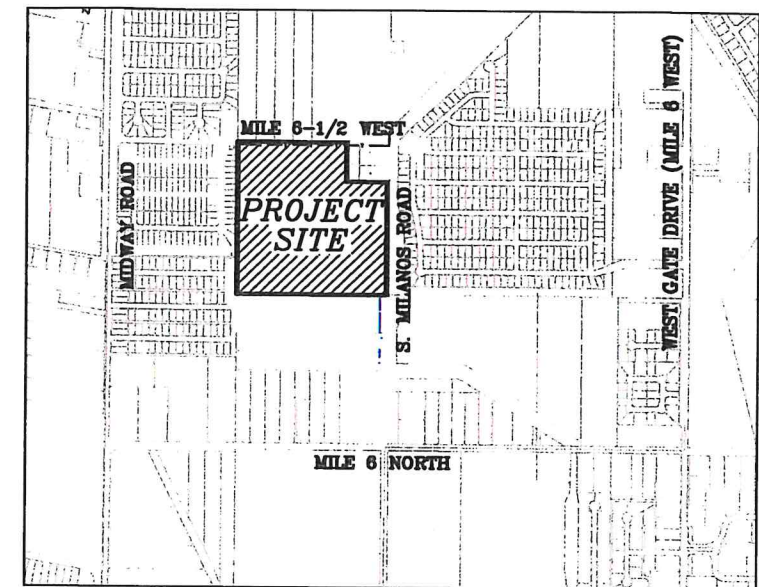
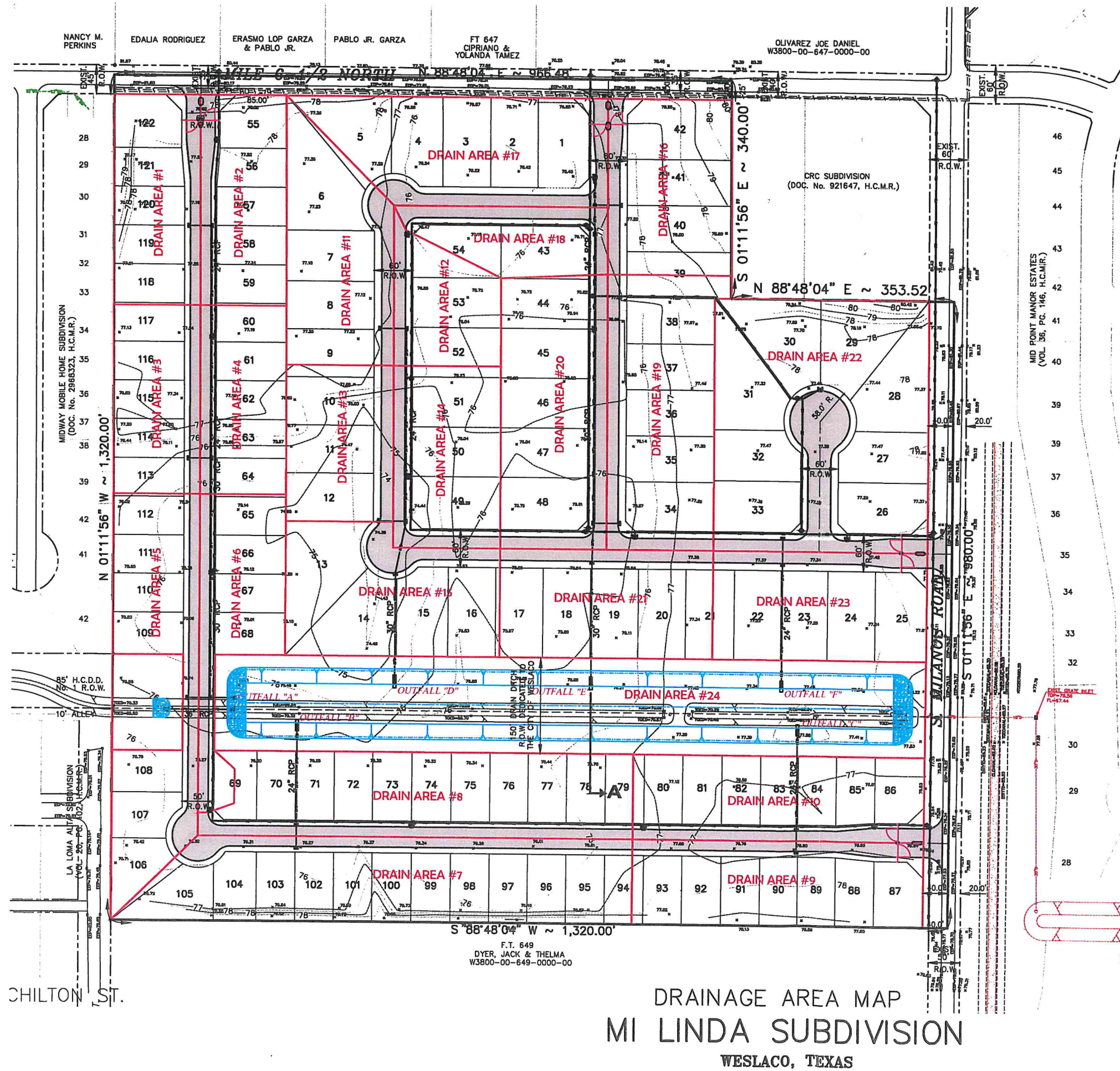
I, JESUS A. GARZA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

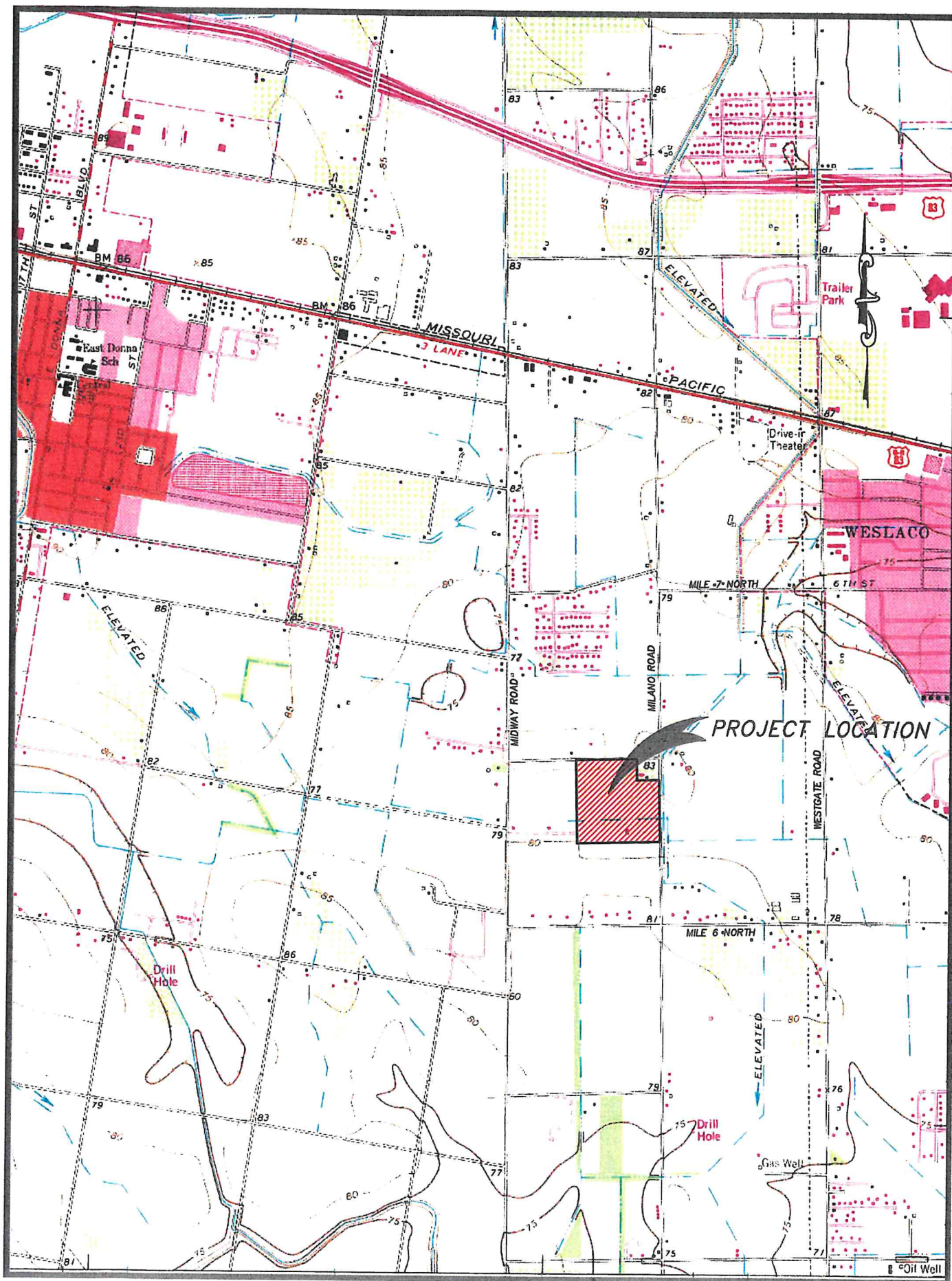
JESUS A. GARZA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4739
J. A. GARZA ASSOCIATES LLC
3319 N. WARE ROAD, STE. "A"
WESLACO, TEXAS 78501
TEL. (956) 687-8687
DATE SURVEYED: 01-17-2022
TBPELS FIRM No. 10194027

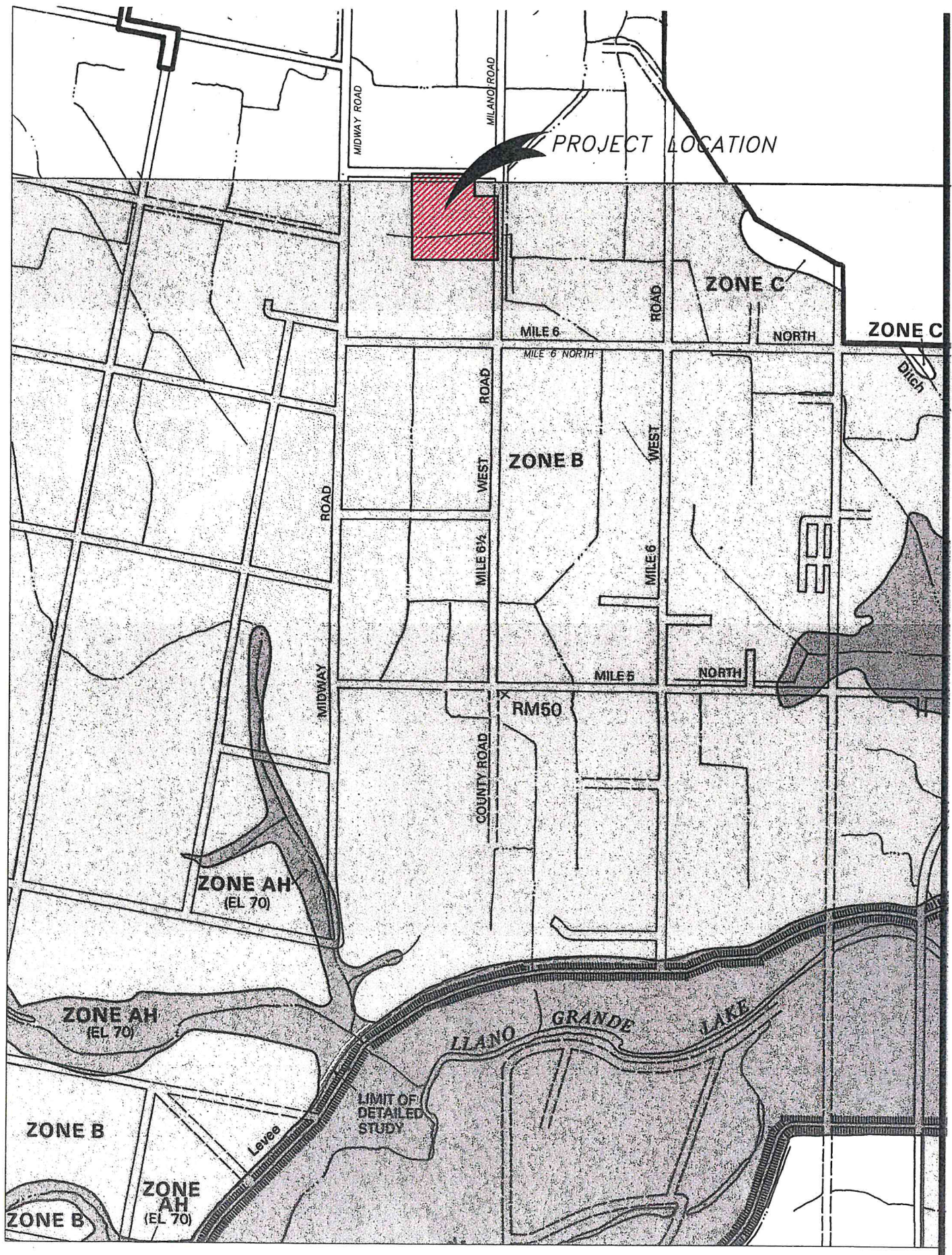
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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







NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

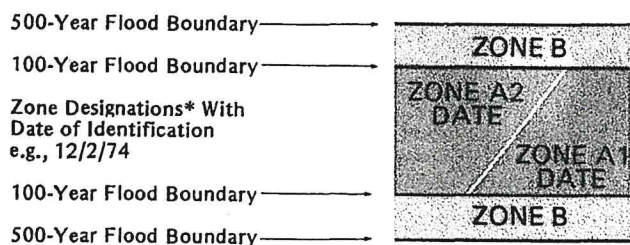
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

KEY TO MAP



Base Flood Elevation Line
With Elevation In Feet**

513

Base Flood Elevation in Feet
Where Uniform Within Zone** (EL 987)

Elevation Reference Mark RM7_x

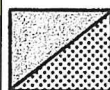
River Mile • M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED
BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

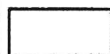
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

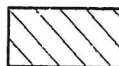


OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†



Identified
1983



Identified
1990



Otherwise
Protected Areas

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.



Floodplain Boundary



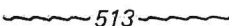
Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

RM 7_x

Elevation Reference Mark

•M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hidalgo County, Texas

Mi Linda Subdivision



Custom Soil Resource Report Soil Map



Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot
- Water Features

Streams and Canals
- Transportation

Railroads

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography
- Soil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.1	5.8%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	4.4	11.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	26.0	70.8%
52	Raymondville clay loam, 0 to 1 percent slopes	4.2	11.5%
Totals for Area of Interest		36.7	100.0%

Map Unit Descriptions

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

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

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

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*	In								Pct	
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sand clay loam.	SC, SM-SC, GC	A-2-4 A-2-6 A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14----- Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15----- Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18--- Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sand clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sand clay loam	SC	A-2-4 A-2-6 A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20----- Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*\nHarlingen----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24--- Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4 A-4 A-2-6 A-6	95-100	95-100	90-100	20-40	20-30	4-13
25, 26, 27--- Hidalgo	0-17	Fine sandy loam,	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30--- Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	40-44	11-23
31*\nHidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO						
					4	10	40	200		
45,* 46,* 47.- Pits	In								Pct	
48, 49----- Ramadero	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 22-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 46-65	27-39 32-42	9-18 13-21
51*----- Ramadero	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy caly loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC- ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:*----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
55,56----- Reynosa	0-15 15-48 48-65	Silty clay loam Sandy clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:*----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, snady clay sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
 ("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
 The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
1.* Arents					Ft			In			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3,4----- Brennan	B	None-----	---	---	M	---	---	---	---	Moderate	Low
5,6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Low-----	Low
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	High-----	Low
15**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
25, 26, 27, 28 29 Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
 ("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
 The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc. steel
					Ft			In			
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	---	High-----	Low
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Benito	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matanoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Racombes	B	Common---	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville---	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.

HYDROLOGIC LEGEND

DRAINAGE ANALYSIS

PROJECT NAME: **Mi Linda Subdivision**

DATE: June 16, 2022

I. Existing Condition-10 year

Ex. Area:	1,621,883 sf	Int. Coeff. "k	0.213 Table 3-2
	37.233 ac	K μ	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			16.87 cfs

II. Future Condition-100 year

Future area:	1,621,883.00 sf		
	37.23 ac		
Estimated Imp. Area:	900,590 sf		
% Imp. :	55.53 %		
Slope :	0.25%		
tc :	18.94 min		
Rainfall Intensity (100yr)			8.626 in/hr
c factor			0.522
Q future cond. = Aci = i *	=	167.65 *	0.52
		19.435788 i	

time min.	time hour	i100 in/hr	Q100 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.906	37.04	466,662	16.87	115,849	350,813
220	3.67	1.844	35.84	473,036	16.87	120,909	352,127
230	3.83	1.787	34.72	479,179	16.87	125,969	353,210
240	4.00	1.733	33.69	485,111	16.87	131,029	354,081
250	4.17	1.684	32.72	490,846	16.87	136,089	354,756
260	4.33	1.637	31.82	496,399	16.87	141,150	355,250
270	4.50	1.594	30.97	501,784	16.87	146,210	355,574
280	4.67	1.553	30.18	507,011	16.87	151,270	355,741
290	4.83	1.514	29.43	512,092	16.87	156,330	355,761
300	5.00	1.478	28.72	517,034	16.87	161,391	355,644

MAX.

Storage Required: 355,761 cf
 Storage Required: 8.167 Ac.-Ft.
 w/ release rate of: 16.87 cfs



**City of Weslaco
Engineering Division**

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Mi Linda Subdivision Phase 1 and Phase 2
Location: 340' south of Mile 6 1/2 North along the west side of S. Milano Road.
Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent
Address: 416 E. Dove Ave, McAllen, Tx. 78504 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

Pkt.	ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
			Acres	GFA	# of Units			
1	220	Multi-Family Housing	23.05	N.A.	216	117	144	1592
2	210	Single-Family Detached	14.10	N.A.	68	57	74	

Comments: This subdivision will be developed in two phases

Prepared by: Javier Hinojosa Engineering Date: _____
Address: 416 E. Dove Ave, McAllen, Tx. 78504 Phone Number: (956) 668-1588

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

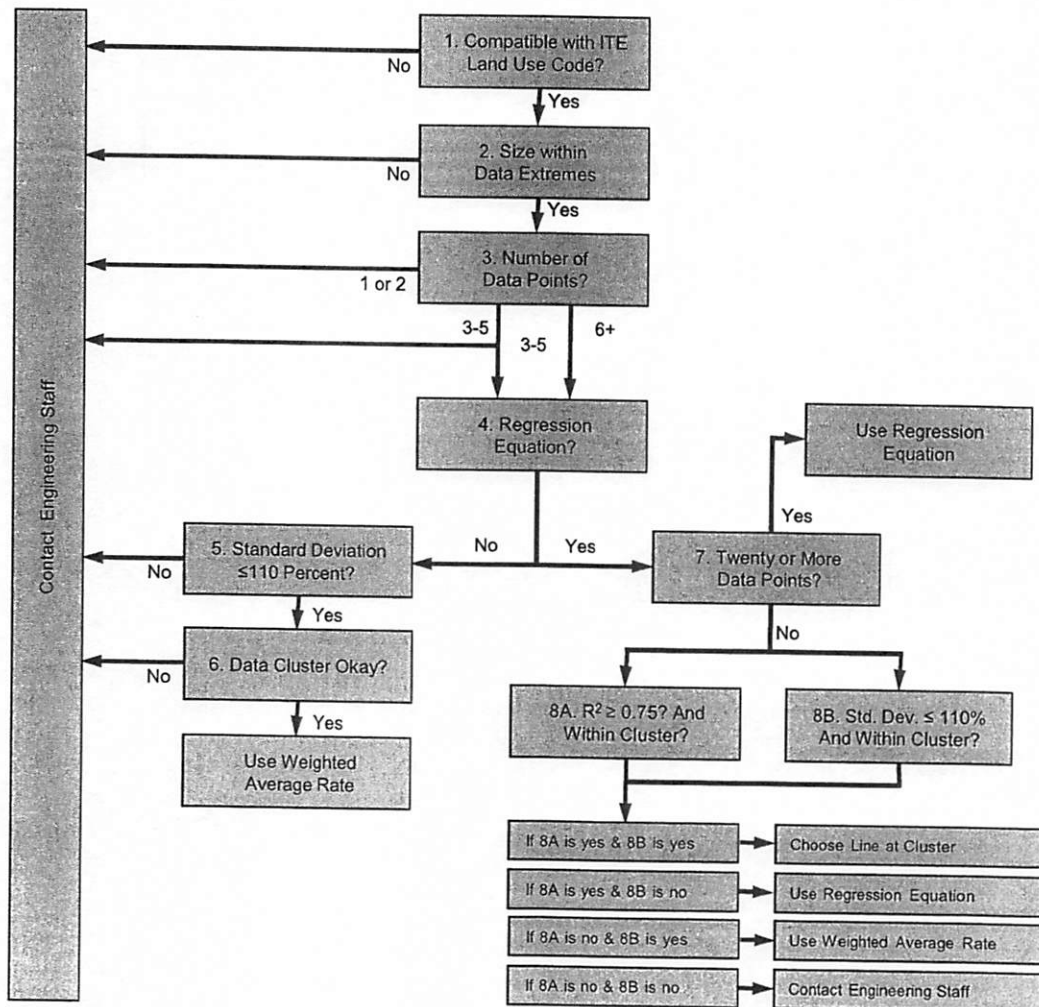
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

Subdivision Name: Mi Linda Subdivision Ph. 1

Location: 340 feet South of Mile 6 ½ North along the west side of S. Milano Road

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 54 Number of Dwellings: 216

ITE Code: 220 Multifamily Housing (Low-Rise)

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.46

$$0.46 \times 216 \text{ Dwellings} = 99.4 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.95 \ln(x) - 0.51 \\ &= 0.95 \ln(216) - 0.51 \end{aligned}$$

$$\begin{aligned} \ln(T) &= 4.5965 \\ T &= e^{4.5965} \\ &= 99.1 \text{ trips} \end{aligned}$$

use 99 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

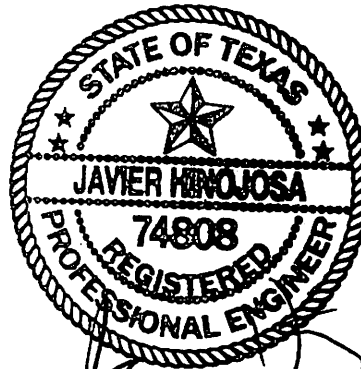
Avg. Rate: 0.56

$$0.56 \times 216 \text{ Lots} = 121.0 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.89 \ln(x) - 0.02 \\ &= 0.89 \ln(216) - 0.02 \end{aligned}$$

$$\begin{aligned} \ln(T) &= 4.7640 \\ T &= e^{4.7640} \\ &= 117.2 \text{ trips} \end{aligned}$$

use 121 trips



Weekday, AM Peak Hour of Generator

Avg. Rate: 0.56

$$0.56 \times 216 \text{ Lots} = 121.0 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.94 \ln(x) - 0.29$
 $= 0.94 \ln(216) - 0.29$

$$\ln(T) = 4.7628$$

$$T = e^{4.7628}$$

$$= 117.1 \text{ trips}$$

use 121 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 0.67

$$0.67 \times 216 \text{ Lots} = 144.7 \text{ trips}$$

Fitted Curve: $T = 0.66(x) + 1.41$
 $= 0.66(216) + 1.41$
 $= 144.0 \text{ trips}$

use 145 trips

Weekday Trips

Avg. Rate: 7.32

$$7.32 \times 216 \text{ Lots} = 937.0 \text{ trips}$$

Fitted Curve: $T = 7.56(x) - 40.86$
 $= 7.56(216) - 40.86$
 $= 1592.1 \text{ trips}$

use 1592 trips

Subdivision Name: Mi Linda Subdivision Ph. 2

Location: 1055 feet south of Mile 6 ½ North along the west side of S. Milano Road

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 68 Number of Dwellings: 68

ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.74

$$0.74 \times 68 \text{ Dwellings} = 50.3 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(68) + 4.8 \end{aligned}$$

$$= 53.1 \text{ trips}$$

use 53 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.99

$$0.99 \times 68 \text{ Dwellings} = 67.3 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(68) + 0.20 \end{aligned}$$

$$\ln(T) = 4.2507$$

$$T = e^{4.2507}$$

$$= 70.2 \text{ trips}$$

use 70 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 68 \text{ Dwellings} = 51.7 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.91 \ln(x) + 0.20$
 $= 0.91 \ln(68) + 0.20$

$$\ln(T) = 4.0398$$
$$T = e^{4.0398}$$
$$= 56.8 \text{ trips}$$

use 57 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

$$1.00 \times 68 \text{ Dwellings} = 68.0 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.94 \ln(x) + 0.34$
 $= 0.94 \ln(68) + 0.34$

$$\ln(T) = 4.3063$$
$$T = e^{4.3063}$$
$$= 74.2 \text{ trips}$$

use 74 trips

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

Document No: 3360908

Billable Pages: 4

Recorded On: July 13, 2022 11:53 AM

Number of Pages: 5

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

Total Recording: \$ 48.75

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

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

File Information:

Document No: 3360908
 Receipt No: 20220713000175
 Recorded On: July 13, 2022 11:53 AM
 Deputy Clerk: Imelda Leal
 Station: CH-1-CC-K27

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
 COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
 County Clerk
 Hidalgo County, Texas

CHARGE: VLTC
GFW 177125 / ZO

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

GENERAL WARRANTY DEED

Date: July 5, 2022

Grantor: TERESA MARIA GONZALES a/k/a TERESA GONZALES and husband, JAMES GRANTHAM BANKS BARBEE; and FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES, a single man; and PATRICIA ANN BARBEE a/k/a PATRICIA BARBEE, a single woman

Grantor's Mailing Address:

TERESA MARIA GONZALES
P.O. Box 1539
Progresso, Texas 78579

FRANK LEONEL GONZALES
1305 W. 3rd Street, Unit 5
Westaco, Texas 78596

PATRICIA ANN BARBEE
1801 N. Pearl Street, # 204
Dallas, Texas 75201

Grantor: REYNA FAMILY DEVELOPMENT, LTD., a Texas limited partnership

Grantee's Mailing Address: 702 W. Expressway 83, Ste. 100
Westaco, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

All of Farm Tract 648, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT:

All of CRC SUBDIVISION, recorded in Volume 36, Page 199A, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE.

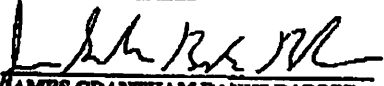
Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement for canals, laterals, pipelines, etc. as shown by instrument dated April 1, 1920, recorded in Volume 105, Page 237, Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of Central Power and Light Company as shown by instrument dated February 29, 1931, recorded in Volume 359, Page 426, Deed Records of Hidalgo County, Texas.
5. Right of Way easement in favor of Hidalgo County as shown by instrument dated June 29, 1973, recorded in Volume 1371, Page 940, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 30, 1943, by and between F.V. Lehman and wife, Gertrude I. Lehman, as Lessor, and Paul Meaders, as Lessee, recorded in Volume 49, Page 391 Oil and Gas Records of Hidalgo County, Texas.

- County, Texas. Assigned unto La Gloria Corporation by instrument dated November 2, 1943, recorded in Volume 53, Page 360, Oil and Gas Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated May 31, 1947, recorded in Volume 74, Page 1 and dated July 1, 1947, recorded in Volume 80, Page 311, Oil and Gas Records of Hidalgo County, Texas.
 8. Mineral and/or royalty reservation contained in deed dated February 21, 1945, recorded in Volume 555, Page 153 and dated October 13, 1946, recorded in Volume 604, Page 317, Deed Records of Hidalgo County, Texas.
 9. Subject to any portion of subject property described herein lying within canal right of way.
 10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
 11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
 12. Visible and apparent easements on or across the property herein described.
 13. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

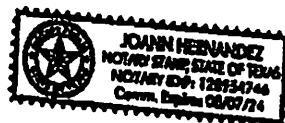
When the context requires, singular nouns and pronouns include the plural.


 TERESA MARIA GONZALES a/k/a
 TERESA GONZALES

 JAMES GRANTHAM BANKS BARBEE

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by
 TERESA MARIA GONZALES a/k/a TERESA GONZALES.



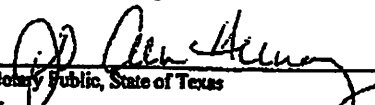

 Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by,
 JAMES GRANTHAM BANKS BARBEE.



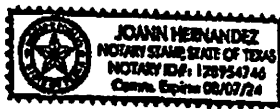

 Notary Public, State of Texas

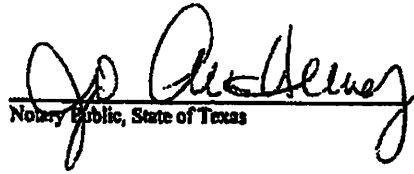

FRANK LEONEL GONZALES a/k/a
FRANK L. GONZALES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 11 day of July, 2022, by
FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES.




Notary Public, State of Texas


PATRICIA ANN BARBEE a/k/a
PATRICIA BARBEE

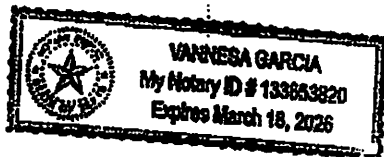
STATE OF TEXAS

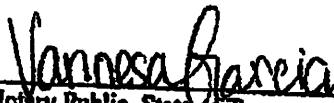
§

COUNTY OF Dallas

§

This instrument was acknowledged before me on this 06 day of July, 2022, by
PATRICIA ANN BARBEE a/k/a PATRICIA BARBEE.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
REYNA FAMILY DEVELOPMENT, LTD.,
a Texas limited partnership
702 W. Expressway 83, Ste. 100
Weslaco, Texas 78596

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

Document No: 3360861

Billable Pages: 3

Recorded On: July 13, 2022 11:08 AM

Number of Pages: 4

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

Total Recording: \$ 44.25

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

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

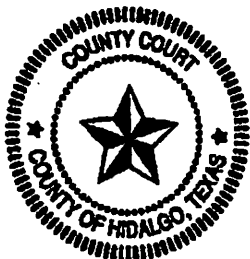
File Information:

Document No: 3360861
Receipt No: 20220713000130
Recorded On: July 13, 2022 11:08 AM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

CHARGE: VLTC
GF# 177120 / 20

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

GENERAL WARRANTY DEED

Date: July 5, 2022

Grantor: TERESA MARIA GONZALES a/k/a TERESA GONZALES and husband, JAMES GRANTHAM BANKS BARBEE; and FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES, a single man

Grantor's Mailing Address:

TERESA MARIA GONZALES
P.O. Box 1539
Progreso, Texas 78579

FRANK LEONEL GONZALES
1305 W. 3rd Street, Unit 5
Weslaco, Texas 78596

Grantee: REYNA FAMILY DEVELOPMENT, LTD., a Texas limited partnership

Grantee's Mailing Address: 702 W. Expressway 83, Ste. 100
Weslaco, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

The North 10 acres of Farm Tract 649, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-39, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

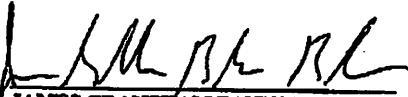
1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement for canals, laterals, pipe lines, etc. as shown by instrument dated March 10, 1923, recorded in Volume 145, Page 577, Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of Hidalgo County as shown by instrument dated June 11, 1973, recorded in Volume 1377, Page 774, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 17, 1944, by and between F.W. Rounds and wife, Minnie Rounds, as Lessor, and La Gloria Corp., as Lessee, recorded in Volume 52, Page 267, Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated May 31, 1947, recorded in Volume 74, Page 1, Oil and Gas Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated May 1, 1945, recorded in Volume 563, Page 10, Deed Records and dated January 26, 2005, filed February 3, 2005, under Document Number 1431736, Official Records of Hidalgo County, Texas.
8. Subject to any portion of subject property described herein lying within canal right of way.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

11. Visible and apparent easements on or across the property herein described.
12. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

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

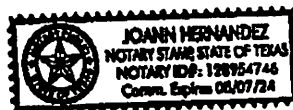

 TERESA MARIA GONZALES a/k/a
 TERESA GONZALES

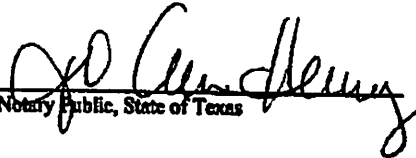

 JAMES GRANTHAM BANKS BARBEE

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by
 TERESA MARIA GONZALES a/k/a TERESA GONZALES.

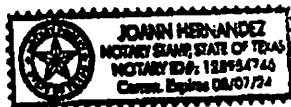


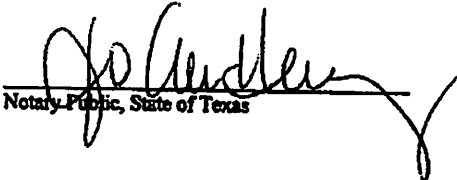

 Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

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 JAMES GRANTHAM BANKS BARBEE.




 Notary Public, State of Texas

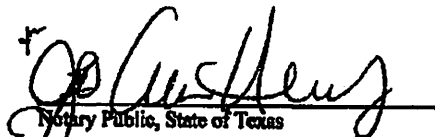

FRANK LEONEL GONZALES a/k/a
FRANK L. GONZALES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 11 day of July, 2022, by
FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
REYNA FAMILY DEVELOPMENT, LTD.,
a Texas limited partnership
792 W. Expressway 83, Ste. 100
Weslaco, Texas 78596

TAX CERTIFICATE



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

Issued To:

JAVIER HINOJOSA ENGINEERING
416 EAST DOVE AVENUE
MCALLEN, TX 78504

Legal Description

WEST TRACT 10AC-N10AC FT 649 10AC NET

Fiduciary Number: 20477100

Parcel Address: MILE 6 1/2 W

Legal Acres: 10.0000

Account Number: W3800-00-649-0000-02

Certificate No: 247638016

Deposit No.: ED22182170TC

Certificate Fee: \$10.00

CASH

Print Date: 07/01/2022 11:18:40 AM

Paid Date: 07/01/2022

Issue Date: 07/01/2022

Operator ID: JESUS170

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

GONZALES TERESA & FRANK L
PO BOX 1539
PROGRESO, TX 78579-1539

Certified Tax Unit(s):

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

2021 Value:	167,697
2021 Levy:	\$1,406.53
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

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

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

Reference (CF) No: 326498

Issued By:

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



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

TAX CERTIFICATE



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

Issued To:

JAVIER HINOJOSA ENGINEERING
416 EAST DOVE AVENUE
MCALLEN, TX 78504

Legal Description

WEST TRACT N340'-W968' & S650' FT 648
27.75AC GR 26.59AC NET

Fiduciary Number: 20477100

Parcel Address: MILE 6 1/2 WEST

Legal Acres: 26.5900

Account Number: W3800-00-648-0000-00

Deposit No.: ED22182170TC

Print Date: 07/01/2022 11:16:23 AM

Certificate No: 247638013

Paid Date: 07/01/2022

Certificate Fee: \$10.00

CASH

Issue Date: 07/01/2022

Operator ID: JESUS170

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(I) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

GONZALES TERESA & FRANK L
BANKS & PATRICIA BARBEE
PO BOX 1539
PROGRESO, TX 78579-1539

Certified Tax Unit(s):

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

2021 Value:	372,260
2021 Levy:	\$1,128.34
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

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

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

Reference (GF) No: 326494

Issued By: *Pablo Villarreal Jr.*
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 09/06/2022

GIL TEEGARDIN
JAVIER HINOJOSA ENGINEERING
416 E DOVE AVE
MCALLEN TX, 78504

RE: MI LINDA PH 1 AND PH 2 Subd. Drainage and Detention

Good Morning Mr. Teegardin:

I have received your revised cross section and calculations dated 08/30/2022 for the **MI LINDA PH 1 and PH 2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. Ditch section is accepted by county and District.

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Drainage Statement

Mi Linda Subdivision Phase I and II

Weslaco, Texas

Introduction

Mi Linda Subdivision is a 37.23-acre tract of land out of Farm Tracts 648 and 649, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located along the south side of Mile 6 ½ North and the west side of S. Milano Road (Mile 6 ½ West) and is within the E.T.J. of Weslaco, Texas. The developer plans to voluntarily ask to be annexed by the City of Weslaco.

Flood Plain

The vast majority of the subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The most northern fringe of the subdivision is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised June 6, 2000. Zone "X" is defined as "areas of 500-year flood; areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 77.0, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25 and 26), Hidalgo Sandy Clay Loam (28), and Raymondville Clay Loam (52). Soils group 25, 26, and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 52 is in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "B" make up 88.5% of this subdivision.

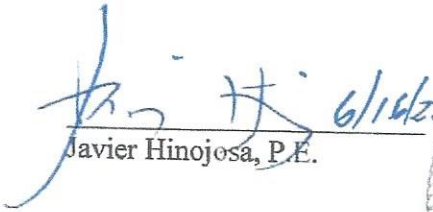
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 16.87 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Mi Linda Subdivision is a proposed mixed-use subdivision with 54 multi-family lots (4-plexes) (Phase I) and 68 single-family lots (Phase II). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout this development and shall discharge into a Hidalgo and Cameron County Irrigation District No. 9 drain ditch (maintained

by Hidalgo County Drainage District No. 1) that will be dedicated to the City of Weslaco by this development. Detention shall be accomplished by widening this drainage ditch. An existing 18" pipe crosses the street to a grate inlet between the HCCID No. 9 elevated canal and Mid Point Manor Estates, thence flows south via a 30" pipe into a HCCID No. 9 drainage ditch that flows east adjacent to the south side of Mid Point Manor Estates. The overall discharge continues through HCCID No. 9 drainage ditches to the east and south to the Main Floodway. This development will increase runoff to a maximum of 158.01 cubic feet per second based on the 50-year storm frequency for an increase Q of 141.14 cubic feet per second. Required detention for this subdivision is 313,189 cubic feet (7.190 Ac.Ft.) (NOTE: Required detention for a 100-year storm = 355,761 cubic feet (8.167 Ac.Ft.)). The existing drain ditch expansion will increase detention by 507,362 cubic feet (11.647 Ac.Ft.) at an average water depth of 6.55 feet.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u>	
H.C.D.D. NO. 1	
<u>01/30/22</u> DATE	

DRAINAGE ANALYSIS

PROJECT NAME: **Mi Linda Subdivision Phase I & II**
 DATE: June 16, 2022

I. Existing Condition-10 year

Ex. Area:	1,621,883 sf	Int. Coeff. "k	0.213 Table 3-2
	37.233 ac	K _u	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			16.87 cfs

II. Future Condition-50 year

Future area:	1,621,883.00 sf		
	37.23 ac		
Estimated Imp. Area:	900,590 sf		
% Imp. :	55.53 %		
Slope :	0.25%		
tc :	18.94 min		
Rainfall Intensity (50yr)			8.130 in/hr
c factor			0.522
Q future cond. = Aci = i *	=	158.01 *	0.52
		19.435788 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	33.96	427,876	16.87	115,849	312,028
220	3.67	1.690	32.84	433,521	16.87	120,909	312,613
230	3.83	1.637	31.81	438,959	16.87	125,969	312,990
240	4.00	1.587	30.85	444,207	16.87	131,029	313,178
250	4.17	1.541	29.95	449,279	16.87	136,089	313,189
260	4.33	1.498	29.11	454,188	16.87	141,150	313,038
270	4.50	1.458	28.33	458,946	16.87	146,210	312,736
280	4.67	1.420	27.59	463,563	16.87	151,270	312,293
290	4.83	1.384	26.90	468,049	16.87	156,330	311,719
300	5.00	1.350	26.25	472,412	16.87	161,391	311,021

MAX.

Storage Required: 313,189 cf
 Storage Required: 7.190 Ac.-Ft.
 w/ release rate of: 16.87 cfs



TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A. #1	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A. #1-D.A.#2	Pipe Flow	0.522						32	3.0	0.18	8.18
D.A. #2	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A.#2-D.A.#4	Pipe Flow	0.522						368	3.0	2.04	10.22
D.A.#3	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#3-D.A.#4	Pipe Flow	0.522						32	3.0	0.18	9.01
D.A.#4	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#4-D.A.#6	Pipe Flow	0.522						380	3.0	2.11	12.33
D.A.#5	Overland & Gutter	0.522	150		6.25			250	1.0	4.17	10.42
D.A.#5-D.A.#6	Pipe Flow	0.522						32	3.0	0.18	12.51
D.A.#6	Overland & Gutter	0.522	120		5.00			320	1.0	5.33	10.33
D.A.#6-OUTFALL A	Pipe Flow	0.522						35	3.0	0.19	12.71
D.A.#7	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#7-D.A.#8	Pipe Flow	0.522						32	3.0	0.18	13.80
D.A.#8	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#8-OUTFALL B	Pipe Flow	0.522						160	3.0	0.89	14.69
D.A.#9	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#9-D.A.#10	Pipe Flow	0.522						32	3.0	0.18	9.27

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

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

TABLE 1A FLOWRATE DETERMINATION Mi Linda Subdivision									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
Existing	37.233	0.200	99.58	10	2.265	16.87			
D.A. #1	1.017	0.522	8.00	10	9.512	5.05			
D.A. #1-D.A.#2	1.017	0.522	8.18	10	9.436	5.01	24	0.049%	
D.A. #2	1.017	0.522	8.00	10	9.512	5.05			
D.A.#2-D.A.#4	2.034	0.522	10.22	10	8.654	9.19	24	0.165%	
D.A.#3	0.915	0.522	8.83	10	9.168	4.38			
D.A.#3-D.A.#4	0.915	0.522	9.01	10	9.099	4.35	24	0.037%	
D.A.#4	0.915	0.522	8.83	10	9.168	7.16			
D.A.#4-D.A.#6	3.864	0.522	12.33	10	7.987	16.11	30	0.154%	
D.A.#5	1.481	0.522	10.42	10	8.587	7.16			
D.A.#5-D.A.#6	1.481	0.522	12.51	10	7.936	6.13	24	0.074%	
D.A.#6	0.975	0.522	10.33	10	8.616	7.16			
D.A.#6-OUTFALL A	6.320	0.522	12.71	10	7.881	26.00	30	0.402%	
D.A.#7	2.288	0.522	13.63	10	7.633	7.16			
D.A.#7-D.A.#8	2.288	0.522	13.80	10	7.587	9.06	24	0.161%	
D.A.#8	1.976	0.522	13.63	10	7.633	7.16			
D.A.#8-OUTFALL B	4.264	0.522	14.69	10	7.366	16.40	24	0.526%	
D.A.#9	1.400	0.522	9.09	10	9.067	7.16			
D.A.#9-D.A.#10	1.400	0.522	9.27	10	8.999	6.58	24	0.085%	

FORMULA FOR INTENSITY

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^a e}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#10	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#10-OUTFALL C	Pipe Flow	0.522						160	3.0	0.89	10.16
D.A.#11	Overland & Gutter	0.522	198		8.25			225	1.0	3.75	12.00
D.A.#11-D.A.#12	Pipe Flow	0.522						32	3.0	0.18	12.18
D.A.#12	Overland & Gutter	0.522	150		6.25			80	1.0	1.33	7.58
D.A.#12-D.A.#14	Pipe Flow	0.522						300	3.0	1.67	9.25
D.A.#13	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#13-D.A.#14	Pipe Flow	0.522						50	3.0	0.28	12.46
D.A.#14	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#14-D.A.#15	Pipe Flow	0.522						80	3.0	0.44	12.90
D.A.#15	Overland & Gutter	0.522	200		8.33			40	1.0	0.67	9.00
D.A.#15-OUTFALL D	Pipe Flow	0.522						175	3.0	0.97	13.87
D.A.#16	Overland & Gutter	0.522	175		7.29			155	1.0	2.58	9.88
D.A.#16-M.H.#17	Pipe Flow	0.522						37	3.0	0.21	10.08
D.A.#17	Overland & Gutter	0.522	200		8.33			375	1.0	6.25	14.58
D.A.#17-M.H.#17	Pipe Flow	0.522						30	3.0	0.17	14.75
M.H.#17-D.A.#18	Pipe Flow	0.522						45	3.0	0.25	15.00
D.A.#18	Overland & Gutter	0.522	90		3.75			155	1.0	2.58	6.33
D.A.#18-D.A.#20	Pipe Flow	0.522						450	3.0	2.50	17.50

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#10	1.400	0.522	9.09	10	9.067	6.63		
D.A.#10-OUTFALL C	2.800	0.522	10.16	10	8.676	12.68	24	0.315%
D.A.#11	1.292	0.522	12.00	10	8.084	5.45		
D.A.#11-D.A.#12	1.292	0.522	12.18	10	8.032	5.42	24	0.057%
D.A.#12	0.698	0.522	7.58	10	9.695	3.53		
D.A.#12-D.A.#14	1.990	0.522	9.25	10	9.007	9.36	24	0.171%
D.A.#13	0.944	0.522	10.25	10	8.644	7.16		
D.A.#13-D.A.#14	0.944	0.522	12.46	10	7.951	3.92	24	0.030%
D.A.#14	1.099	0.522	10.25	10	8.644	7.16		
D.A.#14-D.A.#15	4.033	0.522	12.90	10	7.827	16.48	30	0.162%
D.A.#15	1.465	0.522	9.00	10	9.103	7.16		
D.A.#15-OUTFALL D	5.498	0.522	13.87	10	7.569	21.72	30	0.281%
D.A.#16	1.218	0.522	9.88	10	8.776	5.58		
D.A.#16-M.H.#17	1.218	0.522	10.08	10	8.704	5.53	24	0.060%
D.A.#17	1.639	0.522	14.58	10	7.392	6.32		
D.A.#17-M.H.#17	1.639	0.522	14.75	10	7.352	6.29	24	0.077%
M.H.#17-D.A.#18	2.857	0.522	15.00	10	7.293	10.88	24	0.232%
D.A.#18	0.683	0.522	6.33	10	10.297	3.67		
D.A.#18-D.A.#20	3.540	0.522	17.50	10	6.756	12.48	24	0.305%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

[illegible]

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^{0.6}}$$



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

August 30, 2022

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

RE: Mi Linda Subdivision Phase I and Phase II

Dear Ms. De La Fuente:

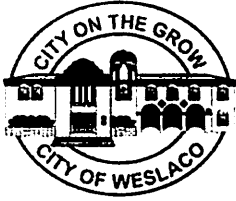
This letter is in response to a request from Javier Hinojosa, PE, the Engineer of record for Mi Linda Subdivision Phase I and Phase II Development. Our office has received and approved the proposed drainage statement for the above-mentioned developments and has no objections to the Engineer's plan to discharge water as identified in approved drainage report date August 30, 2022.

If you should have any questions or require additional information, please feel free to contact me at (956) 292-7080.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

Xc:
Raul Sesin, PE, CFM, General Manager
Alexis Lozano, EIT
Isaac Gonzalez, EIT
Gilberto Aguirre, EIT



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR-000270-2022

GENERAL INFORMATION

Name of Subdivision: Mi Linda Subdivision Phase I and II

Location: 340' south of Mile 6 1/2 North along the west side of Milanos Road

Legal Description: 37.24 acres of land more or less out of Farm Tracts 648 and 649, West Tract Subdivision as recorded in Volume 3, Pages 34-37, Map Records of Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Detention to be placed within a 150' Drain Ditch R.O.W. dedicated to the City of Weslaco straddling the lot line of Farm Tracts 648 and 649. Outfall to flow east and south through H.C.C.I.D. #9 existing canal system.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Reyna Family Development, Ezequiel Reyna Telephone: (956) 477-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@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: Ezequiel Reyna Jr.

Owner Signature: _____ Date: 7/22/2022

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/22/22

Authorized Agent Printed Name: Javier Hinojosa, P.E.

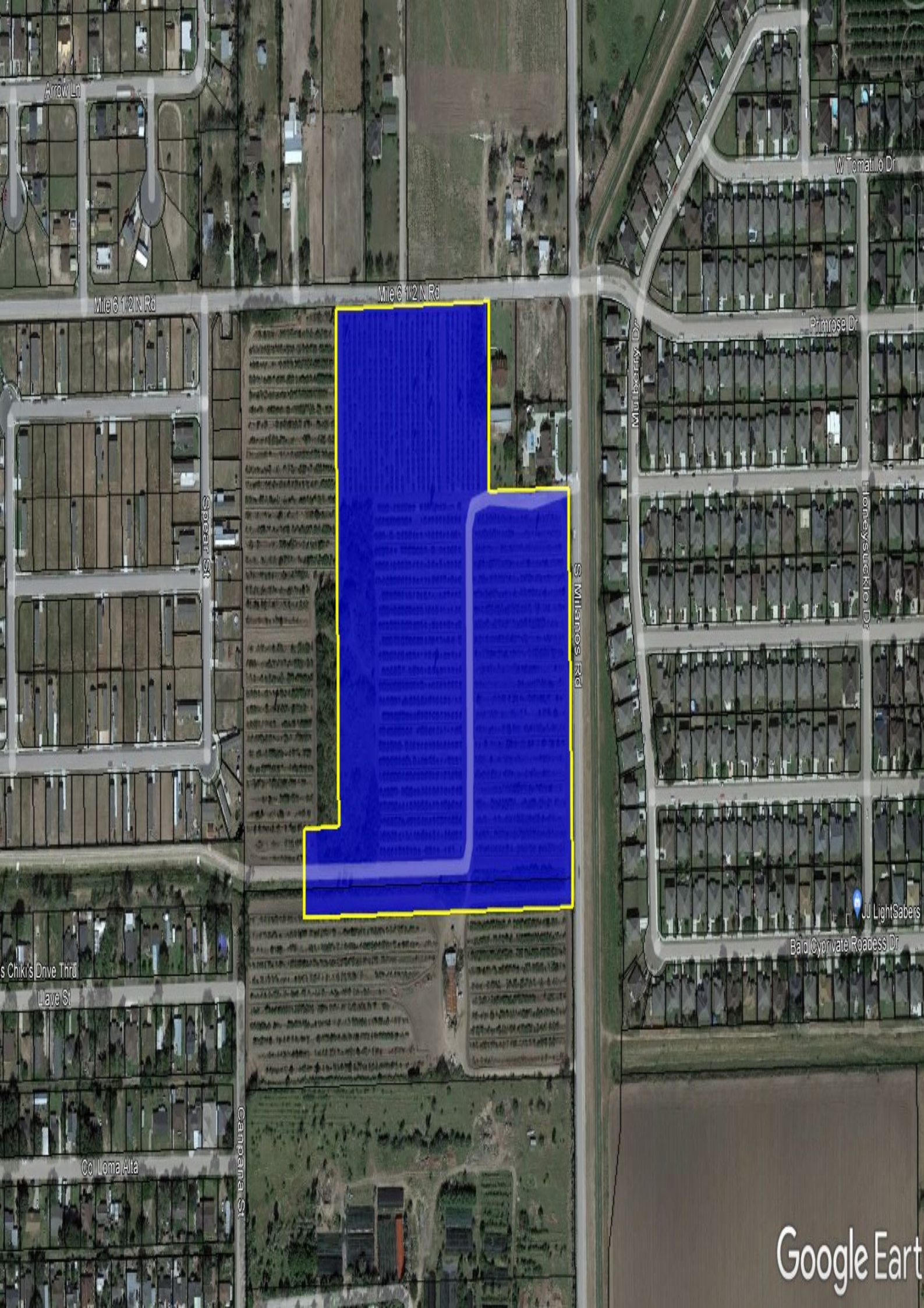
THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



Arrow Ln

W Tomatillo Dr

Mile 6 1/2 N Rd

Mile 6 1/2 N Rd

Spear St

Mulberry Dr

Primrose Dr

Honeysockle Dr

S Milanos Rd

JJ LightSabers

Bald Cypress Roadless Dr

s Chik's Drive Thru
Llave St

Col Loma Alta

Campana St

Google Earth



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5815	
From:			
Subject: Discussion and consideration to approve the Final Plat for Mi Linda Phase II being a 14.19-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed sixty-eight (68) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and has provided their letters of support from the irrigation and drainage district.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Final Plat and variance request at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.			
Attachments, if any: Mi Linda Phase II- Memo, Mi Linda Phase II- Application, MI LINDA- Drainage Report, MI LINDA - Irrigation District letter of support, MI LINDA Drainge District letter of support, Mi Linda Phase Variance request, Mi Linda Ph 2- Aerial, 220401A Mi Linda PH II-Plat			
Responsibilities upon Approval: 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: Mi Linda Phase II- Final Plat

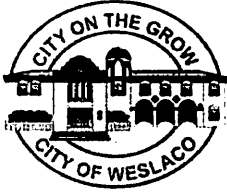
DATE: September 13, 2022

The proposed use for the 68-lot subdivision for single family residential development and was recently annexed into the city limits of Weslaco. The developer has requested a variance to allow for off-site drainage and has received letters of support from the Irrigation District and Drainage District. The proposed development will also be a private gated community and the engineer has provided enough clearance to accommodate the 40 foot throat for vehicular stacking.

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. PIAT-000269-2022

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: Mi Linda Subdivision Phase II

Location: 1055 feet south of Mile 6 1/2 North along the west side of S. Milano Road

Legal Description: 14.19 Acres of land more or less out of Farm Tracts 648 and 649, West Tract

Subdivision as recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Open

Existing Land Use: Agriculture Proposed Land Use: R-1 One Family Dwelling District

Number of Lots Proposed: 68 Gross Acreage: 14.19 Ac.

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Reyna Family Development, LTD. Telephone: (956) 497-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78552 E-mail: javier@javierhinojosaeng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Electric Co-op

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. #1</u>	☒ YES ☐ NO Irrigation District <u>H.C.C.I.D. #9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$350.00 (one time fee for preliminary and final plat)

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequiel Reyna, Jr.

Owner Signature: [Signature] Date: 07/20/22

[Signature] is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/20/22

Authorized Agent Printed Name: Javier Hinojosa, 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: _____

Proposed
Mi Linda Subdivision Phase I and II
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosa.eng.com

June 16, 2022



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Drainage Statement

Mi Linda Subdivision Phase I and II

Weslaco, Texas

Introduction

Mi Linda Subdivision is a 37.23-acre tract of land out of Farm Tracts 648 and 649, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located along the south side of Mile 6 ½ North and the west side of S. Milano Road (Mile 6 ½ West) and is within the E.T.J. of Weslaco, Texas. The developer plans to voluntarily ask to be annexed by the City of Weslaco.

Flood Plain

The vast majority of the subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The most northern fringe of the subdivision is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised June 6, 2000. Zone "X" is defined as "areas of 500-year flood; areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 77.0, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25 and 26), Hidalgo Sandy Clay Loam (28), and Raymondville Clay Loam (52). Soils group 25, 26, and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 52 is in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "B" make up 88.5% of this subdivision.

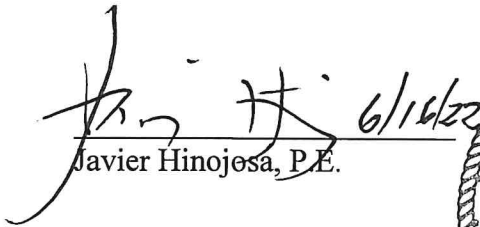
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 16.87 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Mi Linda Subdivision is a proposed mixed-use subdivision with 54 multi-family lots (4-plexes) (Phase I) and 68 single-family lots (Phase II). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout this development and shall discharge into a Hidalgo and Cameron County Irrigation District No. 9 drain ditch (maintained

by Hidalgo County Drainage District No. 1) that will be dedicated to the City of Weslaco by this development. Detention shall be accomplished by widening this drainage ditch. An existing 18" pipe crosses the street to a grate inlet between the HCCID No. 9 elevated canal and Mid Point Manor Estates, thence flows south via a 30" pipe into a HCCID No. 9 drainage ditch that flows east adjacent to the south side of Mid Point Manor Estates. The overall discharge continues through HCCID No. 9 drainage ditches to the east and south to the Main Floodway. This development will increase runoff to a maximum of 158.01 cubic feet per second based on the 50-year storm frequency for an increase Q of 141.14 cubic feet per second. Required detention for this subdivision is 313,189 cubic feet (7.190 Ac.Ft.) (NOTE: Required detention for a 100-year storm = 355,761 cubic feet (8.167 Ac.Ft.). The existing drain ditch expansion will increase detention by 507,362 cubic feet (11.647 Ac.Ft.) at an average water depth of 6.55 feet.

 6/16/22
Javier Hinojosa, P.E.



DRAINAGE ANALYSIS

PROJECT NAME: **Mi Linda Subdivision Phase I & II**

DATE: June 16, 2022

I. Existing Condition-10 year

Ex. Area:	1,621,883 sf	Int. Coeff. "k	0.213 Table 3-2
	37.233 ac	K μ	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			16.87 cfs

II. Future Condition-50 year

Future area: 1,621,883.00 sf
37.23 ac

Estimated Imp. Area: 900,590 sf

% Imp. : 55.53 %

Slope : 0.25%

tc : 18.94 min

Rainfall Intensity (50yr) 8.130 in/hr

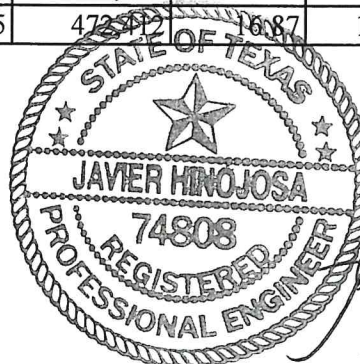
c factor 0.522

Q future cond. = $Aci = i * = 158.01 * 0.52$
19.435788 i

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	33.96	427,876	16.87	115,849	312,028
220	3.67	1.690	32.84	433,521	16.87	120,909	312,613
230	3.83	1.637	31.81	438,959	16.87	125,969	312,990
240	4.00	1.587	30.85	444,207	16.87	131,029	313,178
250	4.17	1.541	29.95	449,279	16.87	136,089	313,189
260	4.33	1.498	29.11	454,188	16.87	141,150	313,038
270	4.50	1.458	28.33	458,946	16.87	146,210	312,736
280	4.67	1.420	27.59	463,563	16.87	151,270	312,293
290	4.83	1.384	26.90	468,049	16.87	156,330	311,719
300	5.00	1.350	26.25	472,412	16.87	161,391	311,021

MAX.

Storage Required: 313,189 cf
Storage Required: 7.190 Ac.-Ft.
w/ release rate of: 16.87 cfs



6/16/22

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A.#1	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A.#1-D.A.#2	Pipe Flow	0.522						32	3.0	0.18	8.18
D.A.#2	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A.#2-D.A.#4	Pipe Flow	0.522						368	3.0	2.04	10.22
D.A.#3	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#3-D.A.#4	Pipe Flow	0.522						32	3.0	0.18	9.01
D.A.#4	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#4-D.A.#6	Pipe Flow	0.522						380	3.0	2.11	12.33
D.A.#5	Overland & Gutter	0.522	150		6.25			250	1.0	4.17	10.42
D.A.#5-D.A.#6	Pipe Flow	0.522						32	3.0	0.18	12.51
D.A.#6	Overland & Gutter	0.522	120		5.00			320	1.0	5.33	10.33
D.A.#6-OUTFALL A	Pipe Flow	0.522						35	3.0	0.19	12.71
D.A.#7	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#7-D.A.#8	Pipe Flow	0.522						32	3.0	0.18	13.80
D.A.#8	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#8-OUTFALL B	Pipe Flow	0.522						160	3.0	0.89	14.69
D.A.#9	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#9-D.A.#10	Pipe Flow	0.522						32	3.0	0.18	9.27

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

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

TABLE IA

**FLOWRATE DETERMINATION
Mi Linda Subdivision**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	37.233	0.200	99.58	10	2.265	16.87		
D.A. #1	1.017	0.522	8.00	10	9.512	5.05		
D.A. #1-D.A.#2	1.017	0.522	8.18	10	9.436	5.01	24	0.049%
D.A. #2	1.017	0.522	8.00	10	9.512	5.05		
D.A.#2-D.A.#4	2.034	0.522	10.22	10	8.654	9.19	24	0.165%
D.A.#3	0.915	0.522	8.83	10	9.168	4.38		
D.A.#3-D.A.#4	0.915	0.522	9.01	10	9.099	4.35	24	0.037%
D.A.#4	0.915	0.522	8.83	10	9.168	7.16		
D.A.#4-D.A.#6	3.864	0.522	12.33	10	7.987	16.11	30	0.154%
D.A.#5	1.481	0.522	10.42	10	8.587	7.16		
D.A.#5-D.A.#6	1.481	0.522	12.51	10	7.936	6.13	24	0.074%
D.A.#6	0.975	0.522	10.33	10	8.616	7.16		
D.A.#6-OUTFALL A	6.320	0.522	12.71	10	7.881	26.00	30	0.402%
D.A.#7	2.288	0.522	13.63	10	7.633	7.16		
D.A.#7-D.A.#8	2.288	0.522	13.80	10	7.587	9.06	24	0.161%
D.A.#8	1.976	0.522	13.63	10	7.633	7.16		
D.A.#8-OUTFALL B	4.264	0.522	14.69	10	7.366	16.40	24	0.526%
D.A.#9	1.400	0.522	9.09	10	9.067	7.16		
D.A.#9-D.A.#10	1.400	0.522	9.27	10	8.999	6.58	24	0.085%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^{0.5}}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#10	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#10-OUTFALL C	Pipe Flow	0.522						160	3.0	0.89	10.16
D.A.#11	Overland & Gutter	0.522	198		8.25			225	1.0	3.75	12.00
D.A.#11-D.A.#12	Pipe Flow	0.522						32	3.0	0.18	12.18
D.A.#12	Overland & Gutter	0.522	150		6.25			80	1.0	1.33	7.58
D.A.#12-D.A.#14	Pipe Flow	0.522						300	3.0	1.67	9.25
D.A.#13	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#13-D.A.#14	Pipe Flow	0.522						50	3.0	0.28	12.46
D.A.#14	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#14-D.A.#15	Pipe Flow	0.522						80	3.0	0.44	12.90
D.A.#15	Overland & Gutter	0.522	200		8.33			40	1.0	0.67	9.00
D.A.#15-OUTFALL D	Pipe Flow	0.522						175	3.0	0.97	13.87
D.A.#16	Overland & Gutter	0.522	175		7.29			155	1.0	2.58	9.88
D.A.#16-M.H.#17	Pipe Flow	0.522						37	3.0	0.21	10.08
D.A.#17	Overland & Gutter	0.522	200		8.33			375	1.0	6.25	14.58
D.A.#17-M.H.#17	Pipe Flow	0.522						30	3.0	0.17	14.75
M.H.#17-D.A.#18	Pipe Flow	0.522						45	3.0	0.25	15.00
D.A.#18	Overland & Gutter	0.522	90		3.75			155	1.0	2.58	6.33
D.A.#18-D.A.#20	Pipe Flow	0.522						450	3.0	2.50	17.50

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

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

TABLE IA

**FLOWRATE DETERMINATION
Mi Linda Subdivision**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#10	1.400	0.522	9.09	10	9.067	6.63		
D.A.#10-OUTFALL C	2.800	0.522	10.16	10	8.676	12.68	24	0.315%
D.A.#11	1.292	0.522	12.00	10	8.084	5.45		
D.A.#11-D.A.#12	1.292	0.522	12.18	10	8.032	5.42	24	0.057%
D.A.#12	0.698	0.522	7.58	10	9.695	3.53		
D.A.#12-D.A.#14	1.990	0.522	9.25	10	9.007	9.36	24	0.171%
D.A.#13	0.944	0.522	10.25	10	8.644	7.16		
D.A.#13-D.A.#14	0.944	0.522	12.46	10	7.951	3.92	24	0.030%
D.A.#14	1.099	0.522	10.25	10	8.644	7.16		
D.A.#14-D.A.#15	4.033	0.522	12.90	10	7.827	16.48	30	0.162%
D.A.#15	1.465	0.522	9.00	10	9.103	7.16		
D.A.#15-OUTFALL D	5.498	0.522	13.87	10	7.569	21.72	30	0.281%
D.A.#16	1.218	0.522	9.88	10	8.776	5.58		
D.A.#16-M.H.#17	1.218	0.522	10.08	10	8.704	5.53	24	0.060%
D.A.#17	1.639	0.522	14.58	10	7.392	6.32		
D.A.#17-M.H.#17	1.639	0.522	14.75	10	7.352	6.29	24	0.077%
M.H.#17-D.A.#18	2.857	0.522	15.00	10	7.293	10.88	24	0.232%
D.A.#18	0.683	0.522	6.33	10	10.297	3.67		
D.A.#18-D.A.#20	3.540	0.522	17.50	10	6.756	12.48	24	0.305%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^e}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

[illegible]

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^e}$$

TABLE 3-2: Intercept Coefficients

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	536793	12.323	3.081
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	184500	4.236	1.059
Streets				
Asphalt	0.7	185190	4.251	2.976
Concrete	0.75	0	0.000	0.000
Driveways	0.75	47600	1.093	0.820
Parking	0.75	195500	4.488	3.366
Sidewalks	0.75	30300	0.696	0.522
Buildings	0.75	442000	10.147	7.610
Total:		1,621,883	37.233	19.433
Weighted "c":			0.522	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

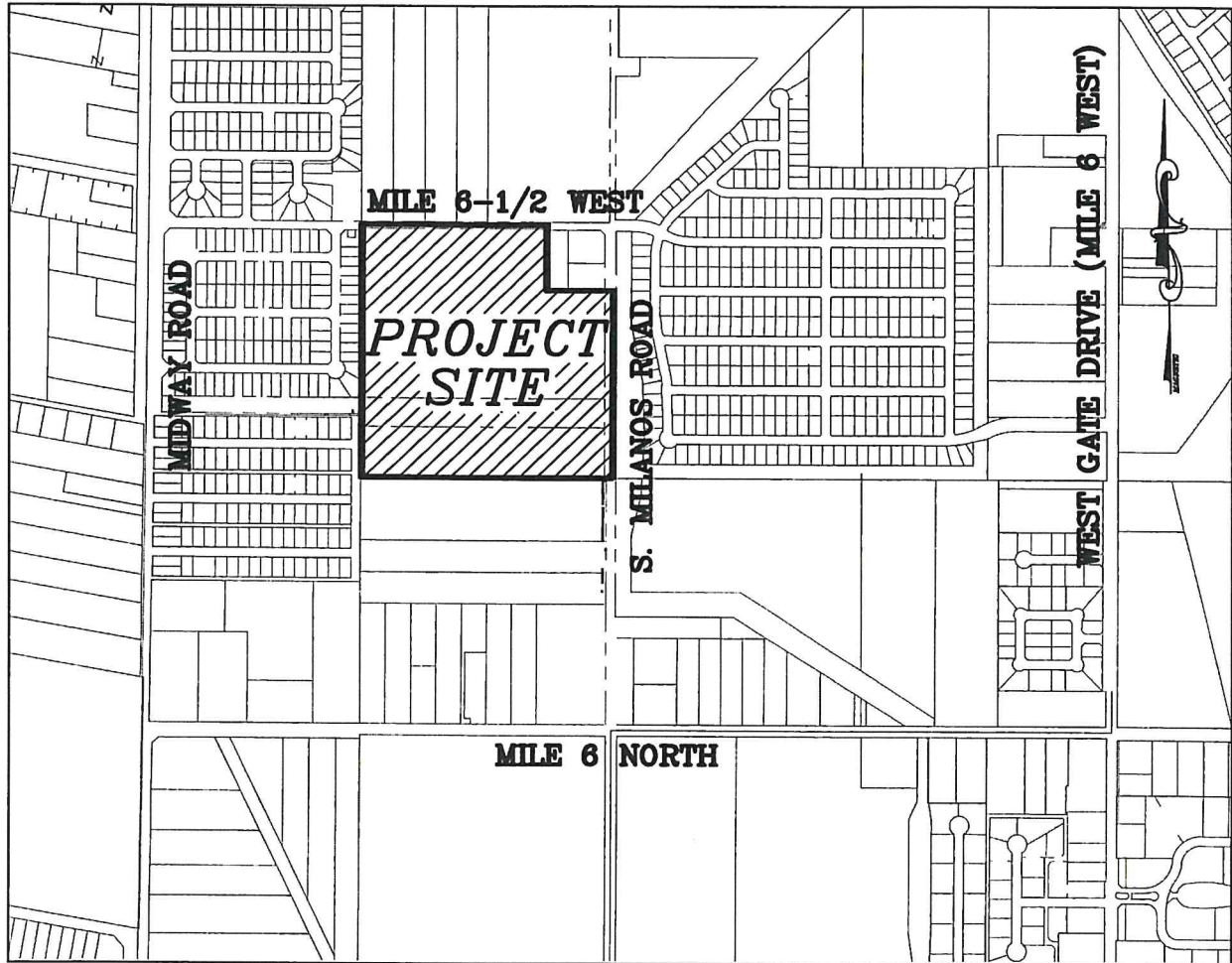
$$\text{formula } I = b/(t_c + d)^e$$

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

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

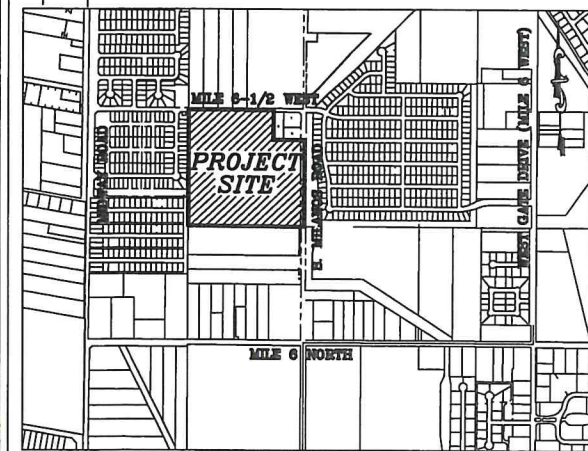
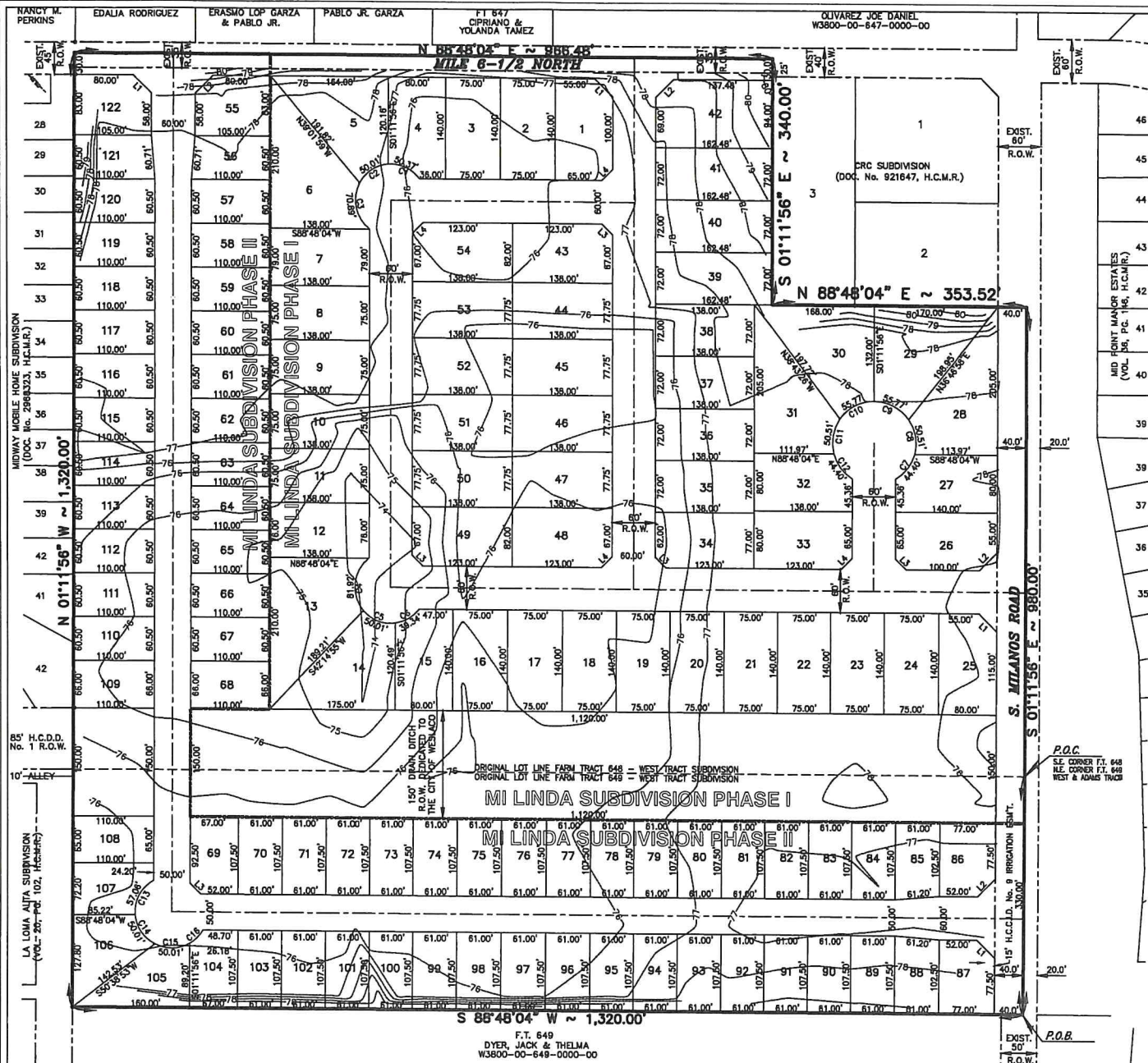
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071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

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



LOCATION MAP

SCALE: 1" = 1,000'



SCALE: 1" = 1,000'
DATE OF PREPARATION: MARCH, 2021
DRAWN BY: L. HERNANDEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE WESLACO, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED THIS ____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/RAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

LEGEND:
● IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
U.E. = UTILITY EASEMENT

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

IRREGULAR LOT AREAS

LOT #	SQ. FT.	ACRES
1	10,775	0.247
2	10,561	0.242
3	14,220	0.326
4	16,858	0.387
5	17,873	0.410
6	14,525	0.333
7	10,780	0.247
8	10,888	0.250
9	10,775	0.247
10	10,627	0.244
11	15,117	0.347
12	18,230	0.419
13	16,074	0.369
14	14,884	0.341
15	10,487	0.240
16	10,928	0.251
17	10,514	0.241
18	13,498	0.310
19	11,204	0.257
20	11,204	0.257
21	11,204	0.257
22	11,204	0.257
23	7,038	0.162
24	7,038	0.162
25	7,038	0.162
26	7,038	0.162
27	7,038	0.162
28	7,038	0.162
29	7,038	0.162
30	7,038	0.162
31	7,038	0.162
32	7,038	0.162
33	7,038	0.162
34	7,038	0.162
35	7,038	0.162
36	7,038	0.162
37	7,038	0.162
38	7,038	0.162
39	7,038	0.162
40	7,038	0.162
41	7,038	0.162
42	7,038	0.162
43	7,038	0.162
44	7,038	0.162
45	7,038	0.162
46	7,038	0.162

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BEARING	CHORD
"C1"	57°43'07"	50.00'	27.56'	50.37'	N68°55'41"W	48.27'
"C2"	57°18'20"	50.00'	27.32'	50.01'	S55°33'35"W	47.95'
"C3"	81°14'10"	50.00'	42.88'	70.89'	S11°18'48"E	65.10'
"C4"	83°52'21"	50.00'	53.50'	81.92'	S04°59'42"W	73.06'
"C5"	57°18'20"	50.00'	27.32'	50.01'	S70°35'38"E	47.95'
"C6"	45°04'56"	50.00'	20.75'	36.34'	N58°12'44"E	36.33'
"C7"	43°51'52"	58.00'	23.35'	44.40'	N35°43'18"E	43.33'
"C8"	49°53'35"	58.00'	26.98'	50.51'	N11°09'26"W	48.93'
"C9"	55°05'43"	58.00'	30.25'	55.77'	N63°39'05"W	53.65'
"C10"	55°05'43"	58.00'	30.25'	55.77'	S61°15'13"W	53.65'
"C11"	49°53'35"	58.00'	26.98'	50.51'	S08°45'34"W	48.93'
"C12"	43°51'52"	58.00'	23.35'	44.40'	S39°07'10"E	43.33'
"C13"	65°23'20"	50.00'	32.09'	57.08'	S26°06'24"W	54.02'
"C14"	57°18'20"	50.00'	27.32'	50.01'	S35°14'26"E	47.95'
"C15"	57°18'20"	50.00'	27.32'	50.01'	S69°51'06"E	47.95'
"C16"	30°00'00"	50.00'	13.40'	28.18'	N43°48'04"E	25.88'

LINE DATA

No.	BEARING	DISTANCE
1	S48°11'56"E	35.35'
2	S43°48'04"E	35.35'
3	N48°11'56"W	21.21'
4	N43°48'04"E	21.21'

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, EFFECTIVE DATE JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS PROPERTY IS ALSO LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450C, REVISED JUNE 6, 2000. ZONE "C" IS DEFINED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD".
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT OR ELEVATION 77.00, WHICHEVER IS HIGHER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 313,189 CUBIC FEET (7,190 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FEET
REAR: 15 FEET
SIDE: 5 FEET
SIDE CORNER: 10 FEET
- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF SOUTH MILANOS ROAD AND ALONG THE SOUTH SIDE OF MILE 6 1/2 NORTH.
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK:
- SET 1/4" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SWP.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 1 THROUGH 5 (INCLUSIVE) AND LOTS 42, 55 AND 122 TO MILE 6 1/2 NORTH AND FROM LOTS 25 THROUGH 28 (INCLUSIVE) AND LOTS 86 AND 87 TO S. MILANOS ROAD.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALL AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (COR'S) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAS IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
- THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND AN OTHER PRIVATE IMPROVEMENTS IN THE PRIVATE STREET AREA.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
- THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.



METES AND BOUNDS DESCRIPTION:
BEING A 37.24 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 648 AND ALSO BEING THE NORTHEAST CORNER OF FARM TRACT 649, THENCE S 01°11'56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 649, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 330.00 FEET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION AND THE POINT OF BEGINNING;

THENCE, S 88°48'04" E, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 649, A DISTANCE OF 30.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD AND A TOTAL DISTANCE OF 1320.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER AND ALSO BEING ON THE WEST LINE OF SAID FARM TRACT 649;

THENCE, N 01°11'56" W, WITH AND ALONG THE WEST LINE OF SAID FARM TRACT 649, AND THE EAST LINE OF LA LOMA ALTA SUBDIVISION AS RECORDED IN VOLUME 20, PAGE 102 MAP RECORDS A DISTANCE OF 330.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE NORTHWEST CORNER OF SAID FARM TRACT 649, THE SOUTHWEST CORNER OF SAID FARM TRACT 648, THE NORTHEAST CORNER OF SAID LA LOMA ALTA SUBDIVISION AND THE SOUTHEAST CORNER OF MIDWAY MOBILE HOME SUBDIVISION AS RECORDED IN DOCUMENT No. 2968323 MAP RECORDS, A DISTANCE OF 1280.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH AND A TOTAL DISTANCE OF 1320.00 FEET, TO A POINT FOR THE NORTHWEST CORNER AND ALSO BEING THE NORTHWEST CORNER OF FARM TRACT 648;

THENCE, N 88°48'04" E, WITH AND ALONG THE NORTH LINE OF SAID FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 NORTH ROAD A DISTANCE OF 968.48 FEET (968.00 RECORD) TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 01°11'56" E, WITH AND ALONG THE WEST LINE OF CRC SUBDIVISION AS RECORDED IN VOLUME 36, PAGE 189A MAP RECORDS, A DISTANCE OF 25.00 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH ROAD AND A TOTAL DISTANCE OF 340.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR CORNER;

THENCE, N 88°48'04" E, WITH AND ALONG THE SOUTH LINE OF SAID CRC SUBDIVISION A DISTANCE OF 312.82 FEET PASSING A SET OF 1/2" IRON ROD WITH A CAP (JAG) AT THE WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD, AND A TOTAL DISTANCE OF 353.52 FEET TO A POINT FOR CORNER;

THENCE, S 01°11'56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 650.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 648 AND NORTHEAST CORNER OF SAID FARM TRACT 649 AND A TOTAL DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.24 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF
MI LINDA SUBDIVISION
PHASE I and II
(A PRIVATE SUBDIVISION)

37.24 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGES 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS TEN FIFTEEN SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

NAME: EZEQUIEL REYNA
OWNER: REYNA FAMILY DEVELOPMENT, LTD.
ADDRESS: 702 W. EXPRESSWAY 83
WESLACO, TEXAS 78506

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.015(C)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MI LINDA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ
DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU
DATE

THIS PLAT OF TEN FIFTEEN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 2022.

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 74908

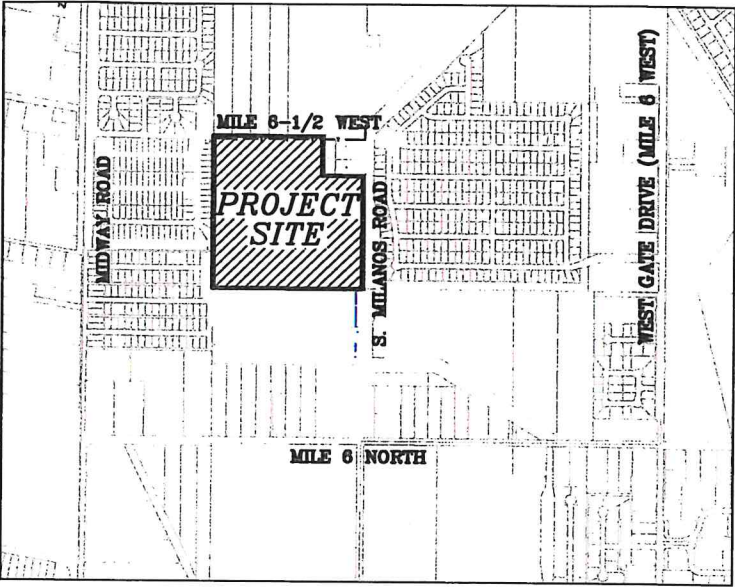
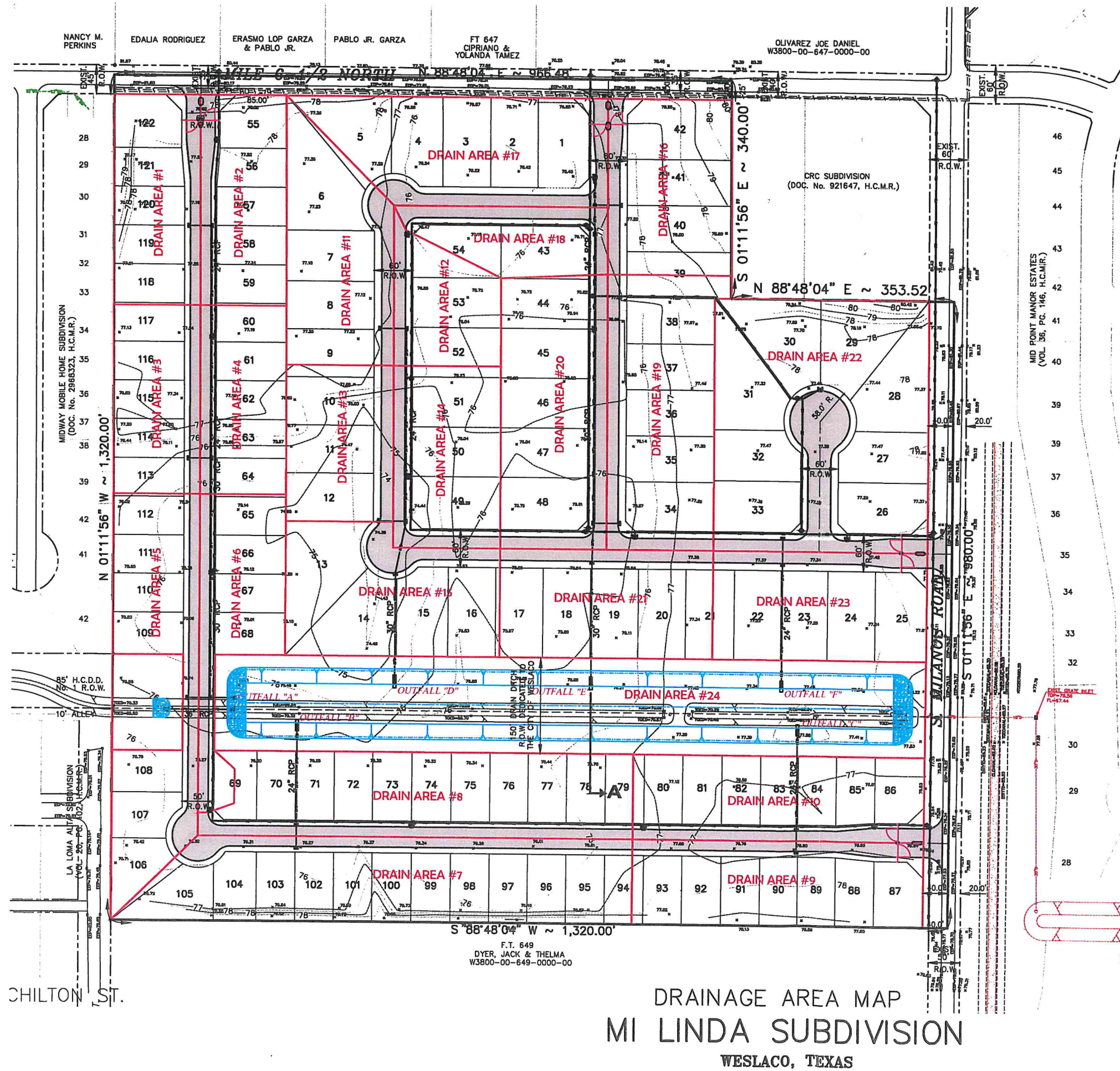
JESUS A. GARZA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4739
J. A. GARZA ASSOCIATES LLC
3319 N. WARE ROAD, STE. "A"
WESLACO, TEXAS 78501
TEL. (956) 687-8687
DATE SURVEYED: 01-17-2022
TBPELS FIRM No. 10194027

DATE

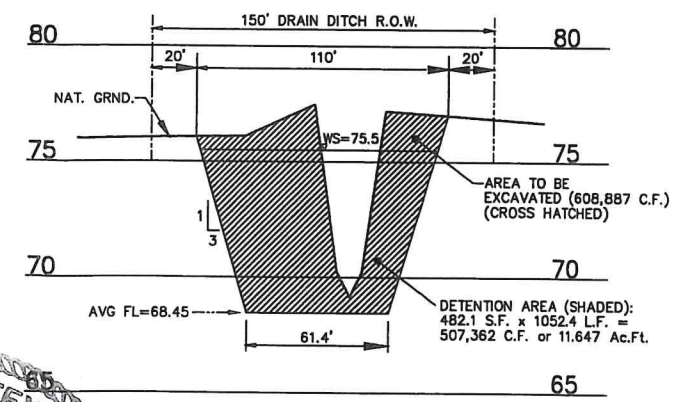
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

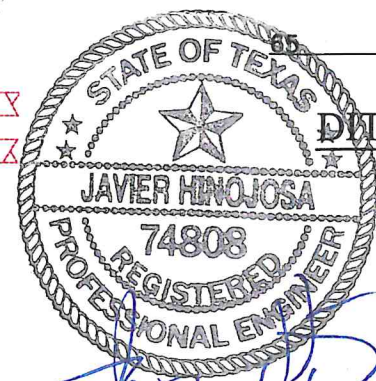
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE



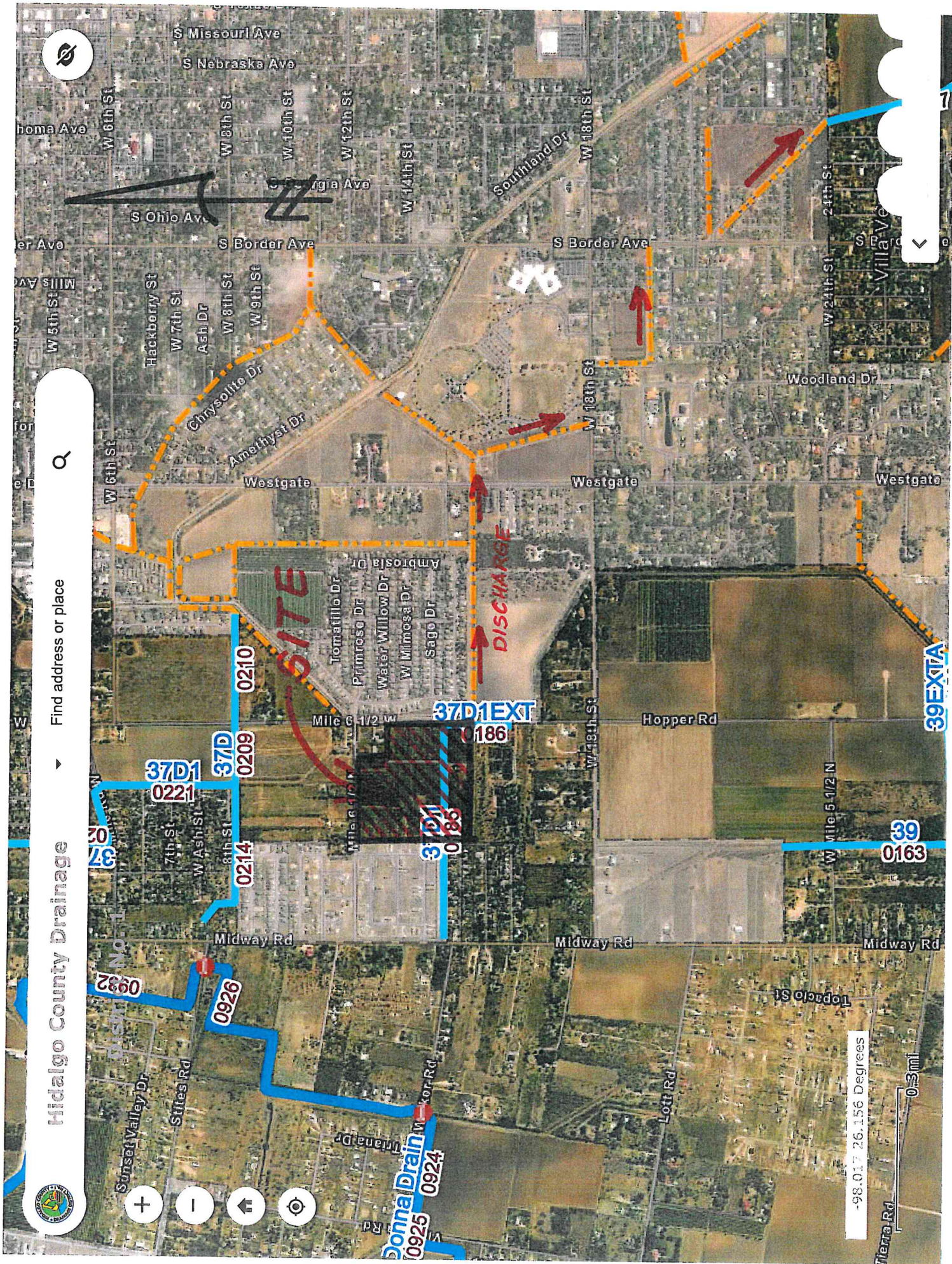
LOCATION MAP
SCALE: 1" = 1,000'

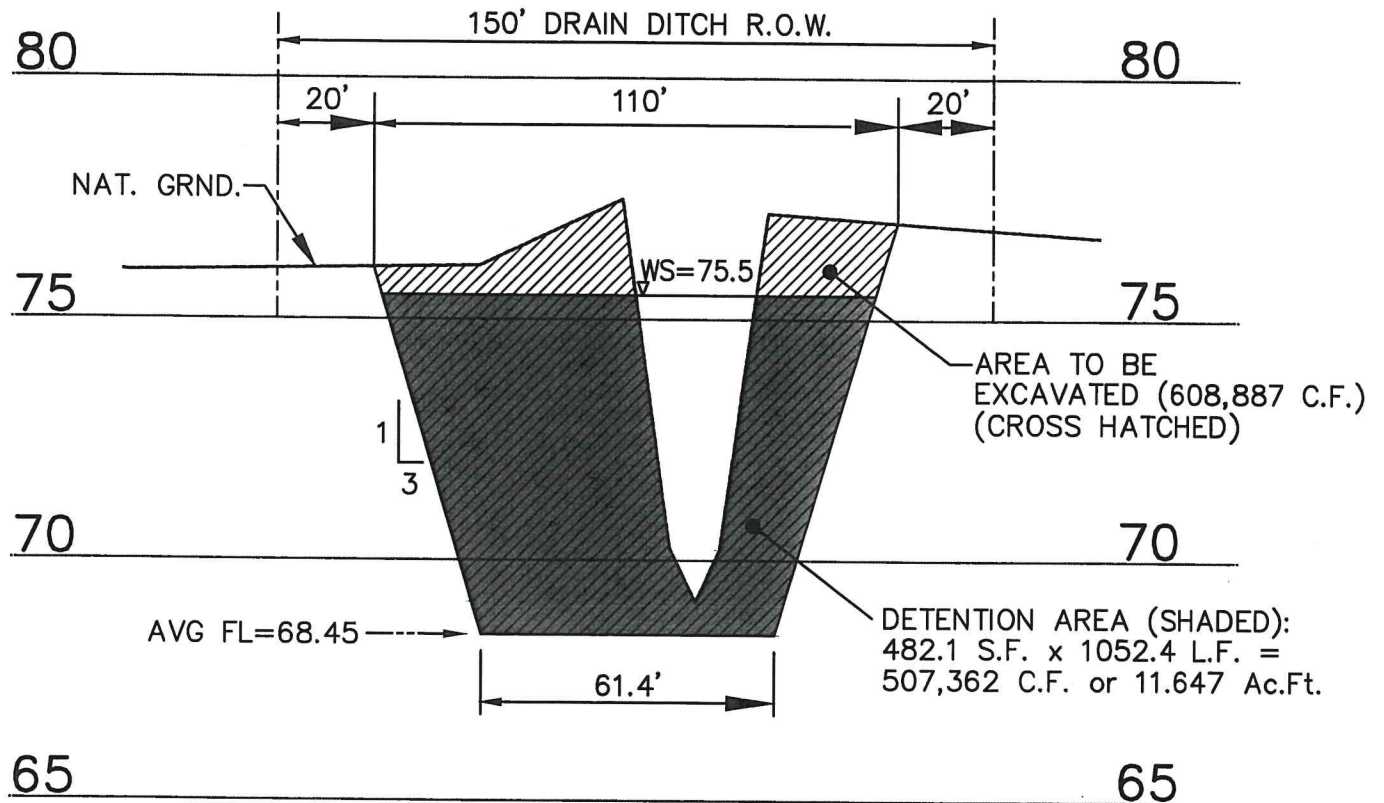


DITCH CROSS SECTION "A"

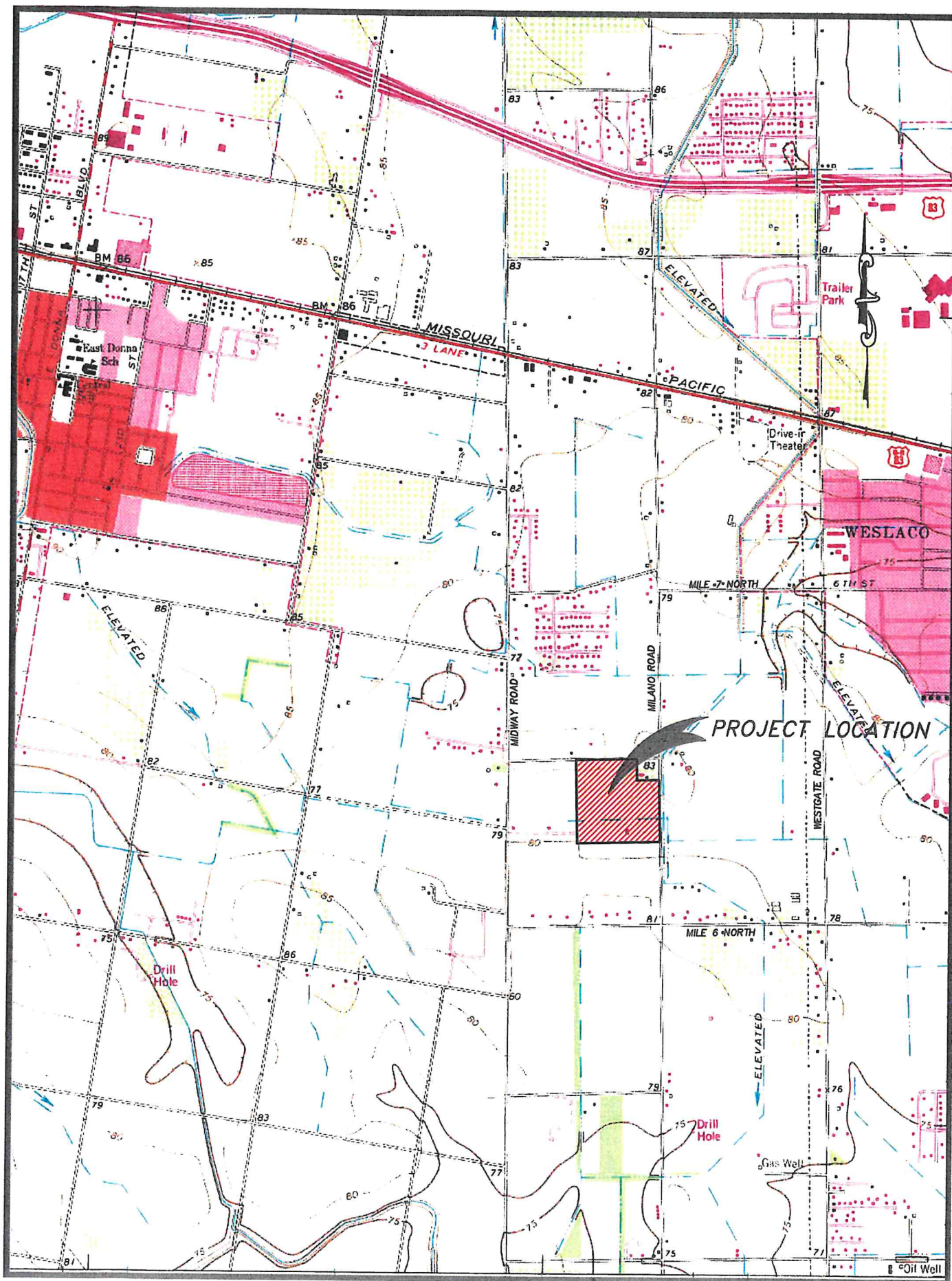


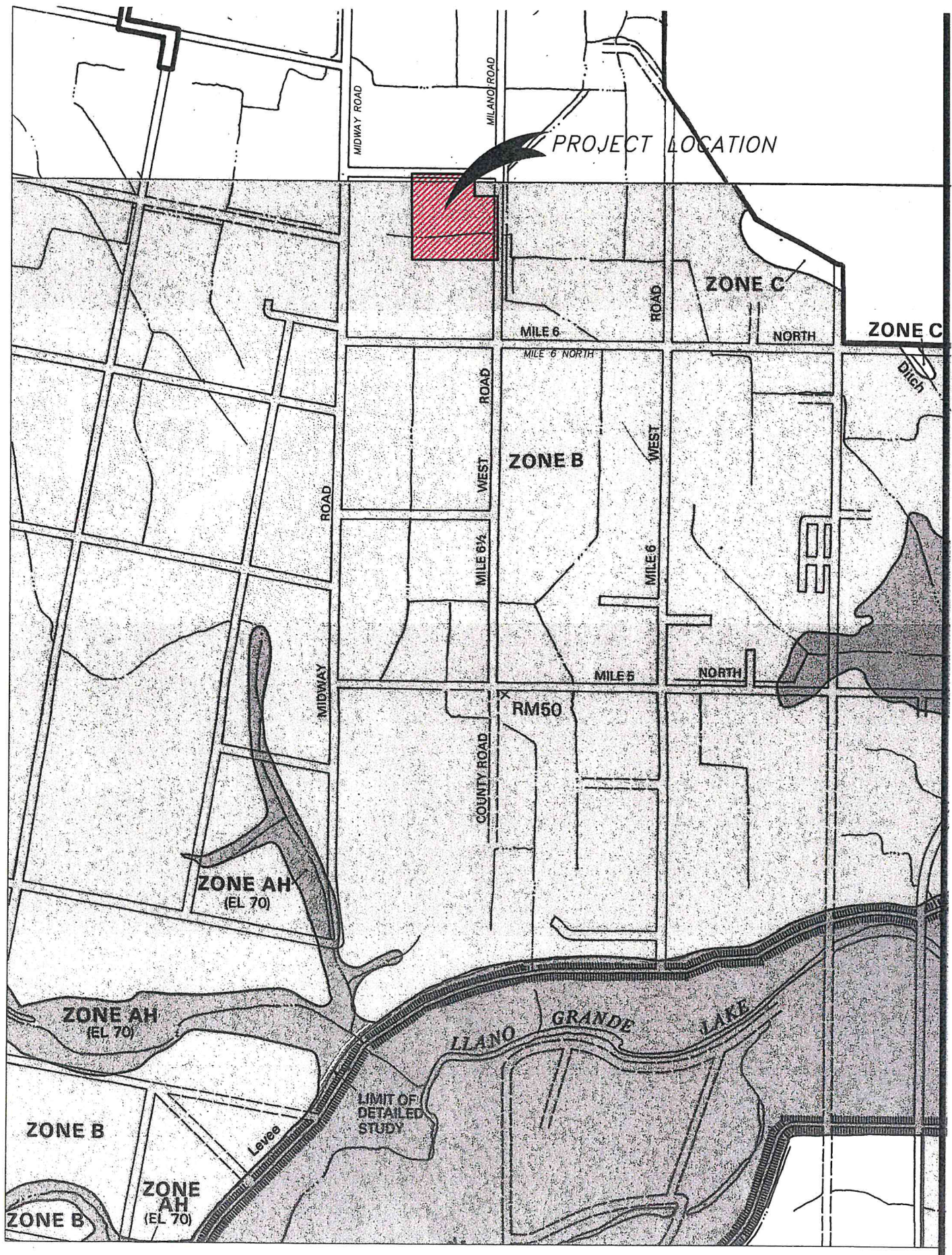
DRAINAGE AREA MAP
MI LINDA SUBDIVISION
WESLACO, TEXAS





DITCH CROSS SECTION "A"





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

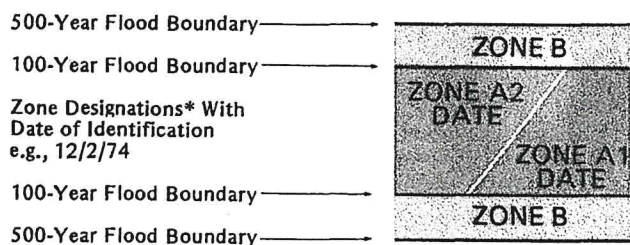
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

KEY TO MAP



Base Flood Elevation Line
With Elevation In Feet**

513

Base Flood Elevation in Feet
Where Uniform Within Zone** (EL 987)

Elevation Reference Mark RM7_x

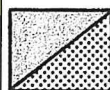
River Mile • M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED
BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

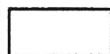
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

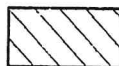


OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†



Identified
1983



Identified
1990



Otherwise
Protected Areas

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.



Floodplain Boundary



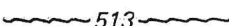
Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

RM 7_x

Elevation Reference Mark

• M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hidalgo County, Texas

Mi Linda Subdivision



April 15, 2022

Custom Soil Resource Report Soil Map



Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.1	5.8%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	4.4	11.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	26.0	70.8%
52	Raymondville clay loam, 0 to 1 percent slopes	4.2	11.5%
Totals for Area of Interest		36.7	100.0%

Map Unit Descriptions

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

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

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

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*	In								Pct	
Randado----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sand clay loam.	SC, SM-SC, GC	A-2-4 A-2-6 A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14----- Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15----- Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18--- Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sand clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sand clay loam	SC	A-2-4 A-2-6 A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20----- Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen---	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24--- Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4 A-4 A-2-6 A-6	95-100	95-100	90-100	20-40	20-30	4-13
25, 26, 27--- Hidalgo	0-17	Fine sandy loam,	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30--- Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	40-44	11-23
31*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO						
					4	10	40	200		
45,* 46,* 47.- Pits	In								Pct	
48, 49----- Ramadero	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	22-20
50----- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	46-65	32-42	13-21
51*----- Ramadero	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy caly loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
Cuevitas-----	0-8	Fine sandy loam	SM, SM-SC, SC-	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented-----	---	---	---	---	---	---	---	---
52, 53----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:*----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
55,56----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Sandy clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:*----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59----- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, snady clay sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
1.* Arents					Ft			In			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3,4----- Brennan	B	None-----	---	---	M	---	---	---	---	Moderate	Low
5,6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Low-----	Low
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	High-----	Low
15**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
25, 26, 27, 28 29 Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
 ("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
 The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc. steel
					Ft			In			
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	---	High-----	Low
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Benito	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matanoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Racombes	B	Common---	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville---	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.

HYDROLOGIC LEGEND

DRAINAGE ANALYSIS

PROJECT NAME: **Mi Linda Subdivision**

DATE: June 16, 2022

I. Existing Condition-10 year

Ex. Area:	1,621,883 sf	Int. Coeff. "k	0.213 Table 3-2
	37.233 ac	K _u	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			16.87 cfs

II. Future Condition-100 year

Future area:	1,621,883.00 sf		
	37.23 ac		
Estimated Imp. Area:	900,590 sf		
% Imp. :	55.53 %		
Slope :	0.25%		
tc :	18.94 min		
Rainfall Intensity (100yr)			8.626 in/hr
c factor			0.522
Q future cond. = Aci = i *	=	167.65 *	0.52
		19.435788 i	

time min.	time hour	i100 in/hr	Q100 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.906	37.04	466,662	16.87	115,849	350,813
220	3.67	1.844	35.84	473,036	16.87	120,909	352,127
230	3.83	1.787	34.72	479,179	16.87	125,969	353,210
240	4.00	1.733	33.69	485,111	16.87	131,029	354,081
250	4.17	1.684	32.72	490,846	16.87	136,089	354,756
260	4.33	1.637	31.82	496,399	16.87	141,150	355,250
270	4.50	1.594	30.97	501,784	16.87	146,210	355,574
280	4.67	1.553	30.18	507,011	16.87	151,270	355,741
290	4.83	1.514	29.43	512,092	16.87	156,330	355,761
300	5.00	1.478	28.72	517,034	16.87	161,391	355,644

MAX.

Storage Required: 355,761 cf
 Storage Required: 8.167 Ac.-Ft.
 w/ release rate of: 16.87 cfs



**City of Weslaco
Engineering Division**

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Mi Linda Subdivision Phase 1 and Phase 2
Location: 340' south of Mile 6 1/2 North along the west side of S. Milano Road.
Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent
Address: 416 E. Dove Ave, McAllen, Tx. 78504 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

Pkt.	ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
			Acres	GFA	# of Units			
1	220	Multi-Family Housing	23.05	N.A.	216	117	144	1592
2	210	Single-Family Detached	14.10	N.A.	68	57	74	

Comments: This subdivision will be developed in two phases

Prepared by: Javier Hinojosa Engineering Date: _____
Address: 416 E. Dove Ave, McAllen, Tx. 78504 Phone Number: (956) 668-1588

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

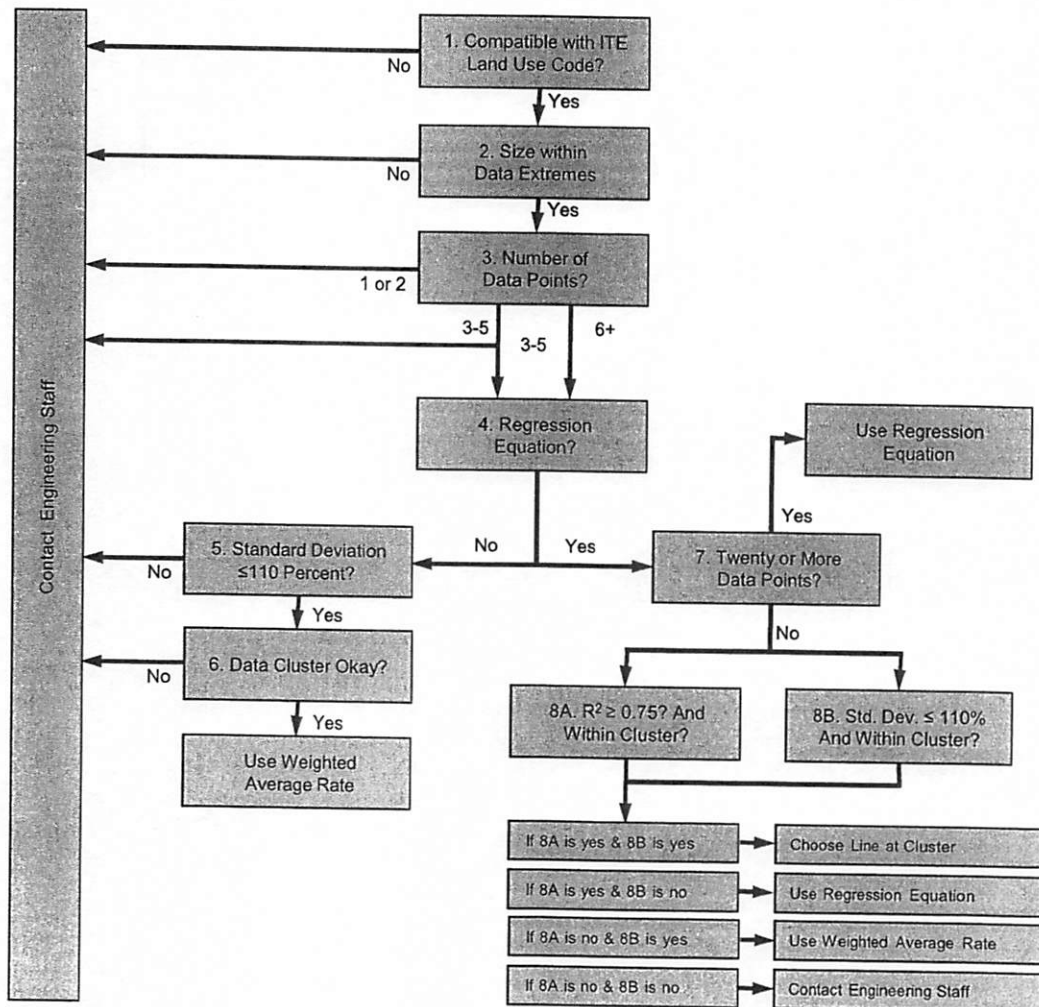
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

(956)

(956) 973-3128 (fax)

Subdivision Name: Mi Linda Subdivision Ph. 1

Location: 340 feet South of Mile 6 ½ North along the west side of S. Milano Road

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 54 Number of Dwellings: 216

ITE Code: 220 Multifamily Housing (Low-Rise)

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.46

$$0.46 \times 216 \text{ Dwellings} = 99.4 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.95 \ln(x) - 0.51 \\ &= 0.95 \ln(216) - 0.51 \end{aligned}$$

$$\begin{aligned} \ln(T) &= 4.5965 \\ T &= e^{4.5965} \\ &= 99.1 \text{ trips} \end{aligned}$$

use 99 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

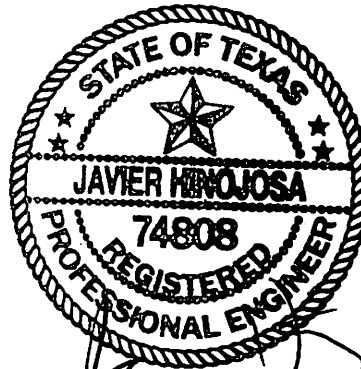
Avg. Rate: 0.56

$$0.56 \times 216 \text{ Lots} = 121.0 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.89 \ln(x) - 0.02 \\ &= 0.89 \ln(216) - 0.02 \end{aligned}$$

$$\begin{aligned} \ln(T) &= 4.7640 \\ T &= e^{4.7640} \\ &= 117.2 \text{ trips} \end{aligned}$$

use 121 trips



Weekday, AM Peak Hour of Generator

Avg. Rate: 0.56

$$0.56 \times 216 \text{ Lots} = 121.0 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.94 \ln(x) - 0.29$
 $= 0.94 \ln(216) - 0.29$

$$\ln(T) = 4.7628$$

$$T = e^{4.7628}$$

$$= 117.1 \text{ trips}$$

use 121 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 0.67

$$0.67 \times 216 \text{ Lots} = 144.7 \text{ trips}$$

Fitted Curve: $T = 0.66(x) + 1.41$
 $= 0.66(216) + 1.41$
 $= 144.0 \text{ trips}$

use 145 trips

Weekday Trips

Avg. Rate: 7.32

$$7.32 \times 216 \text{ Lots} = 937.0 \text{ trips}$$

Fitted Curve: $T = 7.56(x) - 40.86$
 $= 7.56(216) - 40.86$
 $= 1592.1 \text{ trips}$

use 1592 trips

Subdivision Name: Mi Linda Subdivision Ph. 2

Location: 1055 feet south of Mile 6 ½ North along the west side of S. Milano Road

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 68 Number of Dwellings: 68

ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.74

$$0.74 \times 68 \text{ Dwellings} = 50.3 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(68) + 4.8 \end{aligned}$$

$$= 53.1 \text{ trips}$$

use 53 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.99

$$0.99 \times 68 \text{ Dwellings} = 67.3 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(68) + 0.20 \end{aligned}$$

$$\ln(T) = 4.2507$$

$$T = e^{4.2507}$$

$$= 70.2 \text{ trips}$$

use 70 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 68 \text{ Dwellings} = 51.7 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.91 \ln(x) + 0.20$
 $= 0.91 \ln(68) + 0.20$

$$\ln(T) = 4.0398$$
$$T = e^{4.0398}$$
$$= 56.8 \text{ trips}$$

use 57 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

$$1.00 \times 68 \text{ Dwellings} = 68.0 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.94 \ln(x) + 0.34$
 $= 0.94 \ln(68) + 0.34$

$$\ln(T) = 4.3063$$
$$T = e^{4.3063}$$
$$= 74.2 \text{ trips}$$

use 74 trips

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

Document No: 3360908

Billable Pages: 4

Recorded On: July 13, 2022 11:53 AM

Number of Pages: 5

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

Total Recording: \$ 48.75

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

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

File Information:

Document No: 3360908
 Receipt No: 20220713000175
 Recorded On: July 13, 2022 11:53 AM
 Deputy Clerk: Imelda Leal
 Station: CH-1-CC-K27

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
 COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
 County Clerk
 Hidalgo County, Texas

CHARGE: VLTC
GFW 177125 / ZO

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

GENERAL WARRANTY DEED

Date: July 5, 2022

Grantor: TERESA MARIA GONZALES a/k/a TERESA GONZALES and husband, JAMES GRANTHAM BANKS BARBEE; and FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES, a single man; and PATRICIA ANN BARBEE a/k/a PATRICIA BARBEE, a single woman

Grantor's Mailing Address:

TERESA MARIA GONZALES
P.O. Box 1539
Progreso, Texas 78579

FRANK LEONEL GONZALES
1305 W. 3rd Street, Unit 5
Westaco, Texas 78596

PATRICIA ANN BARBEE
1801 N. Pearl Street, # 204
Dallas, Texas 75201

Grantor: REYNA FAMILY DEVELOPMENT, LTD., a Texas limited partnership

Grantee's Mailing Address: 702 W. Expressway 83, Ste. 100
Westaco, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

All of Farm Tract 648, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT:

All of CRC SUBDIVISION, recorded in Volume 36, Page 199A, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE.

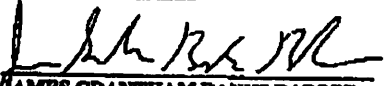
Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement for canals, laterals, pipelines, etc. as shown by instrument dated April 1, 1920, recorded in Volume 105, Page 237, Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of Central Power and Light Company as shown by instrument dated February 29, 1931, recorded in Volume 359, Page 426, Deed Records of Hidalgo County, Texas.
5. Right of Way easement in favor of Hidalgo County as shown by instrument dated June 29, 1973, recorded in Volume 1371, Page 940, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 30, 1943, by and between F.V. Lehman and wife, Gertrude I. Lehman, as Lessor, and Paul Meaders, as Lessee, recorded in Volume 49, Page 391 Oil and Gas Records of Hidalgo County, Texas.

- County, Texas. Assigned unto La Gloria Corporation by instrument dated November 2, 1943, recorded in Volume 53, Page 360, Oil and Gas Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated May 31, 1947, recorded in Volume 74, Page 1 and dated July 1, 1947, recorded in Volume 80, Page 311, Oil and Gas Records of Hidalgo County, Texas.
 8. Mineral and/or royalty reservation contained in deed dated February 21, 1945, recorded in Volume 555, Page 153 and dated October 13, 1946, recorded in Volume 604, Page 317, Deed Records of Hidalgo County, Texas.
 9. Subject to any portion of subject property described herein lying within canal right of way.
 10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
 11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
 12. Visible and apparent easements on or across the property herein described.
 13. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

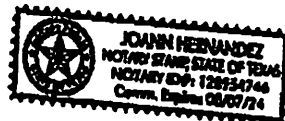
When the context requires, singular nouns and pronouns include the plural.


 TERESA MARIA GONZALES a/k/a
 TERESA GONZALES

 JAMES GRANTHAM BANKS BARBEE

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by
 TERESA MARIA GONZALES a/k/a TERESA GONZALES.



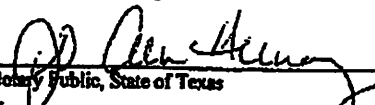

 Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by,
 JAMES GRANTHAM BANKS BARBEE.



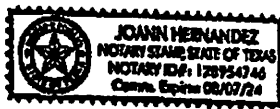

 Notary Public, State of Texas


FRANK LEONEL GONZALES a/k/a
FRANK L. GONZALES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 11 day of July, 2022, by
FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES.




Notary Public, State of Texas


PATRICIA ANN BARBEE a/k/a
PATRICIA BARBEE

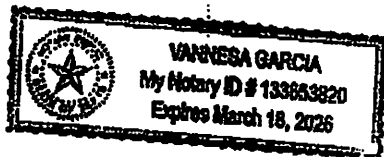
STATE OF TEXAS

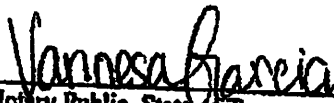
§

COUNTY OF Dallas

§

This instrument was acknowledged before me on this 06 day of July, 2022, by
PATRICIA ANN BARBEE a/k/a PATRICIA BARBEE.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
REYNA FAMILY DEVELOPMENT, LTD.,
a Texas limited partnership
702 W. Expressway 83, Ste. 100
Weslaco, Texas 78596

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

Document No: 3360861

Billable Pages: 3

Recorded On: July 13, 2022 11:08 AM

Number of Pages: 4

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

Total Recording: \$ 44.25

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

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

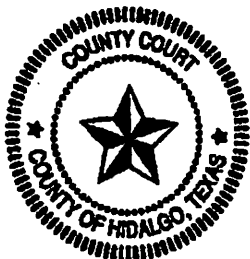
File Information:

Document No: 3360861
Receipt No: 20220713000130
Recorded On: July 13, 2022 11:08 AM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

CHARGE: VLTC
GF# 177120 / 20

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

GENERAL WARRANTY DEED

Date: July 5, 2022

Grantor: TERESA MARIA GONZALES a/k/a TERESA GONZALES and husband, JAMES GRANTHAM BANKS BARBEE; and FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES, a single man

Grantor's Mailing Address:

TERESA MARIA GONZALES
P.O. Box 1539
Progreso, Texas 78579

FRANK LEONEL GONZALES
1305 W. 3rd Street, Unit 5
Weslaco, Texas 78596

Grantee: REYNA FAMILY DEVELOPMENT, LTD., a Texas limited partnership

Grantee's Mailing Address: 702 W. Expressway 83, Ste. 100
Weslaco, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

Property (including any improvements):

The North 10 acres of Farm Tract 649, WEST TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-39, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

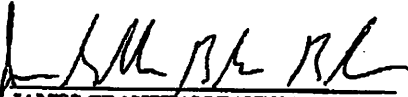
1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roads, easements and reservations as shown on the map and dedication of West Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
3. Easement for canals, laterals, pipe lines, etc. as shown by instrument dated March 10, 1923, recorded in Volume 145, Page 577, Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of Hidalgo County as shown by instrument dated June 11, 1973, recorded in Volume 1377, Page 774, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 17, 1944, by and between F.W. Rounds and wife, Minnie Rounds, as Lessor, and La Gloria Corp., as Lessee, recorded in Volume 52, Page 267, Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated May 31, 1947, recorded in Volume 74, Page 1, Oil and Gas Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated May 1, 1945, recorded in Volume 563, Page 10, Deed Records and dated January 26, 2005, filed February 3, 2005, under Document Number 1431736, Official Records of Hidalgo County, Texas.
8. Subject to any portion of subject property described herein lying within canal right of way.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

11. Visible and apparent easements on or across the property herein described.
12. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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

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

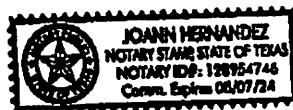

 TERESA MARIA GONZALES a/k/a
 TERESA GONZALES

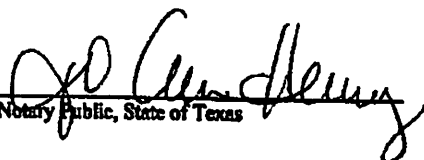

 JAMES GRANTHAM BANKS BARBEE

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by
 TERESA MARIA GONZALES a/k/a TERESA GONZALES.

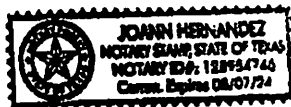


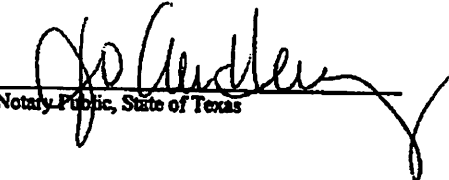

 Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 5th day of July, 2022, by,
 JAMES GRANTHAM BANKS BARBEE.




 Notary Public, State of Texas

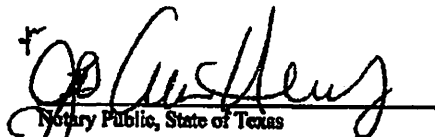

FRANK LEONEL GONZALES a/k/a
FRANK L. GONZALES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 11 day of July, 2022, by
FRANK LEONEL GONZALES a/k/a FRANK L. GONZALES.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
REYNA FAMILY DEVELOPMENT, LTD.,
a Texas limited partnership
792 W. Expressway 83, Ste. 100
Weslaco, Texas 78596

TAX CERTIFICATE



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

Issued To:

JAVIER HINOJOSA ENGINEERING
416 EAST DOVE AVENUE
MCALLEN, TX 78504

Legal Description

WEST TRACT 10AC-N10AC FT 649 10AC NET

Fiduciary Number: 20477100

Parcel Address: MILE 6 1/2 W

Legal Acres: 10.0000

Account Number: W3800-00-649-0000-02

Certificate No: 247638016

Deposit No.: ED22182170TC

Certificate Fee: \$10.00

CASH

Print Date: 07/01/2022 11:18:40 AM

Paid Date: 07/01/2022

Issue Date: 07/01/2022

Operator ID: JESUS170

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

GONZALES TERESA & FRANK L
PO BOX 1539
PROGRESO, TX 78579-1539

Certified Tax Unit(s):

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

2021 Value:	167,697
2021 Levy:	\$1,406.53
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

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

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

Reference (CF) No: 326498

Issued By:

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



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

TAX CERTIFICATE



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

Issued To:

JAVIER HINOJOSA ENGINEERING
416 EAST DOVE AVENUE
MCALLEN, TX 78504

Legal Description

WEST TRACT N340'-W968' & S650' FT 648
27.75AC GR 26.59AC NET

Fiduciary Number: 20477100

Parcel Address: MILE 6 1/2 WEST

Legal Acres: 26.5900

Account Number: W3800-00-648-0000-00

Deposit No.: ED22182170TC

Print Date: 07/01/2022 11:16:23 AM

Certificate No: 247638013

Paid Date: 07/01/2022

Certificate Fee: \$10.00

CASH

Issue Date: 07/01/2022

Operator ID: JESUS170

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(I) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

GONZALES TERESA & FRANK L
BANKS & PATRICIA BARBEE
PO BOX 1539
PROGRESO, TX 78579-1539

Certified Tax Unit(s):

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

2021 Value:	372,260
2021 Levy:	\$1,128.34
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

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

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



Reference (GF) No: 326494

Issued By: *Pablo Villarreal Jr.*
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 09/06/2022

GIL TEEGARDIN
JAVIER HINOJOSA ENGINEERING
416 E DOVE AVE
MCALLEN TX, 78504

RE: MI LINDA PH 1 AND PH 2 Subd. Drainage and Detention

Good Morning Mr. Teegardin:

I have received your revised cross section and calculations dated 08/30/2022 for the **MI LINDA PH 1 and PH 2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. Ditch section is accepted by county and District.

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Drainage Statement

Mi Linda Subdivision Phase I and II

Weslaco, Texas

Introduction

Mi Linda Subdivision is a 37.23-acre tract of land out of Farm Tracts 648 and 649, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located along the south side of Mile 6 ½ North and the west side of S. Milano Road (Mile 6 ½ West) and is within the E.T.J. of Weslaco, Texas. The developer plans to voluntarily ask to be annexed by the City of Weslaco.

Flood Plain

The vast majority of the subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The most northern fringe of the subdivision is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised June 6, 2000. Zone "X" is defined as "areas of 500-year flood; areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 77.0, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25 and 26), Hidalgo Sandy Clay Loam (28), and Raymondville Clay Loam (52). Soils group 25, 26, and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 52 is in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "B" make up 88.5% of this subdivision.

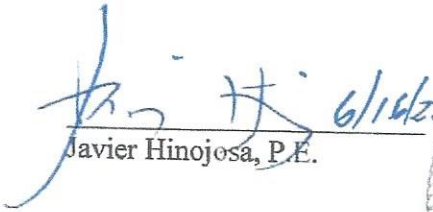
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 16.87 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Mi Linda Subdivision is a proposed mixed-use subdivision with 54 multi-family lots (4-plexes) (Phase I) and 68 single-family lots (Phase II). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout this development and shall discharge into a Hidalgo and Cameron County Irrigation District No. 9 drain ditch (maintained

by Hidalgo County Drainage District No. 1) that will be dedicated to the City of Weslaco by this development. Detention shall be accomplished by widening this drainage ditch. An existing 18" pipe crosses the street to a grate inlet between the HCCID No. 9 elevated canal and Mid Point Manor Estates, thence flows south via a 30" pipe into a HCCID No. 9 drainage ditch that flows east adjacent to the south side of Mid Point Manor Estates. The overall discharge continues through HCCID No. 9 drainage ditches to the east and south to the Main Floodway. This development will increase runoff to a maximum of 158.01 cubic feet per second based on the 50-year storm frequency for an increase Q of 141.14 cubic feet per second. Required detention for this subdivision is 313,189 cubic feet (7.190 Ac.Ft.) (NOTE: Required detention for a 100-year storm = 355,761 cubic feet (8.167 Ac.Ft.)). The existing drain ditch expansion will increase detention by 507,362 cubic feet (11.647 Ac.Ft.) at an average water depth of 6.55 feet.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u>	
H.C.D.D. NO. 1	
<u>01/30/22</u> DATE	

DRAINAGE ANALYSIS

PROJECT NAME: **Mi Linda Subdivision Phase I & II**
 DATE: June 16, 2022

I. Existing Condition-10 year

Ex. Area:	1,621,883 sf	Int. Coeff. "k	0.213 Table 3-2
	37.233 ac	K _u	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			16.87 cfs

II. Future Condition-50 year

Future area: 1,621,883.00 sf
 37.23 ac

Estimated Imp. Area: 900,590 sf

% Imp. : 55.53 %

Slope : 0.25%

tc : 18.94 min

Rainfall Intensity (50yr) 8.130 in/hr

c factor 0.522

Q future cond. = $Aci = i *$ = 158.01 * 0.52
 19.435788 i

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	33.96	427,876	16.87	115,849	312,028
220	3.67	1.690	32.84	433,521	16.87	120,909	312,613
230	3.83	1.637	31.81	438,959	16.87	125,969	312,990
240	4.00	1.587	30.85	444,207	16.87	131,029	313,178
250	4.17	1.541	29.95	449,279	16.87	136,089	313,189
260	4.33	1.498	29.11	454,188	16.87	141,150	313,038
270	4.50	1.458	28.33	458,946	16.87	146,210	312,736
280	4.67	1.420	27.59	463,563	16.87	151,270	312,293
290	4.83	1.384	26.90	468,049	16.87	156,330	311,719
300	5.00	1.350	26.25	472,412	16.87	161,391	311,021

MAX.

Storage Required: 313,189 cf
 Storage Required: 7.190 Ac.-Ft.
 w/ release rate of: 16.87 cfs

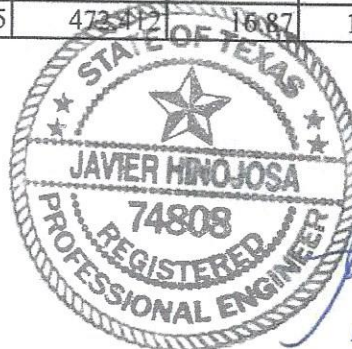


TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A. #1	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A. #1-D.A.#2	Pipe Flow	0.522						32	3.0	0.18	8.18
D.A. #2	Overland & Gutter	0.522	120		5.00			180	1.0	3.00	8.00
D.A.#2-D.A.#4	Pipe Flow	0.522						368	3.0	2.04	10.22
D.A.#3	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#3-D.A.#4	Pipe Flow	0.522						32	3.0	0.18	9.01
D.A.#4	Overland & Gutter	0.522	120		5.00			230	1.0	3.83	8.83
D.A.#4-D.A.#6	Pipe Flow	0.522						380	3.0	2.11	12.33
D.A.#5	Overland & Gutter	0.522	150		6.25			250	1.0	4.17	10.42
D.A.#5-D.A.#6	Pipe Flow	0.522						32	3.0	0.18	12.51
D.A.#6	Overland & Gutter	0.522	120		5.00			320	1.0	5.33	10.33
D.A.#6-OUTFALL A	Pipe Flow	0.522						35	3.0	0.19	12.71
D.A.#7	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#7-D.A.#8	Pipe Flow	0.522						32	3.0	0.18	13.80
D.A.#8	Overland & Gutter	0.522	115		4.79			530	1.0	8.83	13.63
D.A.#8-OUTFALL B	Pipe Flow	0.522						160	3.0	0.89	14.69
D.A.#9	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#9-D.A.#10	Pipe Flow	0.522						32	3.0	0.18	9.27

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

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

TABLE 1A FLOWRATE DETERMINATION Mi Linda Subdivision									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
Existing	37.233	0.200	99.58	10	2.265	16.87			
D.A. #1	1.017	0.522	8.00	10	9.512	5.05			
D.A. #1-D.A.#2	1.017	0.522	8.18	10	9.436	5.01	24	0.049%	
D.A. #2	1.017	0.522	8.00	10	9.512	5.05			
D.A.#2-D.A.#4	2.034	0.522	10.22	10	8.654	9.19	24	0.165%	
D.A.#3	0.915	0.522	8.83	10	9.168	4.38			
D.A.#3-D.A.#4	0.915	0.522	9.01	10	9.099	4.35	24	0.037%	
D.A.#4	0.915	0.522	8.83	10	9.168	7.16			
D.A.#4-D.A.#6	3.864	0.522	12.33	10	7.987	16.11	30	0.154%	
D.A.#5	1.481	0.522	10.42	10	8.587	7.16			
D.A.#5-D.A.#6	1.481	0.522	12.51	10	7.936	6.13	24	0.074%	
D.A.#6	0.975	0.522	10.33	10	8.616	7.16			
D.A.#6-OUTFALL A	6.320	0.522	12.71	10	7.881	26.00	30	0.402%	
D.A.#7	2.288	0.522	13.63	10	7.633	7.16			
D.A.#7-D.A.#8	2.288	0.522	13.80	10	7.587	9.06	24	0.161%	
D.A.#8	1.976	0.522	13.63	10	7.633	7.16			
D.A.#8-OUTFALL B	4.264	0.522	14.69	10	7.366	16.40	24	0.526%	
D.A.#9	1.400	0.522	9.09	10	9.067	7.16			
D.A.#9-D.A.#10	1.400	0.522	9.27	10	8.999	6.58	24	0.085%	

FORMULA FOR INTENSITY

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^a e}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#10	Overland & Gutter	0.522	115		4.79			258	1.0	4.30	9.09
D.A.#10-OUTFALL C	Pipe Flow	0.522						160	3.0	0.89	10.16
D.A.#11	Overland & Gutter	0.522	198		8.25			225	1.0	3.75	12.00
D.A.#11-D.A.#12	Pipe Flow	0.522						32	3.0	0.18	12.18
D.A.#12	Overland & Gutter	0.522	150		6.25			80	1.0	1.33	7.58
D.A.#12-D.A.#14	Pipe Flow	0.522						300	3.0	1.67	9.25
D.A.#13	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#13-D.A.#14	Pipe Flow	0.522						50	3.0	0.28	12.46
D.A.#14	Overland & Gutter	0.522	150		6.25			240	1.0	4.00	10.25
D.A.#14-D.A.#15	Pipe Flow	0.522						80	3.0	0.44	12.90
D.A.#15	Overland & Gutter	0.522	200		8.33			40	1.0	0.67	9.00
D.A.#15-OUTFALL D	Pipe Flow	0.522						175	3.0	0.97	13.87
D.A.#16	Overland & Gutter	0.522	175		7.29			155	1.0	2.58	9.88
D.A.#16-M.H.#17	Pipe Flow	0.522						37	3.0	0.21	10.08
D.A.#17	Overland & Gutter	0.522	200		8.33			375	1.0	6.25	14.58
D.A.#17-M.H.#17	Pipe Flow	0.522						30	3.0	0.17	14.75
M.H.#17-D.A.#18	Pipe Flow	0.522						45	3.0	0.25	15.00
D.A.#18	Overland & Gutter	0.522	90		3.75			155	1.0	2.58	6.33
D.A.#18-D.A.#20	Pipe Flow	0.522						450	3.0	2.50	17.50

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#10	1.400	0.522	9.09	10	9.067	6.63		
D.A.#10-OUTFALL C	2.800	0.522	10.16	10	8.676	12.68	24	0.315%
D.A.#11	1.292	0.522	12.00	10	8.084	5.45		
D.A.#11-D.A.#12	1.292	0.522	12.18	10	8.032	5.42	24	0.057%
D.A.#12	0.698	0.522	7.58	10	9.695	3.53		
D.A.#12-D.A.#14	1.990	0.522	9.25	10	9.007	9.36	24	0.171%
D.A.#13	0.944	0.522	10.25	10	8.644	7.16		
D.A.#13-D.A.#14	0.944	0.522	12.46	10	7.951	3.92	24	0.030%
D.A.#14	1.099	0.522	10.25	10	8.644	7.16		
D.A.#14-D.A.#15	4.033	0.522	12.90	10	7.827	16.48	30	0.162%
D.A.#15	1.465	0.522	9.00	10	9.103	7.16		
D.A.#15-OUTFALL D	5.498	0.522	13.87	10	7.569	21.72	30	0.281%
D.A.#16	1.218	0.522	9.88	10	8.776	5.58		
D.A.#16-M.H.#17	1.218	0.522	10.08	10	8.704	5.53	24	0.060%
D.A.#17	1.639	0.522	14.58	10	7.392	6.32		
D.A.#17-M.H.#17	1.639	0.522	14.75	10	7.352	6.29	24	0.077%
M.H.#17-D.A.#18	2.857	0.522	15.00	10	7.293	10.88	24	0.232%
D.A.#18	0.683	0.522	6.33	10	10.297	3.67		
D.A.#18-D.A.#20	3.540	0.522	17.50	10	6.756	12.48	24	0.305%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
Mi Linda Subdivision

[illegible]

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

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

TABLE IA
FLOWRATE DETERMINATION
Mi Linda Subdivision

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^{0.6}}$$



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

August 30, 2022

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

RE: Mi Linda Subdivision Phase I and Phase II

Dear Ms. De La Fuente:

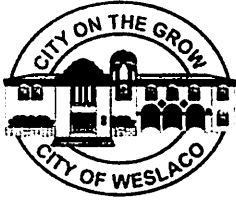
This letter is in response to a request from Javier Hinojosa, PE, the Engineer of record for Mi Linda Subdivision Phase I and Phase II Development. Our office has received and approved the proposed drainage statement for the above-mentioned developments and has no objections to the Engineer's plan to discharge water as identified in approved drainage report date August 30, 2022.

If you should have any questions or require additional information, please feel free to contact me at (956) 292-7080.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

Xc:
Raul Sesin, PE, CFM, General Manager
Alexis Lozano, EIT
Isaac Gonzalez, EIT
Gilberto Aguirre, EIT



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR-000270-2022

GENERAL INFORMATION

Name of Subdivision: Mi Linda Subdivision Phase I and II

Location: 340' south of Mile 6 1/2 North along the west side of Milanos Road

Legal Description: 37.24 acres of land more or less out of Farm Tracts 648 and 649, West Tract Subdivision as recorded in Volume 3, Pages 34-37, Map Records of Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Detention to be placed within a 150' Drain Ditch R.O.W. dedicated to the City of Weslaco straddling the lot line of Farm Tracts 648 and 649. Outfall to flow east and south through H.C.C.I.D. #9 existing canal system.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Reyna Family Development, Ezequiel Reyna Telephone: (956) 477-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@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: Ezequiel Reyna Jr.

Owner Signature: _____ Date: 7/22/2022

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/22/22

Authorized Agent Printed Name: Javier Hinojosa, P.E.

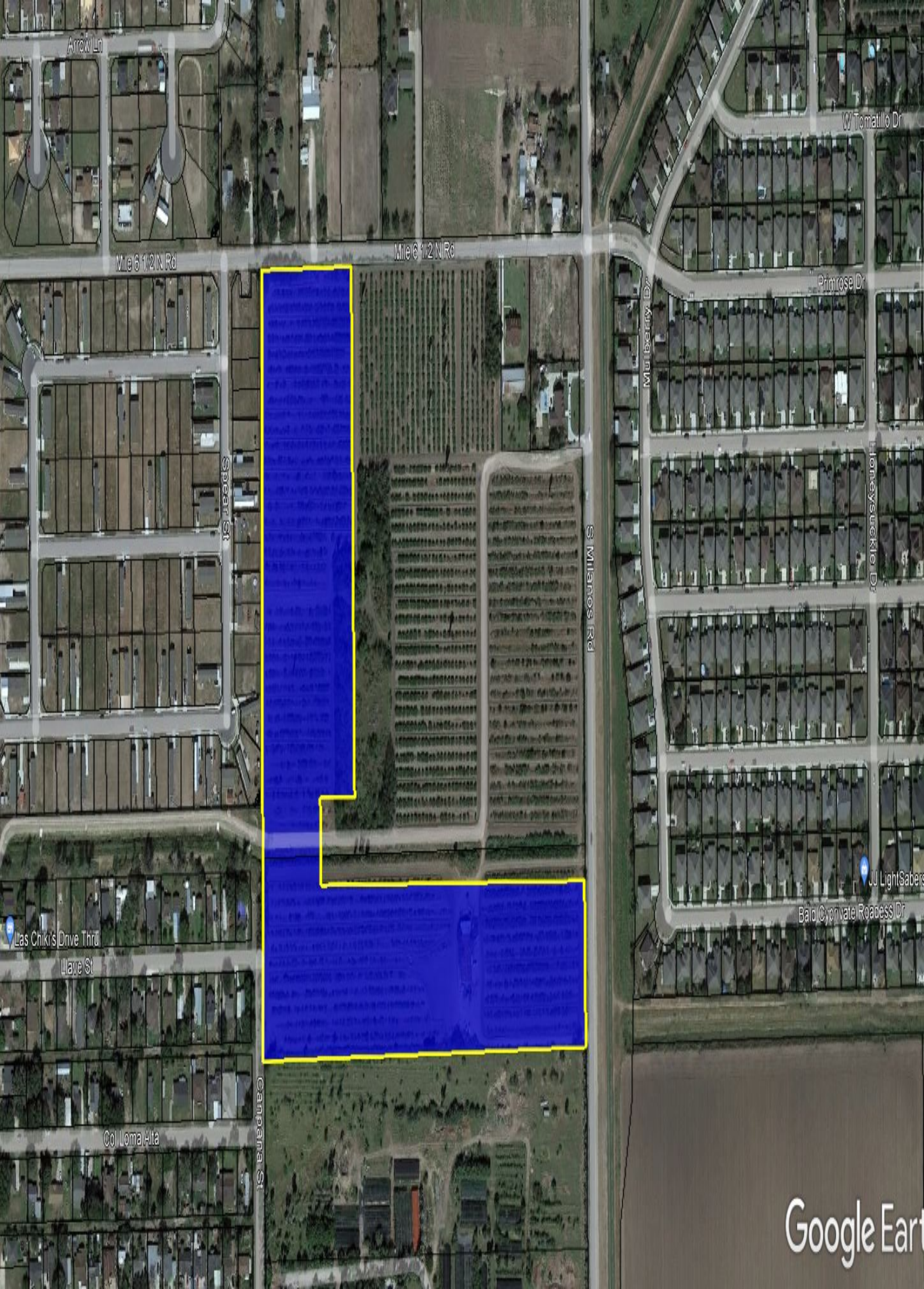
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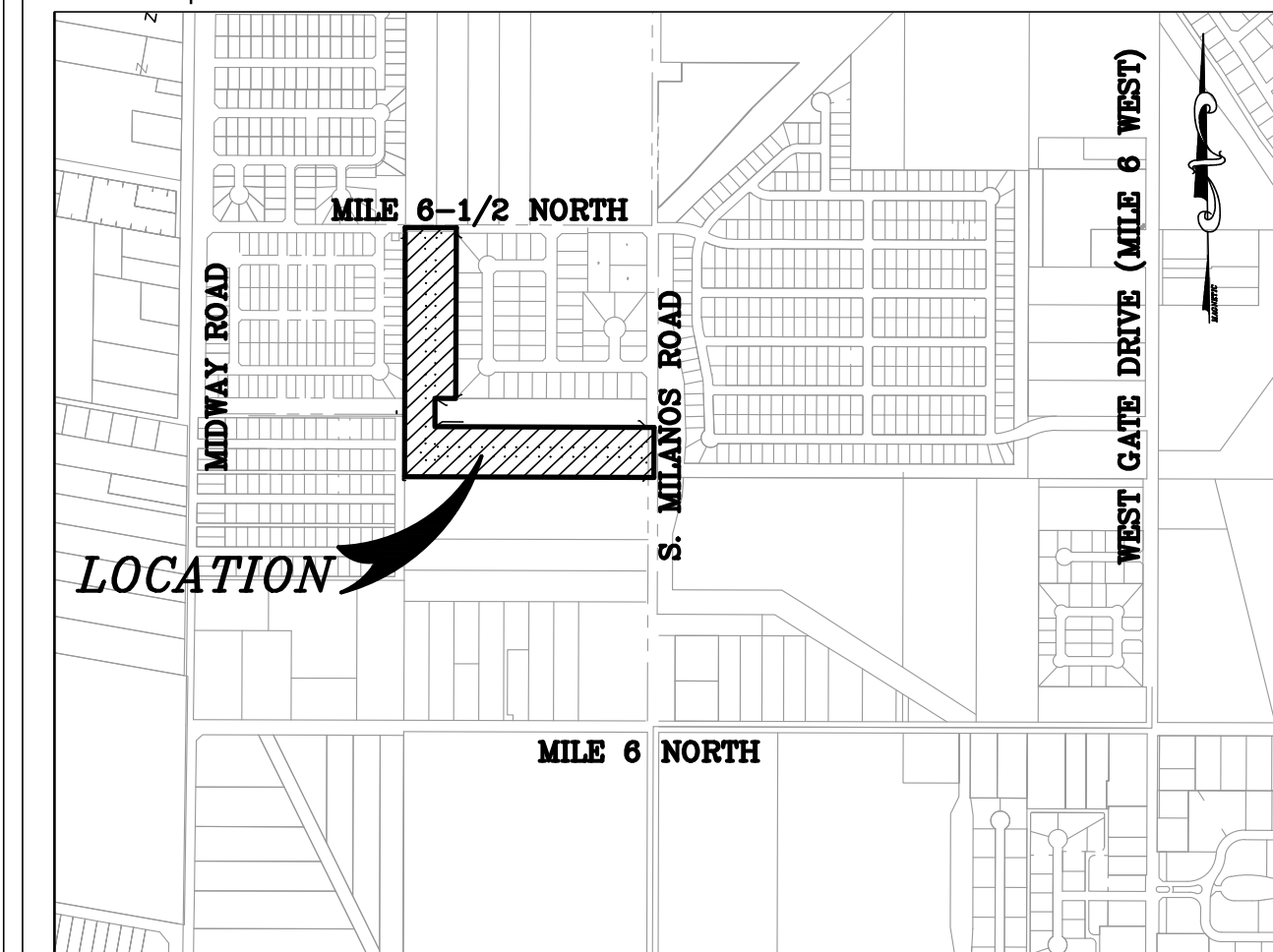
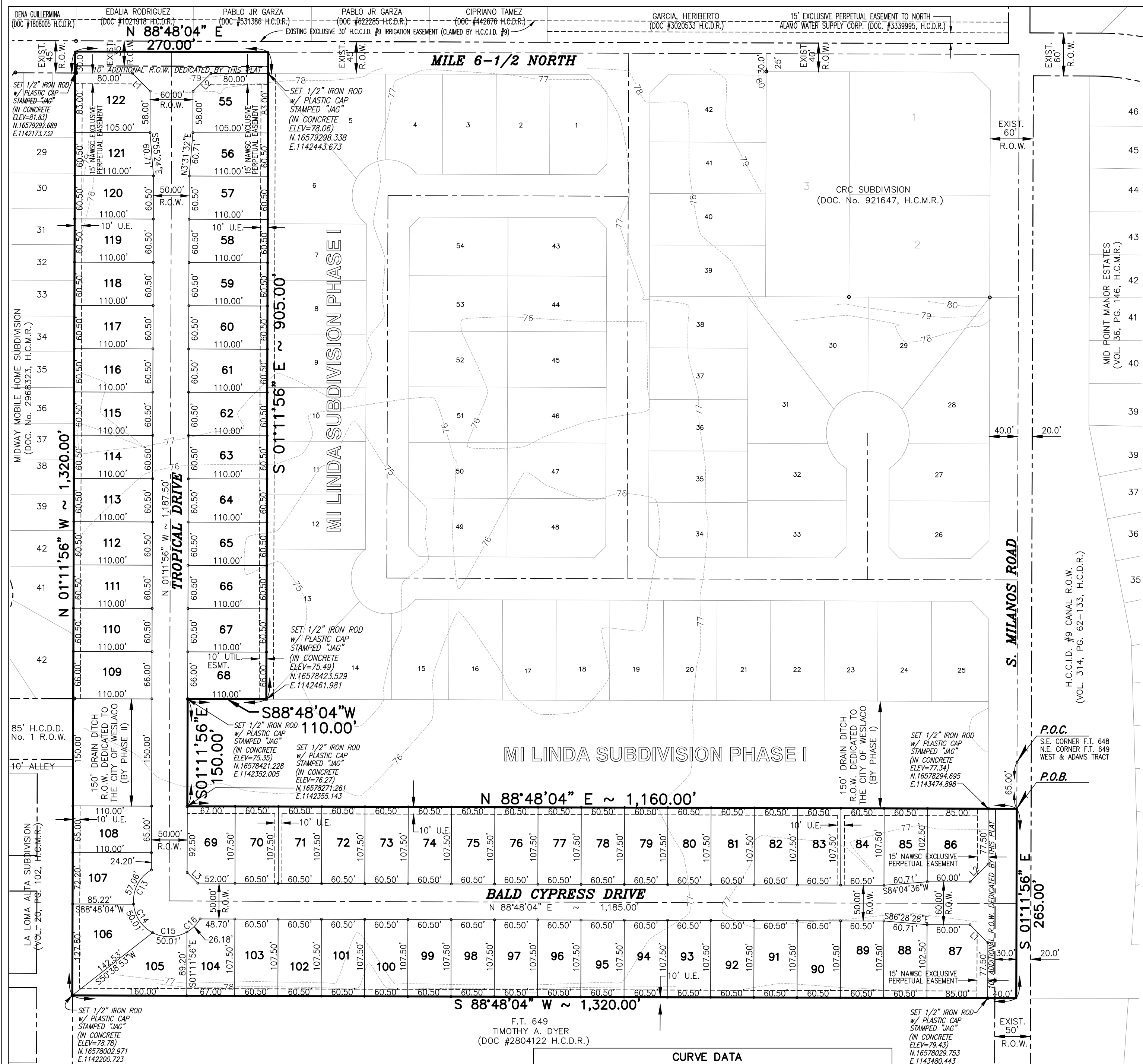
Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____





DATE OF PREPARATION: JULY, 2022 DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE WESLACO, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRINTED NAME: EZEQUIEL REYNA, JR., DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES _____

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP. COMMUNITY PANEL No. 480334 0525 B, EFFECTIVE DATE JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS PROPERTY IS ALSO LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP. COMMUNITY PANEL No. 480334 0450C, REVISED JUNE 6, 2000. ZONE "X" IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD".
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT OR ELEVATION 78.00, WHICHEVER IS HIGHER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND CITY OF WESLACO REQUIREMENTS, MI LINDA SUBDIVISION PHASE I AND II (COMBINED) WILL BE REQUIRED TO DETAIN A TOTAL OF 313,189 CUBIC FEET (7,190 ACRE-FEET) OF STORM WATER RUNOFF. ALL REQUIRED DETENTION WAS CONSTRUCTED AS PART OF MI LINDA SUBDIVISION PHASE I. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT:25 FEET
REAR:20% OF LOT DEPTH (25.0' MAXIMUM)
SIDE:5 FEET
SIDE CORNER:10 FEET
- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF SOUTH MILANOS ROAD AND ALONG THE SOUTH SIDE OF MILE 6 1/2 NORTH
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK: EXISTING SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 335 WEST OF THE NORTH WEST CORNER OF THIS PROPERTY ALONG THE SOUTH RIGHT-OF-WAY OF MILE 6 1/2 NORTH. (NAD83-NAD83) ZONE 4205 TX 32(SOUTH)
TOP OF MANHOLE ELEVATION = 80.94 NORTING: 16579294.401 EASTING: 1142107.490
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 55 AND 122 TO MILE 6 1/2 NORTH AND FROM LOTS 86 AND 87 TO S. MILANOS ROAD.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALL AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSED OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCR'S) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAS IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
- THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND AN OTHER PRIVATE IMPROVEMENTS IN THE PRIVATE STREET AREA.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
- THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

IRREGULAR LOT AREAS			
LOT #	SQ. FT.	ACRES	
55	8,403	0.193	
56	6,504	0.149	
89	7,090	0.163	
88	6,353	0.146	
86	8,400	0.193	
87	8,400	0.193	
88	6,353	0.146	
104	7,090	0.161	
105	8,885	0.206	
106	8,656	0.199	
107	7,057	0.162	
121	6,504	0.149	
122	8,403	0.193	

LINE DATA		
No.	BEARING	DISTANCE
L1	S46°11'56"E	35.36'
L2	S43°48'04"W	35.36'
L3	N46°11'56"W	21.21'
L4	N43°48'04"E	21.21'

METES AND BOUNDS DESCRIPTION:

BEING A 14.19 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 648 AND ALSO BEING THE NORTHEAST CORNER OF FARM TRACT 649, THENCE S 01°11'56" E, WITH AND ALONG THE EAST LINE OF FARM TRACT 649, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 65.00 FEET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION AND THE POINT OF BEGINNING;

THENCE, S 01°11'56" E, WITH AND ALONG THE EAST LINE OF SAID FARM TRACT 649 AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 WEST ROAD A DISTANCE OF 265.00 FEET FOR THE SOUTHEAST CORNER;

THENCE, S 88°48'04" W, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 649, A DISTANCE OF 30.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE APPARENT WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD AND A TOTAL DISTANCE OF 1320.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER AND ALSO BEING ON THE WEST LINE OF SAID FARM TRACT 649;

THENCE, N 01°11'56" W, WITH AND ALONG THE WEST LINE OF SAID FARM TRACT 649, AND THE EAST LINE OF LA LOMA ALTA SUBDIVISION AS RECORDED IN VOLUME 20, PAGE 102 MAP RECORDS, A DISTANCE OF 330.00 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) AT THE NORTHWEST CORNER OF SAID FARM TRACT 649, THE SOUTHWEST CORNER OF SAID FARM TRACT 648, THE NORTHEAST CORNER OF SAID LA LOMA ALTA SUBDIVISION AND THE SOUTHEAST CORNER OF MIDWAY MOBILE HOME SUBDIVISION AS RECORDED IN DOCUMENT NO. 2968323 MAP RECORDS, A DISTANCE OF 1290.00 FEET PASSING A FOUND 3/4" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH AND A TOTAL DISTANCE OF 1320.00 FEET, TO A POINT FOR THE NORTHWEST CORNER AND ALSO BEING THE NORTHWEST CORNER OF FARM TRACT 648;

THENCE, N 88°48'04" E, WITH AND ALONG THE NORTH LINE OF SAID FARM TRACT 648, AND ALSO BEING THE CENTERLINE OF MILE 6 1/2 NORTH ROAD A DISTANCE OF 270.00 FEET TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 01°11'56" E, PARALLEL TO THE WEST LINE OF FARM TRACT 648, A DISTANCE OF 20.00 FEET PASSING THE APPARENT SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH ROAD AND A TOTAL DISTANCE OF 905.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR A CORNER;

THENCE, S 88°48'04" W, PARALLEL TO THE SOUTH LINE OF SAID FARM TRACT 648, A DISTANCE OF 110.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR A CORNER;

THENCE, S 01°11'56" E, PARALLEL TO THE WEST LINE OF SAID FARM TRACT 648, A DISTANCE OF 85.00 FEET PASS THE SOUTH LINE OF SAID FARM TRACT 648 AND THE NORTH LINE OF SAID FARM TRACT 649 A TOTAL DISTANCE OF 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR A CORNER;

THENCE, N 88°48'04" E, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 649, A DISTANCE OF 1130.00 FEET PASSING THE APPARENT WEST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD, AND A TOTAL DISTANCE OF 1160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.19 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE _____ DAY OF _____, 20__

SUBDIVISION PLAT OF MI LINDA SUBDIVISION PHASE II (A PRIVATE SUBDIVISION)

14.19 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS
648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN
VOLUME 2 PAGES 34-37 MAP RECORDS OF HIDALGO COUNTY,
TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS MI LINDA SUBDIVISION PHASE I, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

NAME: EZEQUIEL REYNA, JR.
OWNER: REYNA FAMILY DEVELOPMENT, LTD.
ADDRESS: 702 W. EXPRESSWAY 83
WESLACO, TEXAS 78596

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MI LINDA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ

DATE

SECRETARY OF THE CITY OF WESLACO: NORMA A. CANTU

DATE

THIS PLAT OF MI LINDA SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, JESUS A. GARZA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JESUS A. GARZA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4739
J. A. GARZA ASSOCIATES LLC
3319 N. WARE ROAD STE. "A"
WESLACO, TEXAS 78501
TEL: (956) 687-8687 DATE SURVEYED: 01-17-2022
TBPELS FIRM No. 10194027

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER REYNA FAMILY DEVELOPMENT LLC	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956)477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956)668-1588
SURVEYOR: JESUS A. GARZA ASSOC. LLC	3319 N. WARE ROAD STE. "A"	MCALLEN, TX 78501	(956)687-8687



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5816	
From:			
Subject: Discussion and consideration to approve the Final Plat for The Coves – being 18.48 acres out of Farm Tract 1030, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southside of mile 8 N. Rd. approximately 710' east of International Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage and has provided the letters of support from the irrigation district and drainage district.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Final Plat and variance request at their regular meeting of September 7, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of the Final Plat and compliance with the ordinance on the variance.			
Attachments, if any: The Coves- Memo, The Coves- Plat application, The Coves Variance Application, The Coves support letters, The Coves 1, 1-The Coves Plat			
Responsibilities upon Approval: 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: The Coves- Final Plat

DATE: September 13, 2022

The proposed use for the 64-lot subdivision will have lots of four-plex and apartment use. The proposed development will be part of a future three phase project that will continue east to include townhomes and commercial at the intersection of Pike and FM 1015. The developer is currently pursuing a buyout from NAWSC and had proposed to tie into city lines. The developer has requested a variance to allow for off-site drainage and has received letters of support from the Irrigation District and Drainage District. The proposed development will also be a private un-gated community.

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: The Coves

Location: South side of Mi 8 N (E. Pike Blvd), approx 710' east of FM 1015

Legal Description: 18.48 acres, more or less, out of Farm Tract 1030, West And Adams Tract Subdivision, according to the Map or Plat recorded in Vol. 2, Pages 34-37, H.C.M.R.

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: R2

Existing Land Use: VACANT Proposed Land Use: multifamily

Number of Lots Proposed: 64 Gross Acreage: 18.48

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Miguel Brito Telephone: 956-540-5557

Address: 2015 N. Shary Rd- Ste 2 Fax: _____

City: Mission State: TX Zip: 78572 E-mail: info@britoconstruction.com

ENGINEER INFORMATION

Name: AEC Engineering, LL. Telephone: 956-380-6558

Address: PO BOX 480 Fax: 956-380-6110

City: Edinburg State: TX Zip: 78540 E-mail: carlos@aecengineering.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00 Planning Review fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ **Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____ **\$350.00 (one time fee for preliminary and final plat)**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

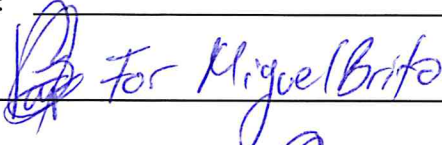
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

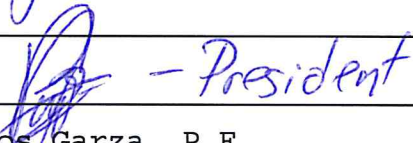
AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Miguel Brito

Owner Signature:  Date: 07-28-22

 is the authorized agent
Authorized Agent Signature: - President Date: 07-28-22

Authorized Agent Printed Name: Carlos Garza, 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: _____

THE COVES

DRAINAGE REPORT FOR A 18.48-ACRE (16.85 ACRES NET) TRACT OF LAND OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.

Located on the south side of Mile 8 North Road (E. Pike Blvd.), approximately 710 feet east of International Blvd. (F.M. 1015), in the City of Weslaco, Texas.

Prepared By



On: March 24, 2022

PROJECT # 1281.004



Carlos Garza, P.E., P.G., SIT, CAPM, CFM, CESSWI

**Texas Registered Engineering Firm: F-9688
Texas Board of Professional Geoscientists # 50190
Texas Asbestos Consulting Agency # 100517**

**P.O. Box 480
Edinburg, Texas 78540
Phone: (956) 380-6558
www.aecengineering.net**

Table of Contents

- I. Drainage Statement and Report with Hydraulic Calculations
- II. Project Location Map
- III. Flood Insurance Rate Map (FIRM) and Legend
- IV. USGS Map with Project Location
- V. Soil Survey Resource Report
- VI. Set of Plans (Half and Full Size Folded)

SECTION I
Drainage Statement and Report
with Hydraulic Calculations

Drainage Statement for:

THE COVES

A 18.48-acre (16.85 acres net) tract of land out of Farm Tract 1030, West And Adams Tract Subdivision, according to the Map or Plat recorded in Volume 2, Pages 34-37, H.C.M.R., situated in the City of Weslaco, County of Hidalgo, Texas.

March 24, 2022

Project Location and Description

The proposed 18.48-acre (16.85 acres net) is situated in the City of Weslaco, Hidalgo County, Texas; and is coming out of Farm Tract 1030, West And Adams Tract Subdivision, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. This development is located on the south side of Mile 8 North Road (E. Pike Blvd.), approximately 710 feet east of International Blvd. (F.M. 1015), in the City of Weslaco, Texas.

Floodplain (FEMA Information)

This tract of land is currently vacant, and its future use is residential. The proposed development is situated in Flood Zone X (no shading), as per FEMA FIRM Panel 480334 0450 C, map revised June 6, 2000. Zone X (no shading) is defined as areas determined to be outside of the 500-year floodplain.

Soils Information

According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are classified as 28 (61.5%) and 52 (38.5%). Map Unit Names: "Hidalgo Sandy Clay Loam" and "Raymondville Clay Loam" which belong to Hydrologic Groups B and C, respectively. Group B soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. Group C soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Drainage Pattern Determination

The topography in this site indicates that runoff flows relatively in a northerly direction. Post development runoff shall be discharged into an existing H.C.C.I.D. No. 9 drain ditch located at the south side of this development. Said drain ditch will be widened within an area 77 feet deep by 610 feet wide that will be dedicated to H.C.C.I.D. No. 9 by this development. Side slopes for excavated area shall not exceed 3:1 (see detail). The excavation will add an additional runoff storage capacity of 301,990 cubic feet, of which 166,549 (3.82 ac-ft) are required to be detained for this development as per engineered calculations.

Runoff will be conveyed via ten (10) proposed type CC inlets, approximately 716 linear feet of 24" RCP, 268 linear feet of 30" RCP, 984 linear feet of 36" RCP, and 295 linear feet of 48" RCP. There will be two points of discharge at the excavated area (see plans). H.C. C.I.D. No. 9 drain ditch connects with a series of ditches south of this site, and ultimately discharge into the South Mercedes Lateral.

As indicated on the **Drainage Pattern Determination** paragraph, the amount of storm runoff required for this proposed 18.48-acre tract of land (16.45 acres net), is **166,549** cubic feet. The excavation/widening of the existing H.C.C.I.D. No. 9 drain ditch will add a runoff storage capacity of 301,990 cubic feet, which represents an additional 81% of the storage capacity required.

Necessary Detention Quantification

As per City of Weslaco drainage policy, the site will retain the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per attached Engineered Calculations, this residential subdivision shall detain 166,549 c.f. cumulatively for the 18.48-acre (16.45-acre net) tract of land and is further broken down below:

Pre-Development Quantifications

Site is currently Nearly bare and untilled soils

Q = 7.15 cfs
I = 4.24 in/hr
Tc = 39.37 min

Post Development Quantifications

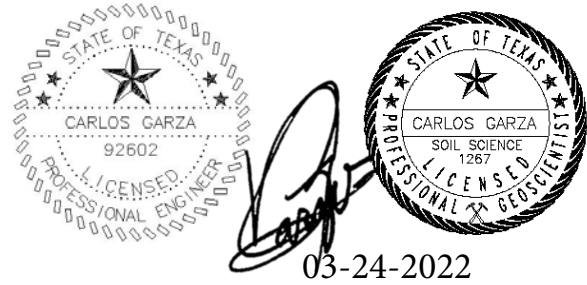
Upon site development, will be a 27-lot residential subdivision

Q = 63.14 cfs
I = 6.25 in/hr
Tc = 30.81

The pre-development flow rate averages 7.15 cfs while the post develop flow rate averages 63.14 cfs; creating an incremental average flow rate of 55.99 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current **City of Weslaco** and Hidalgo County Drainage District No. 1 ordinances and or policies and approved by the **City of Weslaco** at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.

Prepared by: AEC Engineering, LLC
Authorized by: Carlos Garza, P.E., P.G.
Contact: 956-380-6558
carlos@aecenineering.net



AEC ENGINEERING, LLC.

DRAINAGE REPORT/STATEMENT

PROJECT NAME: The Coves
PROJECT NUMBER: 1281.004
DATE: March 24, 2022
PREPARED BY: Carlos Garza
PHONE NUMBER: (956) 380-6558

COUNTY: Hidalgo
CITY: Weslaco
Number of Lots: 60 + Common Areas
Analysis Method: Rational Method

I. Pre Development (Existing) Conditions

Storm Frequency: 10-year
Existing Area: 733,830.00 ft²
Existing Area: 16.85 ac
Existing Slope : 0.10 %
Time of Concentration: 39.37 min
Rainfall Intensity: 4.24 in/hr based on frequency of 10-year
Type of Drainage Area: Unimproved Areas
Runoff Coeff (c factor): 0.10
Q peak existing condition: 7.15 cfs

Existing Surface Conditions: Unpaved
Intercept Coefficient "k": 0.491 ft/sec
Ku=3.28 (constant)
Hydraulic Length (L): 1,203.00 ft
Ruoff Velocity "v": 0.51 ft/sec

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

II. Post Development (Future) Conditions

Storm Frequency: 50-year
Future development area: 733,830.00 ft²
Future development area: 16.85 ac
Proposed Slope (s) : 1.00 %
Time of Concentration: 30.81 min
Rainfall Intensity (i)= 6.25 in/hr based on frequency of 50-year
Type of Drainage Area: Multit units, detached
Runoff Coeff (c factor): 0.60
Q future conditon (ciA)= 63.14 cfs

Time (min)	Time (sec)	I (in/hr)	Post Development		Pre Development		Required Storage Volume ft ³
			Flow (Q) ft ³ /sec	Volume (V) ft ³	Flow (Q) ft ³ /sec	Volume (V) ft ³	
30.81	1,848.47	6.25	63.14	116,708	7.15	13,208	103,499
40.81	2,448.47	5.29	53.42	130,801	7.15	15,352	115,448
50.81	3,048.47	4.61	46.60	142,069	7.15	17,496	124,573
60.81	3,648.47	4.11	41.52	151,492	7.15	19,639	131,853
70.81	4,248.47	3.72	37.57	159,617	7.15	21,783	137,834
80.81	4,848.47	3.40	34.40	166,780	7.15	23,927	142,853
90.81	5,448.47	3.14	31.79	173,198	7.15	26,070	147,128
100.81	6,048.47	2.93	29.60	179,025	7.15	28,214	150,811
110.81	6,648.47	2.74	27.73	184,369	7.15	30,358	154,011
120.81	7,248.47	2.58	26.12	189,312	7.15	32,501	156,810
130.81	7,848.47	2.44	24.71	193,915	7.15	34,645	159,270
140.81	8,448.47	2.32	23.46	198,227	7.15	36,789	161,438
150.81	9,048.47	2.21	22.36	202,287	7.15	38,932	163,354
160.81	9,648.47	2.11	21.36	206,125	7.15	41,076	165,049
170.81	10,248.47	2.02	20.47	209,768	7.15	43,220	166,549

Storage Required:
w/ release rate of:
Storage Required for Development:
Storage Required per Lot:

166,549 ft³
7.15 ft³/sec
3.82 Ac.Ft.
0.06 Ac.Ft.

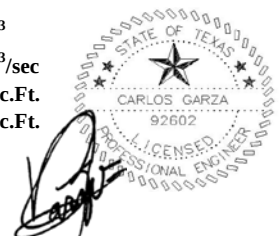


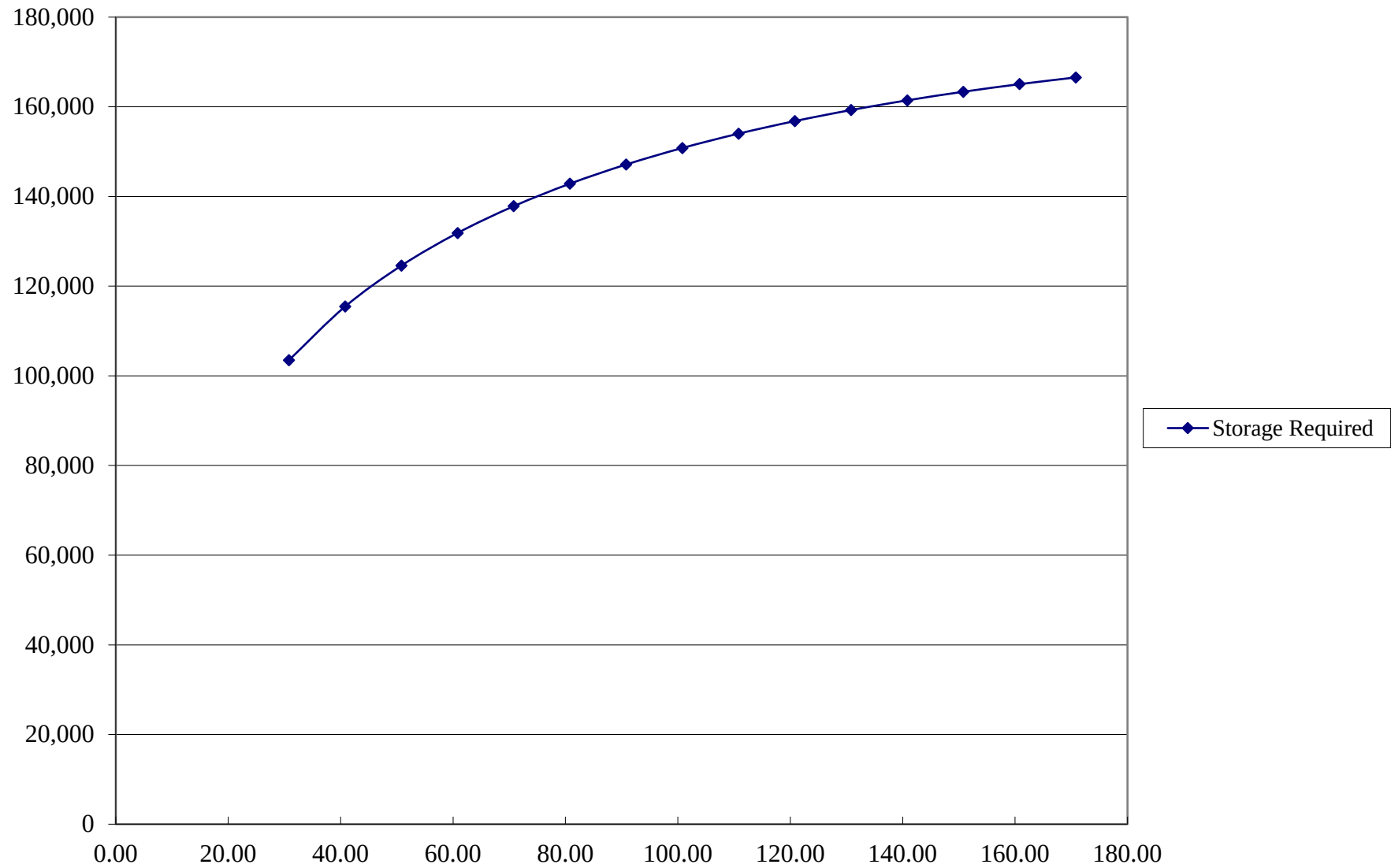
Table 3.24 (pg 84-85 Design Hydrology and Sedimentology for Small Catchments)
Values of Runoff Coefficient (C) for Rational Formula
(Used in $Q=ciA$)

Land Use	C
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi units, detached	0.40 - 0.60
Munti units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, avg., 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, avg., 2-7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Agricultural land:	
<i>Bare packed soil</i>	
*Smooth	0.30 - 0.60
*Rough	0.20 - 0.50
<i>Cultivated rows</i>	
*Heavy soil, no crop	0.30 - 0.60
*Heavy soil, with crop	0.20 - 0.50
*Sandy soil, no crop	0.20 - 0.40
*Sandy soil, with crop	0.10 - 0.25
<i>Pasture</i>	
*Heavy soil	0.15 - 0.45
*Sandy soil	0.05 - 0.25
Woodlands	0.05 - 0.25
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Unimproved areas	0.10 - 0.30
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

|

	Development Area	Calculated C Factor
Enter the Pre-Development C factor:	Unimproved Areas	0.10
Enter the Post-Development C factor:	Muilti units, detached	0.60

Storage Volume Required as Varied by Time of Concentration



Pre-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.1000	0.51	1,203.00	39.37
Total Results					1,203.00	39.37

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

$$t_c = \frac{L}{v}$$

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

Post-Development Conditions						
Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.500	1.14	86.00	1.26
2	3.28	0.619	1.000	2.03	216.50	1.78
3	3.28	0.619	0.174	0.85	246.00	4.84
4	3.28	0.619	0.129	0.73	246.00	5.62
5	3.28	0.619	0.101	0.65	246.00	6.35
6	3.28	0.619	0.101	0.65	246.00	6.35
7	3.28	0.619	0.069	0.53	147.20	4.60
Total Results					548.50	30.81

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Pre Development

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Harrison	b	74	80	87	98	99	103
Hartley	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Haskell	Intensity (in/hr)*	2.92	3.65	4.24	4.91	5.40	5.78
Hays							
Hemphill							
Henderson							
Hidalgo							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	74.09	92.74	107.74	124.70	137.21	146.94

* for time of Concentration = **39.37** mins

Hidalgo

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Post Development

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Cameron	b	74	80	87	98	99	103
Camp	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Carson	Intensity (in/hr)*	3.42	4.26	4.93	5.70	6.25	6.67
Cass							
Castro							
Chambers							
Cherokee							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	86.91	108.20	125.28	144.81	158.66	169.39

* for time of Concentration = **30.81** mins

SECTION II
Project Location Map

LOCATION MAP

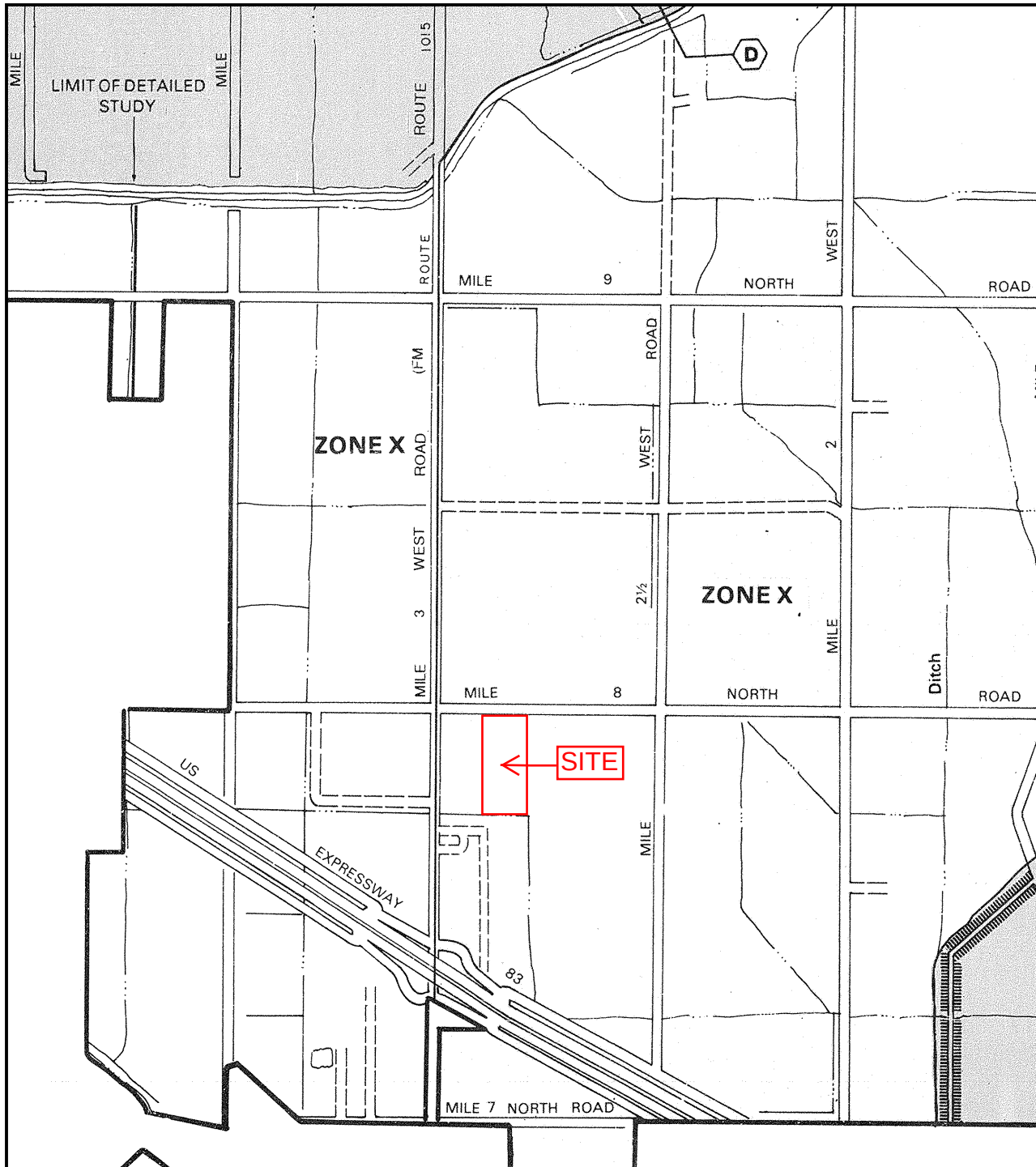
N.T.S.



THE COVES

BEING A RESUBDIVISION OF 18.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SECTION III
Flood Insurance Rate Map (FIRM)
and Legend



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-662



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

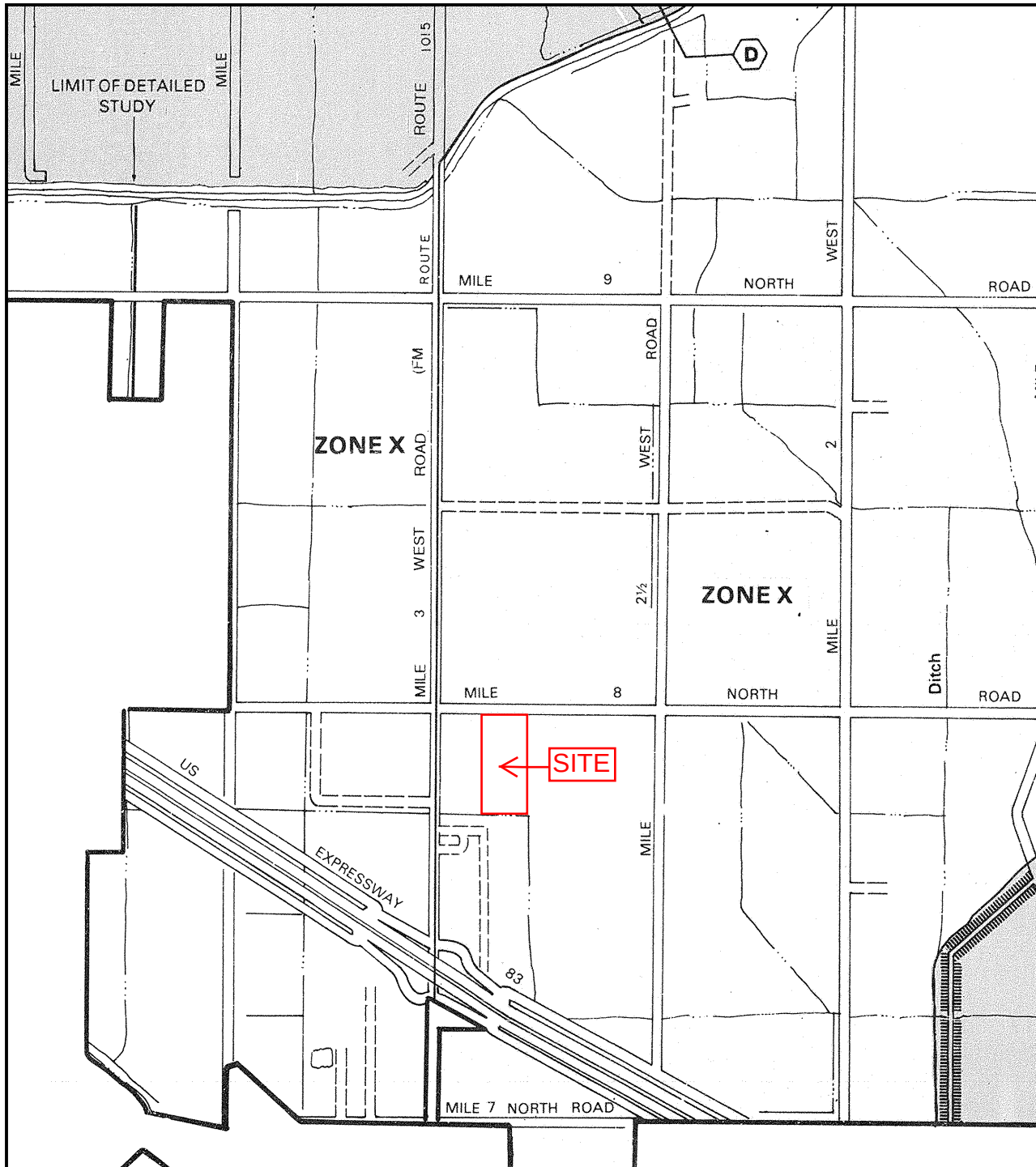
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



SECTION IV
USGS Map with
Project Location

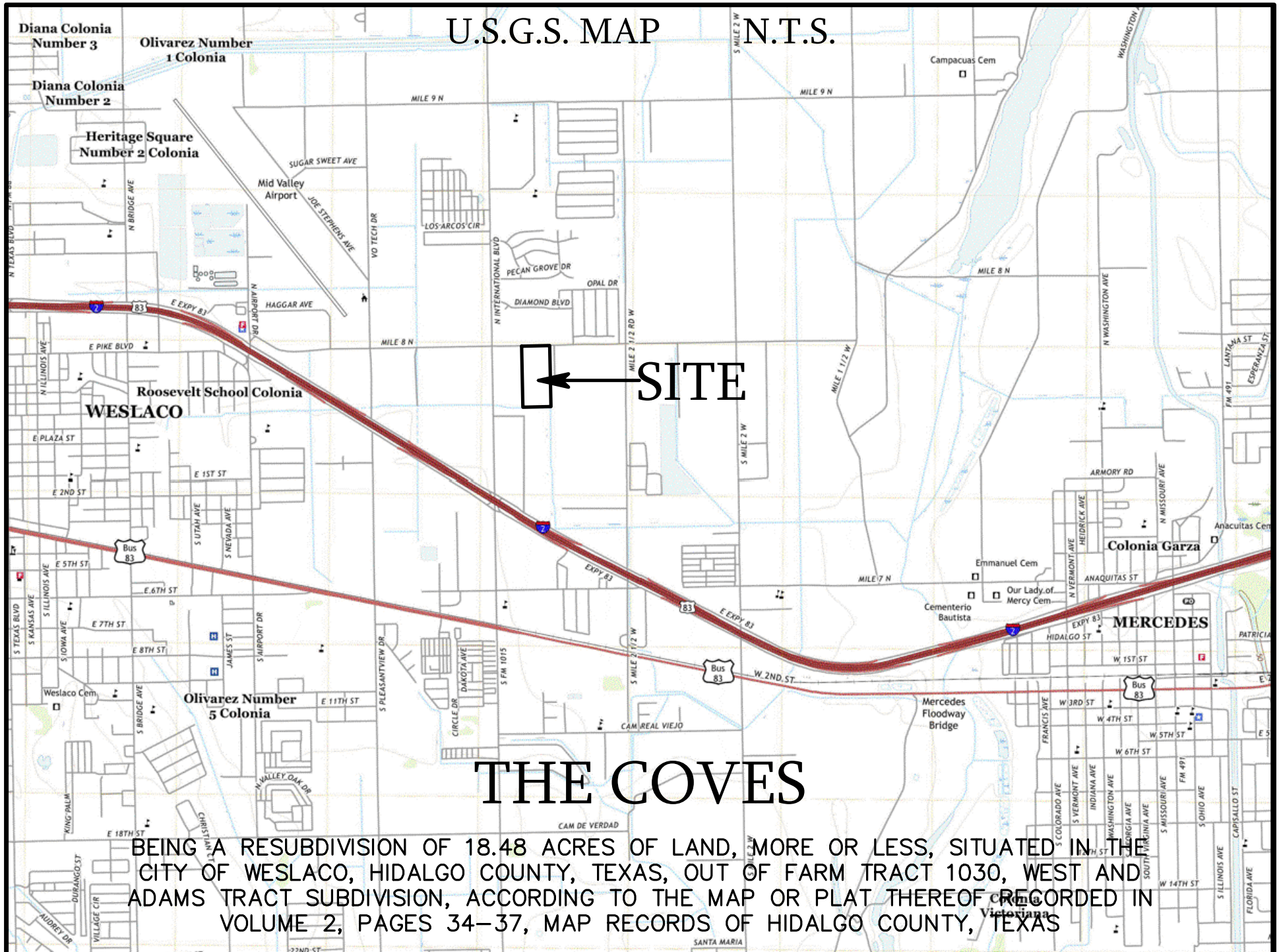
U.S.G.S. MAP

N.T.S.

← SITE

THE COVES

BEING A RESUBDIVISION OF 18.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



SECTION V
Soil Survey Resource Report



United States
Department of
Agriculture

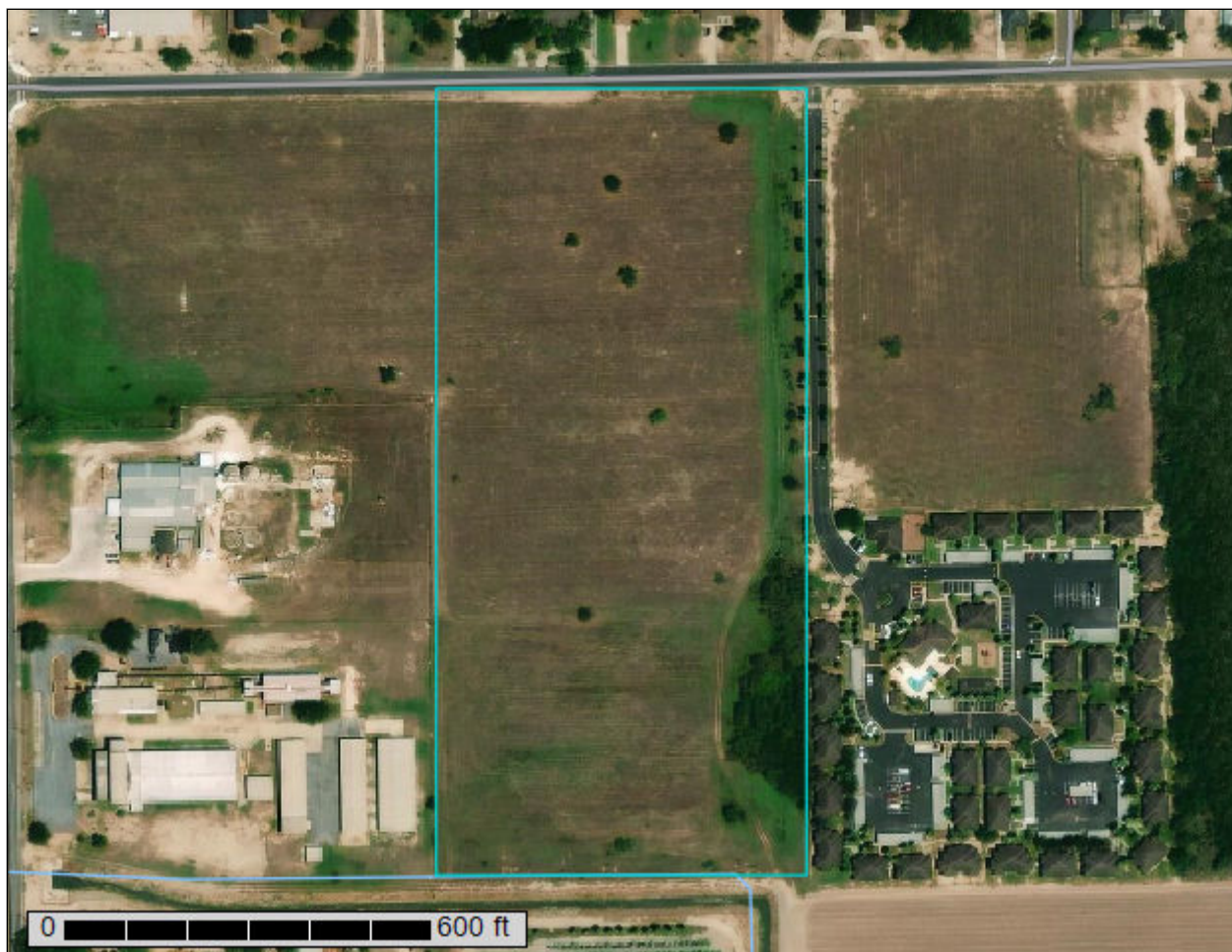
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Hidalgo County, Texas**

The Coves



March 24, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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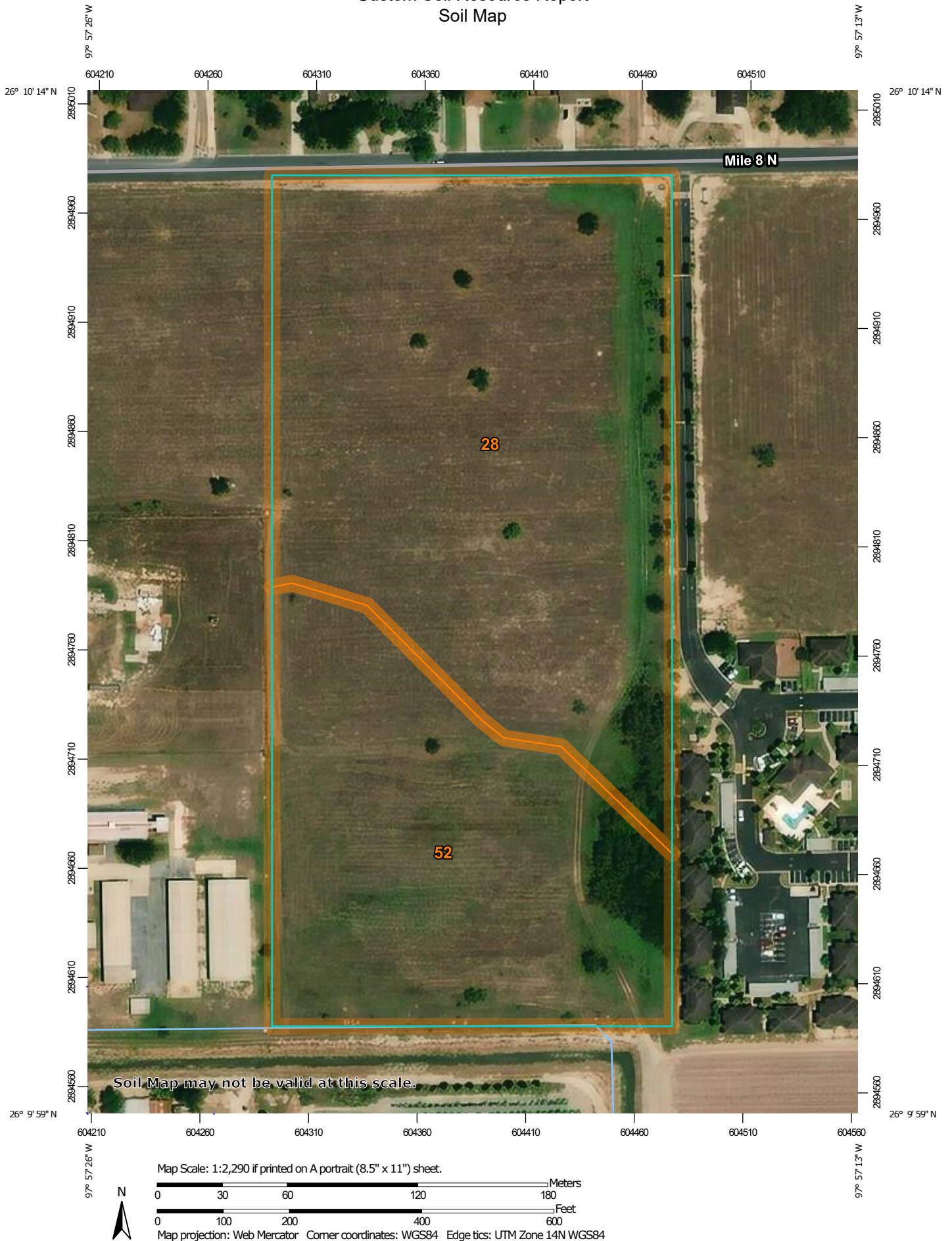
Contents

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Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Hidalgo County, Texas.....	10
28—Hidalgo sandy clay loam, 0 to 1 percent slopes.....	10
52—Raymondville clay loam, 0 to 1 percent slopes.....	11

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	11.0	61.5%
52	Raymondville clay loam, 0 to 1 percent slopes	6.8	38.5%
Totals for Area of Interest		17.8	100.0%

Map Unit Descriptions

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxxv1
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Custom Soil Resource Report

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

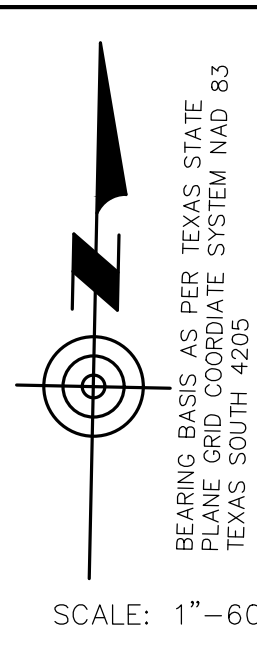
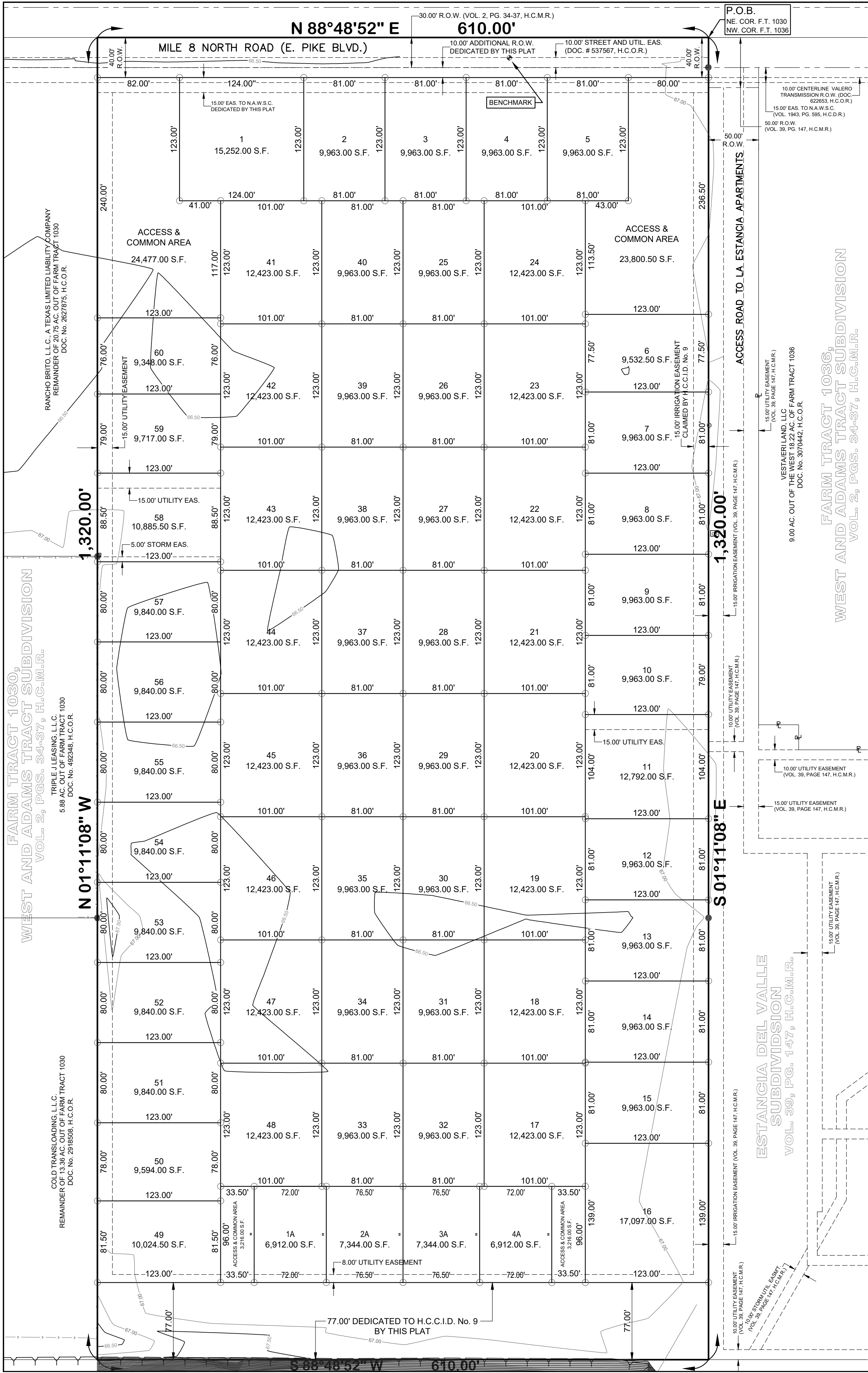
Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

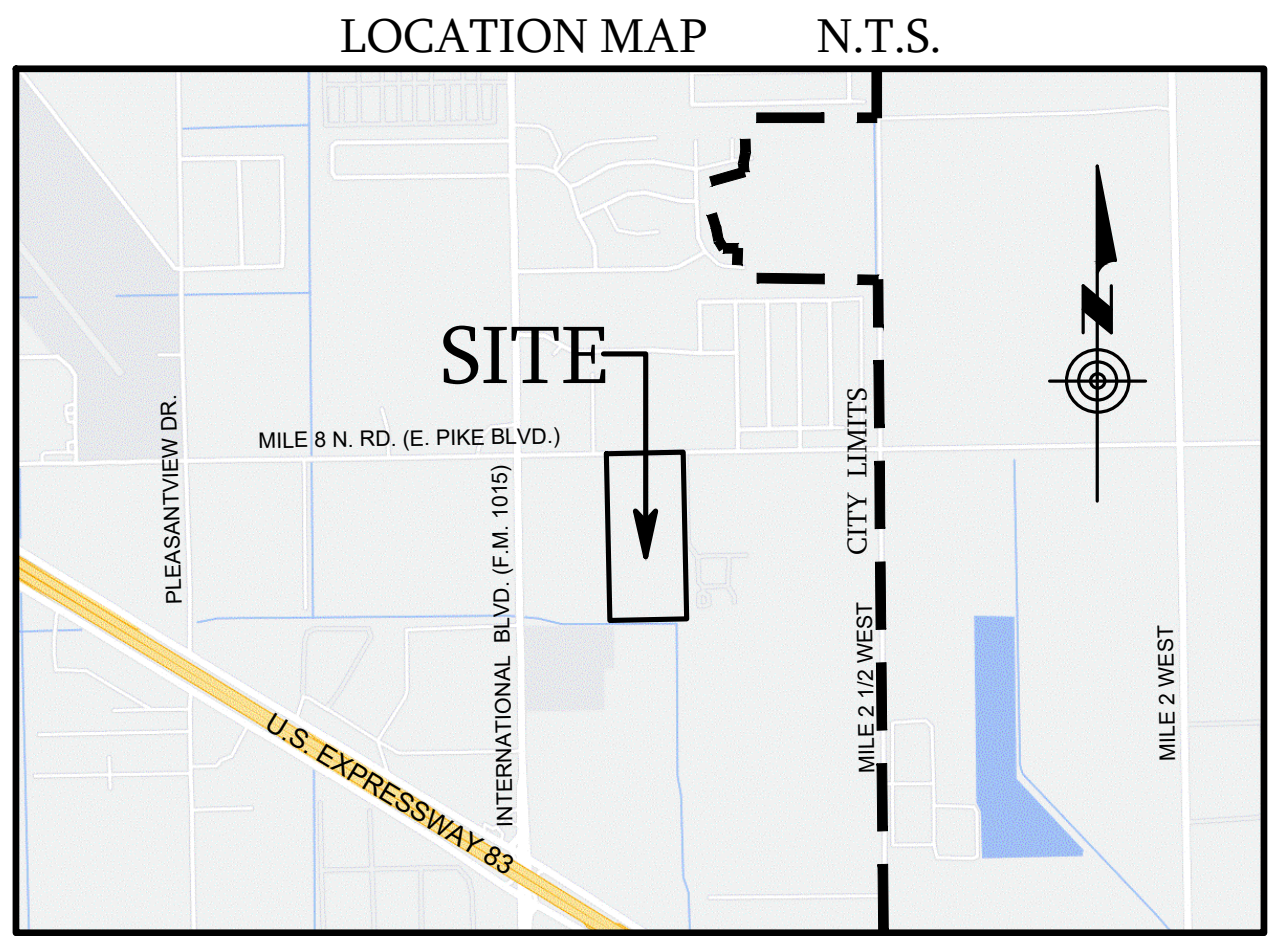
Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

SECTION VI
Set of Plans
(Half and Full Size Folded)



- LEGEND**
- - FND. 1/2-INCH IRON ROD
 - - SET 1/2-INCH IRON ROD
 - ◆ - BENCHMARK
 - - 48" IRRIGATION STAND PIPE
- P.O.B. - POINT OF BEGINNING
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS



METES AND BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF 18.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 18.48 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT-OF-WAY OF MILE 8 NORTH ROAD, FOR THE NORTHEAST CORNER OF SAID FARM TRACT 1030, BEING ALSO THE NORTHWEST CORNER OF FARM TRACT 1036, FOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 01°11'08" E, ALONG THE EAST LINE OF SAID FARM TRACT 1030, BEING ALSO THE WEST LINE OF "ESTANCIA DEL VALLE SUBDIVISION" (RECORDED IN VOLUME 39, PAGE 47, H.C.M.R.) AT A DISTANCE OF 30.00 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTH RIGHT-OF-WAY LINE OF MILE 8 NORTH ROAD (RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.), AT A DISTANCE OF 879.00 FEET PASS A 1/2" IRON ROD FOUND IN LINE, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 88°48'52" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 610.00 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 01°11'08" W, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FARM TRACT 1030, AT A DISTANCE OF 801.90 FEET PASS A 1/2-INCH IRON ROD FOUND IN LINE, AT A DISTANCE OF 1,290.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 8 NORTH ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 88°48'52" E, ALONG THE NORTH LINE OF SAID FARM TRACT 1030 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MILE 8 NORTH ROAD, A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.48 ACRES, OF WHICH 0.42 ACRES LIE WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF MILE 8 NORTH ROAD, LEAVING A NET OF 18.06 ACRES OF LAND, MORE OR LESS.

- PLAT NOTES AND RESTRICTIONS**
- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING). ZONE "X" (NO SHADING) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN, COMMUNITY-PANEL NUMBER: 480334 0450 C, MAP REVISED: JUNE 6, 2000.
 - LOTS MINIMUM BUILDING SETBACKS LINES AS PER CITY OF WESLACO SITE PLAN APPROVAL.
 - MINIMUM FINISHED FLOOR ELEVATION: 68.70.
 - THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: TOP OF LID OF EXISTING CURB INLET LOCATED ON THE SOUTH SIDE OF MILE 8 NORTH ROAD (INDICATED HEREIN).
NORTHING: 16587660.5820
EASTING: 1162928.8240
ELEVATION: 66.46
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 166,549 CUBIC FEET OF STORM WATER RUNOFF (3.82 ACRE-FEET). STORM WATER DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON DRAINAGE REPORT.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - A 5-FOOT WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG MILE 8 NORTH ROAD. SIDEWALK TO BE CONSTRUCTED AS PER SUBDIVISION PLAT APPROVAL STAGE.
 - A 4-FOOT WIDE CONCRETE SIDEWALK REQUIRED ALONG ALL INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH A.D.A. STANDARDS WHERE APPLICABLE.
 - NO ACCESS/DRIVEWAY SHALL BE PERMITTED FROM LOTS 1-5 ONTO MILE 8 NORTH ROAD.
 - No. 4 REBARS SET ON ALL LOT CORNERS IN THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "WESLACO HILLS SUBDIVISION" WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON _____ 20 _____

MAYOR OF THE CITY OF WESLACO _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF WESLACO

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "WESLACO HILLS SUBDIVISION" WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO

ON _____ 20 _____

P&Z CHAIRMAN OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT No. 9

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

DATED THIS _____ DAY OF _____ 20 _____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHTS-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.C.I.D. No. 9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GRATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

4. H.C.C.I.D. No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER(S) AND HIS(HER, THEIR) ENGINEER ARE RESPONSIBLE FOR THESE DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

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

PRINCIPAL CONTACTS:			
CITY:	WESLACO	255 KANSAS AVE., WESLACO, TX 78596	PHONE: (956) 968-3181
OWNER:	MIGUEL BRITO	2015 N. SHARY RD., SUITE 2, MISSION, TX 78572	PHONE: (956) 540-5557
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558, FAX: (956) 380-6110
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154, FAX: (956) 380-5156

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "THE COVES" DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO, TX, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS, AS WELL AS EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS AND/OR ACCESSES, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS, NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT'S ENTITY FOR GOVERNMENTAL PURPOSES; AND TO RELEASE INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF WESLACO

RANCHO BRITO
MIGUEL BRITO
2015 N. SHARY ROAD, SUITE 2
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MIGUEL BRITO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC _____ DATE _____

ROEL HERNANDEZ
Notary Public
STATE OF TEXAS
Comm. Exp. 10-27-2025

STATE OF TEXAS
COUNTY OF HIDALGO

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

LICENSED PROFESSIONAL ENGINEER _____ DATE _____

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558 FAX: 956-380-6110
NO. 92602 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL SURVEYOR _____ DATE _____

JOSE MARIO GONZALEZ R.P.L.S.

TEL: (956) 380-5154
NO. 5571 STATE OF TEXAS

THE COVES

BEING A RESUBDIVISION OF 18.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Plat Scale: 1"=60' JOB # 1281.004
Date: March 24, 2022
Drawn by: J.d'Z.

A Texas Registered Engineering Firm F-9688

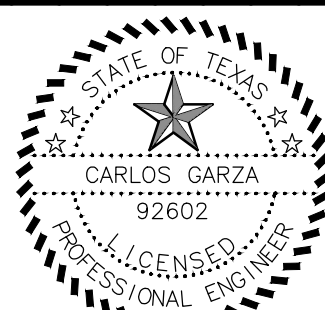
AEC ENGINEERING, L.L.C.
Agricultural * Environmental * Civil

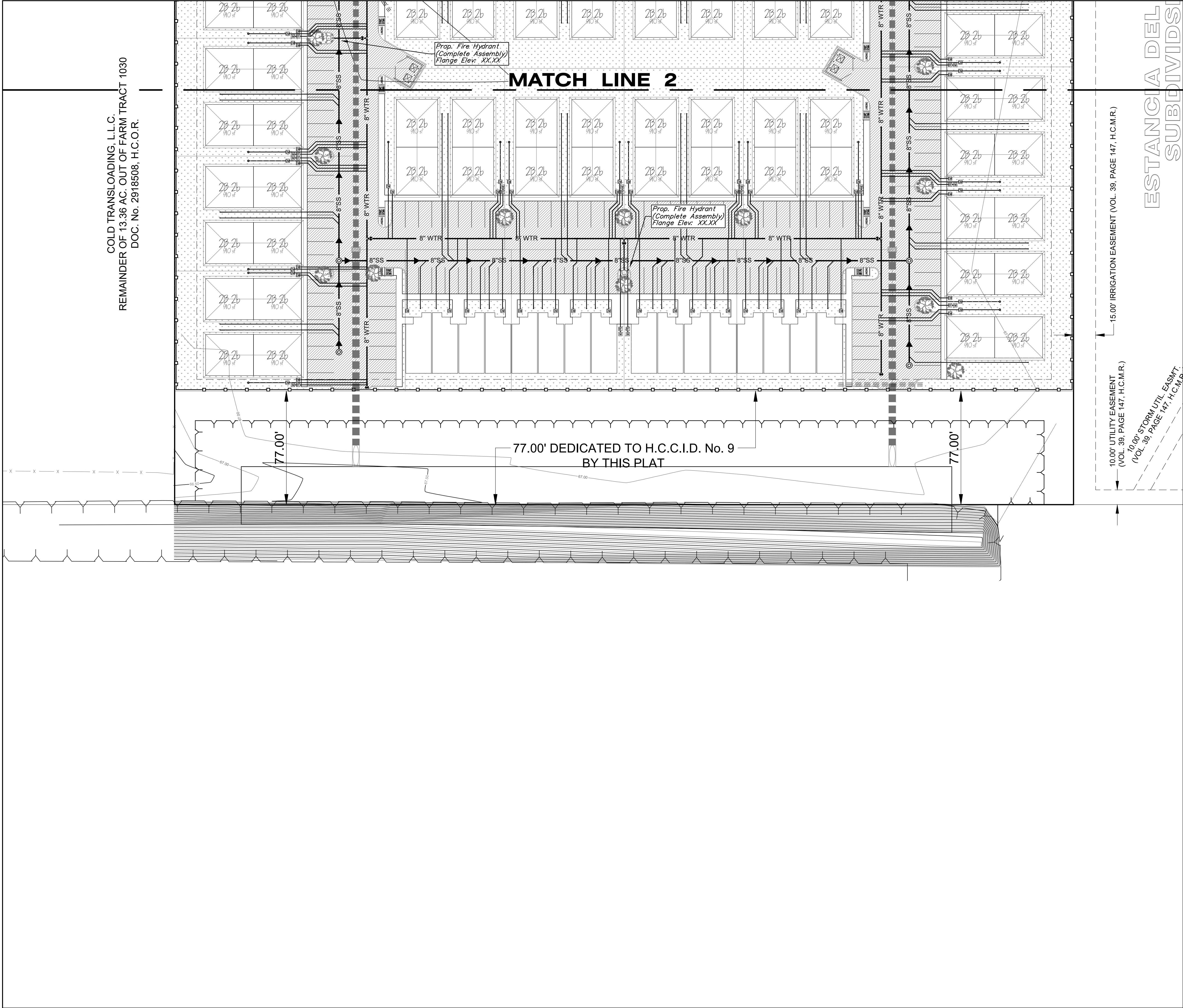
P.O. Box 480 Office: (956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

TRIPLE J LEASING, L.L.C.
AC. OUT OF FARM TRACT 1030
DOC. No. 492348, H.C.O.R.

COLD TRANSLOADING, L.L.C.
REMAINDER OF 13.36 AC. OUT OF FARM TRACT 1030
DOC. No. 2918508, H.C.O.R.



PROJECT INFORMATION: THE COVES WESLACO, TEXAS		BY							
BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot		DESCRIPTION							
 GRAPHIC SCALE 0 30 45 60 90 1 inch = 30 ft.									
CALL BEFORE YOU DIG!  PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST -- STOP AND CALL CONSTRUCTION 811 Know what's below. Call before you dig.		DATE							
THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344		REV							
SHEET HIGHLIGHTS/RESTRICTIONS									
		 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA, P.E. #92602 ON: 03-24-2022  FOR REVIEW ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW							
		AEC ENGINEERING, L.L.C. <i>Agricultural * Environmental * Civil</i> A TEXAS REGISTERED ENGINEERING FIRM F-9688 P.O. BOX 480 EDINBURG, TEXAS 78540 PHONE: 956 - 350 - 6558 FAX: 956 - 350 - 6110 WEB: www.aecengineering.net							
		PREPARED BY:							
		DESIGN INFORMATION							
		Job Type: CIVIL							
		Job No. 1281.004							
		Prep. Date MARCH 24, 2022							
		Designed/Drawn J. d' Z.							
		Checked CARLOS GARZA, P.E.							
		Approved CARLOS GARZA, P.E.							
		PLAN SCALE: AS SHOWN							
		PROJECT ADDRESS OR NEAREST INTERSECTION							
		SOUTH SIDE OF MILE 8 NORTH ROAD (E. PIKE BLVD.), APPROXIMATELY 710 FEET EAST OF INTERNATIONAL BLVD. (F.M. 1015.)							
		CITY							
		WESLACO							
		STATE							
		TEXAS							
		COUNTY							
		HIDALGO							
SHEET DESIGNATION: WATER DISTRIBUTION SYSTEM & SANITARY SEWER COLLECTION SYSTEM (2 of 3)		SHEET NUMBER: C8 of 24							



PROJECT INFORMATION:

THE COVES
WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot

GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

CALL BEFORE YOU DIG!
TEXAS811
PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
DRILL, OR BLAST -
STOP AND CALL
CONSTRUCTION
Know what's below.
Call before you dig. **811**

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

BY

DESCRIPTION

DATE

REV

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED
BY CARLOS GARZA P.E.
ON: 03-24-2022

FOR REVIEW
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS AN
OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE LAW

AEC ENGINEERING, L.L.C.
*Agricultural * Environmental * Civil*
A TEXAS REGISTERED ENGINEERING FIRM F-9688
P.O. BOX 480 EDINBURG, TEXAS 78540
956 - 380 - 6558
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www.aecengineering.net

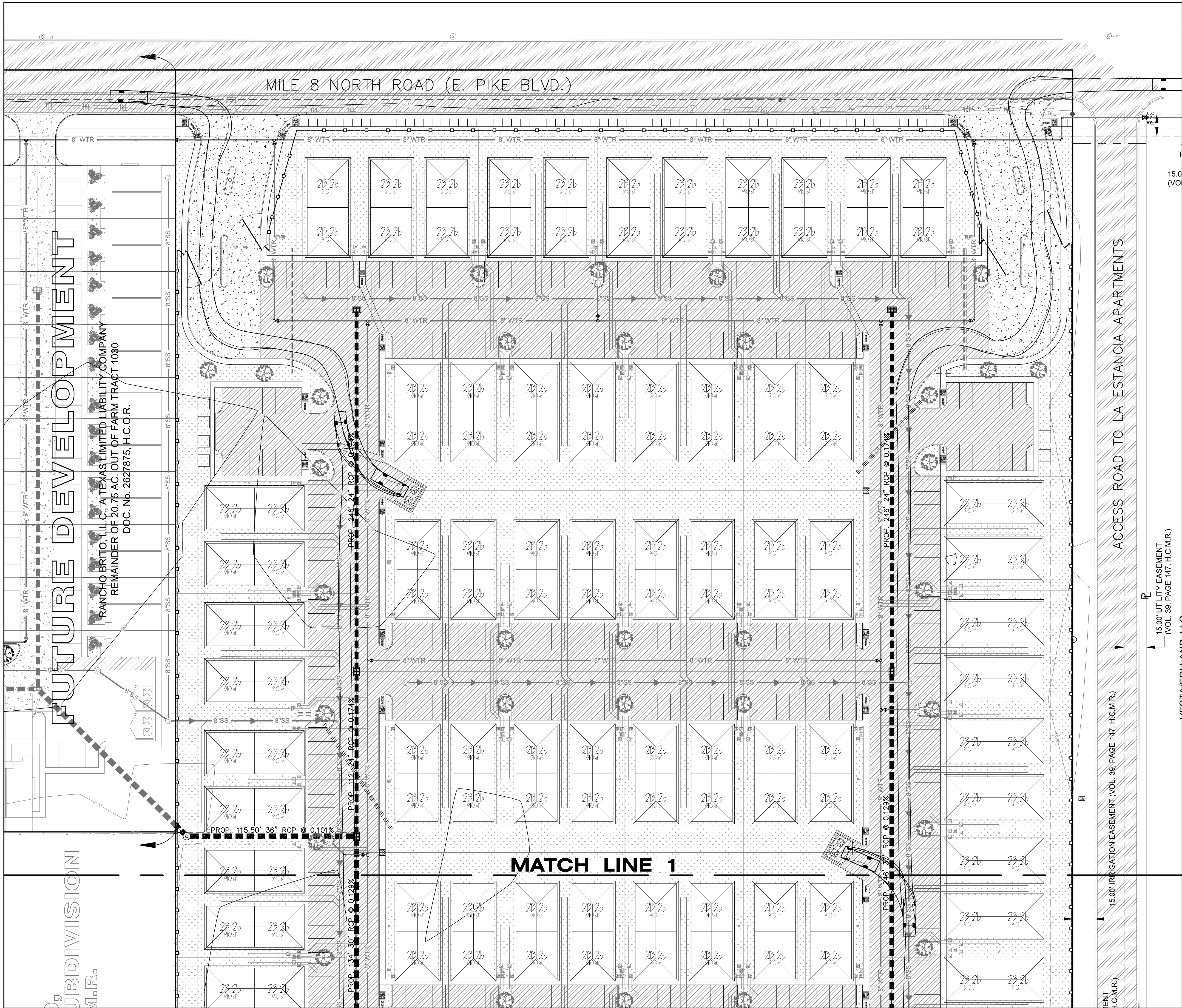
DESIGN INFORMATION	
Job Type	CIVIL
Job No.	1281.004
Prep. Date	MARCH 24, 2022
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE: AS SHOWN	
PROJECT ADDRESS OR NEAREST INTERSECTION	
SOUTH SIDE OF MILE 8 NORTH ROAD (E. PIKE BLVD.), APPROXIMATELY 710 FEET EAST OF INTERNATIONAL BLVD. (F.M. 1015.)	
CITY	WESLACO
STATE	TEXAS
COUNTY	HIDALGO

SHEET DESIGNATION:

**WATER DISTRIBUTION
SYSTEM & SANITARY SEWER
COLLECTION SYSTEM**
(3 of 3)

SHEET NUMBER:

C9 of 24



PROJECT INFORMATION:

THE COVES

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot


GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

CALL BEFORE YOU DIG!

PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
DRILL, OR BLAST -
STOP AND CALL
CONSTRUCTION
Know what's below.
Call before you dig. **811**

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED
BY CARLOS GARZA P.E.
DATE: 03-24-2022

FOR REVIEW
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS AN
OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE LAW

AECENGINEERING, L.L.C.
*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688
P.O. BOX 480 EDINBURG, TEXAS 78540
PHONE: 956 - 380 - 6558
FAX: 956 - 380 - 6110
WEB: www.aecengineering.net

DESIGN INFORMATION

Job Type

CIVIL

Job No.

1281.004

Prep. Date

MARCH 24, 2022

Designed/Drawn

J. d' Z.

Checked

CARLOS GARZA, P.E.

Approved

CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR
NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH
ROAD (E. PIKE BLVD.),
APPROXIMATELY 710 FEET EAST
OF INTERNATIONAL BLVD. (F.M.
1015.)

CITY

WESLACO

STATE

TEXAS

COUNTY

HIDALGO

SHEET DESIGNATION:

PAVING AND STORM
DRAINAGE LAYOUT
(1 of 3)

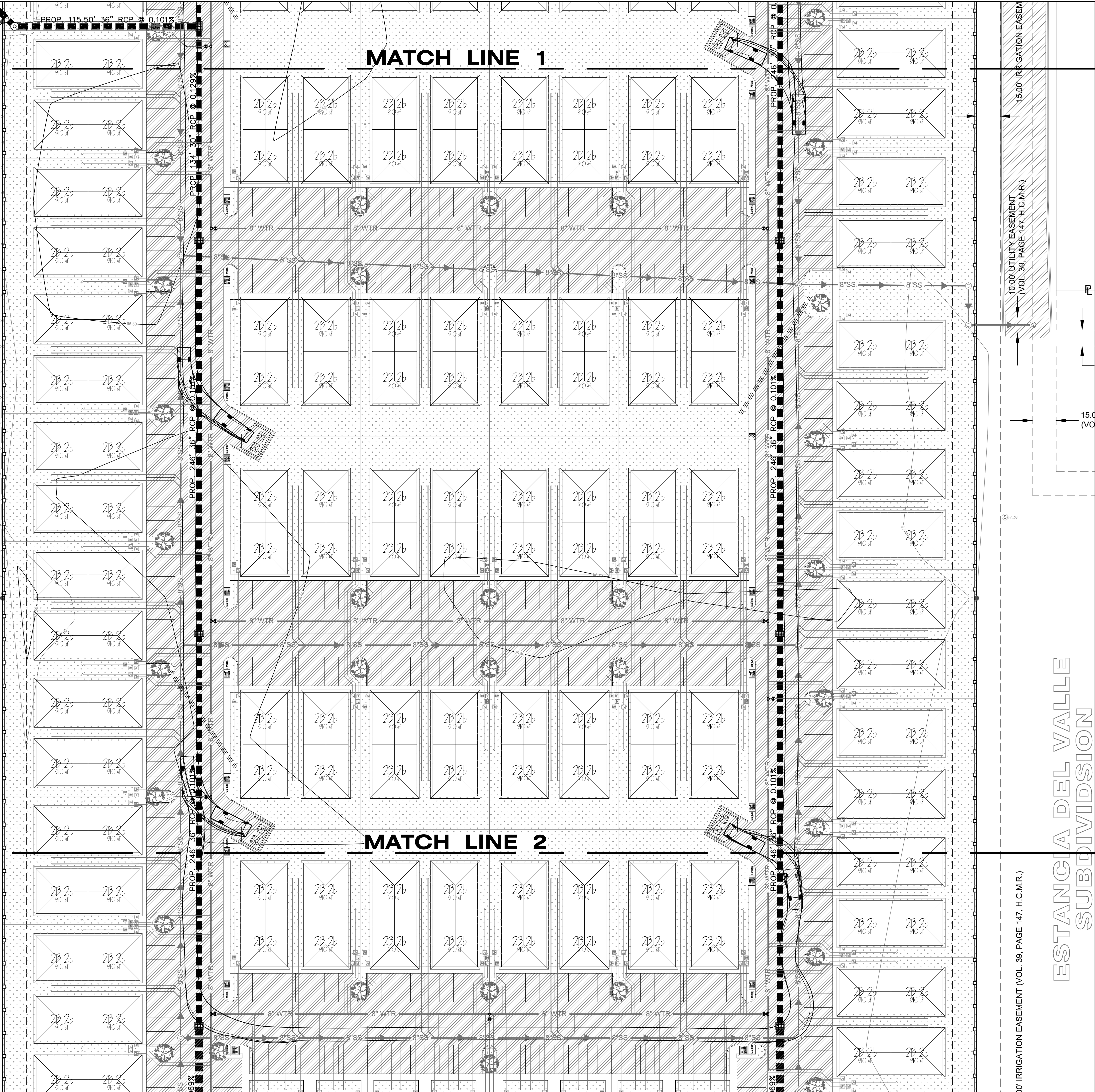
SHEET NUMBER:

C11 of 24

FARM TRACT 1030,
WEST AND ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.

TRIPLE J LEASING, L.L.C.
5.88 AC. OUT OF FARM TRACT 1030
DOC. No. 492348, H.C.O.R.

COLD TRANSLADING, L.L.C.
REMAINDER OF 13.36 AC. OUT OF FARM TRACT 1030
DOC. No. 2918508, H.C.O.R.



10' IRRIGATION EASEMENT (VOL. 38, PAGE 147, H.C.M.R.)

ESTANCIA DEL VALLE
SUBDIVISION

PROJECT INFORMATION:

THE COVES
WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot

GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

CALL BEFORE YOU DIG!

PARTICIPANTS REQUEST
48 HOURS NOTICE
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CONSTRUCTION
811

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

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PHONE: 956 - 380 - 6558
FAX: 956 - 380 - 6110
WEB: www.aecengineering.net

DESIGN INFORMATION

Job Type: CIVIL

Job No.: 1281.004

Prep. Date: MARCH 24, 2022

Designed/Drawn: J. d' Z.

Checked: CARLOS GARZA, P.E.

Approved: CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR
NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH
ROAD (E. PIKE BLVD.),
APPROXIMATELY 710 FEET EAST
OF INTERNATIONAL BLVD. (F.M.
1015.)

CITY: WESLACO

STATE: TEXAS

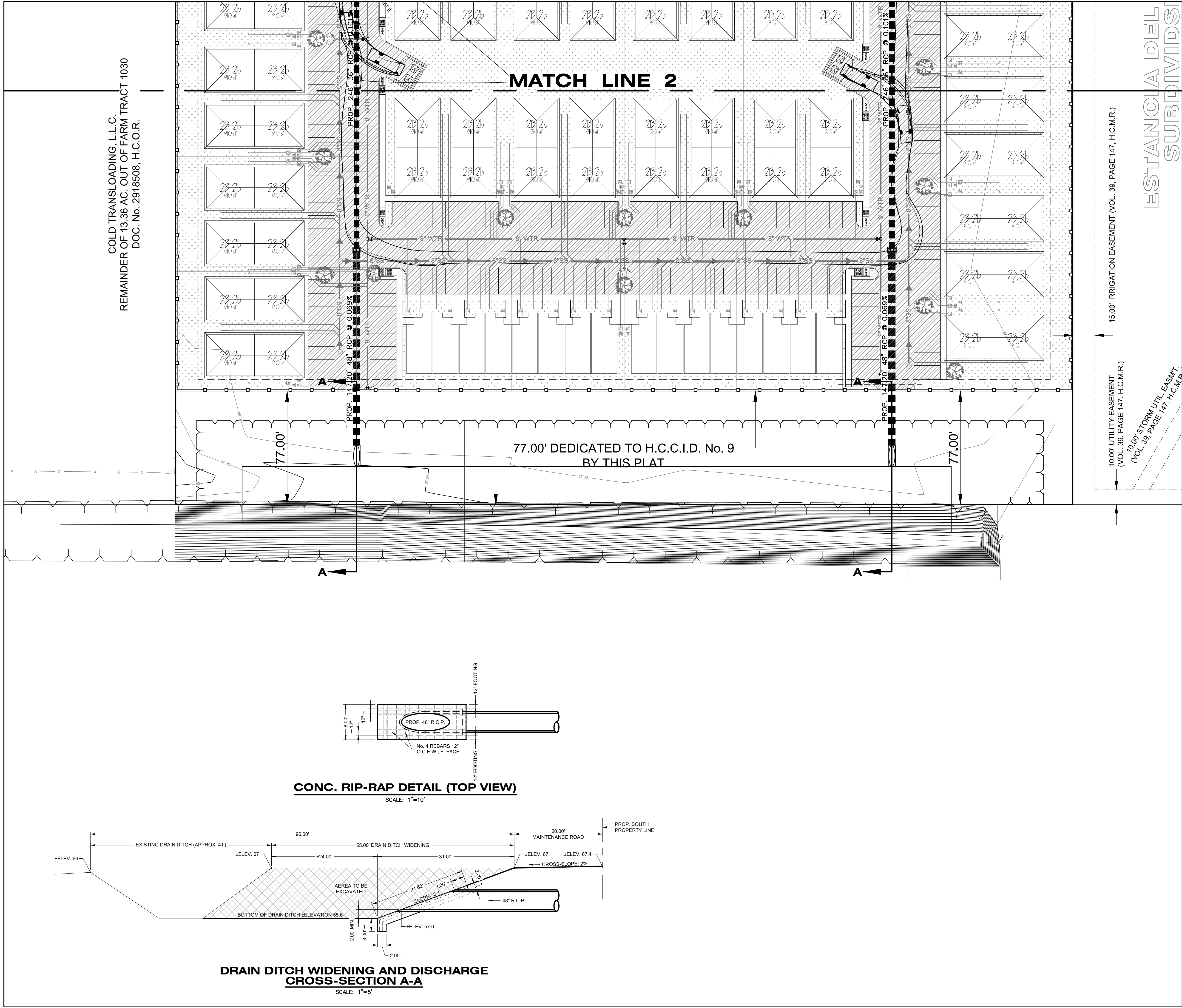
COUNTY: HIDALGO

SHEET DESIGNATION:

PAVING AND STORM
DRAINAGE LAYOUT
(2 of 3)

SHEET NUMBER:

C12 of 24



PROJECT INFORMATION:

THE COVES
WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot

GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

CALL BEFORE YOU DIG!

TEXAS811 PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
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CONSTRUCTION
Know what's below.
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THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

BY

DESCRIPTION

DATE

REV

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED
BY CARLOS GARZA P.E.
EXPIRATION: 03-24-2022

FOR REVIEW
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P.O. BOX 480 EDINBURG, TEXAS 78540
956 - 380 - 6558
956 - 380 - 6110
www.aecengineering.net

DESIGN INFORMATION

Job Type: CIVIL

Job No.: 1281.004

Prep. Date: MARCH 24, 2022

Designed/Drawn: J. d' Z.

Checked: CARLOS GARZA, P.E.

Approved: CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR
NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH
ROAD (E. PIKE BLVD.),
APPROXIMATELY 710 FEET EAST
OF INTERNATIONAL BLVD. (F.M.
1015.)

CITY: WESLACO

STATE: TEXAS

COUNTY: HIDALGO

SHEET DESIGNATION:

PAVING AND STORM
DRAINAGE LAYOUT
(3 of 3)

SHEET NUMBER:

C13 of 24



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: THE COVES

Location: SOUTH SIDE OF MILE B, APPROX. 710' E. OF FM 1015

Legal Description: 18.48 ACRES OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBD. (VOL. 2, PG 34-37, HCMR)

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

77' DEDICATED AT THE SOUTH SIDE OF PROP. SUBD. FOR STORM RUNOFF DISCHARGE. (OFF-SIDE DETENTION)

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: RANCHO BRITO LLC Telephone: (956) 540-5557
Address: 2015 N. SHARY RD. SUITE 2 Fax: _____
City: MISSION State: TX Zip: 78572 E-mail: britoconstruction.com

Application fees

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: MIGUEL BRITO

Owner Signature: FOR MIGUEL BRITO *de Zenea* Date: 7/28/22

_____ is the authorized agent

Authorized Agent Signature: *de Zenea* Date: 7/28/22

Authorized Agent Printed Name: JORGE G. de ZENEA

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Segin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

August 23, 2022

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

RE: AEC Engineering, LLC – The Coves Subdivision

This letter is in response to a request from the Engineer of record for The Coves Subdivision, Carlos Garza, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the city limits of the City of Weslaco that proposes to widen the existing 18B ditch adjacent to the south of the property to account for detention.

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

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

CC: Raul E. Segin, PE, CFM – District General Manager, HCDD1
Omar Anzaldúa, PE, CFM – Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

Date: 08/24/2022

CARLOS GARZA P.E.
AEC ENGINEERING LLC
PO BOX 480
EDINBURG, TX 78540

RE: **THE COVES** Subd. Drainage and Detention

Good Morning Mr. Garza:

I have received your revised cross section and calculations dated 08/22/2022 for **THE COVES** Subdivision modified to include the 50-year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. Discharges to have 18" chokes

The maintenance of this section is within of the City Limits of Weslaco and will be done by their personnel. Please verify final designs with Albert J. Aldana P.E., City Engineer with the City of Weslaco.



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

**Drainage Statement for:
THE COVES**

A 18.48-acre (16.85 acres net) tract of land out of Farm Tract 1030, West And Adams Tract Subdivision, according to the Map or Plat recorded in Volume 2, Pages 34-37, H.C.M.R., situated in the City of Weslaco, County of Hidalgo, Texas.

August 12, 2022

Project Location and Description

The proposed 18.48-acre (16.85 acres net) is situated in the City of Weslaco, Hidalgo County, Texas; and is coming out of Farm Tract 1030, West And Adams Tract Subdivision, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. This development is located on the south side of Mile 8 North Road (E. Pike Blvd.), approximately 710 feet east of International Blvd. (F.M. 1015), in the City of Weslaco, Texas.

Floodplain (FEMA Information)

This tract of land is currently vacant, and its future use is residential. The proposed development is situated in Flood Zone X (no shading), as per FEMA FIRM Panel 480334 0450 C, map revised June 6, 2000. Zone X (no shading) is defined as areas determined to be outside of the 500-year floodplain.

Soils Information

According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are classified as 28 (61.5%) and 52 (38.5%). Map Unit Names: "Hidalgo Sandy Clay Loam" and "Raymondville Clay Loam" which belong to Hydrologic Groups B and C, respectively. Group B soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. Group C soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Drainage Pattern Determination

The topography in this site indicates that runoff flows relatively in a northerly direction. Post development runoff shall be discharged into an existing H.C.C.I.D. No. 9 drain ditch located at the south side of this development. Said drain ditch will be widened within an area 77 feet deep by 610 feet wide that will be dedicated to H.C.C.I.D. No. 9 by this development. Side slopes for excavated area shall not exceed 2:1 (see detail). The excavation will add a total runoff storage capacity of 301,990 cubic feet, of which 92,381 (2.12 ac-ft) are required to be detained for this development as per engineered calculations.

Runoff will be conveyed via twelve (12) proposed type CC inlets, two (2) manholes, approximately 678 linear feet of 24" RCP, 246 linear feet of 30" RCP, 1,250 linear feet of 36" RCP, and 270 linear feet of 48" RCP. There will be two points of discharge at the excavated area (see plans). H.C. C.I.D. No. 9 drain ditch connects with a series of ditches south of this site, and ultimately discharge into the South Mercedes Lateral.

As indicated on the **Drainage Pattern Determination** paragraph, the amount of storm runoff required for this proposed 18.48-acre tract of land (16.45 acres net), is **92,381** cubic feet. The excavation/widening of the existing H.C.C.I.D. No. 9 drain ditch will add a total runoff storage capacity of 301,990 cubic feet. The difference between the detention required by this development and what will be provided (206,609 cubic feet) represents an additional 68.42% of the storage capacity.

Necessary Detention Quantification

As per City of Weslaco drainage policy, the site will retain the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per attached Engineered Calculations, this residential subdivision shall detain 92,381 c.f. cumulatively for the 18.48-acre (16.45-acre net) tract of land and is further broken down below:

Pre-Development Quantifications

Site is currently Nearly bare and untilled soils

Q = 14.29 cfs
I = 4.24 in/hr
Tc = 39.37 min

Post Development Quantifications

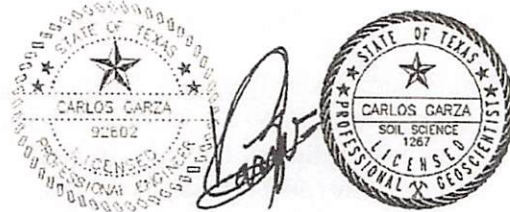
This development will be a 52-lot multifamily residential subdivision

Q = 51.41 cfs
I = 6.10 in/hr
Tc = 32.07 min.

The pre-development flow rate averages 14.29 cfs while the post develop flow rate averages 51.41 cfs; creating an incremental average flow rate of 37.12 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current **City of Weslaco** and **Hidalgo County Drainage District No. 1** ordinances and or policies and approved by the **City of Weslaco** at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.

Prepared by: AEC Engineering, LLC
Authorized by: Carlos Garza, P.E., P.G.
Contact: 956-380-6558
carlos@aecengineering.net



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER <u>HCCID 9</u>	
<u>Carlos Garza</u>	<u>8-22-22</u>
H.C.D.D. NO. 1	DATE

AEC ENGINEERING, LLC. DRAINAGE REPORT/STATEMENT

PROJECT NAME: **The Coves**
PROJECT NUMBER: **1281.004**
DATE: **August 12, 2022**
PREPARED BY: **Carlos Garza**
PHONE NUMBER: **(956) 380-6558**

COUNTY: **Hidalgo**
CITY: **Weslaco**
Number of Lots: **64 + Common Areas**
Analysis Method: **Rational Method**

I. Pre Development (Existing) Conditions

Storm Frequency: **10-year**
Existing Area: **733,830.00 ft²**
Existing Area: **16.85 ac**

Existing Surface Conditions: **Unpaved**

Intercept Coefficient "k": **0.491 ft/sec**

Ku=3.28 (constant)
Hydraulic Length (L): **1,203.00 ft**
Runoff Velocity "v": **0.51 ft/sec**

Existing Slope : **0.10 %**

Time of Concentration: **39.37 min**

Rainfall Intensity **4.24 in/hr** based on frequency of **10-year**

Type of Drainage Area: **Unimproved Areas**

Runoff Coeff (c factor): **0.20**

Q peak existing condition: **14.29 cfs**

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

II. Post Development (Future) Conditions

Storm Frequency: **50-year**
Future development area: **733,830.00 ft²**
Future development area: **16.85 ac**

Proposed Slope (s) : **1.00 %**

Time of Concentration: **32.07 min**

Rainfall Intensity (i)= **6.10 in/hr** based on frequency of **50-year**

Type of Drainage Area: **Muilti units, detached**

Runoff Coeff (c factor): **0.50**

Q future condition (ciA)= **51.41 cfs**

Time (min)	Time (sec)	I (in/hr)	Post Development		Pre Development		Required Storage Volume ft ³
			Flow (Q) ft ³ /sec	Volume (V) ft ³	Flow (Q) ft ³ /sec	Volume (V) ft ³	
32.07	1,924.02	6.10	51.41	98,909	14.29	27,496	71,413
42.07	2,524.02	5.19	43.70	110,290	14.29	31,784	78,506
52.07	3,124.02	4.54	38.24	119,452	14.29	36,071	83,381
62.07	3,724.02	4.05	34.14	127,149	14.29	40,358	86,790
72.07	4,324.02	3.67	30.94	133,806	14.29	44,646	89,160
82.07	4,924.02	3.37	28.37	139,688	14.29	48,933	90,754
92.07	5,524.02	3.12	26.24	144,968	14.29	53,220	91,748
102.07	6,124.02	2.90	24.46	149,769	14.29	57,508	92,261
112.07	6,724.02	2.72	22.93	154,177	14.29	61,795	92,381
122.07	7,324.02	2.57	21.61	158,257	14.29	66,083	92,175
132.07	7,924.02	2.43	20.45	162,061	14.29	70,370	91,691
142.07	8,524.02	2.31	19.43	165,626	14.29	74,657	90,969
152.07	9,124.02	2.20	18.52	168,985	14.29	78,945	90,040
162.07	9,724.02	2.10	17.70	172,162	14.29	83,232	88,930
172.07	10,324.02	2.01	16.97	175,179	14.29	87,519	87,659

Storage Required:
w/ release rate of:
Storage Required for Development:
Storage Required per Lot:

92,381 ft³
14.29 ft³/sec
2.12 Ac.Ft.
0.04 Ac.Ft.

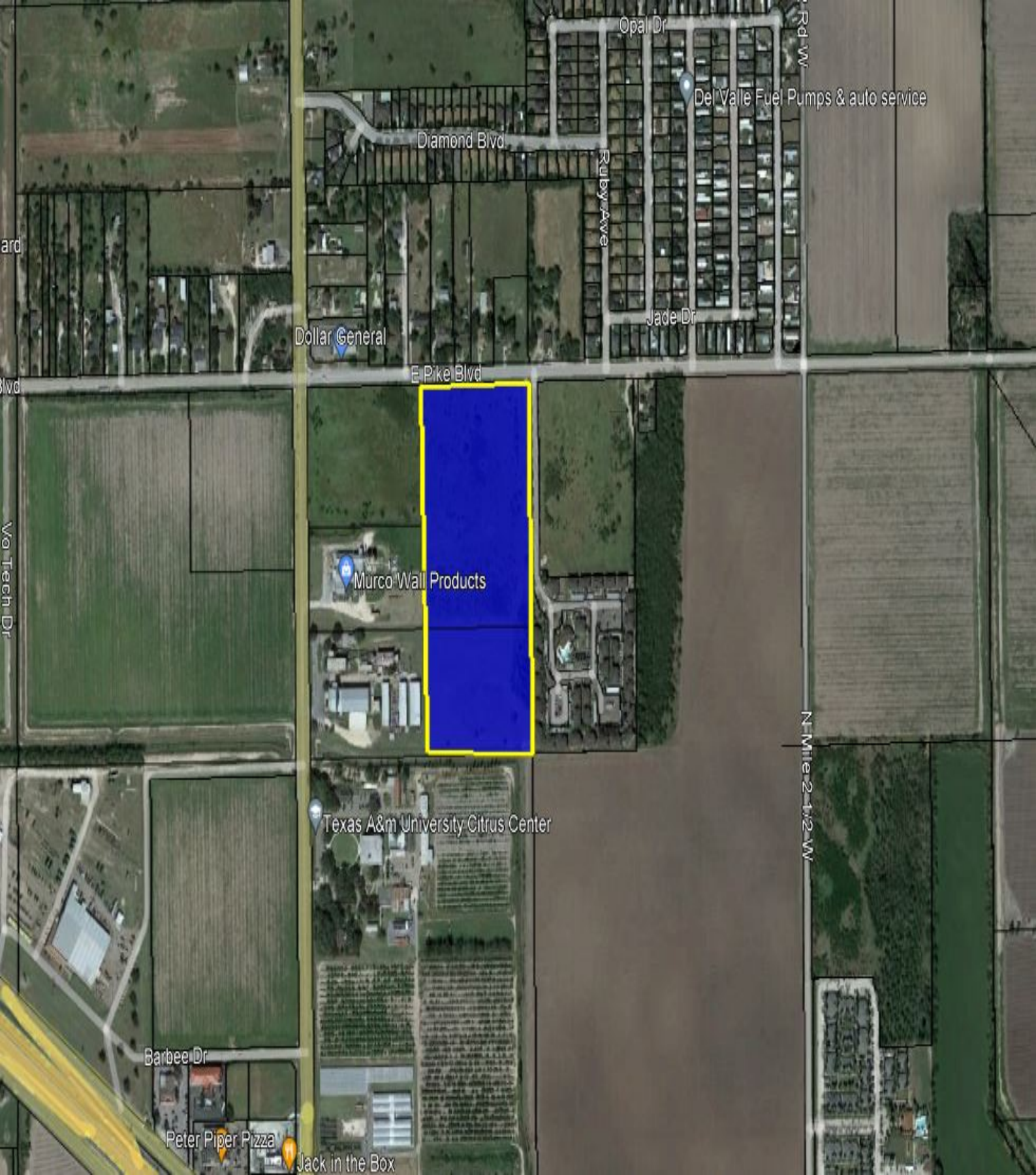


* Calculations based on Rational Method as presented in "Design Hydrology and Sedimentology for Small Catchments" by C.T. Hann, B.J. Barfield and J.C. Hayes (Academic Press, 1994)

Table 3.24 (pg 84-85 Design Hydrology and Sedimentology for Small Catchments)
Values of Runoff Coefficient (C) for Rational Formula
(Used in $Q=ciA$)

Land Use	C
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi units, detached	0.40 - 0.60
Multi units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, avg., 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, avg., 2-7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Agricultural land:	
<i>Bare packed soil</i>	
*Smooth	0.30 - 0.60
*Rough	0.20 - 0.50
<i>Cultivated rows</i>	
*Heavy soil, no crop	0.30 - 0.60
*Heavy soil, with crop	0.20 - 0.50
*Sandy soil, no crop	0.20 - 0.40
*Sandy soil, with crop	0.10 - 0.25
<i>Pasture</i>	
*Heavy soil	0.15 - 0.45
*Sandy soil	0.05 - 0.25
Woodlands	0.05 - 0.25
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Unimproved areas	0.10 - 0.30
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

	Development Area	Calculated C Factor
Enter the Pre-Development C factor:	Unimproved Areas	0.20
Enter the Post-Development C factor:	Muilti units, detached	0.50



Opal Dr

Rd W

Del Valle Fuel Pumps & auto service

Diamond Blvd

Ruby Ave

Jade Dr

Dollar General

E Pike Blvd

Murco Wall Products

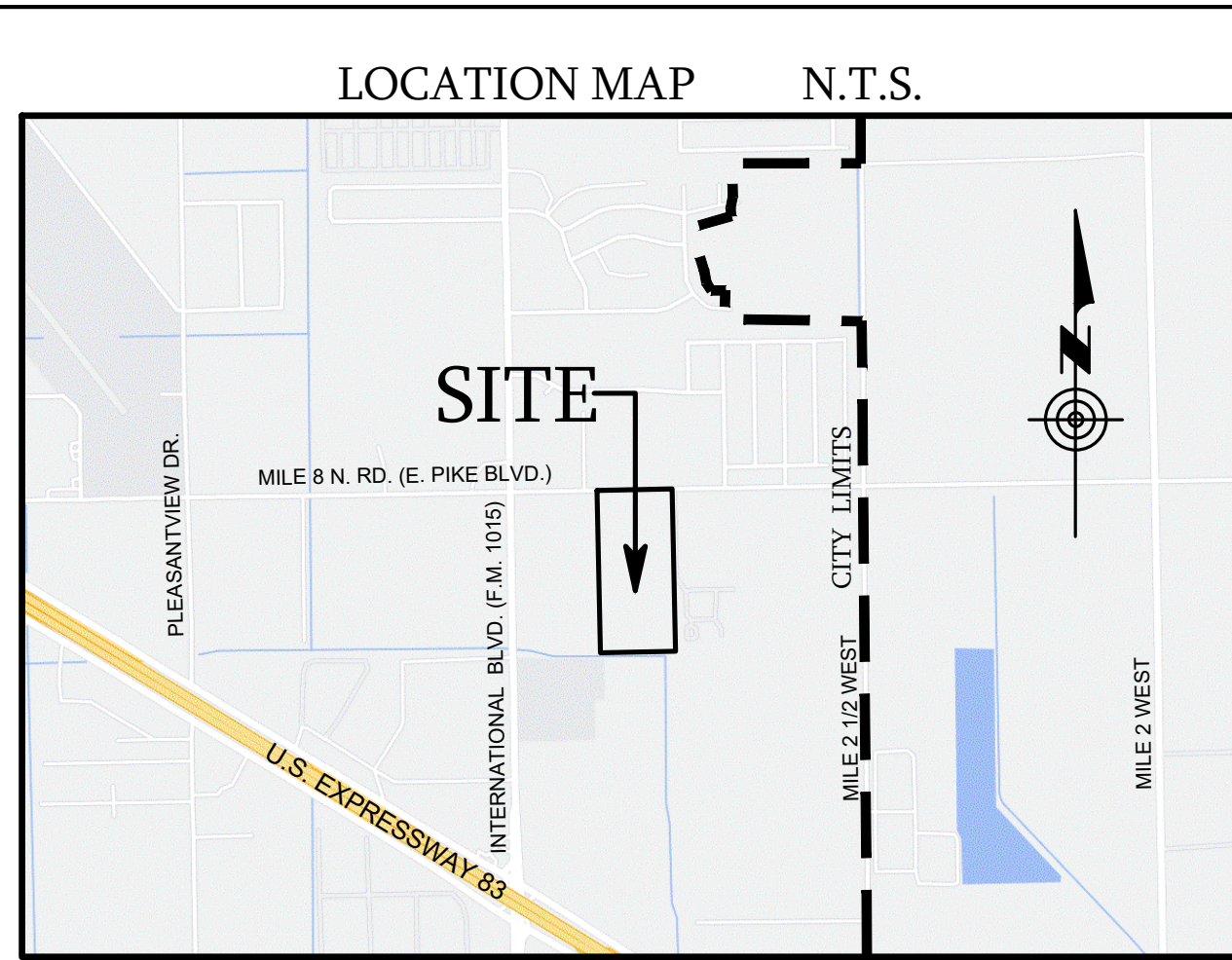
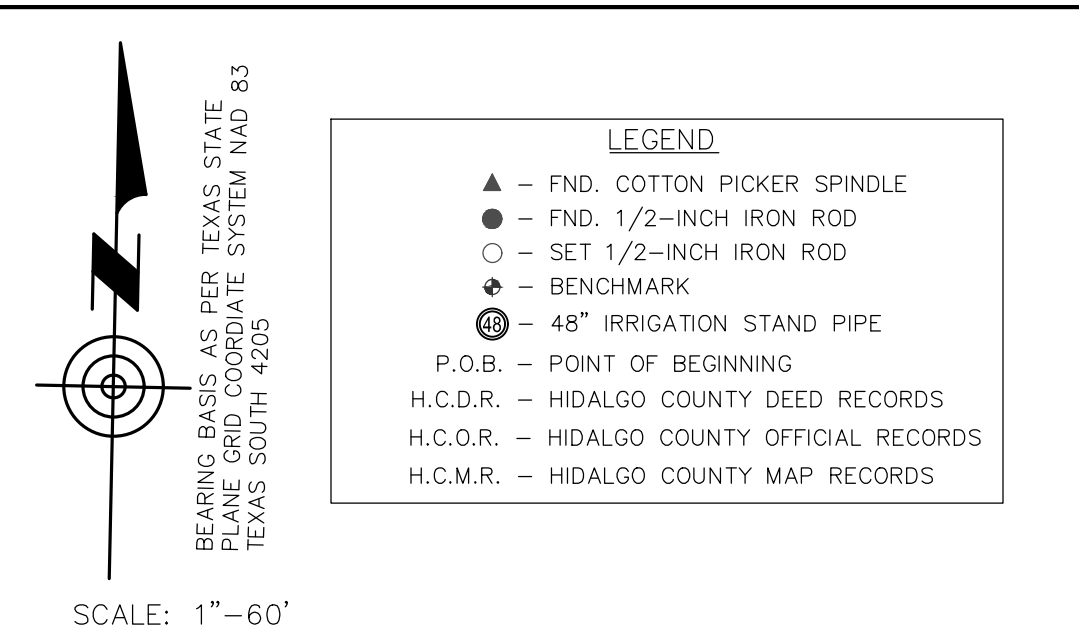
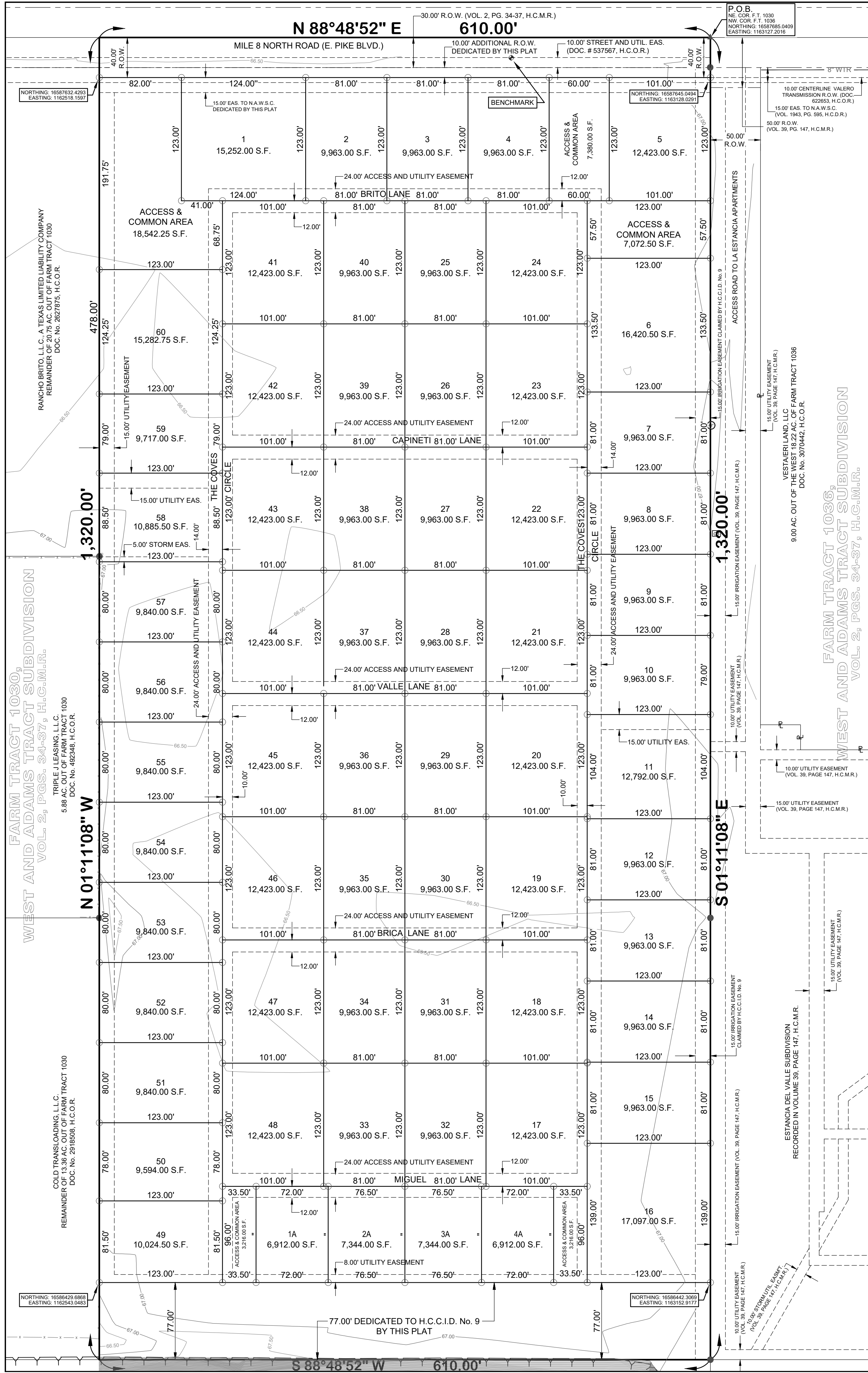
Texas A&m University Citrus Center

N Mile 2-1/2 W

Barbee Dr

Peter Piper Pizza

Jack in the Box



STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "THE COVES" DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO, TX, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS, AS WELL AS EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS AND/OR ACCESSES, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS, NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT'S ENTITY FOR GOVERNMENTAL PURPOSES; AND TO RELEASE INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF WESLACO

RANCHO BRITO
MIGUEL BRITO
2015 N. SHARY ROAD, SUITE 2
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MIGUEL BRITO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ DATE _____

ROEL HERNANDEZ
Notary Public
STATE OF TEXAS
Comm. Exp. 10-27-2025

STATE OF TEXAS
COUNTY OF HIDALGO

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

LICENSED PROFESSIONAL ENGINEER _____ DATE _____
No. 92602 STATE OF TEXAS

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558 FAX: 956-380-6110
NO. 92602 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL SURVEYOR _____ DATE _____

JOSE MARIO GONZALEZ R.P.L.S.
TEL: (956) 380-5154
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1.

RAUL E. SESIN, P.E., C.F.M. _____ DATE _____

GENERAL MANAGER

THE COVES
-CONDOMINIUM REGIME-

BEING A RESUBDIVISION OF 18.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

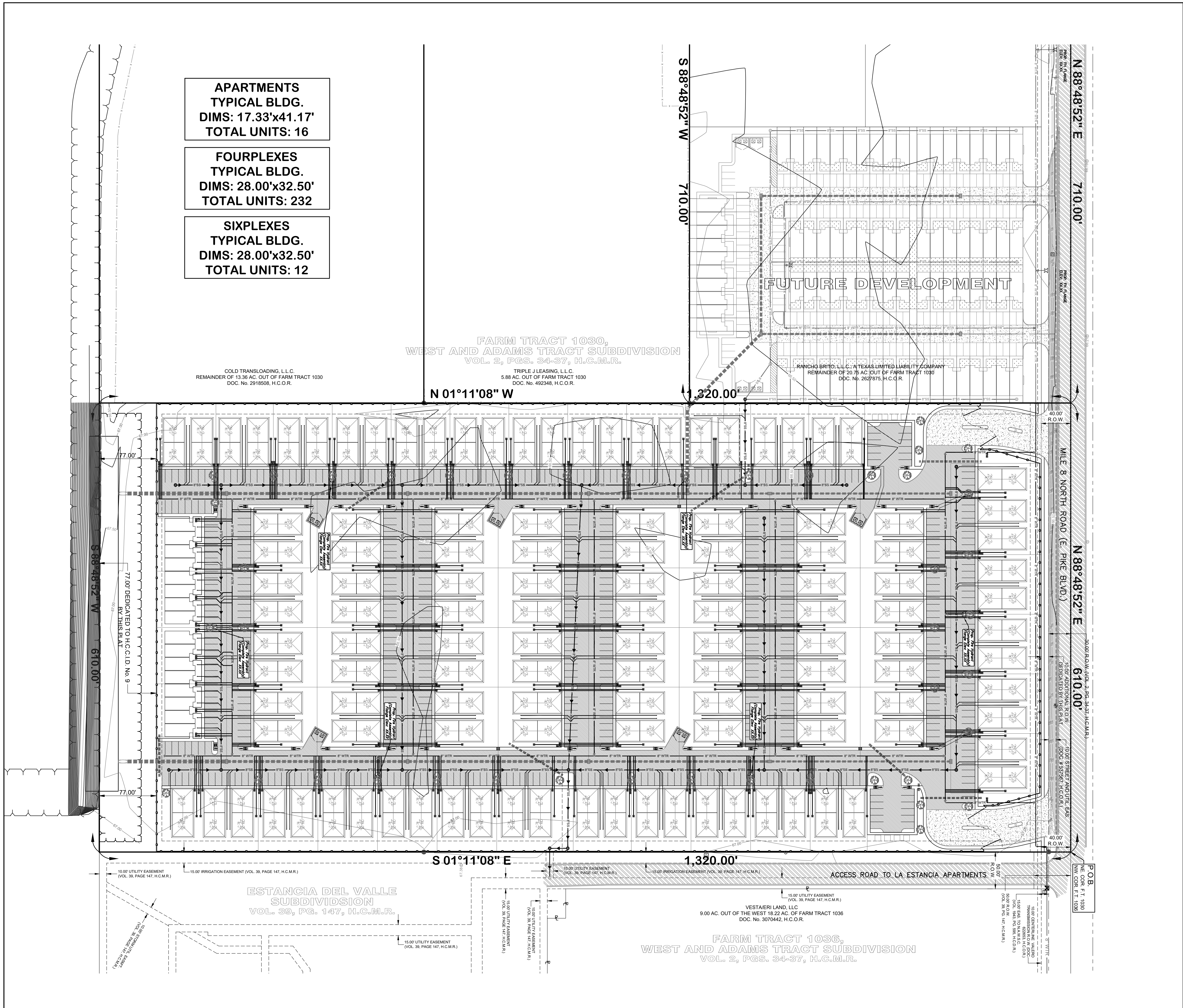
Plat Scale: 1"=60' JOB # 1281.004
Date: July 28, 2022
Drawn by: J.d.Z.

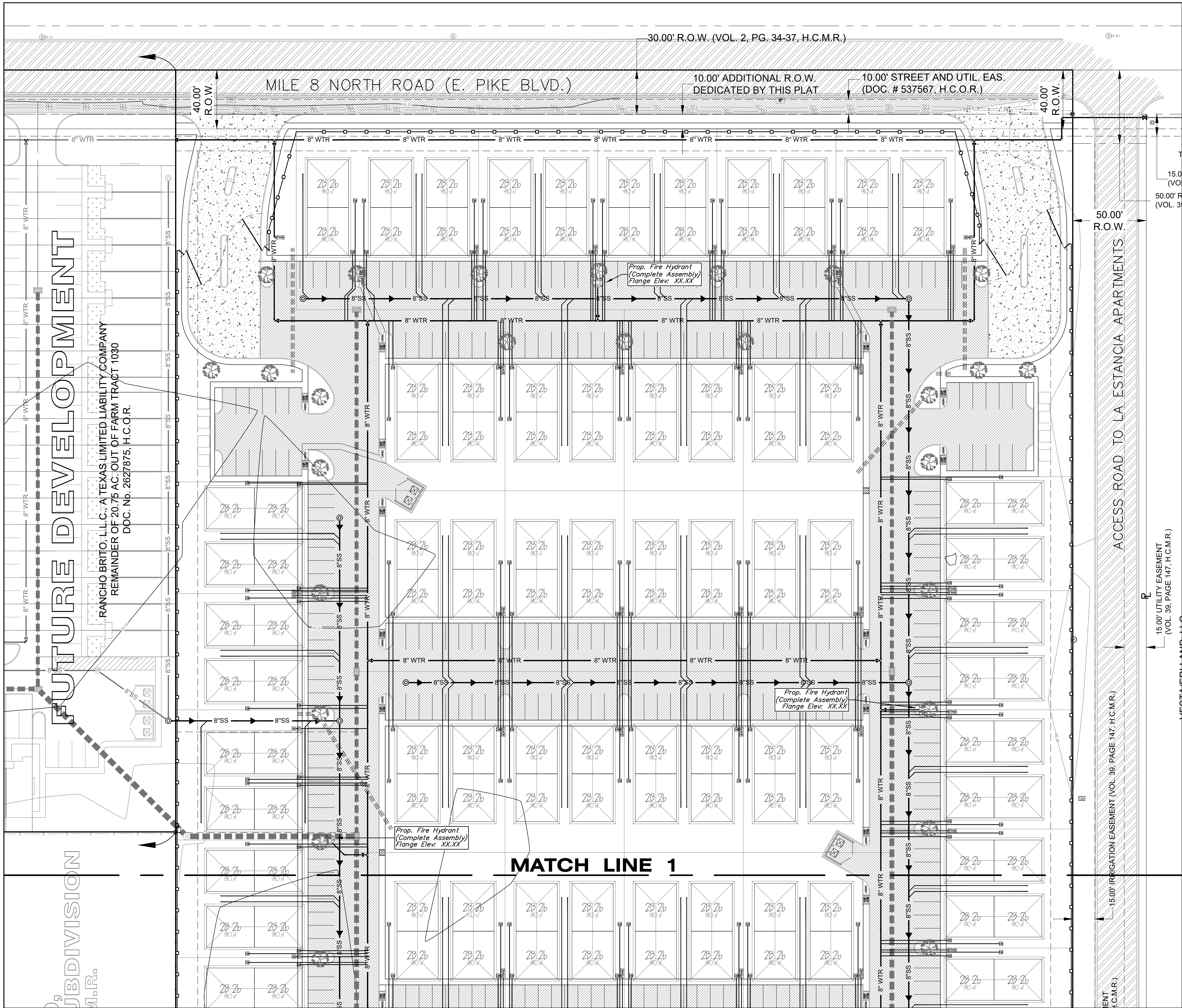
A Texas Registered Engineering Firm F-9688

AEC ENGINEERING, LLC.
Agricultural * Environmental * Civil

P.O. Box 480 Office: 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

PRINCIPAL CONTACTS:			
CITY:	WESLACO	255 KANSAS AVE., WESLACO, TX 78596	PHONE: (956) 968-3181
OWNER:	MIGUEL BRITO	2015 N. SHARY RD., SUITE 2, MISSION, TX 78572	PHONE: (956) 540-5557
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558, FAX: (956) 380-6110
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154, FAX: (956) 380-5156





PROJECT INFORMATION:

WESLACO HILLS SUBDIVISION

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

CALL BEFORE YOU DIG!

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP AND CALL CONSTRUCTION

811

Know what's below.
Call before you dig.

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

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*Agricultural * Environmental * Civil*
A TEXAS REGISTERED ENGINEERING FIRM F-9688
P.O. BOX 480 EDINBURG, TEXAS 78540
PHONE: 956 - 380 - 6558
FAX: 956 - 380 - 6110
WEB: www.aecengineering.net

DESIGN INFORMATION

Job Type: CIVIL

Job No.: 1281.004

Prep. Date: MARCH 9, 2022

Designed/Drawn: J. d' Z.

Checked: CARLOS GARZA, P.E.

Approved: CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH ROAD (E. PIKE BLVD.), APPROXIMATELY 710 FEET EAST OF INTERNATIONAL BLVD. (F.M. 1015.)

CITY: WESLACO

STATE: TEXAS

COUNTY: HUNTERDON

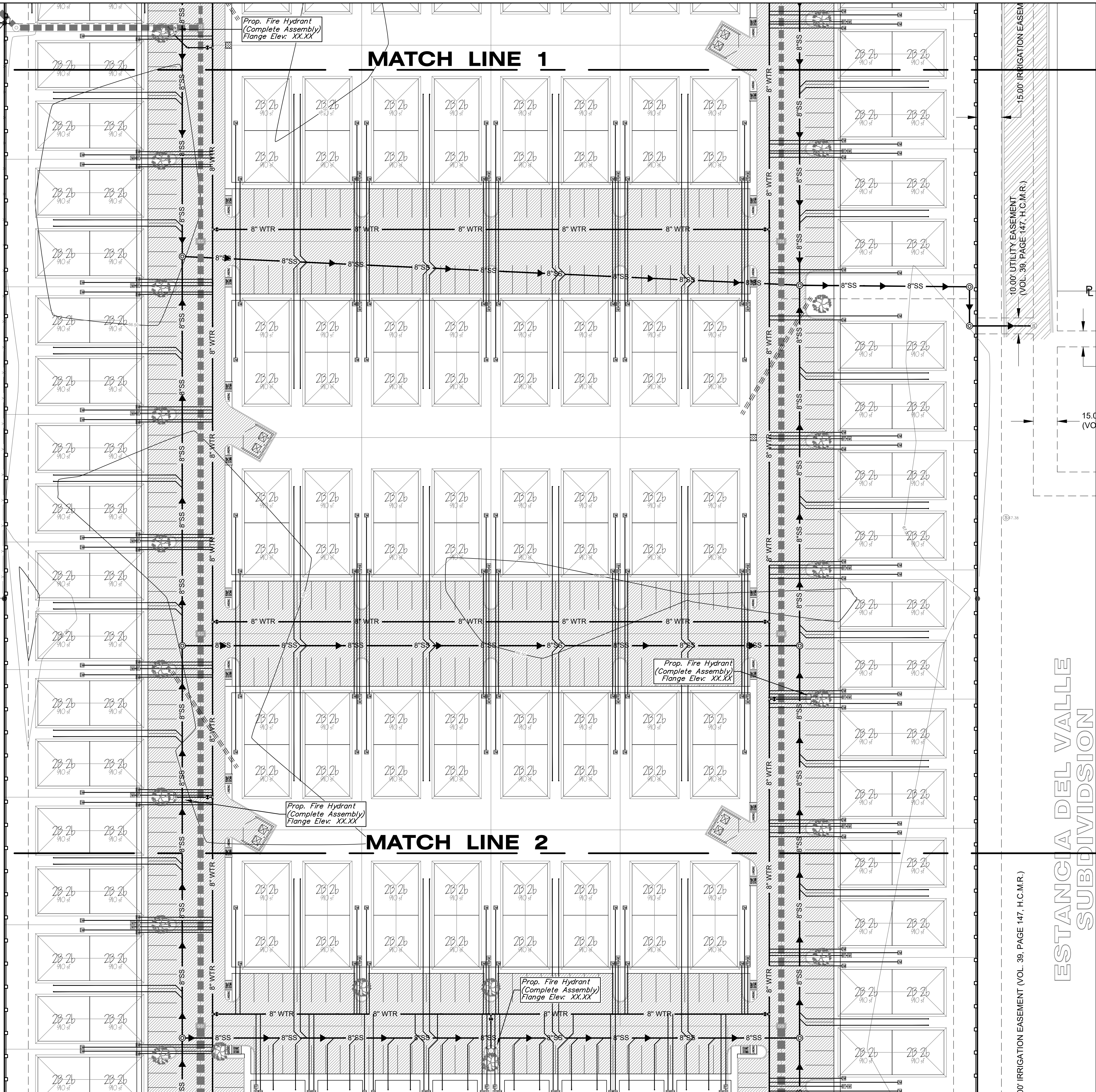
SHEET DESIGNATION: WATER DISTRIBUTION SYSTEM & SANITARY SEWER COLLECTION SYSTEM (1 of 3)

SHEET NUMBER: C7 of 24

FARM TRACT 1030,
WEST AND ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.

TRIPLE J LEASING, L.L.C.
5.88 AC. OUT OF FARM TRACT 1030
DOC. No. 492348, H.C.O.R.

COLD TRANSLADING, L.L.C.
REMAINDER OF 13.36 AC. OUT OF FARM TRACT 1030
DOC. No. 2918508, H.C.O.R.



PROJECT INFORMATION:

WESLACO HILLS SUBDIVISION

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot

GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

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SHEET HIGHLIGHTS/RESTRICTIONS

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EXPIRATION: 03-09-2022
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DESIGN INFORMATION

Job Type CIVIL

Job No. 1281.004

Prep. Date MARCH 9, 2022

Designed/Drawn J. d' Z.

Checked CARLOS GARZA, P.E.

Approved CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR
NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH
ROAD (E. PIKE BLVD.),
APPROXIMATELY 710 FEET EAST
OF INTERNATIONAL BLVD. (F.M.
1015.)

CITY

WESLACO

STATE

TEXAS

COUNTY

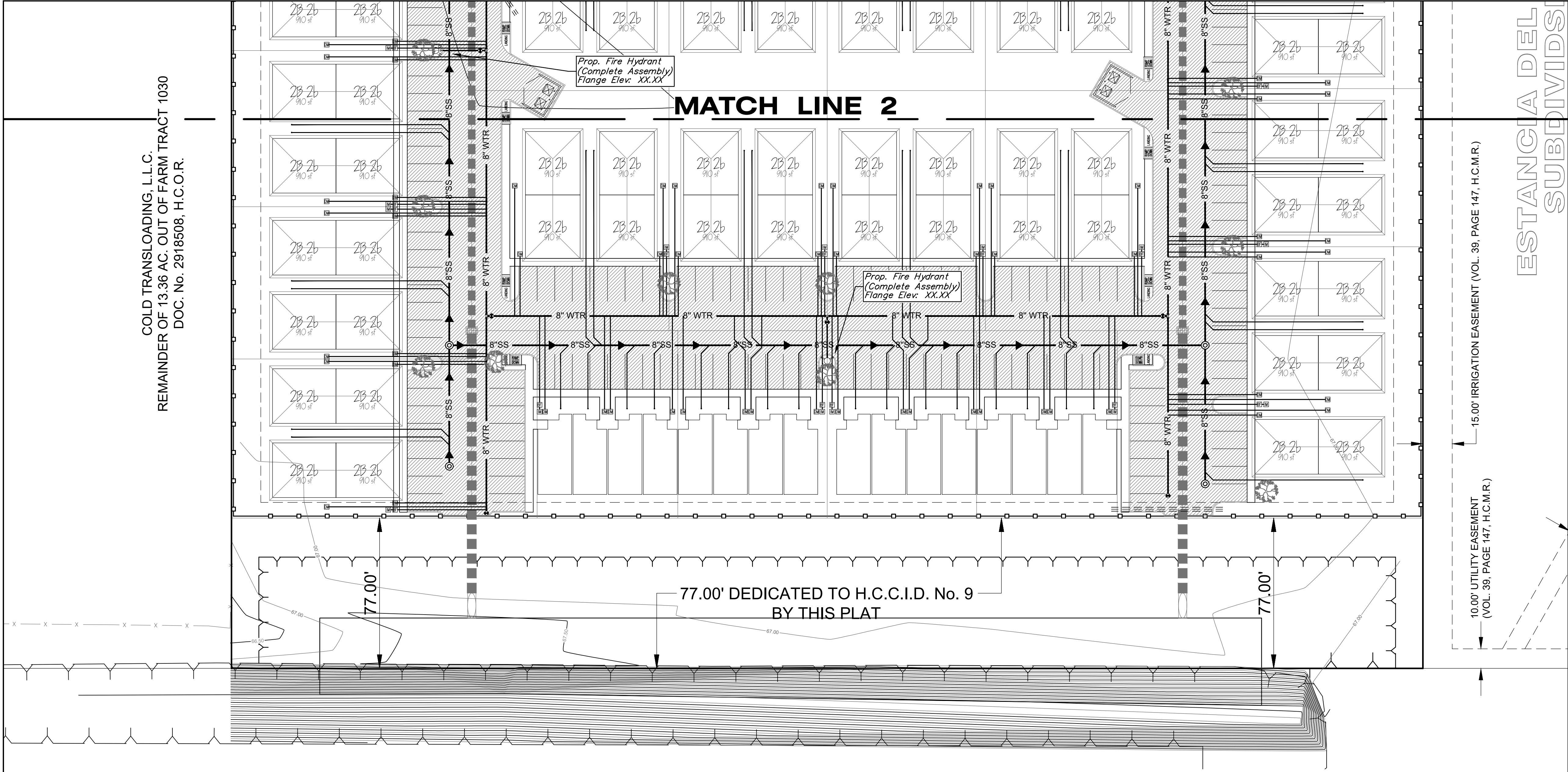
HIDALGO

SHEET DESIGNATION:

WATER DISTRIBUTION
SYSTEM & SANITARY SEWER
COLLECTION SYSTEM
(2 of 3)

SHEET NUMBER:

C8 of 24



PROJECT INFORMATION:

WESLACO HILLS SUBDIVISION

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

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THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

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FOR REVIEW

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P.O. BOX 480 EDINBURG, TEXAS 78540

956 - 380 - 6558

956 - 380 - 6110

www.aecengineering.net

PREPARED BY:

DESIGN INFORMATION

Job Type CIVIL

Job No. 1281.004

Prep. Date MARCH 9, 2022

Designed/Drawn J. d' Z.

Checked CARLOS GARZA, P.E.

Approved CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH ROAD (E. PIKE BLVD.), APPROXIMATELY 710 FEET EAST OF INTERNATIONAL BLVD. (F.M. 1015.)

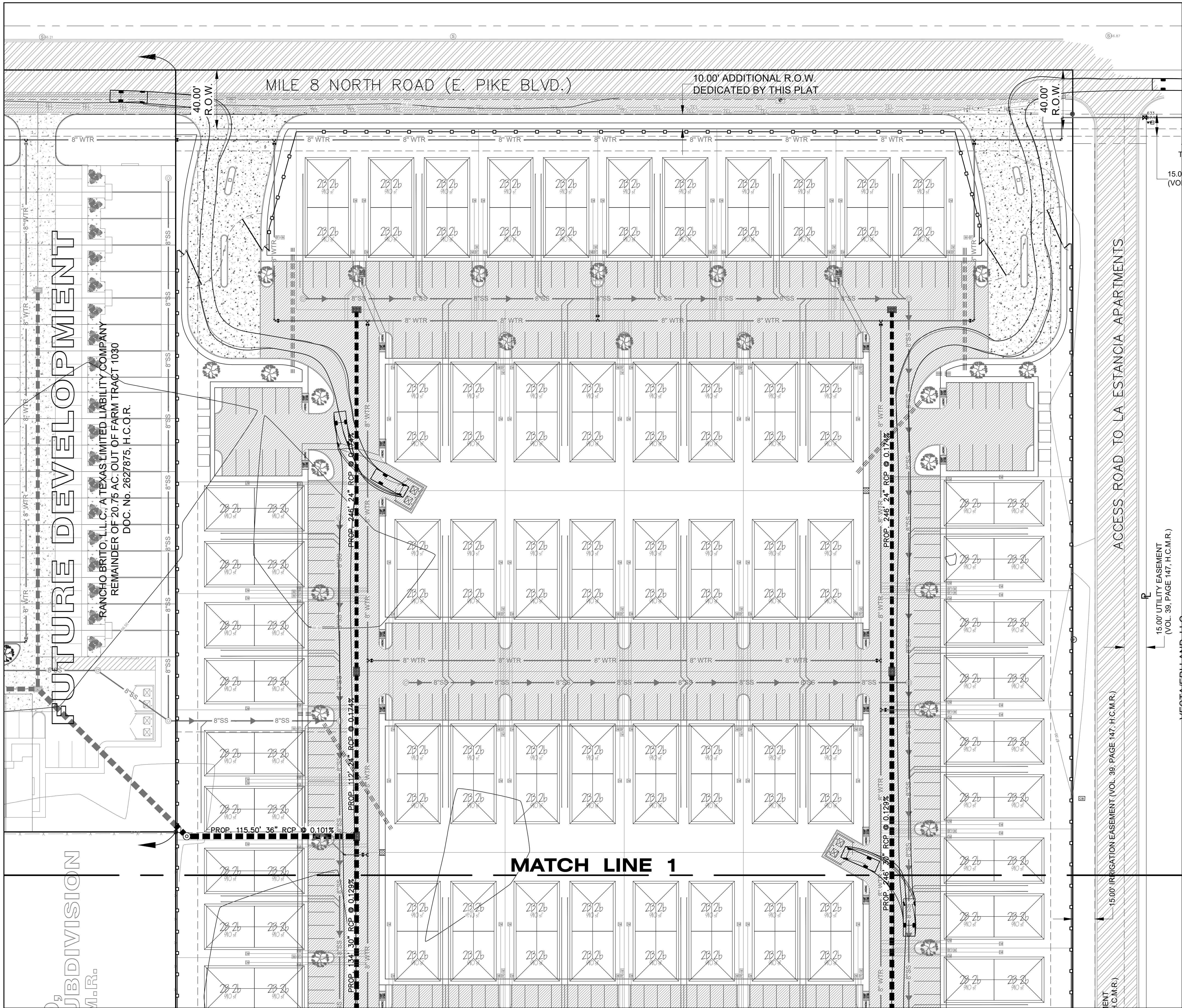
CITY WESLACO

STATE TEXAS

COUNTY HIDALGO

SHEET DESIGNATION: WATER DISTRIBUTION SYSTEM & SANITARY SEWER COLLECTION SYSTEM (3 of 3)

SHEET NUMBER: C9 of 24



PROJECT INFORMATION:

WESLACO HILLS SUBDIVISION

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot


GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

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THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS


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AEC ENGINEERING, L.L.C.
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A TEXAS REGISTERED ENGINEERING FIRM F-9688
P.O. BOX 480 EDINBURG, TEXAS 78540
PHONE: 956 - 380 - 6558
FAX: 956 - 380 - 6110
WEB: www.aecengineering.net

PREPARED BY:

DESIGN INFORMATION

Job Type: CIVIL

Job No.: 1281.004

Prep. Date: MARCH 9, 2022

Designed/Drawn: J. d' Z.

Checked: CARLOS GARZA, P.E.

Approved: CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTH SIDE OF MILE 8 NORTH ROAD (E. PIKE BLVD.), APPROXIMATELY 710 FEET EAST OF INTERNATIONAL BLVD. (F.M. 1015.)

CITY: WESLACO

STATE: TEXAS

COUNTY: HIDALGO

SHEET DESIGNATION:

PAVING AND STORM DRAINAGE LAYOUT
(1 of 3)

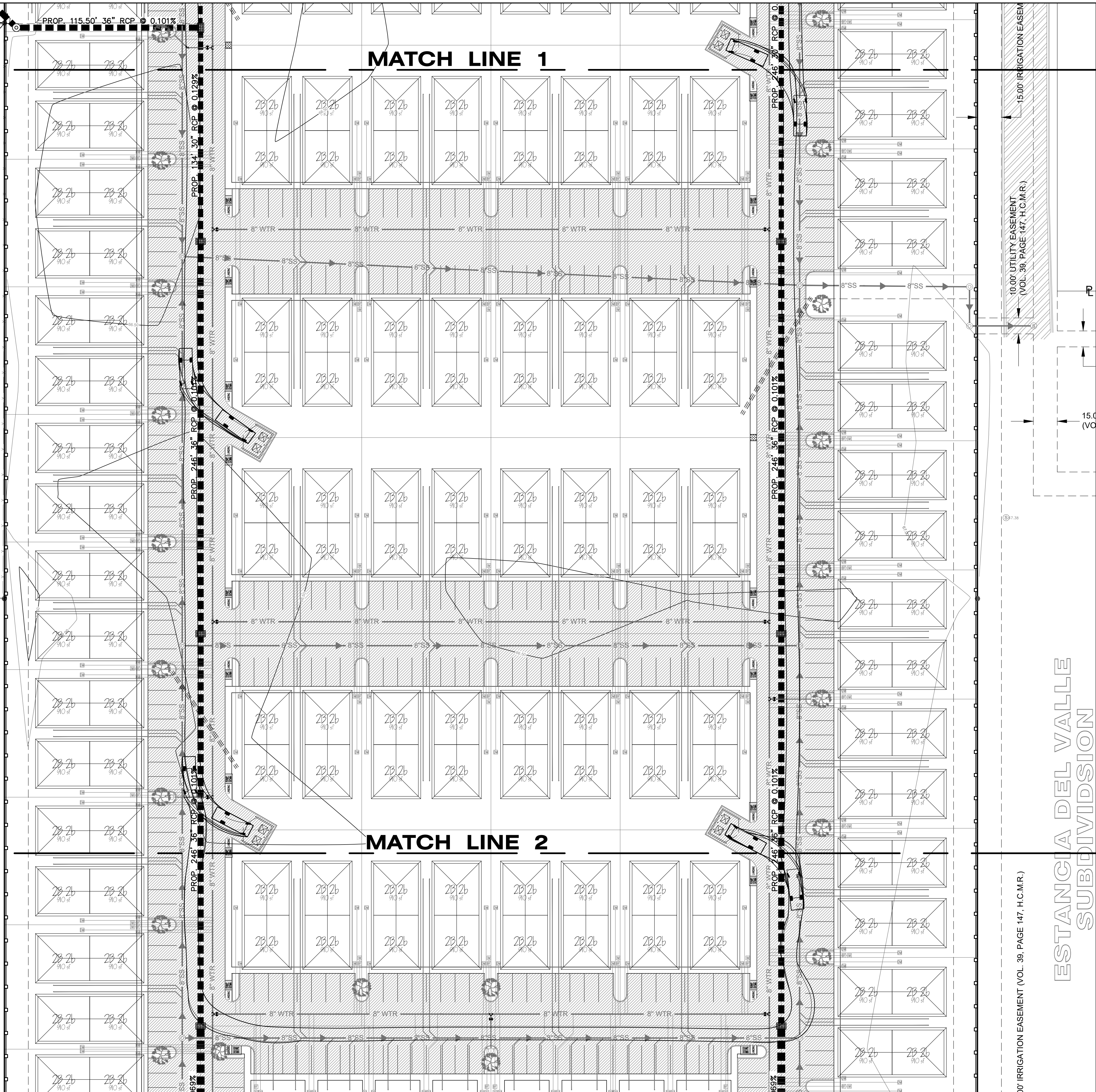
SHEET NUMBER:

C11 of 24

FARM TRACT 1030,
WEST AND ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.

TRIPLE J LEASING, L.L.C.
5.88 AC. OUT OF FARM TRACT 1030
DOC. No. 492348, H.C.O.R.

COLD TRANSLADING, L.L.C.
REMAINDER OF 13.36 AC. OUT OF FARM TRACT 1030
DOC. No. 2918508, H.C.O.R.



PROJECT INFORMATION:

WESLACO HILLS SUBDIVISION
WESLACO, TEXAS
BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot

GRAPHIC SCALE
0 30 45 60 90
1 inch = 30 ft.

CALL BEFORE YOU DIG!
Texas811
PARTICIPANTS REQUEST
48 HOURS NOTICE
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CONSTRUCTION
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THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344
SHEET HIGHLIGHTS/RESTRICTIONS

BY
DESCRIPTION
REV
DATE

10.00' UTILITY EASEMENT
(VOL. 38, PAGE 147, H.C.M.R.)
15.00' IRRIGATION EASEMENT
(VOL. 38, PAGE 147, H.C.M.R.)
15.00' (VOL. 38, PAGE 147, H.C.M.R.)

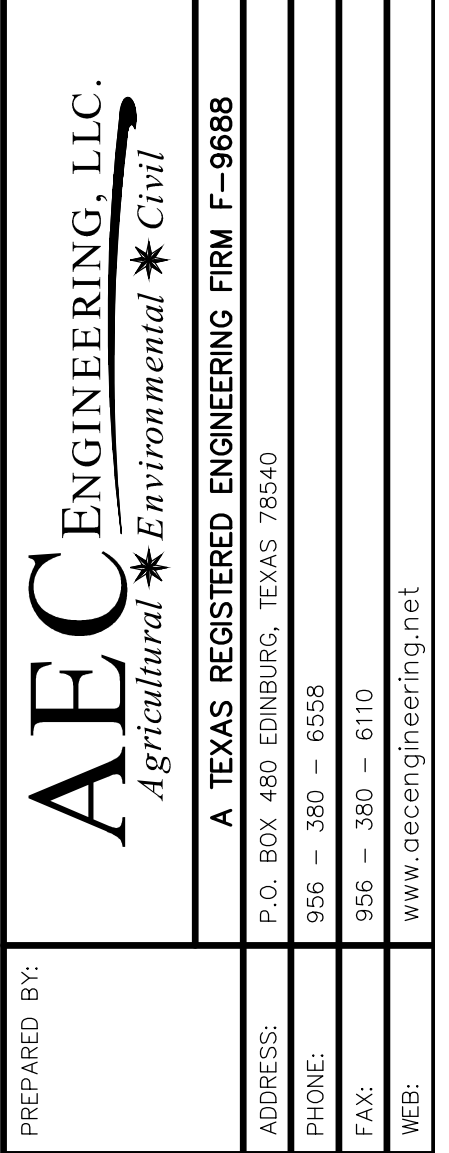
STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER
FOR REVIEW
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BY CARLOS GARZA P.E.
EXPIRATION: 03-09-2022
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P.O. BOX 480 EDINBURG, TEXAS 78540
956 - 380 - 6558
956 - 380 - 6110
www.aecengineering.net

DESIGN INFORMATION
Job Type CIVIL
Job No. 1281.004
Prep. Date MARCH 9, 2022
Designed/Drawn J. d' Z.
Checked CARLOS GARZA, P.E.
Approved CARLOS GARZA, P.E.
PLAN SCALE: AS SHOWN
PROJECT ADDRESS OR
NEAREST INTERSECTION
SOUTH SIDE OF MILE 8 NORTH
ROAD (E. PIKE BLVD.),
APPROXIMATELY 710 FEET EAST
OF INTERNATIONAL BLVD. (F.M.
1015.)
CITY WESLACO
STATE TEXAS
COUNTY HIDALGO

SHEET DESIGNATION:
PAVING AND STORM
DRAINAGE LAYOUT
(2 of 3)
SHEET NUMBER:
C12 of 24

ESTANCIA DEL SUBDIVISI

[illegible]

SHEET DESIGNATION:

**PAVING AND STORM
DRAINAGE LAYOUT
(3 of 3)**

SHEET NUMBER:

C13 of 24



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5742	
From:			
Subject: Discussion and consideration to purchase a Police personnel locker system (85 mens / 18 women) for the new Weslaco Police Department for an amount not to exceed \$208,884.79 from authorized dealer Southwest Solutions Group through Sourcewell Contract 010920-SPC awarded to SpaceSaver Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)			
Background: The following are police lockers equipped to store police uniforms and equipment needed to complete their work assignment.			
Funding Source (budget code, if applicable):			
Amount: \$208,884.79	Term of Impact:	Identified in Current Budget: No	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROBERT LOPEZ ROBERT LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation: Recommend Approval			
Attachments, if any: (133090) Option 1 with 85 & 18 lockers, 114866-1 PLAN VIEW Selected			
Responsibilities upon Approval:			

Southwest Solutions Group, Inc.

2535 E STATE HIGHWAY 121

Lewisville, TX 75056

Phone: (972) 250-1970

Fax: (972) 250-2229

www.southwestsolutions.com**Quote # 133090**

Date: June 6, 2022

Project # 114866

Page 1 of 4

Quote valid for 30 days.

BILL TO:

City of Weslaco

255 S Kansas Ave PO# 18-00827

Weslaco, TX 78596

INSTALL TO:

City of Weslaco

255 S Kansas Ave PO# 18-00827

Weslaco, TX 78596

SALESPERSON	QUOTE NAME	PAYMENT TERMS	LEAD TIME
Jeff Rosaasen 210-336-5086 (cell) jrosaasen@ssgtx.com	Option 1 with 85 & 18 lockers	Net 30 - Billable upon delivery, payment due in 30 days	18 to 20 weeks (after receipt of order)

114866-1 Opt One Lockers

#	DESCRIPTION
1	Per Drawing: 114866-1 Mens 85 Lockers, 18"x24" (37 1/8" O.A.) x 72" Equipped with bench drawer, hat shelf, integral coat rod, louvered doors, number tags, lock hasp (padlocks by others), corner and side fillers, finished ends.

2	Per Drawing: 114866-1 Womens 18 Lockers, 15"x24" (37 1/8" O.A.) x 72" Equipped with bench drawer, hat shelf, integral coat rod, louvered doors, number tags, lock hasp (padlocks by others), corner and side fillers, finished ends.
---	---

3	Per Drawing: 114866-1 Includes all design services, manufacturing, packaging, freight, inside delivery, installation by factory certified (non-union/non-prevailing wage) technicians during normal business hours, cleanup of area, removal of all debris, and warranty. Assumes clear access to all loading docks, elevators and installation sites. Seismic-rated equipment, calculations and permitting are not included unless otherwise specified.
---	---

Because of market volatility impacting freight, fuel, steel and aluminum, this quote is valid for 30 days. Orders placed after that may be subject to a 5% price increase. Lead times are subject to change until time of purchase.

Per Sourcewell Contract, orders are to be placed with:

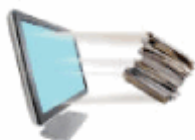
Southwest Solutions Group
2535 East State Highway 121, Suite 110-B
Lewisville, TX 75056

So that we may process your order in a timely manner, please address contract as shown above.

Sourcewell Contract No: 010920-SPC

Effective Date: 03/25/2020 - 03/25/2024

City of Weslaco MEMBER ID 147623

**High Density Storage****Document Scanning****Modular Casework****Movable Walls****Automated Storage****Smart Lockers**

Southwest Solutions Group, Inc.

2535 E STATE HIGHWAY 121

Lewisville, TX 75056

Phone: (972) 250-1970

Fax: (972) 250-2229

www.southwestsolutions.com
SOUTHWESTSOLUTIONSGROUP
*business efficiency systems***Quote # 133090**

Date: June 6, 2022

Project # 114866

Page 2 of 4

Quote valid for 30 days.

BILL TO:

City of Weslaco

255 S Kansas Ave PO# 18-00827

Weslaco, TX 78596

INSTALL TO:

City of Weslaco

255 S Kansas Ave PO# 18-00827

Weslaco, TX 78596

SALESPERSON	QUOTE NAME	PAYMENT TERMS	LEAD TIME
Jeff Rosaasen 210-336-5086 (cell) jrosaasen@sstgtx.com	Option 1 with 85 & 18 lockers	Net 30 - Billable upon delivery, payment due in 30 days	18 to 20 weeks (after receipt of order)

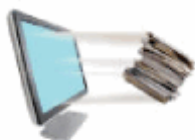
Subtotal: \$208,884.79

Plus Applicable Sales Tax:**Total: \$208,884.79**

Authorized Signature:

Date:

P.O. #:

**High Density Storage****Document Scanning****Modular Casework****Movable Walls****Automated Storage****Smart Lockers**

Scope of Work

The following are the responsibilities of Southwest Solutions Group (SSG) and Client to ensure the completion of the project in an efficient, timely manner. The items and services listed in this section, unless otherwise specified herein, have not been included in the equipment or services pricing and will be the responsibility and at the expense and liability of Client.

BY SSG	
TYPE	DESCRIPTION
General	All charges associated and incurred for manufacturing, freight, local delivery, installation, cleanup, staff training, and warranty, unless specified otherwise.
Installation	Complete turnkey installation services by factory certified technicians and training of staff. All installation to take place during normal business hours (8:00 a.m. to 5:00 p.m. Monday-Friday). If work is required outside of these hours, overtime charges will apply.
Warehouse Storage	Provide two (2) weeks cost-free storage at local warehouse. When additional storage time is needed due to a change in customer requirements, warehouse storage charges will be accrued at the rate of \$3.00 per hundred-pound weight per month.
Direct Ship	Coordinate manufacturing to meet required delivery schedules. Includes all charges associated and incurred for freight, dock to dock delivery and warranty.
Design	Provide accurate representations of equipment in the client's space, based on site verification or CAD/Revit created layouts. Includes recessed rail detail, power requirements, data requirements and/or floor loading information as available and applicable.
Project Management	Assign a designated Project Manager to communicate and coordinate logistics and delivery of material ship dates with manufacturer. Communicate, update and revise project timelines when applicable. Schedule installation crews based on material arrival dates.
Recessed Rail Requirements	Will provide rail centers and trough requirements to contractor as applicable.
Installation Technicians	Provide trained technicians to complete installation of equipment per the approved drawing. Technicians shall perform work in a professional, safe and courteous manner, and according to predetermined and agreed upon completion dates.
Service	Provide training, on-site and phone support as needed for repairs and preventative maintenance of equipment. (Outside of Warranty/Service Agreement normal hourly rates, travel and parts apply)
Extended Warranty/Service Agreements	Offer an optional extended warranty and service agreement. Maintain equipment through a purchased service program after the original Manufacturer's warranty expires.

BY CLIENT	
TYPE	DESCRIPTION
Receipt of Freight	Quote is based on standard truck delivery directed to a dock facility that is designed to receive freight. All other special services, such as, but not limited to: Pre-notification prior to delivery, limited access/non-commercial, residential, government, school deliveries, lift gate, inside deliveries, etc. are available for additional charges and will be billed accordingly.
Direct Ship	Indicate any lift gate, limited access, special delivery requirements to SSG for coordination of freight services.
Drawing Approval	Approve and sign SSG provided design drawing so that materials can be ordered to meet delivery and installation schedule. Design drawing will include "in space" representation of the equipment and its requirements. Lead times begin after receipt of drawing approval.
Access to Work Area	Provide unobstructed space within the site of installation to permit the incorporation of the systems as shown on any drawings that form a part of this Agreement. Prepare the work site to permit the unloading, installation, testing and acceptance of the equipment. If area is not precleared prior to installer's arrival, additional charges will be applied. Provide hoisting and elevator services for SSG equipment and personnel.
Building Obstructions	Remove and/or relocate any building obstructions, such as ducting, lighting fixtures and wiring, drains, piping, structural steel, electrical wiring, conduit, etc. which interfere with the equipment clearances. Provide sprinkler and fire safety devices including sprinkler design. Ensure that all equipment will pass through building access doors or other openings as necessary.
Foundation Preparation	Provide verification through facility management or other certified engineer of floor's weight carrying capacity to properly hold equipment (floor load). Provide location information of any conduit running through concrete floors (drilling may be required).
Modifications to Room Dimensions	If room dimensions differ from those provided in proposal, it is the responsibility of the client to inform SSG at least 4 weeks prior to shipping time to delay shipment from factory. Modifications after purchase orders (change orders) are processed by SSG are subject to delayed shipment and installation, and price increases.
Project Delays	It is the responsibility of the client to inform SSG at least 4 weeks prior to acknowledged ship date. If the installation site is not ready when scheduled work is to be performed and our technicians have been dispatched, a \$325.00 trip charge will be added. Please provide a minimum of 72 hours notice to reschedule installation. Modifications after purchase orders (change orders) are processed by SSG are subject to delayed shipment and installation, and price increases.
Loading of Contents	Transfer contents of existing system into new system unless option chosen to have movement of material handled by SSG's moving teams.
Product Training	Provide personnel for a scheduled product training session. Includes one training session for staff.

HIGH-CAPACITY STORAGE SYSTEM WITH RAIL INSTALLATION, IF APPLICABLE

TYPE	DESCRIPTION
Floorless Requirements	Floorless High-Capacity System should be installed on solid concrete floor or VCT covered concrete floor. Any existing carpet must be removed prior to installation at the rail's locations. Floor levelness should meet standard General Contractor code of 1/8" over 10'. If your floor does not meet these minimum standards, it will result in a different rail/subfloor system being provided, or your existing concrete floor leveled to meet the standard at your expense.
Recessed Rail Requirements/Foundation Preparation	Provide backfill of cement into troughs. Provide verification through facility management or other certified engineer of floor's weight carrying capacity to properly hold equipment. It is recommended that the slab have a minimum thickness of 5" with a capacity rating of 4,000 PSI. Verify that the concrete slab possesses the minimum levelness specification of ¼" over a 20' span. Provide location information of any conduit or post-tension cables running through concrete floors (drilling may be required). Sonogramming or X-Ray of floor not included.
Electrical Preparation	If hardwired electrical system is selected, provide dedicated 120 VAC, 60 HZ, 20-amp circuit that must be hardwired by a certified electrician compliant with local Electrical Codes. If plug in electrical system is selected, provide dedicated/isolated 120 VAC, 60 HZ, 20-amp circuit with a 20-amp outlet that must be hardwired by a certified electrician compliant with local Electrical Codes. Multiple outlets may be required based on moving system design.

CAROUSEL AND LIFT INSTALLATION, IF APPLICABLE

TYPE	DESCRIPTION
Electrical Preparation	Provide all electrical utility outlets and wiring as required and as noted on drawing supplied by SSG. Provide suitable electric current, lighting, compressed air, water, heat, precise power, and air drop locations as required for installation, testing, acceptance, and operation of the system. Client is to supply power drops from the plant power supply up to, and including, disconnects at each control panel. All power and hardware shall be in accordance with the applicable electrical codes.
Material Handling Responsibilities	Perform unloading and carting of materials and equipment by appropriate personnel from the common carrier to a safe storage area at the installation site. (Unless this service is accepted as proposed on the price page of this Agreement.) Machine crates to remain unopened until technicians' arrival. Collect and remove all packing materials from equipment shipping. SSG is responsible to maintain a clean work area and place trash in Client provided containers. SSG personnel will provide and operate lift truck equipment within Client's facility. Provide hoisting and elevator services for SSG equipment and personnel.
Vertical Storage Training	Ensure that Client's personnel attend and participate in scheduled training sessions. Includes one training session for staff.
Loading of Vertical Storage	Perform installation of any trays, totes, dividers, drawers, or other accessories in the storage unit after the installation is completed. Provide for the physical loading of inventory and any containers into the system, stock counting, building the inventory database and back-up systems and procedures for use in integrating the system into the existing operation.

Terms, Conditions & Warranty

The following terms and conditions form a part of the agreement between Southwest Solutions Group, Inc. ("SSG") and the party executing this proposal in Section V hereof ("Customer") relating to the installation of that certain equipment more fully described in Section IV hereof (collectively, the "Equipment").

1. WARRANTY.

(a) The Equipment is provided to Customer with a limited warranty on parts and materials, excluding usual wear and tear. Warranties are determined by specific product and manufacturer. Refer to statement of warranty for complete information.

(b) Except as provided for above, SSG hereby disclaims all warranties and representations with respect to the Equipment or SSG's installation services, whether express, implied, or otherwise, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, TITLE, USE, OR QUIET ENJOYMENT. No rights or remedies referred to in Article 2A of the Uniform Commercial Code, including any variations thereon as may be in effect in the state in which Customer is located, will be conferred on Customer unless expressly granted herein. No oral or written information or advice given by SSG or its owners, agents, or employees shall create a warranty or in any way increase the scope of any warranty provided herein. SSG shall have no responsibility if the Equipment has been altered or misused by any party other than SSG in any way.

2. LIMITATION OF LIABILITY.

(a) SSG shall not be liable to Customer or any third party for any indirect, special, incidental, punitive, cover, or consequential damages (including, but not limited to, damages for the inability to use equipment or access data, loss of business, loss of profits, business interruption, or the like), arising out of the use of, or inability to use, the Equipment, and based on any theory of liability including breach of contract, breach of warranty, tort (including negligence), product liability, or otherwise, even if SSG had or should have had any knowledge, actual or constructive, of the possibility of such damages and even if a remedy set forth herein is found to have failed of its essential purpose.

(b) SSG's total liability to user for actual damages for any cause whatsoever will be limited to the amount actually paid by Customer to SSG for the Equipment. The foregoing limitations on liability are intended to apply to all aspects of this proposal.

3. BASIS OF BARGAIN. The foregoing warranty disclaimers and limitations on liability are fundamental elements of the basis of this proposal and agreement between SSG and Customer. SSG would not be able to provide the Equipment and associated installation services on an economic basis without such limitations. Such warranty disclaimers and limitations on liability inure to the benefit of the suppliers of the Equipment.

4. INDEMNIFICATION. Customer hereby agrees to indemnify, defend, and hold harmless SSG from and against any and all claims, suits, causes, actions, liabilities, damages, expenses, legal fees, and obligations of any kind arising out of or from, either directly or indirectly, Customer's breach of any provision, term, or condition of this proposal.

5. NOTICE. All notices or other communication required or permitted by this proposal to be served on or given to either party to this proposal by the other party must be in writing to primary address of party as indicated in this proposal and shall be deemed duly served and given when personally delivered, by receipted delivery, to the party to whom it is directed or, in lieu of such personal service, when sent by confirmed facsimile transmission, by registered or certified U.S. mail, or overnight delivery.

6. SECURITY INTEREST. Until such time as SSG has been paid in full for the Equipment and all related installation services, regardless of whether or not any invoice may be disputed by Customer, Customer hereby grants to SSG a security interest in the Equipment and authorizes SSG to perfect such security interest through the filing of Uniform Commercial Code financing statements. Customer agrees to cooperate with all reasonable requests of SSG relating to the granted security interest and, should SSG opt to exercise its rights of recovery of the Equipment for failure of Customer to pay for the same, Customer shall permit SSG entrance to the facilities where the Equipment is located upon reasonable notice of the same and during reasonable hours.

7. MISCELLANEOUS.

(a) **Governing Law; Venue.** This proposal shall be construed and enforced under and in accordance with the laws of the State of Texas, without regard to conflicts of laws principles. The language in this proposal shall be interpreted as to its fair meaning and not strictly for or against any party. The parties exclusively in Dallas County, Texas.

(b) **Late Fees; Disputes.** All overdue payments to SSG shall incur interest in the amount of 1.5% per month, or such lesser rate as may otherwise be required by law. Customer agrees SSG shall be entitled to recover reasonable attorneys' fees and court costs expended in connection with any litigation or legal action initiated to enforce the provisions of this proposal.

(c) **Entire Agreement.** Sections III, IV, V, and VIII of this proposal constitute the entire agreement of the parties and supersede any prior understandings or written or oral agreements between the parties respecting this subject matter, including, but not limited to, any representations made in any presentation or proposal submitted or provided prior to the execution date of this proposal. Except as otherwise expressly referenced herein, there are no other understandings or agreements between the parties regarding this subject matter.

(d) **Amendment.** This proposal may not be amended or modified except by a written instrument executed by each party's respective authorized representatives.

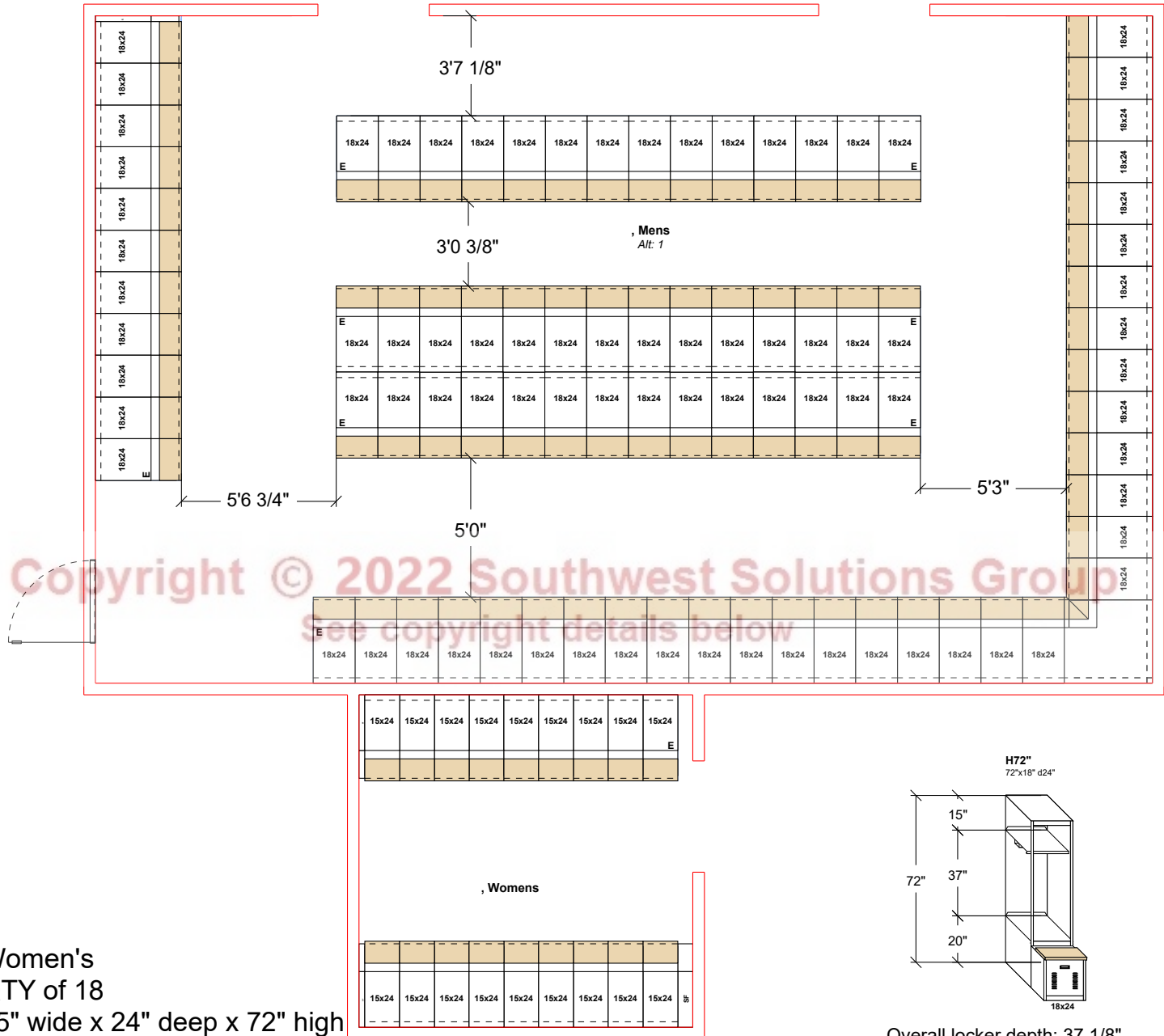
(e) **Successors and Assigns; Assignment.** This proposal shall bind and inure to the benefit of and be enforceable by the parties hereto and their respective successors, heirs and personal and legal representatives, but no assignment shall relieve any party of its obligations hereunder. Customer may not assign this Agreement or any portion thereof without the prior written consent of SSG. SSG may assign this proposal or any portion thereof without providing written notice to Customer. Any attempted assignment in violation of this Section will be null and void. SSG shall be permitted to subcontract or delegate to third parties the performance of any or all of the services contemplated herein.

(f) **Waiver.** No provision hereof shall be deemed waived unless such waiver shall be in writing and signed by an officer of the waiving party. Any failure by a party to require strict performance by the other party or any waiver by a party of any breach of any provision of this proposal shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this proposal.

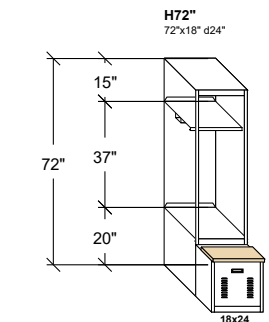
(g) **Severability.** In case any one or more of the provisions contained in this proposal shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this proposal, and this proposal must be construed as if the invalid, illegal, or unenforceable provision had never been contained in this proposal.

(h) **Survival.** Except as otherwise expressly provided in this proposal, each of the representations and warranties of the parties contained in this proposal, or in any certificate, document, or other instrument furnished or to be furnished under this proposal, and any action arising out of any thereof, including without limitation any cause of action for failure of any such representation to be true when made or as of the execution date of this proposal, and the parties' covenants, agreements, and obligations set forth in this proposal, shall survive in perpetuity beyond the execution date and termination of this proposal.

Men's
QTY of 85
18" wide x 24" deep x 72" high



Women's
QTY of 18
15" wide x 24" deep x 72" high



Overall locker depth: 37 1/8"

Customer's Approval:

Date:

SOUTHWEST SOLUTIONS GROUP
business efficiency systems

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Washington - Montana - Idaho - Alaska

Toll Free: 1-800-803-1083

www.southwestsolutions.com

Drawing:

Number: 114866-1

Printed Date:

06/03/2022

Scale:

1:67

Salesperson:

ROSAASEN,JEFF

Revision:

Drawn By:

J. Rosaasen

Sheet:

1 of 1

Weslaco PD

Women's & Mens Locker Rooms - Opt 1
Weslaco, TX

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Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5835											
From:													
Subject: Discussion and consideration to approve Contingency Allowance Expenditure Authorization No. 3 for the New Downtown Fire Station No. 2 decreasing the Owner's Contingency Fund by \$1,595.98, leaving a balance of \$9,036.14 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation.)													
Background: This item addresses four (4) cost proposals from the contractor as follows: 1.) Change proposal No. 12: Credit for water lines not crossing Railroad Avenue The City waterline originally was to be placed along the south side of the new street "Railroad Avenue". However, it was moved to the north side of the street shortening the distance for the water connection. A credit for materials and labor in the amount of \$644 is proposed. 2.) Change proposal No. 13: RFI#53 Change to parallel #350kcmil Service from 20 feet from transformer to disconnect and disconnect to MDP from the original of three (3) parallels of #300kcmil. This change was requested by Contractor to provide future space for a generator. A credit for materials is proposed in the amount of \$373.60. 3.) Change proposal No. 14: RFI#49 Change requested by the Fire Chief to move equipment. Chief Lopez's request to move the cascade machine for work efficiency and change the single phase circuit for Rescue Washer to a three phase circuit. This proposal includes credits for materials not used and an increase for additional materials required. A debit for the cost of materials is proposed in the amount of \$763.58. 4.) Change proposal No. 15: Apparatus Bay Transformer Mount and New Disconnect Chief Lopez requested the transformer to be relocated to avoid risk of damage by a vehicle or personnel. A debit to mount the Transformer 10 feet above floor and add a disconnect is proposed in the amount of \$1,850. AEA No. 3 will decrease the Owner's Contingency by \$1,595.98 <table> <tr> <td>Original Owner's Contingency Sum</td> <td>\$80,000.00</td> </tr> <tr> <td>Allowance Expenditures Prior to this Authorization</td> <td>\$ 9,367.88</td> </tr> <tr> <td>Allowance Balance Prior to this Authorization</td> <td>\$10,632.12</td> </tr> <tr> <td>Allowance Sum will be decreased by this Authorization</td> <td>\$1,595.98.00</td> </tr> <tr> <td>New Owner's Contingency Allowance Balance</td> <td>\$9,036.14</td> </tr> </table>				Original Owner's Contingency Sum	\$80,000.00	Allowance Expenditures Prior to this Authorization	\$ 9,367.88	Allowance Balance Prior to this Authorization	\$10,632.12	Allowance Sum will be decreased by this Authorization	\$1,595.98.00	New Owner's Contingency Allowance Balance	\$9,036.14
Original Owner's Contingency Sum	\$80,000.00												
Allowance Expenditures Prior to this Authorization	\$ 9,367.88												
Allowance Balance Prior to this Authorization	\$10,632.12												
Allowance Sum will be decreased by this Authorization	\$1,595.98.00												
New Owner's Contingency Allowance Balance	\$9,036.14												
Funding Source (budget code, if applicable):													
Amount:	Term of Impact:	Identified in Current Budget:											
Additional Action Prompted:													

Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation):	
NORMA CANTU OMAR RODRIGUEZ Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Parks and Recreation Department.	
Staff Recommendation: Staff recommends approval	
Attachments, if any: AEA 003 - CP 12,13,14,15	
Responsibilities upon Approval:	



Contingency Allowance Expenditure Authorization

Project: City of Weslaco PSB Fire Department Station No. 2

Authorization No.

3

ERO Project No.: 19087

Date:

09/13/22

To : Tri-Gen Construction, LLC
2900 N. Texas Blvd., Ste. 201
Weslaco, Texas 78599

Attention: Connie Bearden, Project Manager

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 the work indicated below as submitted by Tri-Gen Construction, LLC for the City of Weslaco PSB Fire Department Station No. 2

1.) RCO No. 012: Credit for water lines not crossing Sinclair/Railroad St.	(\$644.00)
2.) RCO No. 013: Per RFI 53, change to parallel #350kcmil Service for 20 feet from Transformer to disconnect & disconnect to MDP from original of 3 parallel of #300kcmil.	(\$373.60)
3.) RCO No. 014: Electrical from RFI #49.	\$763.58
4.) RCO No. 015: Apparatus Bay - Transformer Mount and New Disconnect.	\$1,850.00
AEA 03 will decrease Owner's Contingency Allowance	\$1,595.98

Original Owner's Contingency Allowance Sum	\$80,000.00
Allowance Expenditures Prior to this Authorization	\$69,367.88
Allowance Balance Prior to this Authorization	\$10,632.12
Allowance Sum will be decreased by this Authorization	\$1,595.98
New Owner's Contingency Allowance Balance	\$9,036.14

This Allowance Expenditure represents adjustments to the Allowance Balance as noted above and described herein.

Accepted and agreed to by:

Tri-Gen Construction, LLC

Signature

Date

ERO Architects

Signature

09/13/2022

Date

Accepted and agreed to on behalf on City of Weslaco:

CITY OF WESLACO

Signature

Date



Request for Change Order

NO. 12

Project#: 52119 Weslaco Fire Station #2

Date: 08/22/22

DATE QUOTED: 8/22/2022

TO: City of Weslaco

255 S. Kansas Ave

Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY:

EXPIRATION DATE:

REQUESTED EXTENSION
OF TIME IN DAYS:

0

OUR JOB#:

52119

DESCRIPTION:

Credit for water lines not crossing Sinclair/Railroad St.

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

Core and Main

Credit for 101.9 LF waterline not run

(\$287.35)

Ortiz All Sites Construction

Credit for Labor not done for above

(\$356.65)

APPROVAL

ARCH:

DATE:

OWNER:

DATE:

SUBTOTAL: (\$644.00)

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: (\$644.00)

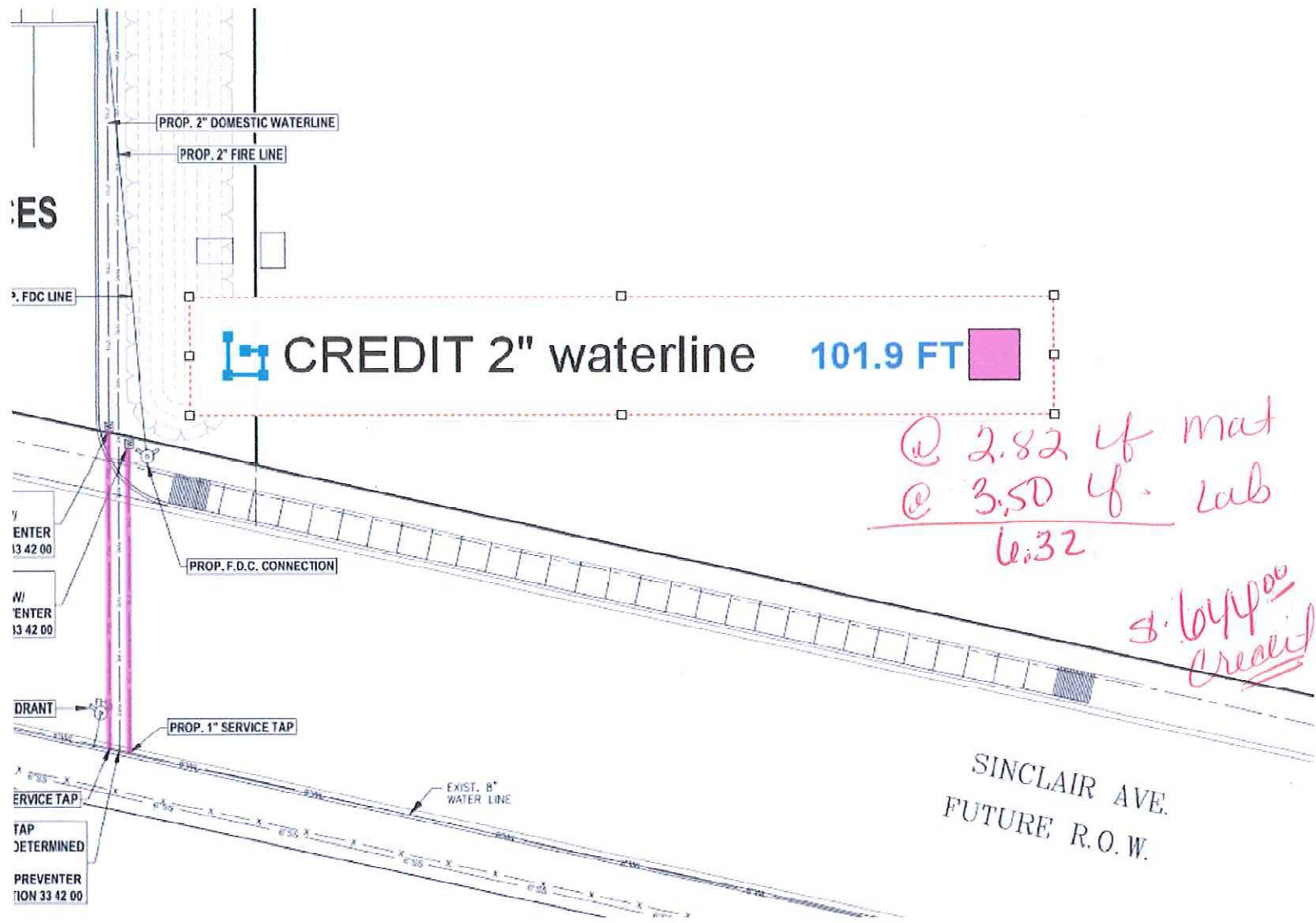
DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By:

Connie Bearden, Project Manager

Date:



 CREDIT 2" waterline 101.9 FT 

@ 2.82 lf mat
@ 3.50 lf lab
6.32

S. Loppoo
Credit

PROP. F.D.C. LINE

PROP. 2" METER
FOR DOMESTIC W/
BACKFLOW PREVENTER
SPECS SECTION 33 42 00

PROP. 1" METER
FOR IRRIGATION W/
BACKFLOW PREVENTER
SPECS SECTION 33 42 00

PROP. FIRE HYDRANT

PROP. 1" SERVICE TAP

PROP. 2" SERVICE TAP

PROP. FIRE TAP
SIZE TO BE DETERMINED
BY OTHERS
BACKFLOW PREVENTER
SPECS SECTION 33 42 00

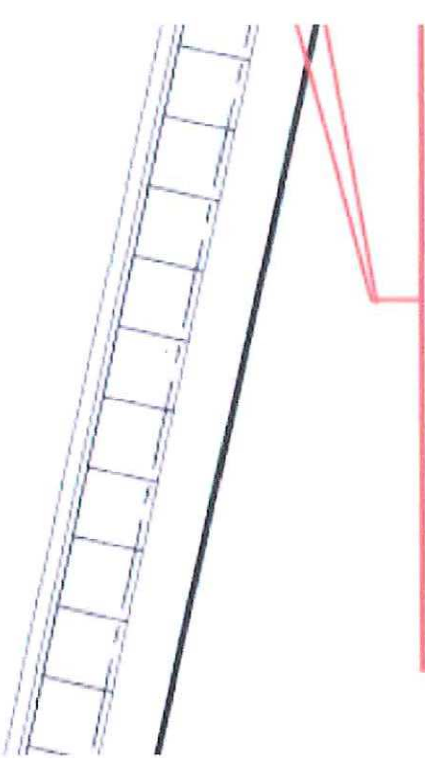
PROP. F.D.C. CONNECTION

EXIST. 8" WATER LINE

*Approved have
for approved time
Because
Kist was
End v.*

Cred
of di
to e:
Rail

dit due for 2 waterlines length
stance from south of Railroad
existing water line now north of
road.





Request for Change Order

NO. **13**

Project#: 52119 Weslaco Fire Station #2

Date: 09/06/22

DATE QUOTED: 9/6/2022

TO: City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY: 09/08/22

EXPIRATION DATE:

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

RE RFI #53 - Change to parallel #350kcmil Service for 20 feet from Transformer to disconnect & Disconnect to MDP from original of 3 parallel of #300kcmil

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

Blue Electric and Daughter, Inc.	CREDIT of 20' of #12 wires	(\$1,701.60)
Blue Electric and Daughter, Inc.	NEW cost of 20 #8 wires	\$1,328.00

APPROVAL

ARCH: _____

DATE: _____

OWNER: _____

DATE: _____

SUBTOTAL: (\$373.60)

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: (\$373.60)

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By: _____

Connie Bearden, Project Manager

Date: _____



09/06/22 - CHANGE ORDER PROPOSAL – 2 Parallel of #350kcmil service

RE: RFI 53

- Change to 2 parallel #350kcmil service for 20 feet from transformer to disconnect & disconnect to MDP from original of 3 parallel of #300kcmil.

ORIGINAL: 3 Parallel #300kcmil (12 wires @ 20feet each)			
# of wires	feet	\$/foot	total
12	20	\$7.09	\$ 1,701.60
NEW: 2 Parallel #350kcmil (8 wires @ 20feet each)			
# of wires	feet	\$/foot	total
8	20	\$8.30	\$ 1,328.00
		CREDIT	\$ (373.60)

Change order Credit	-373.60

QUOTED PRICES GOOD FOR 30 DAYS - Payment Terms: Monthly invoice on work completed; NET 30.

Blue Electric & Daughter, Inc. is HUB certified. Certificate# 1852393354900; Vendor# 527455



Request for Change Order

NO. **14**

Project#: 52119 Weslaco Fire Station #2

Date: 09/13/22

DATE QUOTED: 9/13/2022

TO: City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY: 09/13/22

EXPIRATION DATE: 09/13/22

REQUESTED EXTENSION
OF TIME IN DAYS: 0

OUR JOB#: 52119

DESCRIPTION:

Change Order - Electrical from RFI #49

SUBCONTRACTORS / VENDORS	SUB / VENDOR WORK DESCRIPTION	AMOUNT:
Blue Electric and Daughter, Inc.	Cascade additions	\$955.00
Blue Electric and Daughter, Inc.	Cascade Credits	(\$1,067.50)
Blue Electric and Daughter, Inc.	Resue Washer	\$1,166.90
Blue Electric and Daughter, Inc.	Rescue Credits	(\$290.82)

**See backup to follow*

APPROVAL

ARCH: _____
DATE: _____
OWNER: _____
DATE: _____

SUBTOTAL: \$763.58

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: \$763.58

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By: _____

Connie Bearden, Project Manager

Date: _____



TRANSMITTAL LETTER

Project#: 52119 **Weslaco Fire Station #2**

Date: 09/12/22

TO: ERO ARCHITECTS 300 South 8th Street McAllen, TX 78501 (Phone) (956) 664-0400 (Fax) (000) 000-0000	TRAN NO.: 39 ARCH #: TO PHONE#: (956) 664-0400 TO FAX: (000) 000-0000 SUBJECT: RFI#49 Revised Change order pricing.
FROM: Connie Bearden	

We are transmitting the following to you:

Delivery Method:

- | | | |
|--|---|---|
| ☐ Addenda | ☐ Architectural Drawings | ☐ Engineering Drawings |
| ☐ Insurance Certificate | ☐ Letters | ☐ O&M Manuals |
| ☐ Plans | ☐ Prints | ☐ Product Data |
| ☐ Samples | ☐ Shop Drawings | ☐ Specifications |
| ☐ Submittal | ☒ Change Orders | |

Copies	Date	Description
1	09/12/22	RFI#49 Revised Change order pricing.
		Please be sure to see her email enclosed for all clarifications you need.

REASON/ACTION:

☒ This is currently delaying the job; please respond

REMARKS:

Copies To:

Contact

Fax Number

Email

By:

Connie Bearden

Connie Bearden

RFI #49 REVISED 9/6/22			
Cascade	amount	unit	total
30A/3P breaker in LDP	1	ea	\$ 410.00
NEMA L15/30 receptacle	1	ea	\$ 75.00
30A NF disconnect	1	ea	\$ 200.00
3/4"C to LDP	120	feet	\$ 126.00
(4)#10 to LDP	120	feet	\$ 144.00
			\$ 955.00
Cascade credit	amount	unit	total
100A NF disconnect	1	ea	\$ 275.00
60A NF disconnect	1	ea	\$ 225.00
1"C L240	64	feet	\$ 118.40
(2) #1	65	feet	\$ 292.50
(1) #8	66	feet	\$ 39.60
3/4"C to L240	60	feet	\$ 63.00
(3)#10	60	feet	\$ 54.00
			\$ 1,067.50
CASCADE TOTAL			\$ (112.50)
Rescue Washer	amount	unit	total
40A/3P breaker in L2	1	ea	\$ 410.00
60A NF disconnect	1	ea	\$ 225.00
3/4"C to L2	130	feet	\$ 136.50
(3)#8	131	feet	\$ 235.80
(1)#10	132	feet	\$ 39.60
CS6369 receptacle		ea	\$ 120.00
			\$ 1,166.90
Rescue washer credit	amount	unit	total
L6/20 receptacle	1	ea	\$ 60.00
3/4"C to L2	130	feet	\$ 136.50
(4)#12 to L2	131	feet	\$ 94.32
			\$ 290.82
RESCUE WASHER TOTAL			\$ 876.08
CHANGE ORDER TOTAL			\$ 763.58

Change order cost	\$763.58
-------------------	----------

QUOTED PRICES GOOD FOR 30 DAYS - Payment Terms: Monthly invoice on work completed; NET 30.

Blue Electric & Daughter, Inc. is HUB certified. Certificate# 1852393354900; Vendor# 527455

COWFS#2 - Engineer updates per site visit on 9/1/2022

Tatiana Baruch <Info@blueelectricinc.com>
To: Connie Bearden <trigenconnie1@gmail.com>

Mon, Sep 12, 2022 at 10:12 AM

Connie,

Here's the change order for Revised RFI 49 response drafted by Ray on 9/6/22 showing the credits as well.

When you send approval of this, can you also confirm that we will follow sheet EP102 as drawn on 9/6/22 by Ray so that we can finally finish this portion of the work? (ignoring bubbled comment #6 since it contradicts response to RFI and the drawing – Ray also answer on his email that he forgot to update comment #6 to match 9/6/22 RFI 49 Response)

PENDING:

*Electrical room (!) I got a call from City of Weslaco this morning from Rolando stating what was said on email last week: new drawing with engineer stamp must be submitted to them for approval first. We want to start on this ASAP. *Already called Rolando 9/12/22*

*Answer on panel LM (NEMA1 instead of 3 – which solution was chosen?)

* Response to CO to install transformer TL2 10 feet AFF

*Waiting on response
JB*

Regards,

Tatiana Baruch

Blue Electric & Daughter, Inc.

1124 N 45th St.

McAllen, TX 78501

956-888-7152

info@blueelectricinc.com



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Connie Bearden

Tri-Gen Construction LLC

Dream Land Estates LLC

[2900 N. Texas Blvd., Suite 201](#)

Weslaco, Texas 78599

956-447-1048 Office

956-495-5329 Cell



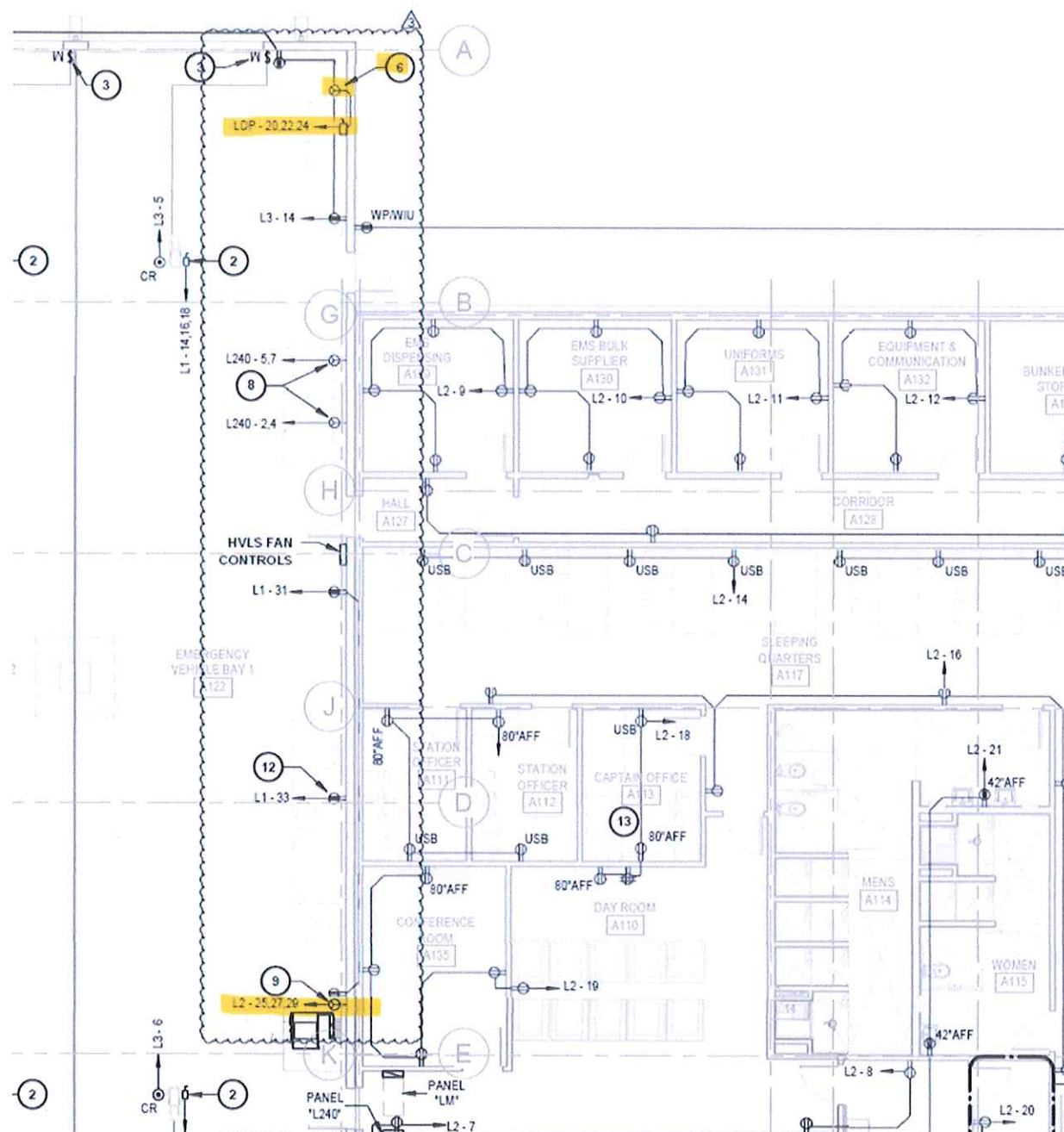
Weslaco Fire Station Change Order proposal - Revised RFI 49 - Blue Electric 09 12 22.pdf
1159K



09/12/22 - CHANGE ORDER PROPOSAL – Cascade & Rescue Washer

RE: Revised RFI #49 dated 9/6/22

- Per Ray Peynado's Revised RFI #49 and email on 9/6/22, the items under "new" will be furnished and installed, and the items under "credit" will no longer be installed (credit issued).



Albert,

Please find revised response to RFI #49 attached.

As discussed, below is an itemized list of items needed for the new work and what will be eliminated from the original work for each piece of equipment:

Cascade Machine:

New work items –

- 30A/3P circuit breaker in panel 'LDP'
- NEMA L15/30 receptacle
- 30A non-fused disconnect
- ¾"C – 3#10 & #10G branch circuit to panel 'LDP'

Credit items –

- 100A non-fused disconnect
- 60A non-fused disconnect
- 1"C – 2#1 & #8G branch circuit to panel 'L240'
- ¾"C – 2#10 & #10G branch circuit to panel 'L240'

Rescue Washer:

New work items –

- 40A/3P circuit breaker in panel 'L2'
- 60A non-fused disconnect
- ¾"C – 3#8 & #10G branch circuit to panel 'L2'
- CS6369 receptacle

Credit items –

- L6/20 receptacle
- ¾"C – 2#12 & #12G branch circuit to panel 'L2'

Ray Peynado, PE
Electrical Engineer
Halff Associates, Inc.

O: (956) 445-5266



REQUEST FOR INFORMATION

Project#: 52119 *Weslaco Fire Station #2*

Date: 08/01/22

TO:

ERO ARCHITECTS
300 South 8th Street
McAllen, TX 78501

RFI#: 49

Arch Pro#:

STATUS: Active

DATE DUE: 08/01/22

(Phone) (956) 664-0400 (Fax) (000) 000-0000

FROM: Connie Bearden

ORIGIN: Tri-Gen Construction LLC

SKETCHES ATTACHED: Attached

DRAWING #: Attached

SPEC SECTION:

SUBJECT: Electrical

INFORMATION NEEDED: We had a walk thru with Fire Dept and see the enclosed changes/requests. We need to get to this this week - so Please assist us on getting the information needed. Thank you

THE WORK

TIMING

PRICING

DRAWINGS

RESPONSE:

See attached revised response from Halff.

Responded By: _____ Response Date: _____



5000 West Military, Ste 100
McAllen, Texas 78503
(956) 664-0286
Fax (956) 664-0282

REQUEST FOR INFORMATION

To: Albert Chronis ERO Architects **Date:** 8/18/22
From: Ray Peynado, PE **AVO:** 38509.001 **RFI No.:** 049
Email: rpeynado@halff.com **Project:** Fire Department Station No.2
Subject: Fire Department Station No.2 - RFI 049 – Electrical Adjustments

☐ Letter Dated: _____

☒ E-Mail Dated: 8/1/2022

☐ Phone Call Dated: _____

☐ Fax Dated: _____

This confirms and records a request for information. Unless notified in writing within three days of date noted above, it is agreed that a response generated from the request shall be provided to this office within five days.

REQUEST:

We had a walk thru with Fire Dept and see the enclosed changes/requests. We need to get to this NEEDED? this week - so Please assist us on getting the information needed. Thank you

ANSWER:

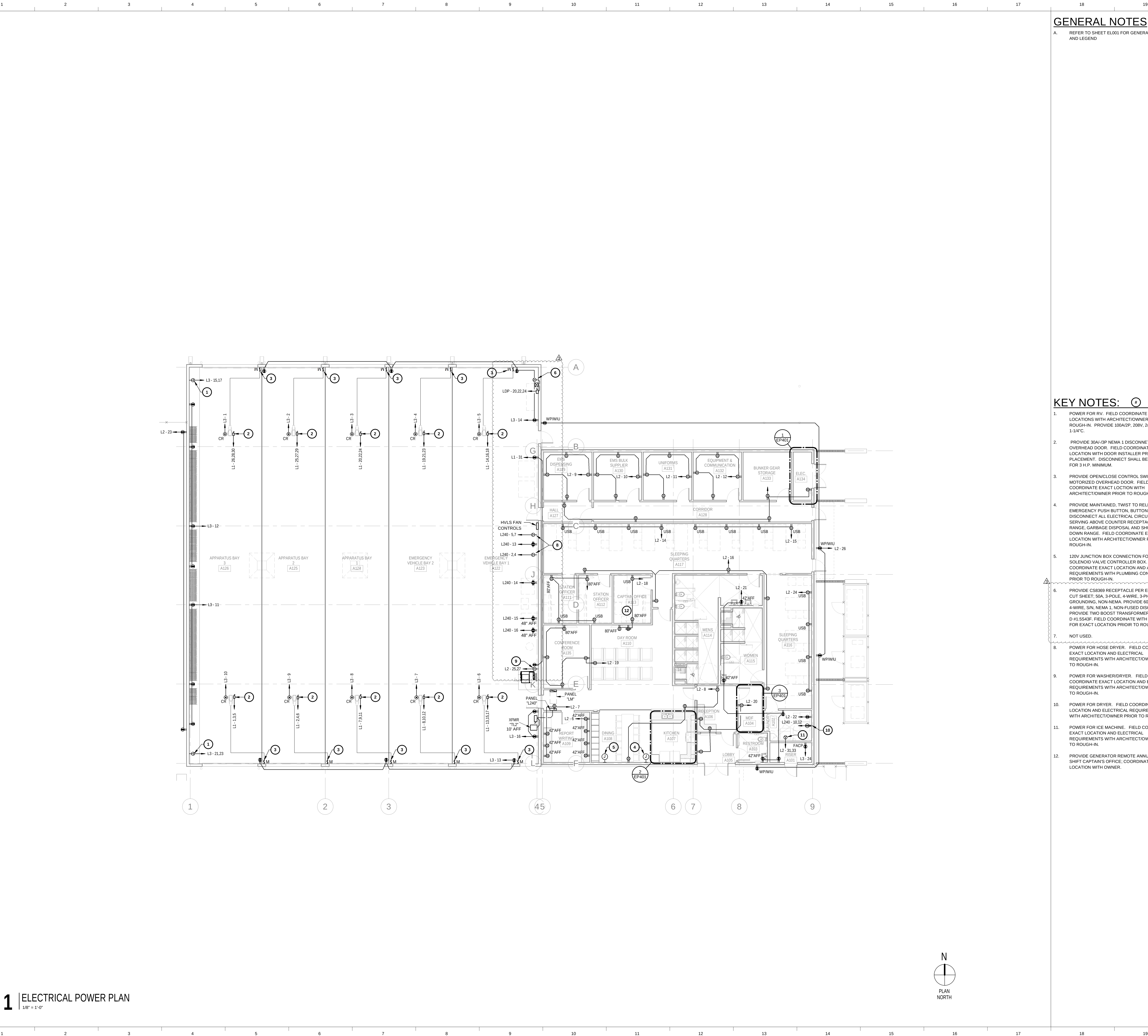
Please refer to attached revised plan sheets.

Answered By: Ray Peynado, PE

Copies: ☒ File ☐ Owner ☒ Arch ☐ Other:

Attachments: Revised plan sheets, Original RFI

6/17/2022 3:51:15 PM
BIM 360//5087 City of Weslaco Downtown Fire Station36509.001 - MEP - WESLACO PUBLIC SAFETY BLDG.rvt



1 | ELECTRICAL POWER PLAN

1/8" = 1'-0"

GENERAL NOTES

A. REFER TO SHEET EL001 FOR GENERAL NOTES AND LEGEND

KEY NOTES:

- POWER FOR RV. FIELD COORDINATE EXACT LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN. PROVIDE 100A/2P, 208V, 2P/1,148G IN A 1-1/4".
- PROVIDE 30A/3P NEMA 1 DISCONNECT FOR OVERHEAD DOOR. FIELD COORDINATE EXACT LOCATION WITH DOOR INSTALLER PRIOR TO PLACEMENT. DISCONNECT SHALL BE RATED FOR 3 H.P. MINIMUM.
- PROVIDE OPEN/CLOSE CONTROL SWITCH FOR MOTORIZED OVERHEAD DOOR. FIELD COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
- PROVIDE MAINTAINED, TWIST TO RELEASE EMERGENCY PUSH BUTTON. BUTTON SHALL DISCONNECT ALL ELECTRICAL CIRCUITS SERVING ABOVE COUNTER RECEPTACLES, RANGE, GARBAGE DISPOSAL AND SHUT GAS DOWN RANGE. FIELD COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
- 120V JUNCTION BOX CONNECTION FOR SOLENOID VALVE CONTROLLER BOX. FIELD COORDINATE EXACT LOCATION AND ADDITIONAL REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
- PROVIDE CS8369 RECEPTACLE PER EQUIPMENT CUT SHEET, 50A, 3-POLE, 4-WIRE, 3-PHASE, 250V, GROUNDING, NON-NEMA. PROVIDE 60A, 3-POLE, 4-WIRE, 5N, NEMA 1, NON-FUSED DISCONNECT. PROVIDE TWO BOOST TRANSFORMERS, SQUARE D #1.5S43F. FIELD COORDINATE WITH OWNER FOR EXACT LOCATION PRIOR TO ROUGH-IN.
- NOT USED.
- POWER FOR HOSE DRIVER. FIELD COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
- POWER FOR WASHER/DRYER. FIELD COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
- POWER FOR DRYER. FIELD COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
- POWER FOR ICE MACHINE. FIELD COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
- PROVIDE GENERATOR REMOTE ANNUNCIATOR IN SHIFT CAPTAIN'S OFFICE; COORDINATE EXACT LOCATION WITH OWNER.



300 S. 8th Street, McAllen, Tx 78501
T 956-661-0400 | goero.com



5000 West Military, Suite 100
McAllen, TX 78503-7446
(956) 664-0286
TBPE FIRM #F3-12



FIRE DEPARTMENT STATION NO.2

CITY OF WESLACO
300 S. BRIDGE AVE. WESLACO, TX 78596

No.	Date	Description
1	2022/08/12	PROJ05
2	2022/08/11	RFI#05
3	2022/08/11	RFI#09
4	2022/07/26	RFI#03

PROJECT NO.: 38509.001
ISSUE DATE: 08.02.21
DRAWN BY: GC
CHECKED BY: RP

SHEET NAME

ELECTRICAL POWER PLAN

Sheet Number

EP102

Project Status:

100% CONSTRUCTION DOCUMENTS

REV: 2022.03.01, 29 PM
BIM: 3607.5367
City of Weslaco Fire Station 38509.001 - MEP - WESLACO PUBLIC SAFETY BLDG.rvt

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - AIR HANDLING UNITS					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
AHU-1	LDP	13,15,17		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/10,#10G,3/4"C	
AHU-2	LDP	14,16,18		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/10,#10G,3/4"C	
AHU-3	LDP	19,21,23		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/10,#10G,3/4"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - FANS					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
FF-1	LM	23		2#12,#12G,3/4"C	
FF-2	LM	2		2#12,#12G,3/4"C	
FF-3	LM	3		2#12,#12G,3/4"C	
FF-4	LM	4		2#12,#12G,3/4"C	
FF-5	LM	5		2#12,#12G,3/4"C	
FF-6	LM	6		2#12,#12G,3/4"C	
FF-7	LM	7		2#12,#12G,3/4"C	
FF-8	LM	8		2#12,#12G,3/4"C	
FF-9	LM	9		2#12,#12G,3/4"C	
FF-10	LM	10		2#12,#12G,3/4"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - MINI SPLIT SYSTEM					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
FCCU-1	LM	34,36		30A/15AF/2P NEMA 3R DISCONNECT SWITCH / 3/12,#12G,3/4"C	
FCCU-1	LM	34,36		30A/15AF/2P NEMA 1 DISCONNECT SWITCH / 3/12,#12G,3/4"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - UNIT HEATER					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
UH-1	HM	1,3,5		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/12,#12G,3/4"C	
UH-2	HM	2,4,6		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/12,#12G,3/4"C	
UH-3	HM	7,9,11		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/12,#12G,3/4"C	
UH-4	HM	8,10,12		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/12,#12G,3/4"C	
UH-5	HM	13,15,17		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/12,#12G,3/4"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - CONDENSING UNITS					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
CU-1	LM	25,27,29		30A/-3P NEMA 3R DISCONNECT SWITCH / 3/12,#12G,3/4"C	
CU-2	LM	31,33,35		30A/-3P NEMA 3R DISCONNECT SWITCH / 3/10,#10G,3/4"C	
CU-3	LM	26,28,30		60A/-3P NEMA 3R DISCONNECT SWITCH / 3/16,#16G,1"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - KITCHEN HOOD					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
KH-1	LM	37		2#12,#12G,3/4"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - WATER HEATERS					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
DWH-1	HM	14,16,18		30A/-3P NEMA 1 DISCONNECT SWITCH / 3/10,#10G,3/4"C	

MECHANICAL EQUIPMENT CONNECTION SCHEDULE - CIRCULATING PUMP					
MARK	PANEL	CIRCUIT	NOTES	DISCONNECTING MEANS AND/OR BRANCH CIRCUIT SIZE	
CP-1	LM	24		2#12,#12G,3/4"C	

PANEL: L240															
Location: DAY ROOM A110				Volts: 120/240 Single				A.I.C. Rating: 42,000							
Supply From: TL2				Phases: 1				Mains Type: MCB							
Mounting: Surface				Wires: 3				Mains Rating: 250 A							
Enclosure: Type 3R								MCB Rating: 250 A							
Notes:															
CKT	Circuit Description												Circuit Description		CKT
1	SPARE	20 A	2	0 VA	2500 VA			0 VA	2500 VA	2	70 A	HOSE DRYER		2	
3	--	--	--	--	--			--	--	--	--	--	--	4	
5	HOSE DRYER	70 A	2	2500 VA	0 VA			2500 VA	0 VA	2	40 A	SPARE		6	
7	--	--	--	--	--			--	--	--	--	--	--	8	
9	RANGE	40 A	2	3500 VA	2500 VA					2	20 A	DRYER		10	
11	--	--	--	--	--			3500 VA	2500 VA	--	--	--	--	12	
13	RECEPT EMERGENCY VEHICLE BAY 1 A122	20 A	1	360 VA	360 VA					1	20 A	RECEPT EMERGENCY VEHICLE BAY 1 A122		14	
15	RECEPT EMERGENCY VEHICLE BAY 1 A122	20 A	1					360 VA	360 VA	1	20 A	RECEPT EMERGENCY VEHICLE BAY 1 A122		16	
17	SPARE	20 A	1	0 VA	0 VA					20 A	SPARE			18	
19	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE		20	
21	SPARE	20 A	1	0 VA	0 VA			0 VA	0 VA	1	20 A	SPARE		22	
23	SPARE	20 A	1							1	20 A	SPARE		24	
25	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE		26	
27	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE		28	
29	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE		30	
31	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE		32	
33	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE		34	
35	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE		36	
37	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE		38	
39	SPARE	20 A	1					0 VA	0 VA	2	60 A	SPD		40	
41	SPARE	20 A	1							--	--	--	--	42	
Total Load:				11720 VA		11720 VA									
Total Amps:				98 A		98 A									
Load Classification		Connected Load		Demand Factor		Estimated Demand						Panel Totals			
RECEPT		23440 VA		71.33%		16720 VA						Total Conn. Load: 23440 VA			
												Total Est. Demand: 16720 VA			
												Total Conn. Current: 98 A			
												Total Est. Demand Current: 70 A			

PANEL: MDP																	
Location: ELEC. A134				Volts: 480/277 Wye				A.I.C. Rating: 65,000									
Supply From: S.E. Disconnect				Phases: 3				Mains Type: MCB									
Mounting: Surface				Wires: 4				Mains Rating: 600 A									
Enclosure: Type 1								MCB Rating: 600 A									
Notes:																	
CKT	Circuit Description			Trip	Poles	A		B		C		Poles	Trip	Circuit Description			CKT
1	PANEL HM			100 A	3	12774 VA	2381 VA	12774 VA	2434 VA	12774 VA	1804 VA	3	100 A	PANEL HL		2	
3	--			--	--	--	--	--	--	--	--	--	--	--		4	
5	--			--	--	--	--	--	--	--	--	--	--	--		6	
7	PANEL LDP VIA XFMR TL			250 A	3	59661 VA	0 VA	68894 VA	0 VA	63760 VA	0 VA	3	100 A	SPARE		8	
9	--			--	--	--	--	--	--	--	--	--	--	--		10	
11	--			--	--	--	--	--	--	--	--	--	--	--		12	
13	PANEL L240 VIA XFMR TL2			175 A	2	11720 VA	0 VA	11720 VA	0 VA	0 VA	0 VA	--	--	SPACE		14	
15	--			--	--	--	--	11720 VA	0 VA	--	--	--	--	SPACE		16	
17	SPACE			--	--	--	--	--	--	0 VA	0 VA	--	--	SPACE		18	
19	SPACE			--	--	0 VA	0 VA	--	--	0 VA	0 VA	--	--	SPACE		20	
21	SPACE			--	--	--	--	0 VA	0 VA	--	--	--	--	SPACE		22	
23	SPACE			--	--	--	--	--	--	0 VA	0 VA	--	--	SPACE		24	
25	SPACE			--	--	0 VA	0 VA	--	--	--	--	--	--	SPACE		26	
27	SPACE			--	--	--	--	0 VA	0 VA	--	--	--	--	SPACE		28	
29	SPACE			--	--	--	--	--	--	0 VA	0 VA	--	--	SPACE		30	
31	SPACE			--	--	0 VA	0 VA	--	--	--	--	--	--	SPACE		32	
33	SPACE			--	--	--	--	0 VA	0 VA	--	--	--	--	SPACE		34	
35	SPACE			--	--	--	--	--	--	0 VA	0 VA	--	--	SPACE		36	
37	SPACE			--	--	0 VA	0 VA	--	--	--	--	3	60 A	SPD		38	
39	SPACE			--	--	--	--	0 VA	0 VA	--	--	--	--	--		40	
41	SPACE			--	--	--	--	--	--	0 VA	0 VA	--	--	--		42	
Total Load:				86536 VA		95822 VA		78338 VA		283 A							
Total Amps:				317 A		350 A											
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals									
AC		50944 VA		100.00%		50944 VA											
LTG		6568 VA		125.00%		8210 VA		Total Conn. Load: 250696 VA									
Motor		528 VA		100.00%		528 VA		Total Est. Demand: 196528 VA									
Other		53430 VA		100.00%		53430 VA		Total Conn. Current: 314 A									
RECEPT		141623 VA		53.53%		75812 VA		Total Est. Demand Current: 236 A									
Power		9593 VA		100.00%		9593 VA											
Cooling		252 VA		100.00%		252 VA											
Lighting		51 VA		100.00%		51 VA											



Connie Bearden <trigenconnie1@gmail.com>

WFS2: Fire Chief Walk-Through

1 message

Tatiana Baruch <Info@blueelectricinc.com>
To: Connie Bearden <trigenconnie1@gmail.com>

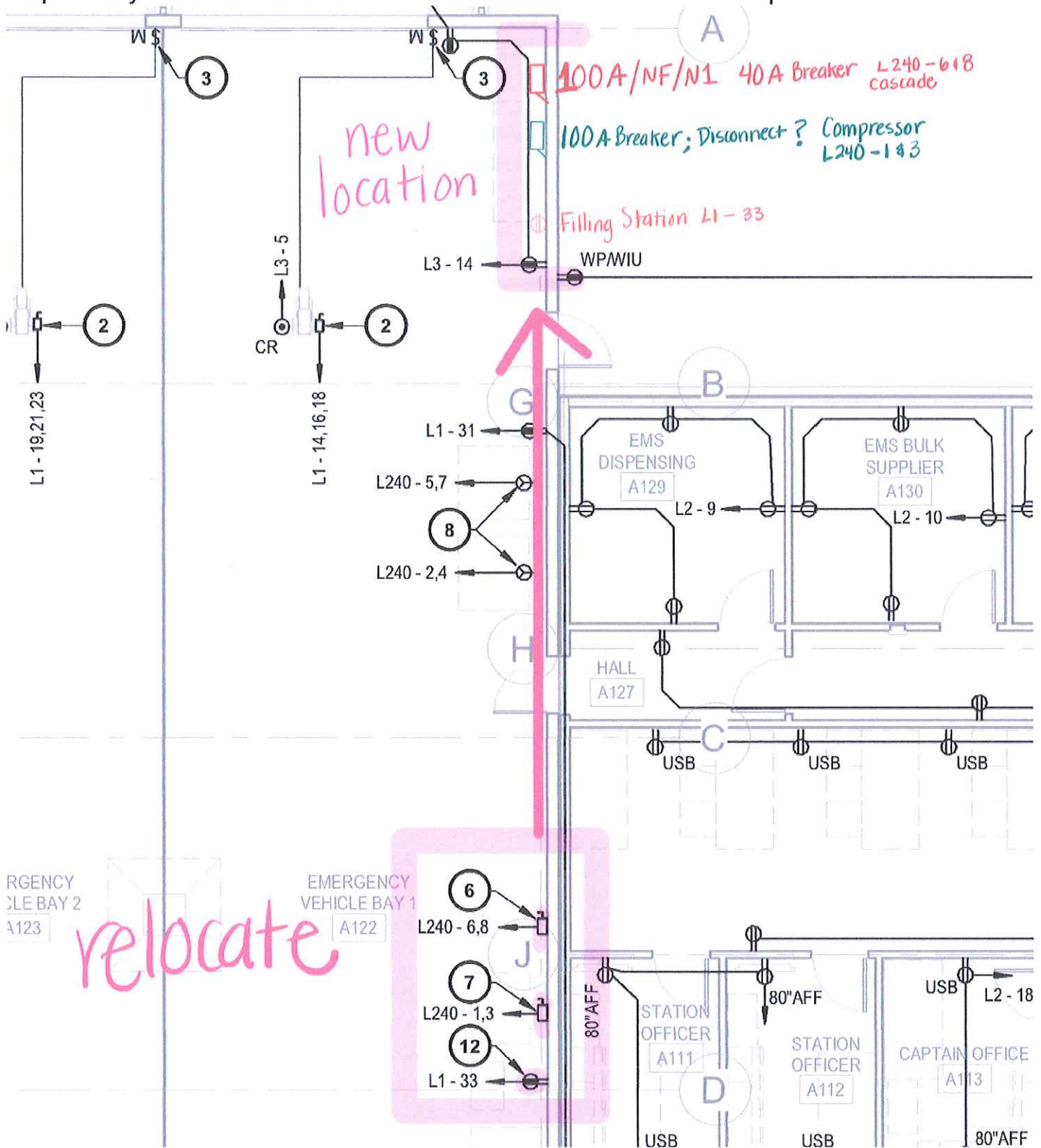
Sun, Jul 31, 2022 at 10:41 PM

Connie,

The following are changes that were proposed during the Fire Chief walk-through.
I will be back in the office on Tuesday morning,

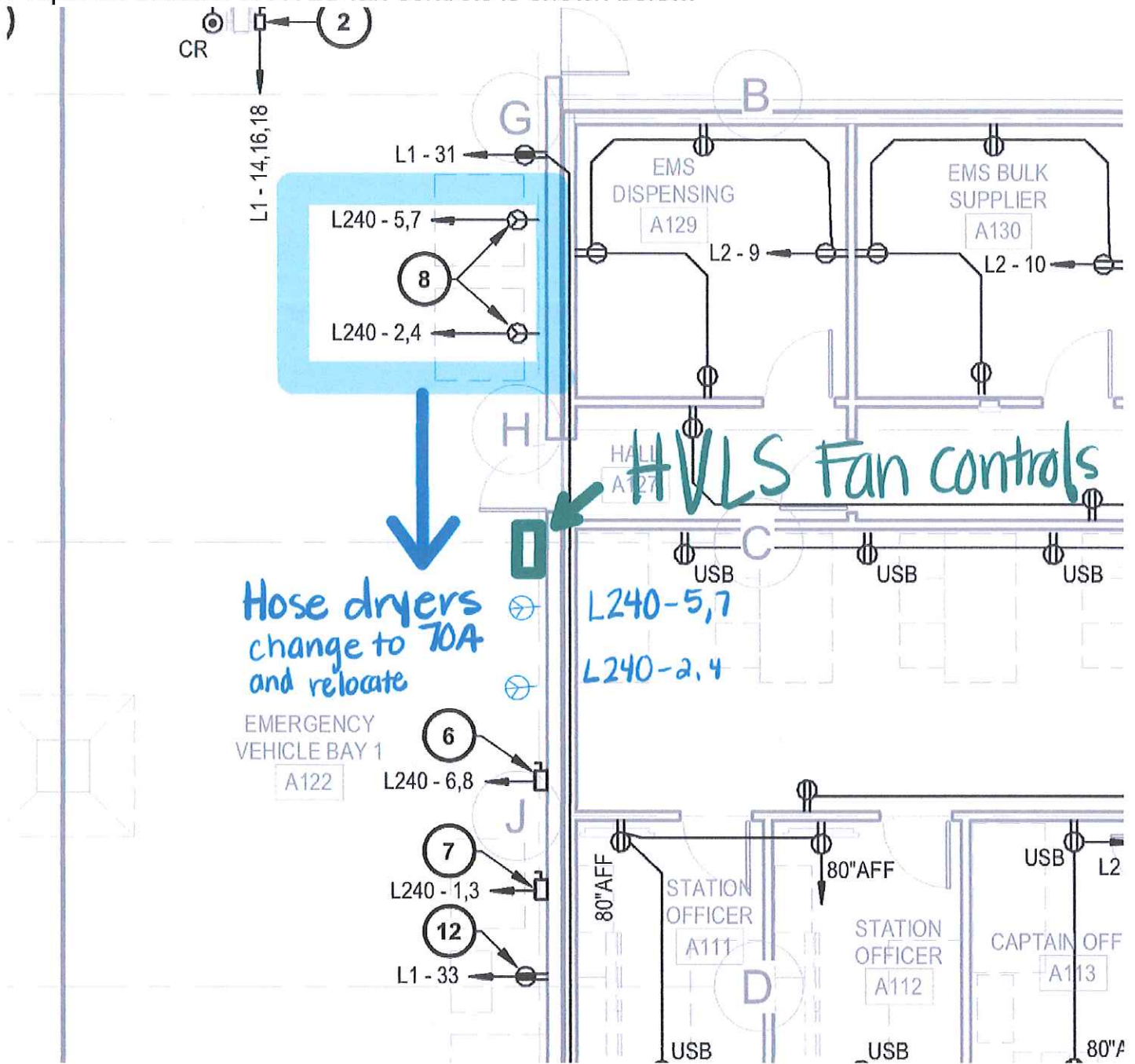
1. These 2 disconnects and 1 receptacle were proposed to be relocated as shown below.
Breakers for cascade and compressor are proposed to be updated to 40A and 100A,

respectively. We need clarification on which disconnect for the Compressor.

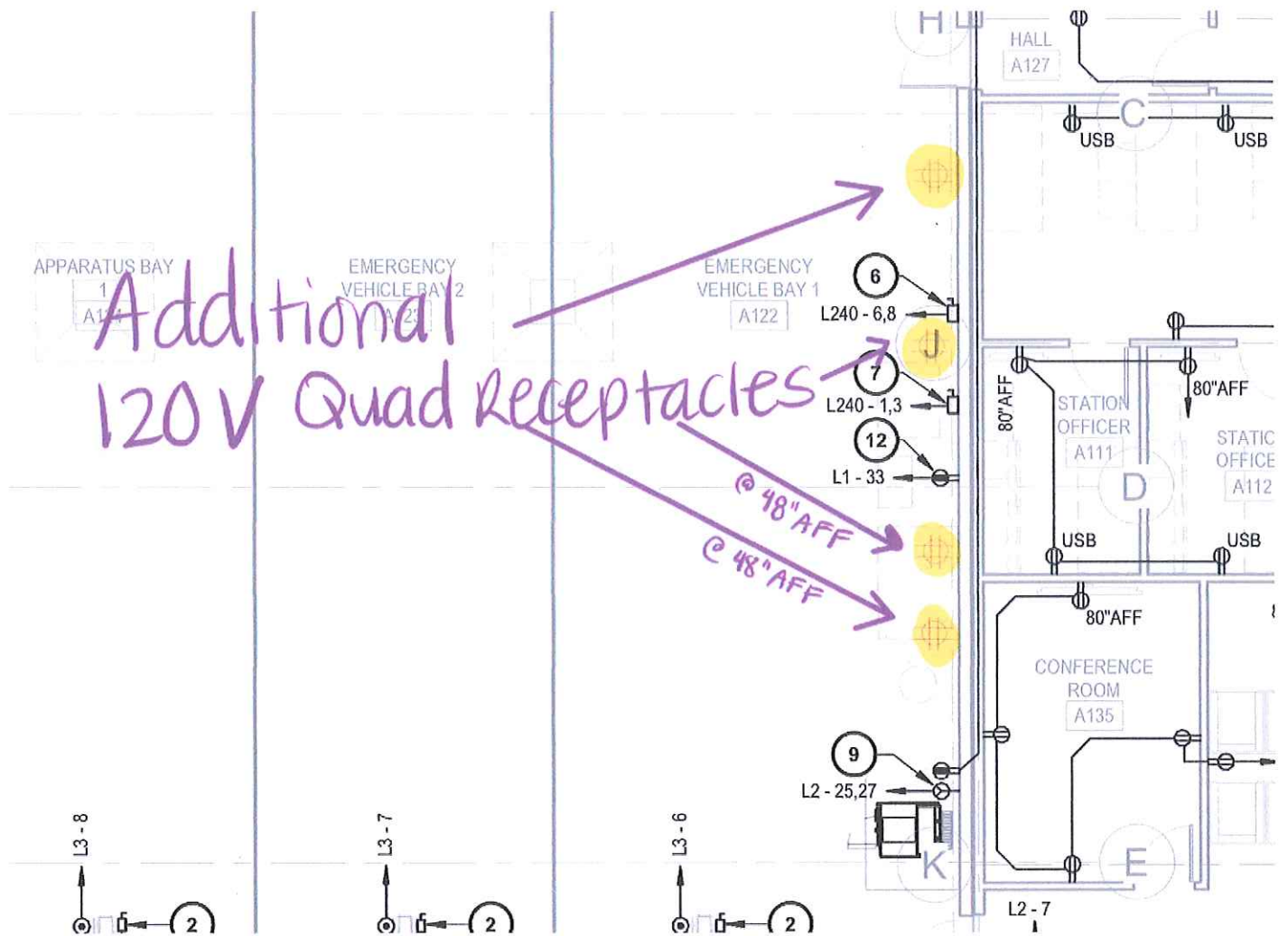


2. Hose dryer receptacles are proposed to be relocated as shown below. Another proposed change for these two receptacles is to update them to 70A each.

3. Proposed location of HVLS fan controls is shown below.



4. (4) Four additional 120V quad receptacles were proposed in the location shown below. Two of them were proposed at 48in AFF.



We will need confirmation that these changes are approved, and we also need approved drawings showing exact locations for each of the proposed changes. Please let me know if I missed anything.

Regards,
Tatiana

Get [Outlook for iOS](#)



Request for Change Order

NO. **15**

Project#: 52119 *Weslaco Fire Station #2*

Date: 09/13/22

DATE QUOTED: 9/13/2022

TO: City of Weslaco

255 S. Kansas Ave

Weslaco, TX 78596

ARCH. PROJECT NO.

RETURN BY: 09/13/20

EXPIRATION DATE: 09/13/22

**REQUESTED EXTENSION
OF TIME IN DAYS:** 0

OUR JOB#: 52119

DESCRIPTION:

Apparatus Bay - Transformer Mount and New Disconnect

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

Blue Electric and Daughter, Inc.

To mount Transformer at 10' AFF

\$1,503.00

Blue Electric and Daughter, Inc.

200A disconnect for TLs (RFI#43)

\$347.00

APPROVAL

ARCH: _____

DATE: _____

OWNER: _____

DATE: _____

SUBTOTAL: \$1,850.00

FEE PERCENT: 0.00% \$0.00

OVERHEAD: 0.00% \$0.00

BOND: 0.00% \$0.00

0.00% \$0.00

0.00% \$0.00

TOTAL REQUEST AMOUNT: \$1,850.00

DISTRIBUTION

TRI-GEN CONSTRUCTION, LLC

Signed By: _____

Connie Bearden, Project Manager

Date: _____



TRANSMITTAL LETTER

Project#: 52119 **Weslaco Fire Station #2**

Date: 09/13/22

TO: ERO ARCHITECTS 300 South 8th Street McAllen, TX 78501 (Phone) (956) 664-0400 (Fax) (000) 000-0000	TRAN NO.: 40 ARCH #: TO PHONE#: (956) 664-0400 TO FAX: (000) 000-0000 SUBJECT: Apparatus Bay - TRANSFORMER MOUNT
FROM: Connie Bearden	

We are transmitting the following to you:

Delivery Method:

- | | | |
|--|---|---|
| ☐ Addenda | ☐ Architectural Drawings | ☐ Engineering Drawings |
| ☐ Insurance Certificate | ☐ Letters | ☐ O&M Manuals |
| ☐ Plans | ☐ Prints | ☐ Product Data |
| ☐ Samples | ☐ Shop Drawings | ☐ Specifications |
| ☐ Submittal | ☒ Change Orders | |

Copies	Date	Description
1	09/13/22	REQuote for Transformer Mount and disconnect

REASON/ACTION:

☒ This is currently delaying the job; please respond

Ok. just install per plan?

REMARKS:

Copies To:

Contact

Fax Number

Email

By:

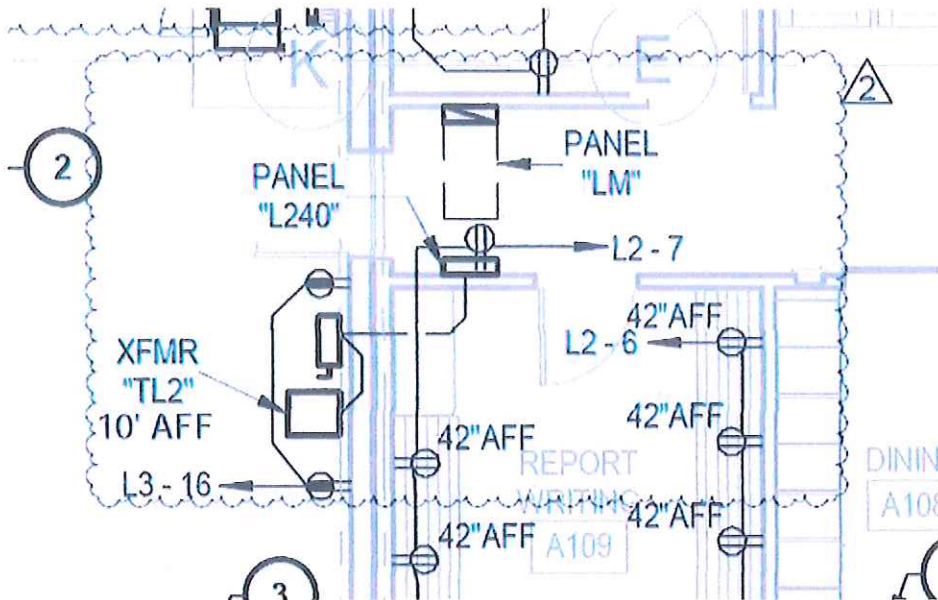
Connie Bearden

Connie Bearden



09/09/22 - CHANGE ORDER PROPOSAL – Transformer TL2 & Disconnect

- Mount Transformer TL2 at original location but at 10 feet above finished floor instead of on floor.
- Furnish and install a 200A disconnect for transformer TL2 (RFI 43)



Change order cost	\$1,850

QUOTED PRICES GOOD FOR 30 DAYS - Payment Terms: Monthly Invoice on work completed; NET 30.

Blue Electric & Daughter, Inc. is HUB certified. Certificate# 1852393354900; Vendor# 527455



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5824
From:		
Subject: Discussion and consideration to ratify the expenditure of the installation of an 8" sewer line at the North Waste Water Plant with Southern Trenchless Solutions in the amount of \$22,250, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)		
Background: They had to relocate the existing force main from lift station 12 going into the wet well of the lift station at the plant due the existing line having a lot of broken sections.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by the Public Works Department.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: Memo 2022 Lift Station Rehab ARPA-Ratify, City of Weslaco Inv#22219, 8 inch line, 8 inch line 2, 8 inch line 3		
Responsibilities upon Approval:		

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: September 20, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: ARPA FUND LIFTSTATION REHAB RATIFY EXPENDITURE

Cc: Martin Garza, Interim City Manager
Rosie Cavazos, Interim Finance Director

Public Works is requesting an approval to ratify the install of a 8" sewer line for the project being done at North Wastewater Treatment Plant. The wet well is being worked on as approved by commission on July 5, 2022 in the amount of \$275,835 funded by ARPA funds. Currently the work is being completed the wet well as they were connecting the 8" line coming in from lift station 12, they noticed the line was cracked in several places. We recommended to replace it, attached are the pictures of the new 8" line. The work has been completed.

Staff recommends approval.



Quote Issued: 8/30/2022
Quote: 22219

Invoice Issued: 9/15/2022

P O Box 8084; Weslaco, TX 78599

1200 W Exp 83, La Feria, TX 78559

Ph# 956-277-0354 Fax# 956-277-0355

Adminstx@southerntrenchless.com

Invoice: 22219

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - WWTP 8" Sewer Line Repair

Line No.	Item No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 3,500.00	\$ 3,500.00
2	225	4" - 8" Open Cut Installation Sewer Water (0'-6' deep)	75	LF	\$ 200.00	\$ 15,000.00
3	202	Manhole Rehabilitation - Cementitious	75	LF	\$ 50.00	\$ 3,750.00
Total						\$ 22,250.00
Exclusions: 1 Does not Include Bypass or Point Repairs. 2 Water to be provided by the City at no charge to Southern Trenchless, LLC. 3 Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.						
Instructions: ** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.						
Signature: _____ Print Name: _____ Title: _____						

*** Please Make Checks Payable To:
Southern Trenchless Solutions, LLC.
P.O. Box 8084
Weslaco, Texas 78599



We Appreciate Your Business!!!









Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5825	
From:			
Subject: Discussion and consideration to approve the Fiscal Year 2022 Interlocal Agreement with the County of Hidalgo under the Urban County Program setting the amount for the city at \$286,199 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.)			
Background: The City has participated with the County of Hidalgo Urban County Program for numerous years now. We will continue this by executing all necessary documents for Fiscal year 2022. The activities to be undertaken are listed on Exhibit A, Furthermore, the city officials are required to sign a "Code of Conduct" as a condition of receiving these funds.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Martin Garza		Created/Initiated Pending	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: City of Weslaco Letter, 2022 City of Weslaco Interlocal Agreement			
Responsibilities upon Approval: Execute all necessary documents.			



URBAN COUNTY PROGRAM

1916 TESORO STREET • PHARR, TEXAS 78577 • (956) 787-8127 FAX: (956) 318-2988

September 8, 2022

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

Re: 2022-2023 Fiscal Year Interlocal Agreement

Dear Mayor Suarez,

Attached is the Interlocal Agreement for the 2022-2023 Urban County Program fiscal year that must be approved by your city council. Please return Interlocal Agreement to the Urban County Program office no later than **Friday, September 30, 2022**. In addition, minutes reflecting city council's approval of the Interlocal Agreement are also required. The UCP will accept signed and stamped excerpts of minutes in lieu of official certified minutes not being ready before the due date. Please see guidelines below:

Codes of Conduct - In addition to various Exhibits in the Agreement, the Agreement contains Exhibit A-I, the Code of Conduct Certifications. The Code of Conduct must be signed by each city council member, the city secretary, and city manager. Note that there are only five (5) copies of the Code of Conduct included in your Agreement; make additional copies for signature as needed.

Signing the Codes of Conduct - In **BLUE INK**, is required for all original signatures.

Failure to submit the Interlocal Agreement - The Interlocal Agreement is due every fiscal year for cities participating in the Urban County Program. **Failure to submit approved Interlocal Agreement by September 30, 2022 will result in forfeiture of funds.**

Please note that once the agreement has been returned to UCP with approval certification and signatures, the agreements will then be submitted to Commissioner's Court to complete the required approval process. A completely signed copy will be forwarded to each city for your administration files. Should you have any questions or concerns, please do not hesitate to contact Lupita V. Garcia, UCP Division Manager II or myself at 956-787-8127.

Respectfully,

Patricio R. Avila, Director
Urban County Program

PAR/mm

Enclosure: Interlocal Agreement with Exhibits.

INTERLOCAL AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This Interlocal Agreement, made and entered into by and between the County of Hidalgo, a political subdivision of the State of Texas, hereafter referred to as the “County” and the [City of Weslaco](#), a municipal corporation under the laws of the State of Texas, hereafter referred to as “City”.

WITNESSETH

WHEREAS, the Department of Housing and Urban Development made a Determination of Essential Powers on November 16, 1987 which depicts Hidalgo County as having the “essential powers” to carry out community renewal and lower income housing assistance in the County, and

WHEREAS, the Department of Housing and Urban Development formally allocated [\\$7,549,086.00](#) of Fiscal Year [2022](#) Community Development Block Grant (CDBG) Funds under Grant No. [B-22-UC-48-0501](#) to County, and

WHEREAS, the City and County have entered into a Cooperation Agreement which allows the County to use the City’s population as the basis for qualification as an Urban County, and

WHEREAS, both the County and the City need to set out basic administrative understandings for the proper expenditure of CDBG funds as set out in 24 CFR.570 and other related federal rules and regulations as they apply to Subrecipients.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the County and the City do mutually agree as follows:

SECTION I Rules and Regulations

The City agrees to cooperate with the County in respect to the implementation of CDBG activities to be carried out in the City’s jurisdiction as per 24 CFR 570 and other rules, regulations and decisions as may be made by the Department of Housing and Urban Development or any other federal or state agency that may legally exercise its jurisdiction over expenditures of CDBG funds. Both City and County agree and understand that the County is the grantee for the CDBG funds and the City is subject to all rules and regulations governing Subrecipients under 24 CFR 570.

SECTION II Applicability of Uniform Administrative Requirements

The County understands that it is responsible for the maintenance, retention, accessibility and public disclosure of all records, expenditures and files as may be promulgated for the administration of CDBG funds and as may be required by 24 CFR 570 and the “Uniform Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments.” (24 CFR Part 85) or any variation as may be approved by HUD The City agrees to work with the County to make available all data,

information and records as may be necessary for the proper accounting of all CDBG expenditures and activities. A description of City and County responsibilities can be found in Exhibit B Matrix. City agrees to make all records available to the County and shall not be the custodian of any official records or information.

City agrees to comply with 2 CFR Part 200 and with the following sections of 24 CFR Part 85 “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Government”:

- (1) Section 85.3, “Definitions”;
- (2) Section 85.6, “Exceptions”;
- (3) Section 85.12, Special grant or subgrant conditions for “high-risk “grantees”;
- (4) Section 85.20, “Standards for financial management systems,” except paragraph (a);
- (5) Section 85.21, “Payment,” except as modified by SS570.513;
- (6) Section 85.22, “Allowable costs”;
- (7) Section 85.26, “Non-federal audits”
- (8) Section 85.32, “Equipment,” except in all cases in which the equipment is sold, the proceeds shall be program income;
- (9) Section 85.33, “Supplies”;
- (10) Section 85.34, “Copyrights”;
- (11) Section 85.35, “Sub-awards to debarred and suspended parties”;
- (12) Section 85.36, “Procurement,” except paragraph (a);
- (13) Section 85.37, “Subgrants”;
- (14) Section 85.40, “Monitoring and reporting program performance,” except paragraphs (b)-(d) and (f);
- (15) Section 85.41, “Financial Reporting.” except paragraphs (a), (b), and (e);
- (16) Section 85.42, “Retention and access requirements for records”;
- (17) Section 85.43, “Enforcement”;
- (18) Section 85.44, “Termination for convenience”;
- (19) Section 85.51, “Later disallowances and adjustments”; and
- (20) Section 85.52, “Collection of amounts due.”

the City agrees to submit a yearly Certified City Financial Audit regardless of the dollar amount expended in that fiscal year in the time and manner prescribed by the County.

SECTION III Other Program Requirements

The City agrees to comply with “Other Program Requirements” as listed in Exhibit D (24 CFR 570.600-611) except for the environmental responsibilities outlined at 24 CFR 570.604 and the review process under Executive Order 12372.

SECTION IV Allocation

The City understands that the Urban County allocation has been set at [\\$7,549,086.00](#) for [Fiscal Year 2022](#) and that City’s allotment has been set at [\\$286,199.00](#). The City agrees to cooperate with the county in the expenditure of these funds for the activities so described in Exhibit A of this Agreement and that Exhibit A is an integral part of this Agreement.

The City further agrees to inform the County on any changes in scope, funding or location of the activities listed on Exhibit A prior to executing any change. Any changes proposed by City must be approved by the County in reference to eligibility, program compliance and citizen

participation requirements.

City and County mutually agree that the City shall have four (4) fiscal years to properly expend or cause to be expended, according to all applicable rules and regulations, all funds allocated to it in **Fiscal Year 2022**. In consideration for the same, the City agrees not to have more than 1.5 times its annual allocation in its line of credit by April 30, 2022 ; Funds in excess of the 1.5 standards shall be subject to the Recapture by the Urban County Program, and/or any applicable Redistribution & Recapture Policy. The County shall recapture any and all unobligated funds that a City fails to expend or obligate, by June 30, 2023 and shall expend such funds at the discretion of the Hidalgo County Commissioners' Court. The Hidalgo County Commissioners' Court may take any type of remedial action, including but not limited to Recapture, at any time to comply with any and all rules, regulations and decisions, and timeliness requirements as may be made by the Department of Housing and Urban Development or any other federal or state agency that may legally exercise its jurisdiction over expenditures of CDBG funds.

SECTION V

Access

The City and County both agree to give the Department of Housing and Urban Development, the Inspector General, the Comptroller General of the United States, or any of its authorized representatives, access to and the right to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, things, or property belonging to or in use by the City or County for a period as such records are legally required to be maintained by the City or County.

SECTION VI

Monitoring

The County reserves the right to carry out regular and periodic field inspections to ensure compliance with the requirements of this Agreement. City shall attend a compliance seminar after the award of funds and prior to the first draw. After each monitoring visit, County shall provide City with a written report of the monitor's inspection. If the monitoring report finds deficiencies in City's performance under the terms of this Agreement, the monitoring report shall include requirements for the timely correction of such deficiencies by City. Failure by City to take action as specified in the monitoring report may be cause for suspension or termination of this Agreement, as provided in Section XIV of this Agreement.

SECTION VII

Conflict of Interest

In compliance with 24 CFR 611, the City and County both covenant that no member of their respective governing bodies nor any staff member who exercises influence on the decision making process, presently has or will have any interest, direct or indirect, with any person, corporation, company or association that is hired to carry out any of the activities so listed on Exhibit A or will receive federal assistance from any activity.

The City and County both agree that no person who is an elected official, employee, consultant, or agent of the City or County shall gain any interest in any corporation, company, or association that is hired to carry out any of the activities so listed in Exhibit A during their tenure or for a period of one year thereafter.

No City or County employee, elected official, consultant and/or agent shall solicit nor accept gratuities, favors, or anything of monetary value from any person, corporation, company, or association that has been hired or expects to be hired to perform any of the activities so described on Exhibit A.

Code of Conduct Certification attached to this agreement must be signed by elected officials, employees, consultants, or agents to the City. (See attachment A-1)

SECTION VIII Religious Activities

The City and County both agree that none of the funds expended or activities undertaken shall be used in support of any sectarian or religious activity, nor shall any building or structure funded under this program be used for sectarian or religious activities.

SECTION IX Real and Property Assets

The City and County agree that any property, real or personal, duly acquired with CDBG funds allocated to City shall become property of the City and shall be afforded the same maintenance and protection as other City property. City and County further agree that any real or personal property acquired shall be done in accordance with 24 CFR 570.606, 24 CFR 85 and/or any other federal rules or regulations as may apply.

City agrees not to purchase any real or personal assets unless so permitted by the County and such procurement shall be done in accordance with 24 CFR 570.606, 24 CFR 85 and/or any other federal rules or regulations as may apply.

The City agrees to maintain any real or personal asset in a prudent manner so as to ensure its useful life and to protect the federal government's interest in such real or personal asset from the perils of fire, storm, flood or theft through insurance coverage in the amount as may be deemed prudent by County. Failure to secure such protection shall be cause for termination of this agreement.

Any asset acquired or improved in part or in whole with CDBG funds must be used in an activity that is eligible and meets one of the national objectives listed in 24 CFR 570.208. Any asset acquired or improved in part or in whole with CDBG funds in excess of \$ 25,000 must be used for the CDBG activity so planned including the beneficiaries of such use. Any change in use or beneficiaries must be subject to the citizen participation requirements and approved by the County.

Should any use of an asset not qualify as meeting one of the national objectives or is not an eligible use under 24 CFR 570.200, the City shall reimburse the County the amount of the current fair market value of the asset less any portion thereof attributable to expenditures of non-CDBG funds in the acquisition or improvement of the asset.

The above requirements attributed to assets over \$25,000 shall remain in force for a period of five years after the final closeout of the County's participation in the Urban County Program. The disposition of any asset improved or acquired in part or in whole with CDBG funds by the City must be done with prior approval of the County and the County shall be reimbursed for the asset, if sold, in the full amount of the disposed value of the asset. The County may, at its option, request that such asset be transferred to the County if the asset is no longer being used to meet

one of the national objectives or in any case where the City no longer uses the asset for its intended use.

SECTION X

Jurisdiction

The City and County agree to accept the jurisdiction of the Department of Housing and Urban Development in matters relating to the proper administration of programs and the proper expenditure of CDBG funds.

The City and County agree that the County is responsible for the proper administration of programs and the proper expenditure of CDBG funds and recognize that the County will be responsible for audit or programmatic findings or exceptions made by the HUD or any other agency that may exercise jurisdiction over HUD or any other agency that may exercise jurisdiction over HUD funds or programs.

In cases of an audit finding or exception based on action or inaction, representation or misrepresentation of the City, the City agrees to resolve such audit finding or exception for and on behalf of the County. Remedial actions that may be taken for the resolution of an audit finding or exception are defined in 24 CFR 570.910 and include the withholding of funds to the City for any outstanding finding(s) or exception(s). (See Exhibit-E)

The City understands and agrees this Interlocal Agreement shall remain in full force and effect until the Department of Housing and Urban Development has closed this Program Year [\(B-22-UC-48-0501\)](#) and accepted any resolutions to any and all audit or programmatic finding(s) or concern(s).

SECTION XI

Payment Requests and Program Income

The City agrees to follow administrative directions from the County in the areas of documenting and processing payment requests. The City further agrees to allow the County to make all payments and to account for all program income from any of its CDBG activities that may generate program income as outlined in this Section.

The City and County agree that program income generated from any approved CDBG project shall be retained by the City as long as such City provides the County by the 15th of each month, an accounting as may be required by the County of program income earned, retained, and expended by the City. The City shall be allowed to use the program income for the same or similar activities as generated the program income. Failure of the City to report program income as required shall cause the County to require all program income to be recovered by the County.

SECTION XII

Section 108 Loan Guarantee

County and City both agree that they may implement certain eligible activities as outlined in 24 CFR 570.703 with loan funds from the Section 108 Loan Guarantee Program as described in 24 CFR 570.700-709 approved and adopted November 6, 1991 (Vol. 56, No. 215 Federal Register).

The County and City will be allowed to submit an application for such funds per funding year in an amount less than three times its current allocation. Should the City or County submit more than one application during any combination of years, the cumulative amount of loan funds

requested shall not exceed the total amount of five years of the current allocation. The City agrees that it will bear the full expense of obtaining Section 108 financing for the period of the repayment of Section 108 funds.

The County and City agree that they will maintain a legal binding relationship with each other under the terms of this Agreement and all previously signed Cooperation Agreement if the City wishes to participate in the Section 108 Loan Guarantee Program for the full term of the Section 108 Loan Agreement. The City agrees to pledge its current and future CDBG allocation and other security consideration as may be required, depending on the project risk, as security for the Section 108 Loan and such security pledge shall not bind or affect other cities' allocation in the Urban County Program.

Such legal binding relationship and security pledge shall remain in full force and effect for the full term of the Section 108 Loan Guarantee agreement and this agreement shall survive for the term of the Section 108 Loan. Details of any current Section 108 loan are included herein as Exhibit C, if applicable.

SECTION XIII

Legal Action

The City agrees to notify the County when a problem arises that may lead to any legal action or claim against the City and/or County. The City agrees to furnish to the County any information with respect to such action or claim. The City agrees not to take any action with respect to any legal matter or claim sought against the City and/or County without advice and consent of the County.

SECTION XIV

Suspension and Termination

City understands that this agreement may be suspended or terminated in accordance with 24 CFR 85.43 if the City materially fails to comply with the provisions of this agreement or the provisions so listed on Exhibits A through E. Termination for convenience may be implemented in accordance to the provisions listed in 24 CFR 85.44.

SECTION XV

Changes or Amendments

The City agrees to notify the County on any changes or amendments that it may desire or need to carry out the CDBG program in its area. All changes or amendments must first obtain approval from the County prior to implementation. All changes or amendments must conform to all federal rules and regulations applicable to the CDBG program.

SECTION XVI

Essential Powers

The City agrees that the County has the essential powers to implement any aspect of those activities identified in the 2018 – 2022 Five-Year Consolidated Plan & Strategy inclusive of specific projects identified in the annual One-Year Action Plan and subsequent amendments. The

City further agrees to allow the County the authority to initiate, undertake and implement said projects within its jurisdictional boundaries without further notice to City by County for all projects identified in the 2018 – 2022 Five-Year Consolidated Plan & Strategy, Annual Action Plan and subsequent amendments to the Plans herein incorporated by reference.

Approved and signed this _____ Day of _____, 2022.

ATTEST:

Arturo Guajardo, Jr.
County Clerk

Richard F. Cortez,
Hidalgo County Judge

ATTEST:

City Secretary

Mayor

APPROVED AS TO FORM
Hidalgo County Criminal District Attorney's Office
Ricardo Rodriguez, Jr.

By: _____
Victor M. Garza, Asst. District Attorney

Date: _____

The following Exhibits are incorporated into the 2022 Interlocal Agreement:

Exhibit A	2022 Proposed Activities
Exhibit A-1	Code of Conduct Enforcement
Exhibit B	Urban County Program Matrix
Exhibit C	Section 108 Loan Guarantee Program
Exhibit D	CDBG Regulations and other Program Requirements
Exhibit E	Audit Finding or Exceptions

Exhibit A

2022 Proposed Activities

2022	WESLACO	\$286,199.00
21A Exempt 58.34 (a)(3)	GENERAL PROGRAM ADMINISTRATION Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating eligible related projects. Location: City Hall 255 S. Kansas Ave., Weslaco, Texas 78596	\$ 3,000.00
03J Environmental Assessment 58.36 8 Step	WATER/SEWER IMPROVEMENTS Project consists of the upgrade of existing clay sewer lines with 8" PVC lines by pipe bursting exiting line to include but not limited to adjacent/abutting streets. Other expenditures include professional engineering service fees, geotechnical, material testing fees, advertising, and other related appurtenances etc. Location: Pike Street (between Kansas Ave. & Bridge Ave.,) Weslaco, Texas 78596 Census Data: 226.00 (2) National Objective: 51.94% LMA Goal Outcome Indicator: 1415 Beneficiary Type: People	\$ 278,199.00
05A Exempt 58.34(a)(4)	SENIOR SERVICES – Amigos Del Valle Project expenditures include but are not limited to the reimbursement of expenses related to the delivery of meals to the elderly (62 years older) within the City of Weslaco. Location: Casa de Amigos V: 1201 W. 6 th St., Weslaco, TX 78596 National Objective: LMC Goal Outcome Indicator: 8 Beneficiary Type: People	\$5,000.00

Exhibit A-1

Code of Conduct Certifications

CODE OF CONDUCT

No employee, officer or agent of the ***County of Hidalgo-Urban County Program, sub-grantee or subrecipient*** shall participate in selection or in the award or administration of a contract or conduct business with a vendor if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- A. ***the employee, officer or any agent***
- B. ***any member of his immediate family***
- C. ***his or her partner***
- D. ***an organization which employs or is about to employ, any of the above, has a financial or other interest in the firm selected for award.***

The *Urban County Program's* , ***sub-grantee or subrecipient***, officers, employees or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements, or vendors or potential vendors. Depending on gravity, violation of this Code of Conduct could result in dismissal, probation or suspension of officers, employees or agents involved or termination of contractual agreements with subrecipients.

Non-disclosure Policy

No disclosure of verbal or written price quotations shall be made by any *Urban County Program* employee, sub-grantee or subrecipient. Violation of the nondisclosure policy shall be subject to disciplinary action as provided by the *County of Hidalgo* or termination of contractual agreements when a subrecipient/sub-grantee employee is involved.

Personal Interest

No member of the *Hidalgo County Commissioners* or any officer or employee of the *Urban County Program*, ***sub-grantee or subrecipient*** shall have a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract or in the sale to the *Urban County Program*, ***sub-grantee or subrecipient*** or to a contractor supplying the *Urban County Program*, ***sub-grantee or subrecipient*** of any land or rights or interest in any land, material, supplies, or services, or in any matter in which he acts for the *Urban County Program*. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee of the *Urban County Program*, ***sub-grantee or subrecipient*** found guilty shall thereby forfeit his or her office. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the *Urban County Program*, ***sub-grantee or subrecipient*** shall render the contract voidable by the *Urban County Director* or the *board of Commissioners*.

Employee, Officer, or Agent Acknowledgment

Print or Type Name and Position/Title

Entity/Organization Name

Date

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The *Urban County Program's , sub-grantee or subrecipient, officers, employees or agents* shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements, or vendors or potential vendors. Depending on gravity, violation of this Code of Conduct could result in dismissal, probation or suspension of officers, employees or agents involved or termination of contractual agreements with subrecipients.

Non-disclosure Policy

No disclosure of verbal or written price quotations shall be made by any *Urban County Program* employee, sub-grantee or subrecipient. Violation of the nondisclosure policy shall be subject to disciplinary action as provided by the *County of Hidalgo* or termination of contractual agreements when a subrecipient/sub-grantee employee is involved.

Personal Interest

No member of the *Hidalgo County Commissioners or any officer or employee of the Urban County Program, sub-grantee or subrecipient* shall have a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract or in the sale to the *Urban County Program, sub-grantee or subrecipient* or to a contractor supplying the *Urban County Program, sub-grantee or subrecipient* of any land or rights or interest in any land, material, supplies, or services, or in any matter in which he acts for the *Urban County Program*. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee of the *Urban County Program, sub-grantee or subrecipient* found guilty shall thereby forfeit his or her office. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the *Urban County Program, sub-grantee or subrecipient* shall render the contract voidable by the *Urban County Director or the board of Commissioners*.

Employee, Officer, or Agent Acknowledgment

Print or Type Name and Position/Title

Entity/Organization Name

Date

Exhibit B

Urban County Matrix

Pre-Bid Activities

Development of Annual Workplan

This activity is a city responsibility with the county involvement only as is necessary to assure that the individual activities meet one of the three national objectives.

Revisions or Amendments to Annual Workplan

Same as above (only two amendments allowed per fiscal year)

Eligibility Test on Activities

This is a county responsibility working with the cities to assure all activities meet one of the three national objectives. The County will assure that the 51 percent benefit to low and moderate income persons can be verified and that the activities are eligible for funding. The county may request an eligibility determination from HUD should a difference of opinion arise between the City and the County.

Public Hearings

This responsibility will be a shared responsibility between the Cities and the County. In accordance with the adopted Citizen Participation Plan, the Cities will conduct a public hearing in their respective Cities after public notice. The County will then have a second public hearing at the County level on the county-wide workplan, after public notice.

Environmental Assessment

This is a County responsibility with concurrence and assistance by the Cities. The County will determine what level of clearance is needed and will do noise, hazard, historical, floodplain, etc. assessments as may be needed with as much city input as possible. The County Judge will consider the “do nothing” alternative after consultation with the respective Mayors. The County Judge and or UCP Staff will direct all mitigation efforts if necessary. The County Judge will sign all environmental assessment reviews and findings. (A County Signatory may be appointed: UCP Director)

Advertise for Professional Services

This is a County responsibility whereby the County will advertise once a year for all professional services through a statement of qualifications process. The County will provide all data concerning proposed activities and type of services needed. This list will be sent to all Cities so that the Cities may decide on the professional services as they see the need for the services. Should a city need services not available from the list (UC-1 List) of Professional Services, the City shall advertise for the service after consulting with the Urban County Program staff.

Selection of Professional Services Provider

This is a City and County shared responsibility, based on the Texas Local Government code and other applicable laws and regulations. County will make sure that the provider is not a contractor's debarred list by consulting with the System for Award Management (SAM) website (www.sam.gov), prior to recommendation for awarding a contractor to Hidalgo County Commissioner's Court.

Execute Professional Contracts

The City will negotiate the Professional Service Contract, and submit a Best and Final Offer (BAFO) along with Scope of Services, Project Cost Estimate, Certificate of Debarment, CIQ Form and IRS W-9 Form. The County will prepare the Professional Contract Agreement documents and submit to Hidalgo County Commissioner's Court for approval of contract. Any modifications to the County contracts require prior approval of the County Legal Department. Once approved, the County will forward the contracts to the Professional Service Provider for proper signatures, they will return to the County for the County's execution and County will issue Notice to Proceed.

Review of Preliminary Drawings

This is a city responsibility.

Solicit Davis-Bacon Wage Rates

This is a County responsibility. The County will obtain wage rates from HUD for specific projects and will forward wage rates to the respective Cities and the Professional Service Provider to include in the bid specification packages.

Review and Approval of Final Plans and Specifications

This is a City responsibility where by the Mayor's signature will be required on all plans and specifications prior to bidding. Final plans should be forwarded to Urban County Program office prior to bid advertisement for compliance check.

Advertise for Construction Bid

This is a County responsibility. The County will advertise for all construction projects and will instruct bidders as to the availability of plans and specs, (to be picked up at Professional Service Provider's choice of location), and will advise bidders as to who will accept bids. (Hidalgo County Purchasing Department – any given Wednesday at 9:30am)

Pre-Bid Conference

This is a County responsibility. County will conduct a pre-bid conference if necessary at the Urban County program Conference Room, accompanied by the Professional Service Provider and the project's respective City.

Bid Activities

Ten Day Wage Rate Check

This is a County responsibility. Ten days prior to any bid opening, the County will ascertain as to the applicability of the wage rate in the bid documents. Should the wage rate change all appropriate engineers will be notified and instructed to change wage rates.

Accept Construction Bids

This is a County Purchasing Department responsibility. The Hidalgo County Purchasing Department will accept bids as per the conditions set forth in the specification handbook.

Accept and Tabulate Bids

This is a County Purchasing Department responsibility with an Urban County, City, and Professional Service Provider representative at bid opening. The respective Professional Service Provider will review the bids received and make their recommendation to the Urban County Program.

Research Apparent Low Bidder

This is a shared responsibility. The respective Professional Service Provider will research and review apparent low bidder's past performances and their bids. The Urban County program will research the list of Debarred Contractor's and make a finding in the regard.

Bid Recommendation

This is a City responsibility. The respective Professional Service Provider will recommend the lowest and most responsible bid to the City. The city will send a recommendation to the County. County will request approval by Hidalgo County Commissioner's Court for approval of contract.

Contract Award

The County upon approval by Hidalgo County Commissioner's Court will prepare the contract documents and forward them to the approved Contractor for execution.

Pre-Construction Activities

Construction Contract and Bonds

This is a shared responsibility. The Professional Service Provider will coordinate the execution of construction contracts to include Insurance, Payment and Performance Bonds. Once they receive four (4) original set of construction contracts they will submit to the County for execution. Any modifications to the construction contracts require prior review by Legal Department and approval by Hidalgo County Commissioner's Court.

Pre-Construction Conference

The Urban County Program will conduct a Pre-construction conference to inform the contractor of the various federal regulations such as Affirmative Action, Section 3 Compliance, and Davis-Bacon Wage Compliance. The Pre-construction conference will be held at the Urban County

Program Conference Room, with the city and professional service provider representatives present. Once contracts are signed, County will prepare and issue a Notice to Proceed.

Document Posting and Construction Signs

This is a shared responsibility. The city and Professional Service Provider will ensure itself that the appropriate documents are posted at the site and that the construction sign is erected.

Construction Activities

Davis-Bacon Compliance

This is a shared responsibility. The City may be asked to conduct wage rate employee interviews. The County will conduct wage rate interviews and review wage rates on payroll reports submitted with request for payments.

Periodic Project Inspections

This is a shared responsibility. The City, County, and Professional Service Providers will conduct periodic site inspections of the project site.

Payment Request Approval

This is a shared responsibility. The Professional Service Provider will review and sign off on request for payments and forward RFP to the City for signature and approval, and forward the final RFP to the County for review and approval of payment.

Change Orders

This is a shared responsibility. Professional Service Provider will recommend any change orders after negotiating said change order with the contractor. All change orders must have City's approval prior to submission to County for review and approval.

Contract Amendment

This is a shared responsibility. The City will recommend any contract amendments to the County. County will consider and take appropriate action to approve or deny the contract amendment if necessary.

Final Payment Approval

This is a shared responsibility. The City and Professional Service Provider will conduct final project site inspections to ensure that construction has been completed as per plans and specifications prior to submitting final request for payment recommendation to the County. County will ensure that all applicable laws and regulations have been complied with. County will review wage rate compliance, release of liens, certification of construction completion, warranty certification and other pertinent documents.

Exhibit C

Section 108 Loan Guarantee Program

Introduction

Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. This makes it one of the most potent and important public investment tools that HUD offers to local governments. It allows them to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to invest in distressed areas. Section 108 loans are not risk-free, however; local governments borrowing funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan.

Regulations governing the Section 108 program may be found at [24 CFR 570](#), Subpart M, Loan Guarantees.

Eligible Applicants

Eligible applicants include the following public entities:

- metropolitan cities and urban counties (i.e. CDBG entitlement recipients);
- nonentitlement communities that are assisted in the submission of applications by States that administer the CDBG program; and
- nonentitlement communities eligible to receive CDBG funds under the HUD-Administered Small Cities CDBG program (Hawaii). The public entity may be the borrower or it may designate a public agency as the borrower.

Eligible Activities

Activities eligible for Section 108 financing include:

- economic development activities eligible under CDBG;
- acquisition of real property;
- rehabilitation of publicly owned real property;
- housing rehabilitation eligible under CDBG;
- construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements);
- related relocation, clearance, and site improvements;
- payment of interest on the guaranteed loan and issuance costs of public offerings;
- debt service reserves;
- public works and site improvements in colonias; and
- in limited circumstances, housing construction as part of community economic development, Housing Development Grant, or Nehemiah Housing Opportunity Grant programs.

For purposes of determining eligibility, the CDBG rules and requirements apply. As with the CDBG program, all projects and activities must either principally benefit low- and moderate-income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community.

Maximum Commitment Amount

Commitments are limited as follows:

1. Entitlement public entities. An entitlement public entity may apply for up to five times the public entity's latest approved CDBG entitlement amount, minus any outstanding Section 108 commitments and/or principal balances of Section 108 loans.
2. State assisted public entities. A nonentitlement public entity may apply for up to five times the latest approved CDBG amount received by its State, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans for which the State has pledged its CDBG funds as security.
3. Nonentitlement public entities eligible under the HUD administered Small Cities Program. For a public entity in Hawaii, the maximum commitment amount is five times the public entity's latest grant under 24 CFR 570, Subpart F, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans.

Loan Details

Security: The principal security for the loan guarantee is a pledge by the applicant public entity or the State (in the case of a nonentitlement public entity) of its current and future CDBG funds. Additional security will also be required to assure repayment of guaranteed obligations. The additional security requirements will be determined on a case-by-case basis, but could include assets financed by the guaranteed loan.

Repayment: The maximum repayment period for a Section 108 loan is twenty years. HUD has the ability to structure the principal amortization to match the needs of the project and borrower. Each annual principal amount will have a separate interest rate associated with it.

Financing Source: Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD.

Interest Rates: Interest rates on interim borrowing are priced at the 3 month London Interbank Offered (LIBO) rate plus 20 basis points (0.2%). Permanent financing is pegged to yields on U.S. Treasury obligations of similar maturity to the principal amount. A small additional basis point spread, depending on maturity, will be added to the Treasury yield to determine the actual rate.

Default: To date, there has been no default under Section 108 resulting in a repayment by HUD. In the event of default requiring a payment, HUD would continue to make payments on the loan in accordance with its terms. The source of payments by HUD pursuant to its guarantee would almost always be pledged CDBG funds. However, HUD does have borrowing authority with the U.S. Treasury if the pledged funds are insufficient.

For More Information visit www.hud.gov

Source: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/108

Exhibit D

CDBG Regulations and Other Program Requirements

Subpart A—General Provisions

SOURCE: 53 FR 34437, Sept. 6, 1988, unless otherwise noted.

§ 570.1 Purpose and primary objective.

(a) This part describes policies and procedures applicable to the following programs authorized under title I of the Housing and Community Development Act of 1974, as amended:

- (1) Entitlement grants program (subpart D);
- (2) Nonentitlement Funds: HUD-administered Small Cities and Insular Area programs (subpart F);
- (3) State program: State-administered CDBG nonentitlement funds (subpart I);
- (4) Special Purpose Grants (subpart E);
- (5) Urban Development Action Grant program (subpart G); and
- (6) Loan Guarantees (subpart M).

(b) Subparts A, C, J, K, and O apply to all programs in paragraph (a) except as modified or limited under the provisions of these subparts or the applicable program regulations. In the application of the subparts to Special Purpose Grants or the Urban Development Action Grant program, the reference to funds in the form of grants in the term “*CDBG funds*”, as defined in § 570.3, shall mean the grant funds under those programs. The subparts do not apply to the State program (subpart I) except to the extent expressly referred to.

(c) The primary objective of the programs authorized under title I of the Housing and Community Development Act of 1974, as amended, is described in section 101(c) of the Act (42 U.S.C. 5301(c)).

[53 FR 34437, Sept. 6, 1988, as amended at 56 FR 56126, Oct. 31, 1991; 61 FR 11475, Mar. 20, 1996; 69 FR 32778, June 10, 2004]

§ 570.3 Definitions.

The terms *HUD* and *Secretary* are defined in 24 CFR part 5. All of the following definitions in this section that rely on data from the United States Bureau of the Census shall rely upon the data available from the latest decennial census.

Act means title I of the Housing and Community Development Act of 1974 as amended (42 U.S.C. 5301 *et seq.*).

Age of housing means the number of year-round housing units, as further defined in section 102(a)(11) of the Act.

Applicant means a State or unit of general local government that makes application pursuant to the provisions of subpart E, F, G or M.

Buildings for the general conduct of government shall have the meaning provided in section 102(a)(21) of the Act.

CDBG funds means Community Development Block Grant funds, including funds received in the form of grants under subpart D, F, or § 570.405 of this part, funds awarded under section 108(q) of the Housing and Community Development Act of 1974, loans guaranteed under subpart M of this part, urban renewal surplus grant funds, and program income as defined in § 570.500(a).

Chief executive officer of a State or unit of general local government means the elected official or the legally designated official, who has the primary responsibility for the conduct of that entity's governmental affairs. Examples of the "chief executive officer" of a unit of general local government are: the elected mayor of a municipality; the elected county executive of a county; the chairperson of a county commission or board in a county that has no elected county executive; and the official designated pursuant to law by the governing body of a unit of general local government.

City means the following:

(1) For purposes of Entitlement Community Development Block Grant and Urban Development Action Grant eligibility:

(i) Any unit of general local government that is classified as a municipality by the United States Bureau of the Census, or

(ii) Any other unit of general local government that is a town or township and that, in the determination of the Secretary:

(A) Possesses powers and performs functions comparable to those associated with municipalities;

(B) Is closely settled (except that the Secretary may reduce or waive this requirement on a case by case basis for the purposes of the Action Grant program); and

(C) Contains within its boundaries no incorporated places as defined by the United States Bureau of the Census that have not entered into cooperation agreements with the town or township for a period covering at least 3 years to undertake or assist in the undertaking of essential community development and housing assistance activities. The determination of eligibility of a town or township to qualify as a city will be based on information available from the United States Bureau of the Census and information provided by the town or township and its included units of general local government.

(2) For purposes of Urban Development Action Grant eligibility only, Guam, the Virgin Islands, American Samoa, the Commonwealth of the Northern Mariana Islands, the counties of Kauai, Maui, and Hawaii in the State of Hawaii, and Indian tribes that are eligible recipients under the State and Local Government Fiscal Assistance Act of 1972 and located on reservations in Oklahoma as determined by the Secretary of the Interior or in Alaskan Native Villages.

Community Development Financial Institution has the same meaning as used in the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4701 note).

Consolidated plan. The plan prepared in accordance with 24 CFR part 91, which describes needs, resources, priorities and proposed activities to be undertaken with respect to HUD programs, including the CDBG program. An approved consolidated plan means a consolidated plan that has been approved by HUD in accordance with 24 CFR part 91.

Discretionary grant means a grant made from the various Special Purpose Grants in accordance with subpart E of this part.

Entitlement amount means the amount of funds which a metropolitan city is entitled to receive under the Entitlement grant program, as determined by formula set forth in section 106 of the Act.

Extent of growth lag shall have the meaning provided in section 102(a)(12) of the Act.

Extent of housing overcrowding shall have the meaning provided in section 102(a)(10) of the Act.

Extent of poverty means the number of persons whose incomes are below the poverty level based on data compiled and published by the United States Bureau of the Census available from the latest census referable to the same point or period in time and the latest reports from the Office of Management and Budget. For purposes of this part, the Secretary has determined that it is neither feasible nor appropriate to make adjustments at this time in the computations of “extent of poverty” for regional or area variations in income and cost of living.

Family refers to the definition of “family” in 24 CFR 5.403.

Household means all persons occupying a housing unit. The occupants may be a family, as defined in 24 CFR 5.403; two or more families living together; or any other group of related or unrelated persons who share living arrangements, regardless of actual or perceived, sexual orientation, gender identity, or marital status.

Income. For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of § 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under § 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under § 570.208(a)(1)(vi). Activities qualifying under § 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The three definitions are as follows:

(1)(i) “Annual income” as defined under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under § 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

(ii) Annual income as reported under the Census long-form for the most recent available decennial Census. This definition includes:

(A) Wages, salaries, tips, commissions, etc.;

(B) Self-employment income from own nonfarm business, including proprietorships and partnerships;

(C) Farm self-employment income;

(D) Interest, dividends, net rental income, or income from estates or trusts;

(E) Social Security or railroad retirement;

(F) Supplemental Security Income, Aid to Families with Dependent Children, or other public assistance or public welfare programs;

(G) Retirement, survivor, or disability pensions; and

(H) Any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, and alimony; or

(iii) Adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 for individual Federal annual income tax purposes.

(2) Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable). Estimated annual income shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

Insular area shall have the meaning provided in section 102(a)(24) of the Act.

Low- and moderate-income household means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

Low- and moderate-income person means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

Low-income household means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

Low-income person means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

Metropolitan area shall have the meaning provided in section 102(a)(3) of the Act.

Metropolitan city shall have the meaning provided in section 102(a)(4) of the Act except that the term "central city" is replaced by "principal city."

Microenterprise shall have the meaning provided in section 102(a)(22) of the Act.

Moderate-income household means a household having an income equal to or less than the Section 8 low-income limit and greater than the Section 8 very low-income limit, established by HUD.

Moderate-income person means a member of a family that has an income equal to or less than the Section 8 low-income limit and greater than the Section 8 very low-income limit, established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

Nonentitlement amount means the amount of funds which is allocated for use in a State's nonentitlement areas as determined by formula set forth in section 106 of the Act.

Nonentitlement area shall have the meaning provided in section 102(a)(7) of the Act.

Population means the total resident population based on data compiled and published by the United States Bureau of the Census available from the latest census or which has been upgraded by the Bureau to reflect the changes resulting from the Boundary and Annexation Survey, new incorporations and consolidations of governments pursuant to § 570.4, and which reflects, where applicable, changes resulting from the Bureau's latest population determination through its estimating technique using natural changes (birth and death) and net migration, and is referable to the same point or period in time.

Small business means a business that meets the criteria set forth in section 3(a) of the Small Business Act (15 U.S.C. 631, 636, 637).

State shall have the meaning provided in section 102(a)(2) of the Act.

Unit of general local government shall have the meaning provided in section 102(a)(1) of the Act.

Urban county shall have the meaning provided in section 102(a)(6) of the Act. For the purposes of this definition, HUD will determine whether the county's combined population contains the required percentage of low- and moderate-income persons by identifying the number of persons that resided in applicable areas and units of general local government based on data from the most recent decennial census, and using income limits that would have applied for the year in which that census was taken.

Urban Development Action Grant (UDAG) means a grant made by the Secretary pursuant to section 119 of the Act and subpart G of this part.

[53 FR 34437, Sept. 6, 1988; 53 FR 41330, Oct. 21, 1988, as amended at 56 FR 56126, Oct. 31, 1991; 60 FR 1915, 1943, Jan. 5, 1995; 60 FR 56909, Nov. 9, 1995; 61 FR 5209, Feb. 9, 1996; 61 FR 11475, Mar. 20, 1996; 61 FR 18674, Apr. 29, 1996; 68 FR 69582, Dec. 12, 2003; 69 FR 32778, June 10, 2004; 77 FR 5675, Feb. 3, 2012]

§ 570.4 Allocation of funds.

(a) The determination of eligibility of units of general local government to receive entitlement grants, the entitlement amounts, the allocation of appropriated funds to States for use in nonentitlement areas, the reallocation of funds, the allocation of appropriated funds to insular areas, and the allocation of appropriated funds for discretionary grants under the Secretary's Fund shall be governed by the policies and procedures described in sections 106 and 107 of the Act, as appropriate.

(b) The definitions in § 570.3 shall govern in applying the policies and procedures described in sections 106 and 107 of the Act.

(c) In determining eligibility for entitlement and in allocating funds under section 106 of the Act for any federal fiscal year, HUD will recognize corporate status and geographical boundaries and the status of metropolitan areas and principal cities effective as of July 1 preceding such federal fiscal year, subject to the following limitations:

(1) With respect to corporate status as certified by the applicable State and available for processing by the Census Bureau as of such date;

(2) With respect to boundary changes or annexations, as are used by the Census Bureau in preparing population estimates for all general purpose governmental units and are available for processing by the Census Bureau as of such date, except that any such boundary changes or annexations which result in the population of a unit of general local government reaching or exceeding 50,000 shall be recognized for this purpose whether or not such changes are used by the Census Bureau in preparing such population estimates; and

(3) With respect to the status of Metropolitan Statistical Areas and principal cities, as officially designated by the Office of Management and Budget as of such date.

(d) In determining whether a county qualifies as an urban county, and in computing entitlement amounts for urban counties, the demographic values of population, poverty, housing overcrowding, and age of housing of any Indian tribes located within the county shall be excluded. In allocating amounts to States for use in nonentitlement areas, the demographic values of population, poverty, housing overcrowding and age of housing of all Indian tribes located in all non-entitled areas shall be excluded. It is recognized that all

such data on Indian tribes are not generally available from the United States Bureau of the Census and that missing portions of data will have to be estimated. In accomplishing any such estimates the Secretary may use such other related information available from reputable sources as may seem appropriate, regardless of the data's point or period of time and shall use the best judgement possible in adjusting such data to reflect the same point or period of time as the overall data from which the Indian tribes are being deducted, so that such deduction shall not create an imbalance with those overall data.

(e) Amounts remaining after closeout of a grant which are required to be returned to HUD under the provisions of § 570.509, Grant closeout procedures, shall be considered as funds available for reallocation unless the appropriation under which the funds were provided to the Department has lapsed.

[53 FR 34437, Sept. 6, 1988, as amended at 68 FR 69582, Dec. 12, 2003; 69 FR 32778, June 10, 2004]

§ 570.5 Waivers.

HUD's authority for the waiver of regulations and for the suspension of requirements to address damage in a Presidentially declared disaster area is described in 24 CFR part 5 and in section 122 of the Act, respectively.

[61 FR 11476, Mar. 20, 1996]

Subpart B [Reserved]

Subpart C—Eligible Activities

SOURCE: 53 FR 34439, Sept. 6, 1988, unless otherwise noted.

§ 570.200 General policies.

(a) *Determination of eligibility.* An activity may be assisted in whole or in part with CDBG funds only if all of the following requirements are met:

(1) *Compliance with section 105 of the Act.* Each activity must meet the eligibility requirements of section 105 of the Act as further defined in this subpart.

(2) *Compliance with national objectives.* Grant recipients under the Entitlement and HUD-administered Small Cities programs and recipients of insular area funds under section 106 of the Act must certify that their projected use of funds has been developed so as to give maximum feasible priority to activities which will carry out one of the national objectives of benefit to low- and moderate-income families or aid in the prevention or elimination of slums or blight. The projected use of funds may also include activities that the recipient certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. Consistent with the foregoing, each recipient under the Entitlement or HUD-administered Small Cities programs, and each recipient of insular area funds under section 106 of the Act must ensure and maintain evidence that each of its activities assisted with CDBG funds meets one of the three national objectives as contained in its certification. Criteria for determining whether an activity addresses one or more of these objectives are found in § 570.208.

(3) *Compliance with the primary objective.* The primary objective of the Act is described in section 101(c) of the Act. Consistent with this objective, entitlement recipients, non-entitlement CDBG grantees in Hawaii, and recipients of insular area funds under section 106 of the Act must ensure that, over a period of time specified in their certification not to exceed three years, not less than 70 percent of the aggregate of CDBG fund expenditures shall be for activities meeting the criteria under § 570.208(a) or under

§ 570.208(d)(5) or (6) for benefiting low- and moderate-income persons. For grants under section 107 of the Act, insular area recipients must meet this requirement for each separate grant. See § 570.420(d)(3) for additional discussion of the primary objective requirement for insular areas funded under section 106 of the Act. The requirements for the HUD-administered Small Cities program in New York are at § 570.420(d)(2). In determining the percentage of funds expended for such activities:

(i) Cost of administration and planning eligible under § 570.205 and § 570.206 will be assumed to benefit low and moderate income persons in the same proportion as the remainder of the CDBG funds and, accordingly shall be excluded from the calculation;

(ii) Funds deducted by HUD for repayment of urban renewal temporary loans pursuant to § 570.802(b) shall be excluded;

(iii) Funds expended for the repayment of loans guaranteed under the provisions of subpart M shall also be excluded;

(iv) Funds expended for the acquisition, new construction or rehabilitation of property for housing that qualifies under § 570.208(a)(3) shall be counted for this purpose but shall be limited to an amount determined by multiplying the total cost (including CDBG and non-CDBG costs) of the acquisition, construction or rehabilitation by the percent of units in such housing to be occupied by low and moderate income persons.

(v) Funds expended for any other activities qualifying under § 570.208(a) shall be counted for this purpose in their entirety.

(4) *Compliance with environmental review procedures.* The environmental review procedures set forth at 24 CFR part 58 must be completed for each activity (or project as defined in 24 CFR part 58), as applicable.

(5) *Cost principles.* Costs incurred, whether charged on a direct or an indirect basis, must be in conformance with 2 CFR PART 200 ¹ All items of cost listed in Attachment B of these Circulars that require prior Federal agency approval are allowable without prior approval of HUD to the extent they comply with the general policies and principles stated in Attachment A of such circulars and are otherwise eligible under this subpart C, except for the following:

¹ These circulars are available from the American Communities Center by calling the following toll-free numbers: (800) 998-9999 or (800) 483-2209 (TDD).

(i) Depreciation methods for fixed assets shall not be changed without HUD's specific approval or, if charged through a cost allocation plan, the Federal cognizant agency.

(ii) Fines and penalties (including punitive damages) are unallowable costs to the CDBG program.

(iii) Pre-award costs are limited to those authorized under paragraph (h) of this section.

(b) *Special policies governing facilities.* The following special policies apply to:

(1) *Facilities containing both eligible and ineligible uses.* A public facility otherwise eligible for assistance under the CDBG program may be provided with CDBG funds even if it is part of a multiple use building containing ineligible uses, if:

(i) The facility which is otherwise eligible and proposed for assistance will occupy a designated and discrete area within the larger facility; and

(ii) The recipient can determine the costs attributable to the facility proposed for assistance as separate and distinct from the overall costs of the multiple-use building and/or facility.

Allowable costs are limited to those attributable to the eligible portion of the building or facility.

(2) *Fees for use of facilities.* Reasonable fees may be charged for the use of the facilities assisted with CDBG funds, but charges such as excessive membership fees, which will have the effect of precluding low and moderate income persons from using the facilities, are not permitted.

(c) *Special assessments under the CDBG program.* The following policies relate to special assessments under the CDBG program:

(1) *Definition of special assessment.* The term “special assessment” means the recovery of the capital costs of a public improvement, such as streets, water or sewer lines, curbs, and gutters, through a fee or charge levied or filed as a lien against a parcel of real estate as a direct result of benefit derived from the installation of a public improvement, or a one-time charge made as a condition of access to a public improvement. This term does not relate to taxes, or the establishment of the value of real estate for the purpose of levying real estate, property, or ad valorem taxes, and does not include periodic charges based on the use of a public improvement, such as water or sewer user charges, even if such charges include the recovery of all or some portion of the capital costs of the public improvement.

(2) *Special assessments to recover capital costs.* Where CDBG funds are used to pay all or part of the cost of a public improvement, special assessments may be imposed as follows:

(i) Special assessments to recover the CDBG funds may be made only against properties owned and occupied by persons not of low and moderate income. Such assessments constitute program income.

(ii) Special assessments to recover the non-CDBG portion may be made provided that CDBG funds are used to pay the special assessment in behalf of all properties owned and occupied by low and moderate income persons; except that CDBG funds need not be used to pay the special assessments in behalf of properties owned and occupied by moderate income persons if the grant recipient certifies that it does not have sufficient CDBG funds to pay the assessments in behalf of all of the low and moderate income owner-occupant persons. Funds collected through such special assessments are not program income.

(3) *Public improvements not initially assisted with CDBG funds.* The payment of special assessments with CDBG funds constitutes CDBG assistance to the public improvement. Therefore, CDBG funds may be used to pay special assessments provided:

(i) The installation of the public improvements was carried out in compliance with requirements applicable to activities assisted under this part including environmental, citizen participation and Davis-Bacon requirements;

(ii) The installation of the public improvement meets a criterion for national objectives in § 570.208(a)(1), (b), or (c); and

(iii) The requirements of § 570.200(c)(2)(ii) are met.

(d) *Consultant activities.* Consulting services are eligible for assistance under this part for professional assistance in program planning, development of community development objectives, and other general professional guidance relating to program execution. The use of consultants is governed by the following:

(1) *Employer-employee type of relationship.* No person providing consultant services in an employer-employee type of relationship shall receive more than a reasonable rate of compensation for personal services paid with CDBG funds. In no event, however, shall such compensation exceed the equivalent of

the daily rate paid for Level IV of the Executive Schedule. Such services shall be evidenced by written agreements between the parties which detail the responsibilities, standards, and compensation.

(2) *Independent contractor relationship.* Consultant services provided under an independent contractor relationship are governed by the procurement requirements in 24 CFR 85.36, and are not subject to the compensation limitation of Level IV of the Executive Schedule.

(e) *Recipient determinations required as a condition of eligibility.* In several instances under this subpart, the eligibility of an activity depends on a special local determination. Recipients shall maintain documentation of all such determinations. A written determination is required for any activity carried out under the authority of §§ 570.201(f), 570.201(i)(2), 570.201(p), 570.201(q), 570.202(b)(3), 570.206(f), 570.209, 570.210, and 570.309.

(f) *Means of carrying out eligible activities.* (1) Activities eligible under this subpart, other than those authorized under § 570.204(a), may be undertaken, subject to local law:

(i) By the recipient through:

(A) Its employees, or

(B) Procurement contracts governed by the requirements of 24 CFR 85.36; or

(ii) Through loans or grants under agreements with subrecipients, as defined at § 570.500(c); or

(iii) By one or more public agencies, including existing local public agencies, that are designated by the chief executive officer of the recipient.

(2) Activities made eligible under § 570.204(a) may only be undertaken by entities specified in that section.

(g) *Limitation on planning and administrative costs.* No more than 20 percent of the sum of any grant, plus program income, shall be expended for planning and program administrative costs, as defined in §§ 570.205 and 570.206, respectively. Recipients of entitlement grants under subpart D of this part shall conform with this requirement by limiting the amount of CDBG funds obligated for planning plus administration during each program year to an amount no greater than 20 percent of the sum of its entitlement grant made for that program year (if any) plus the program income received by the recipient and its subrecipients (if any) during that program year.

(h) *Reimbursement for pre-award costs.* The effective date of the grant agreement is the program year start date or the date that the consolidated plan is received by HUD, whichever is later. For a Section 108 loan guarantee, the effective date of the grant agreement is the date of HUD execution of the grant agreement amendment for the particular loan guarantee commitment.

(1) Prior to the effective date of the grant agreement, a recipient may incur costs or may authorize a subrecipient to incur costs, and then after the effective date of the grant agreement pay for those costs using its CDBG funds, provided that:

(i) The activity for which the costs are being incurred is included, prior to the costs being incurred, in a consolidated plan action plan, an amended consolidated plan action plan, or an application under subpart M of this part, except that a new entitlement grantee preparing to receive its first allocation of CDBG funds may incur costs necessary to develop its consolidated plan and undertake other administrative actions necessary to receive its first grant, prior to the costs being included in its consolidated plan;

(ii) Citizens are advised of the extent to which these pre-award costs will affect future grants;

(iii) The costs and activities funded are in compliance with the requirements of this part and with the Environmental Review Procedures stated in 24 CFR part 58;

(iv) The activity for which payment is being made complies with the statutory and regulatory provisions in effect at the time the costs are paid for with CDBG funds;

(v) CDBG payment will be made during a time no longer than the next two program years following the effective date of the grant agreement or amendment in which the activity is first included; and

(vi) The total amount of pre-award costs to be paid during any program year pursuant to this provision is no more than the greater of 25 percent of the amount of the grant made for that year or \$300,000.

(2) Upon the written request of the recipient, HUD may authorize payment of pre-award costs for activities that do not meet the criteria at paragraph (h)(1)(v) or (h)(1)(vi) of this section, if HUD determines, in writing, that there is good cause for granting an exception upon consideration of the following factors, as applicable:

(i) Whether granting the authority would result in a significant contribution to the goals and purposes of the CDBG program;

(ii) Whether failure to grant the authority would result in undue hardship to the recipient or beneficiaries of the activity;

(iii) Whether granting the authority would not result in a violation of a statutory provision or any other regulatory provision;

(iv) Whether circumstances are clearly beyond the recipient's control; or

(v) Any other relevant considerations.

(i) *Urban Development Action Grant.* Grant assistance may be provided with Urban Development Action Grant funds, subject to the provisions of subpart G, for:

(1) Activities eligible for assistance under this subpart; and

(2) Notwithstanding the provisions of § 570.207, such other activities as the Secretary may determine to be consistent with the purposes of the Urban Development Action Grant program.

(j) *Faith-based activities.* (1) Organizations that are religious or faith-based are eligible, on the same basis as any other organization, to participate in the CDBG program. Neither the Federal government nor a State or local government receiving funds under CDBG programs shall discriminate against an organization on the basis of the organization's religious character or affiliation.

(2) Organizations that are directly funded under the CDBG program may not engage in inherently religious activities, such as worship, religious instruction, or proselytization, as part of the programs or services funded under this part. If an organization conducts such activities, the activities must be offered separately, in time or location, from the programs or services funded under this part, and participation must be voluntary for the beneficiaries of the HUD-funded programs or services.

(3) A religious organization that participates in the CDBG program will retain its independence from Federal, State, and local governments, and may continue to carry out its mission, including the definition, practice, and expression of its religious beliefs, provided that it does not use direct CDBG funds to support any inherently religious activities, such as worship, religious instruction, or proselytization. Among other things, faith-based organizations may use space in their facilities to provide CDBG-funded services, without removing religious art, icons, scriptures, or other religious symbols. In addition, a CDBG-funded

religious organization retains its authority over its internal governance, and it may retain religious terms in its organization's name, select its board members on a religious basis, and include religious references in its organization's mission statements and other governing documents.

(4) An organization that participates in the CDBG program shall not, in providing program assistance, discriminate against a program beneficiary or prospective program beneficiary on the basis of religion or religious belief.

(5) CDBG funds may not be used for the acquisition, construction, or rehabilitation of structures to the extent that those structures are used for inherently religious activities. CDBG funds may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under this part. Where a structure is used for both eligible and inherently religious activities, CDBG funds may not exceed the cost of those portions of the acquisition, construction, or rehabilitation that are attributable to eligible activities in accordance with the cost accounting requirements applicable to CDBG funds in this part. Sanctuaries, chapels, or other rooms that a CDBG-funded religious congregation uses as its principal place of worship, however, are ineligible for CDBG-funded improvements. Disposition of real property after the term of the grant, or any change in use of the property during the term of the grant, is subject to government-wide regulations governing real property disposition (see 24 CFR parts 84 and 85).

(6) If a State or local government voluntarily contributes its own funds to supplement federally funded activities, the State or local government has the option to segregate the Federal funds or commingle them. However, if the funds are commingled, this section applies to all of the commingled funds.

[53 FR 34439, Sept. 6, 1988, as amended at 54 FR 47031, Nov. 8, 1989; 57 FR 27119, June 17, 1992; 60 FR 1943, Jan. 5, 1995; 60 FR 17445, Apr. 6, 1995; 60 FR 56910, Nov. 9, 1995; 61 FR 11476, Mar. 20, 1996; 61 FR 18674, Apr. 29, 1996; 65 FR 70215, Nov. 21, 2000; 68 FR 56404, Sept. 30, 2003; 69 FR 32778, June 10, 2004; 70 FR 76369, Dec. 23, 2005; 72 FR 46370, Aug. 17, 2007]

§ 570.201 Basic eligible activities.

CDBG funds may be used for the following activities:

(a) *Acquisition.* Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of § 570.207.

(b) *Disposition.* Disposition, through sale, lease, donation, or otherwise, of any real property acquired with CDBG funds or its retention for public purposes, including reasonable costs of temporarily managing such property or property acquired under urban renewal, provided that the proceeds from any such disposition shall be program income subject to the requirements set forth in § 570.504.

(c) *Public facilities and improvements.* Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, except as provided in § 570.207(a), carried out by the recipient or other public or private nonprofit entities. (However, activities under this paragraph may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements, including those provided for in § 570.207(a)(1).) In undertaking such activities, design features and improvements which promote energy efficiency may be included. Such activities may also include the execution of architectural design features, and similar treatments intended to enhance the aesthetic quality of facilities and improvements receiving CDBG assistance, such as decorative pavements, railings, sculptures, pools of water and fountains, and other works of art. Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction described in § 570.207(b)(3). Such facilities include shelters for the homeless; convalescent homes; hospitals, nursing homes; battered spouse shelters; halfway houses for run-away children, drug offenders or parolees; group

homes for mentally retarded persons and temporary housing for disaster victims. In certain cases, nonprofit entities and subrecipients including those specified in § 570.204 may acquire title to public facilities. When such facilities are owned by nonprofit entities or subrecipients, they shall be operated so as to be open for use by the general public during all normal hours of operation. Public facilities and improvements eligible for assistance under this paragraph are subject to the policies in § 570.200(b).

(d) *Clearance and remediation activities.* Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of known or suspected environmental contamination. Demolition of HUD-assisted or HUD-owned housing units may be undertaken only with the prior approval of HUD. Remediation may include project-specific environmental assessment costs not otherwise eligible under § 570.205.

(e) *Public services.* Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under § 570.207(b)(4)), homebuyer down payment assistance, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government (through funds raised by the unit or received by the unit from the State in which it is located) in the 12 calendar months before the submission of the action plan. (An exception to this requirement may be made if HUD determines that any decrease in the level of a service was the result of events not within the control of the unit of general local government.) The amount of CDBG funds used for public services shall not exceed paragraphs (e) (1) or (2) of this section, as applicable:

(1) The amount of CDBG funds used for public services shall not exceed 15 percent of each grant, except that for entitlement grants made under subpart D of this part, the amount shall not exceed 15 percent of the grant plus 15 percent of program income, as defined in § 570.500(a). For entitlement grants under subpart D of this part, compliance is based on limiting the amount of CDBG funds obligated for public service activities in each program year to an amount no greater than 15 percent of the entitlement grant made for that program year plus 15 percent of the program income received during the grantee's immediately preceding program year.

(2) A recipient which obligated more CDBG funds for public services than 15 percent of its grant funded from Federal fiscal year 1982 or 1983 appropriations (excluding program income and any assistance received under Public Law 98-8), may obligate more CDBG funds than allowable under paragraph (e)(1) of this section, so long as the total amount obligated in any program year does not exceed:

(i) For an entitlement grantee, 15% of the program income it received during the preceding program year; plus

(ii) A portion of the grant received for the program year which is the highest of the following amounts:

(A) The amount determined by applying the percentage of the grant it obligated for public services in the 1982 program year against the grant for its current program year;

(B) The amount determined by applying the percentage of the grant it obligated for public services in the 1983 program year against the grant for its current program year;

(C) The amount of funds it obligated for public services in the 1982 program year; or,

(D) The amount of funds it obligated for public services in the 1983 program year.

(f) *Interim assistance.* (1) The following activities may be undertaken on an interim basis in areas exhibiting objectively determinable signs of physical deterioration where the recipient has determined that immediate action is necessary to arrest the deterioration and that permanent improvements will be carried out as soon as practicable:

(i) The repairing of streets, sidewalks, parks, playgrounds, publicly owned utilities, and public buildings; and

(ii) The execution of special garbage, trash, and debris removal, including neighborhood cleanup campaigns, but not the regular curbside collection of garbage or trash in an area.

(2) In order to alleviate emergency conditions threatening the public health and safety in areas where the chief executive officer of the recipient determines that such an emergency condition exists and requires immediate resolution, CDBG funds may be used for:

(i) The activities specified in paragraph (f)(1) of this section, except for the repair of parks and playgrounds;

(ii) The clearance of streets, including snow removal and similar activities, and

(iii) The improvement of private properties.

(3) All activities authorized under paragraph (f)(2) of this section are limited to the extent necessary to alleviate emergency conditions.

(g) *Payment of non-Federal share.* Payment of the non-Federal share required in connection with a Federal grant-in-aid program undertaken as part of CDBG activities, provided, that such payment shall be limited to activities otherwise eligible and in compliance with applicable requirements under this subpart.

(h) *Urban renewal completion.* Payment of the cost of completing an urban renewal project funded under title I of the Housing Act of 1949 as amended. Further information regarding the eligibility of such costs is set forth in § 570.801.

(i) *Relocation.* Relocation payments and other assistance for permanently and temporarily relocated individuals families, businesses, nonprofit organizations, and farm operations where the assistance is (1) required under the provisions of § 570.606 (b) or (c); or (2) determined by the grantee to be appropriate under the provisions of § 570.606(d).

(j) *Loss of rental income.* Payments to housing owners for losses of rental income incurred in holding, for temporary periods, housing units to be used for the relocation of individuals and families displaced by program activities assisted under this part.

(k) *Housing services.* Housing services, as provided in section 105(a)(21) of the Act (42 U.S.C. 5305(a)(21)).

(l) *Privately owned utilities.* CDBG funds may be used to acquire, construct, reconstruct, rehabilitate, or install the distribution lines and facilities of privately owned utilities, including the placing underground of new or existing distribution facilities and lines.

(m) *Construction of housing.* CDBG funds may be used for the construction of housing assisted under section 17 of the United States Housing Act of 1937.

(n) *Homeownership assistance.* CDBG funds may be used to provide direct homeownership assistance to low- or moderate-income households in accordance with section 105(a) of the Act.

(o)(1) The provision of assistance either through the recipient directly or through public and private organizations, agencies, and other subrecipients (including nonprofit and for-profit subrecipients) to facilitate economic development by:

(i) Providing credit, including, but not limited to, grants, loans, loan guarantees, and other forms of financial support, for the establishment, stabilization, and expansion of microenterprises;

(ii) Providing technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises; and

(iii) Providing general support, including, but not limited to, peer support programs, counseling, child care, transportation, and other similar services, to owners of microenterprises and persons developing microenterprises.

(2) Services provided this paragraph (o) shall not be subject to the restrictions on public services contained in paragraph (e) of this section.

(3) For purposes of this paragraph (o), “persons developing microenterprises” means such persons who have expressed interest and who are, or after an initial screening process are expected to be, actively working toward developing businesses, each of which is expected to be a microenterprise at the time it is formed.

(4) Assistance under this paragraph (o) may also include training, technical assistance, or other support services to increase the capacity of the recipient or subrecipient to carry out the activities under this paragraph (o).

(p) *Technical assistance.* Provision of technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities. (The recipient must determine, prior to the provision of the assistance, that the activity for which it is attempting to build capacity would be eligible for assistance under this subpart C, and that the national objective claimed by the grantee for this assistance can reasonably be expected to be met once the entity has received the technical assistance and undertakes the activity.) Capacity building for private or public entities (including grantees) for other purposes may be eligible under § 570.205.

(q) *Assistance to institutions of higher education.* Provision of assistance by the recipient to institutions of higher education when the grantee determines that such an institution has demonstrated a capacity to carry out eligible activities under this subpart C.

[53 FR 34439, Sept. 6, 1988, as amended at 53 FR 31239, Aug. 17, 1988; 55 FR 29308, July 18, 1990; 57 FR 27119, June 17, 1992; 60 FR 1943, Jan. 5, 1995; 60 FR 56911, Nov. 9, 1995; 61 FR 18674, Apr. 29, 1996; 65 FR 70215, Nov. 21, 2000; 67 FR 47213, July 17, 2002; 71 FR 30034, May 24, 2006]

§ 570.202 *Eligible rehabilitation and preservation activities.*

(a) *Types of buildings and improvements eligible for rehabilitation assistance.* CDBG funds may be used to finance the rehabilitation of:

(1) Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building;

(2) Low-income public housing and other publicly owned residential buildings and improvements;

(3) Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvement to the exterior of the building, abatement of asbestos hazards, lead-based paint hazard evaluation and reduction, and the correction of code violations;

(4) Nonprofit-owned nonresidential buildings and improvements not eligible under § 570.201(c); and

(5) Manufactured housing when such housing constitutes part of the community's permanent housing stock.

(b) *Types of assistance.* CDBG funds may be used to finance the following types of rehabilitation activities, and related costs, either singly, or in combination, through the use of grants, loans, loan guarantees, interest supplements, or other means for buildings and improvements described in paragraph (a) of this section, except that rehabilitation of commercial or industrial buildings is limited as described in paragraph (a)(3) of this section.

(1) Assistance to private individuals and entities, including profit making and nonprofit organizations, to acquire for the purpose of rehabilitation, and to rehabilitate properties, for use or resale for residential purposes;

(2) Labor, materials, and other costs of rehabilitation of properties, including repair directed toward an accumulation of deferred maintenance, replacement of principal fixtures and components of existing structures, installation of security devices, including smoke detectors and dead bolt locks, and renovation through alterations, additions to, or enhancement of existing structures and improvements, abatement of asbestos hazards (and other contaminants) in buildings and improvements that may be undertaken singly, or in combination;

(3) Loans for refinancing existing indebtedness secured by a property being rehabilitated with CDBG funds if such financing is determined by the recipient to be necessary or appropriate to achieve the locality's community development objectives;

(4) Improvements to increase the efficient use of energy in structures through such means as installation of storm windows and doors, siding, wall and attic insulation, and conversion, modification, or replacement of heating and cooling equipment, including the use of solar energy equipment;

(5) Improvements to increase the efficient use of water through such means as water savings faucets and shower heads and repair of water leaks;

(6) Connection of residential structures to water distribution lines or local sewer collection lines;

(7) For rehabilitation carried out with CDBG funds, costs of:

(i) Initial homeowner warranty premiums;

(ii) Hazard insurance premiums, except where assistance is provided in the form of a grant; and

(iii) Flood insurance premiums for properties covered by the Flood Disaster Protection Act of 1973, pursuant to § 570.605.

(8) Costs of acquiring tools to be lent to owners, tenants, and others who will use such tools to carry out rehabilitation;

(9) Rehabilitation services, such as rehabilitation counseling, energy auditing, preparation of work specifications, loan processing, inspections, and other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in rehabilitation activities authorized under this section, under section 312 of the Housing Act of 1964, as amended, under section 810 of the Act, or under section 17 of the United States Housing Act of 1937;

(10) Assistance for the rehabilitation of housing under section 17 of the United States Housing Act of 1937; and

(11) Improvements designed to remove material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to buildings and improvements eligible for assistance under paragraph (a) of this section.

(c) *Code enforcement.* Costs incurred for inspection for code violations and enforcement of codes (e.g., salaries and related expenses of code enforcement inspectors and legal proceedings, but not including the cost of correcting the violations) in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation, or services to be provided may be expected to arrest the decline of the area.

(d) *Historic preservation.* CDBG funds may be used for the rehabilitation, preservation or restoration of historic properties, whether publicly or privately owned. Historic properties are those sites or structures that are either listed in or eligible to be listed in the National Register of Historic Places, listed in a State or local inventory of historic places, or designated as a State or local landmark or historic district by appropriate law or ordinance. Historic preservation, however, is not authorized for buildings for the general conduct of government.

(e) *Renovation of closed buildings.* CDBG funds may be used to renovate closed buildings, such as closed school buildings, for use as an eligible public facility or to rehabilitate such buildings for housing.

(f) *Lead-based paint activities.* Lead-based paint activities pursuant to § 570.608.

[53 FR 34439, Sept. 6, 1988; 53 FR 41330, Oct. 21, 1988, as amended at 60 FR 1944, Jan. 5, 1995; 60 FR 56911, Nov. 9, 1995; 64 FR 50225, Sept. 15, 1999; 71 FR 30035, May 24, 2006]

§ 570.203 *Special economic development activities.*

A recipient may use CDBG funds for special economic development activities in addition to other activities authorized in this subpart that may be carried out as part of an economic development project. Guidelines for selecting activities to assist under this paragraph are provided at § 570.209. The recipient must ensure that the appropriate level of public benefit will be derived pursuant to those guidelines before obligating funds under this authority. Special activities authorized under this section do not include assistance for the construction of new housing. Activities eligible under this section may include costs associated with project-specific assessment or remediation of known or suspected environmental contamination. Special economic development activities include:

(a) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private nonprofit subrecipients.

(b) The provision of assistance to a private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in § 570.207(a). In selecting businesses to assist under this authority, the recipient shall minimize, to the extent practicable, displacement of existing businesses and jobs in neighborhoods.

(c) Economic development services in connection with activities eligible under this section, including, but not limited to, outreach efforts to market available forms of assistance; screening of applicants; reviewing and underwriting applications for assistance; preparation of all necessary agreements; management of assisted activities; and the screening, referral, and placement of applicants for employment opportunities generated by CDBG-eligible economic development activities, including the costs of providing necessary training for persons filling those positions.

[53 FR 34439, Sept. 6, 1988, as amended at 60 FR 1944, Jan. 5, 1995; 71 FR 30035, May 24, 2006]

§ 570.204 Special activities by Community-Based Development Organizations (CBDOs).

(a) *Eligible activities.* The recipient may provide CDBG funds as grants or loans to any CBDO qualified under this section to carry out a neighborhood revitalization, community economic development, or energy conservation project. The funded project activities may include those listed as eligible under this subpart, and, except as described in paragraph (b) of this section, activities not otherwise listed as eligible under this subpart. For purposes of qualifying as a project under paragraphs (a)(1), (a)(2), and (a)(3) of this section, the funded activity or activities may be considered either alone or in concert with other project activities either being carried out or for which funding has been committed. For purposes of this section:

(1) Neighborhood revitalization project includes activities of sufficient size and scope to have an impact on the decline of a geographic location within the jurisdiction of a unit of general local government (but not the entire jurisdiction) designated in comprehensive plans, ordinances, or other local documents as a neighborhood, village, or similar geographical designation; or the entire jurisdiction of a unit of general local government which is under 25,000 population;

(2) Community economic development project includes activities that increase economic opportunity, principally for persons of low- and moderate-income, or that stimulate or retain businesses or permanent jobs, including projects that include one or more such activities that are clearly needed to address a lack of affordable housing accessible to existing or planned jobs and those activities specified at 24 CFR 91.1(a)(1)(iii); activities under this paragraph may include costs associated with project-specific assessment or remediation of known or suspected environmental contamination;

(3) Energy conservation project includes activities that address energy conservation, principally for the benefit of the residents of the recipient's jurisdiction; and

(4) To carry out a project means that the CBDO undertakes the funded activities directly or through contract with an entity other than the grantee, or through the provision of financial assistance for activities in which it retains a direct and controlling involvement and responsibilities.

(b) *Ineligible activities.* Notwithstanding that CBDOs may carry out activities that are not otherwise eligible under this subpart, this section does not authorize:

(1) Carrying out an activity described as ineligible in § 570.207(a);

(2) Carrying out public services that do not meet the requirements of § 570.201(e), except that:

(i) Services carried out under this section that are specifically designed to increase economic opportunities through job training and placement and other employment support services, including, but not limited to, peer support programs, counseling, child care, transportation, and other similar services; and

(ii) Services of any type carried out under this section pursuant to a strategy approved by HUD under the provisions of 24 CFR 91.215(e) shall not be subject to the limitations in § 570.201(e)(1) or (2), as applicable;

(3) Providing assistance to activities that would otherwise be eligible under § 570.203 that do not meet the requirements of § 570.209; or

(4) Carrying out an activity that would otherwise be eligible under § 570.205 or § 570.206, but that would result in the recipient's exceeding the spending limitation in § 570.200(g).

(c) *Eligible CBDOs.* (1) A CBDO qualifying under this section is an organization which has the following characteristics:

(i) Is an association or corporation organized under State or local law to engage in community development activities (which may include housing and economic development activities) primarily within an identified geographic area of operation within the jurisdiction of the recipient, or in the case of an urban county, the jurisdiction of the county; and

(ii) Has as its primary purpose the improvement of the physical, economic or social environment of its geographic area of operation by addressing one or more critical problems of the area, with particular attention to the needs of persons of low and moderate income; and

(iii) May be either non-profit or for-profit, provided any monetary profits to its shareholders or members must be only incidental to its operations; and

(iv) Maintains at least 51 percent of its governing body's membership for low- and moderate-income residents of its geographic area of operation, owners or senior officers of private establishments and other institutions located in and serving its geographic area of operation, or representatives of low- and moderate-income neighborhood organizations located in its geographic area of operation; and

(v) Is not an agency or instrumentality of the recipient and does not permit more than one-third of the membership of its governing body to be appointed by, or to consist of, elected or other public officials or employees or officials of an ineligible entity (even though such persons may be otherwise qualified under paragraph (c)(1)(iv) of this section); and

(vi) Except as otherwise authorized in paragraph (c)(1)(v) of this section, requires the members of its governing body to be nominated and approved by the general membership of the organization, or by its permanent governing body; and

(vii) Is not subject to requirements under which its assets revert to the recipient upon dissolution; and

(viii) Is free to contract for goods and services from vendors of its own choosing.

(2) A CBDO that does not meet the criteria in paragraph (c)(1) of this section may also qualify as an eligible entity under this section if it meets one of the following requirements:

(i) Is an entity organized pursuant to section 301(d) of the Small Business Investment Act of 1958 (15 U.S.C. 681(d)), including those which are profit making; or

(ii) Is an SBA approved Section 501 State Development Company or Section 502 Local Development Company, or an SBA Certified Section 503 Company under the Small Business Investment Act of 1958, as amended; or

(iii) Is a Community Housing Development Organization (CHDO) under 24 CFR 92.2, designated as a CHDO by the HOME Investment Partnerships program participating jurisdiction, with a geographic area of operation of no more than one neighborhood, and has received HOME funds under 24 CFR 92.300 or is expected to receive HOME funds as described in and documented in accordance with 24 CFR 92.300(e).

(3) A CBDO that does not qualify under paragraph (c)(1) or (2) of this section may also be determined to qualify as an eligible entity under this section if the recipient demonstrates to the satisfaction of HUD, through the provision of information regarding the organization's charter and by-laws, that the organization is sufficiently similar in purpose, function, and scope to those entities qualifying under paragraph (c)(1) or (2) of this section.

[60 FR 1944, Jan. 5, 1995, as amended at 71 FR 30035, May 24, 2006]

§ 570.205 Eligible planning, urban environmental design and policy-planning-management-capacity building activities.

(a) Planning activities which consist of all costs of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans, including, but not limited to:

(1) Comprehensive plans;

(2) Community development plans;

(3) Functional plans, in areas such as:

(i) Housing, including the development of a consolidated plan;

(ii) Land use and urban environmental design;

(iii) Economic development;

(iv) Open space and recreation;

(v) Energy use and conservation;

(vi) Floodplain and wetlands management in accordance with the requirements of Executive Orders 11988 and 11990;

(vii) Transportation;

(viii) Utilities; and

(ix) Historic preservation.

(4) Other plans and studies such as:

(i) Small area and neighborhood plans;

(ii) Capital improvements programs;

(iii) Individual project plans (but excluding engineering and design costs related to a specific activity which are eligible as part of the cost of such activity under §§ 570.201-570.204);

(iv) The reasonable costs of general environmental, urban environmental design and historic preservation studies; and general environmental assessment- and remediation-oriented planning related to properties with known or suspected environmental contamination. However, costs necessary to comply with 24 CFR part 58, including project specific environmental assessments and clearances for activities eligible for assistance under this part, are eligible as part of the cost of such activities under §§ 570.201-570.204. Costs for such specific assessments and clearances may also be incurred under this paragraph but would then be considered planning costs for the purposes of § 570.200(g);

(v) Strategies and action programs to implement plans, including the development of codes, ordinances and regulations;

- (vi) Support of clearinghouse functions, such as those specified in Executive Order 12372; and
- (vii) Analysis of impediments to fair housing choice.
- (viii) Developing an inventory of properties with known or suspected environmental contamination.
- (5) [Reserved]
- (6) Policy—planning—management—capacity building activities which will enable the recipient to:
 - (1) Determine its needs;
 - (2) Set long-term goals and short-term objectives, including those related to urban environmental design;
 - (3) Devise programs and activities to meet these goals and objectives;
 - (4) Evaluate the progress of such programs and activities in accomplishing these goals and objectives; and
 - (5) Carry out management, coordination and monitoring of activities necessary for effective planning implementation, but excluding the costs necessary to implement such plans.

[53 FR 34439, Sept. 6, 1988, as amended at 56 FR 56127, Oct. 31, 1991; 60 FR 1915, Jan. 5, 1995; 71 FR 30035, May 24, 2006]

§ 570.206 *Program administrative costs.*

Payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under this part and, where applicable, housing activities (described in paragraph (g) of this section) covered in the recipient's housing assistance plan. This does not include staff and overhead costs directly related to carrying out activities eligible under § 570.201 through § 570.204, since those costs are eligible as part of such activities.

(a) *General management, oversight and coordination.* Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:

(1) Salaries, wages, and related costs of the recipient's staff, the staff of local public agencies, or other staff engaged in program administration. In charging costs to this category the recipient may either include the entire salary, wages, and related costs allocable to the program of each person whose *primary* responsibilities with regard to the program involve program administration assignments, or the pro rata share of the salary, wages, and related costs of each person whose job includes *any* program administration assignments. The recipient may use only one of these methods during the program year (or the grant period for grants under subpart F). Program administration includes the following types of assignments:

- (i) Providing local officials and citizens with information about the program;
- (ii) Preparing program budgets and schedules, and amendments thereto;
- (iii) Developing systems for assuring compliance with program requirements;
- (iv) Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities;

- (v) Monitoring program activities for progress and compliance with program requirements;
 - (vi) Preparing reports and other documents related to the program for submission to HUD;
 - (vii) Coordinating the resolution of audit and monitoring findings;
 - (viii) Evaluating program results against stated objectives; and
 - (ix) Managing or supervising persons whose primary responsibilities with regard to the program include such assignments as those described in paragraph (a)(1)(i) through (viii) of this section.
- (2) Travel costs incurred for official business in carrying out the program;
 - (3) Administrative services performed under third party contracts or agreements, including such services as general legal services, accounting services, and audit services; and
 - (4) Other costs for goods and services required for administration of the program, including such goods and services as rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space.
- (b) *Public information.* The provisions of information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of activities being assisted with CDBG funds.
- (c) *Fair housing activities.* Provision of fair housing services designed to further the fair housing objectives of the Fair Housing Act (42 U.S.C. 3601-20) by making all persons, without regard to race, color, religion, sex, national origin, familial status or handicap, aware of the range of housing opportunities available to them; other fair housing enforcement, education, and outreach activities; and other activities designed to further the housing objective of avoiding undue concentrations of assisted persons in areas containing a high proportion of low and moderate income persons.
- (d) [Reserved]
- (e) *Indirect costs.* Indirect costs may be charged to the CDBG program under a cost allocation plan prepared in accordance with 2 CFR PART 200 as applicable.
- (f) *Submission of applications for federal programs.* Preparation of documents required for submission to HUD to receive funds under the CDBG and UDAG programs. In addition, CDBG funds may be used to prepare applications for other Federal programs where the recipient determines that such activities are necessary or appropriate to achieve its community development objectives.
- (g) *Administrative expenses to facilitate housing.* CDBG funds may be used for necessary administrative expenses in planning or obtaining financing for housing as follows: for entitlement recipients, assistance authorized by this paragraph is limited to units which are identified in the recipient's HUD approved housing assistance plan; for HUD-administered small cities recipients, assistance authorized by the paragraph is limited to facilitating the purchase or occupancy of existing units which are to be occupied by low and moderate income households, or the construction of rental or owner units where at least 20 percent of the units in each project will be occupied at affordable rents/costs by low and moderate income persons. Examples of eligible actions are as follows:
- (1) The cost of conducting preliminary surveys and analysis of market needs;
 - (2) Site and utility plans, narrative descriptions of the proposed construction, preliminary cost estimates, urban design documentation, and "sketch drawings," but excluding architectural, engineering, and other

details ordinarily required for construction purposes, such as structural, electrical, plumbing, and mechanical details;

(3) Reasonable costs associated with development of applications for mortgage and insured loan commitments, including commitment fees, and of applications and proposals under the Section 8 Housing Assistance Payments Program pursuant to 24 CFR parts 880-883;

(4) Fees associated with processing of applications for mortgage or insured loan commitments under programs including those administered by HUD, Farmers Home Administration (FmHA), Federal National Mortgage Association (FNMA), and the Government National Mortgage Association (GNMA);

(5) The cost of issuance and administration of mortgage revenue bonds used to finance the acquisition, rehabilitation or construction of housing, but excluding costs associated with the payment or guarantee of the principal or interest on such bonds; and

(6) Special outreach activities which result in greater landlord participation in Section 8 Housing Assistance Payments Program-Existing Housing or similar programs for low and moderate income persons.

(h) *Section 17 of the United States Housing Act of 1937.* Reasonable costs equivalent to those described in paragraphs (a), (b), (e) and (f) of this section for overall program management of the Rental Rehabilitation and Housing Development programs authorized under section 17 of the United States Housing Act of 1937, whether or not such activities are otherwise assisted with funds provided under this part.

(i) Whether or not such activities are otherwise assisted by funds provided under this part, reasonable costs equivalent to those described in paragraphs (a), (b), (e), and (f) of this section for overall program management of:

(1) A Federally designated Empowerment Zone or Enterprise Community; and

(2) The HOME program under title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 note).

[53 FR 34439, Sept. 6, 1988; 53 FR 41330, Oct. 21, 1988, as amended at 54 FR 37411, Sept. 8, 1989; 60 FR 56912, Nov. 9, 1995; 69 FR 32778, June 10, 2004]

§ 570.207 *Ineligible activities.*

The general rule is that any activity that is not authorized under the provisions of §§ 570.201-570.206 is ineligible to be assisted with CDBG funds. This section identifies specific activities that are ineligible and provides guidance in determining the eligibility of other activities frequently associated with housing and community development.

(a) The following activities may not be assisted with CDBG funds:

(1) *Buildings or portions thereof, used for the general conduct of government* as defined at § 570.3(d) cannot be assisted with CDBG funds. This does not include, however, the removal of architectural barriers under § 570.201(c) involving any such building. Also, where acquisition of real property includes an existing improvement which is to be used in the provision of a building for the general conduct of government, the portion of the acquisition cost attributable to the land is eligible, provided such acquisition meets a national objective described in § 570.208.

(2) *General government expenses.* Except as otherwise specifically authorized in this subpart or under 2 CFR PART 200—expenses required to carry out the regular responsibilities of the unit of general local government are not eligible for assistance under this part.

(3) *Political activities.* CDBG funds shall not be used to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration. However, a facility originally assisted with CDBG funds may be used on an incidental basis to hold political meetings, candidate forums, or voter registration campaigns, provided that all parties and organizations have access to the facility on an equal basis, and are assessed equal rent or use charges, if any.

(b) The following activities may not be assisted with CDBG funds unless authorized under provisions of § 570.203 or as otherwise specifically noted herein or when carried out by an entity under the provisions of § 570.204.

(1) *Purchase of equipment.* The purchase of equipment with CDBG funds is generally ineligible.

(i) *Construction equipment.* The purchase of construction equipment is ineligible, but compensation for the use of such equipment through leasing, depreciation, or use allowances pursuant to 2 CFR PART 200 as applicable for an otherwise eligible activity is an eligible use of CDBG funds. However, the purchase of construction equipment for use as part of a solid waste disposal facility is eligible under § 570.201(c).

(ii) *Fire protection equipment.* Fire protection equipment is considered for this purpose to be an integral part of a public facility and thus, purchase of such equipment would be eligible under § 570.201(c).

(iii) *Furnishings and personal property.* The purchase of equipment, fixtures, motor vehicles, furnishings, or other personal property not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase or to pay depreciation or use allowances (in accordance with 2 CFR PART 200 as applicable) for such items when necessary for use by a recipient or its subrecipients in the administration of activities assisted with CDBG funds, or when eligible as firefighting equipment, or when such items constitute all or part of a public service pursuant to § 570.201(e).

(2) *Operating and maintenance expenses.* The general rule is that any expense associated with repairing, operating or maintaining public facilities, improvements and services is ineligible. Specific exceptions to this general rule are operating and maintenance expenses associated with public service activities, interim assistance, and office space for program staff employed in carrying out the CDBG program. For example, the use of CDBG funds to pay the allocable costs of operating and maintaining a facility used in providing a public service would be eligible under § 570.201(e), even if no other costs of providing such a service are assisted with such funds. Examples of ineligible operating and maintenance expenses are:

(i) Maintenance and repair of publicly owned streets, parks, playgrounds, water and sewer facilities, neighborhood facilities, senior centers, centers for persons with a disabilities, parking and other public facilities and improvements. Examples of maintenance and repair activities for which CDBG funds may not be used include the filling of pot holes in streets, repairing of cracks in sidewalks, the mowing of recreational areas, and the replacement of expended street light bulbs; and

(ii) Payment of salaries for staff, utility costs and similar expenses necessary for the operation of public works and facilities.

(3) *New housing construction.* For the purpose of this paragraph, activities in support of the development of low or moderate income housing including clearance, site assemblage, provision of site improvements and provision of public improvements and certain housing pre-construction costs set forth in § 570.206(g), are not considered as activities to subsidize or assist new residential construction. CDBG funds may not be used for the construction of new permanent residential structures or for any program to subsidize or assist such new construction, except:

(i) As provided under the last resort housing provisions set forth in 24 CFR part 42;

(ii) As authorized under § 570.201(m) or (n);

(iii) When carried out by an entity pursuant to § 570.204(a);

(4) *Income payments.* The general rule is that CDBG funds may not be used for income payments. For purposes of the CDBG program, “income payments” means a series of subsistence-type grant payments made to an individual or family for items such as food, clothing, housing (rent or mortgage), or utilities, but excludes emergency grant payments made over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family.

[53 FR 34439, Sept. 6, 1988; 53 FR 41330, Oct. 21, 1988, as amended at 60 FR 1945, Jan. 5, 1995; 60 FR 56912, Nov. 9, 1995; 65 FR 70215, Nov. 21, 2000]

§ 570.208 *Criteria for national objectives.*

The following criteria shall be used to determine whether a CDBG-assisted activity complies with one or more of the national objectives as required under § 570.200(a)(2):

(a) *Activities benefiting low- and moderate-income persons.* Activities meeting the criteria in paragraph (a) (1), (2), (3), or (4) of this section as applicable, will be considered to benefit low and moderate income persons unless there is substantial evidence to the contrary. In assessing any such evidence, the full range of direct effects of the assisted activity will be considered. (The recipient shall appropriately ensure that activities that meet these criteria do not benefit moderate income persons to the exclusion of low income persons.)

(1) *Area benefit activities.* (i) An activity, the benefits of which are available to all the residents in a particular area, where at least 51 percent of the residents are low and moderate income persons. Such an area need not be coterminous with census tracts or other officially recognized boundaries but must be the entire area served by the activity. An activity that serves an area that is not primarily residential in character shall not qualify under this criterion.

(ii) For metropolitan cities and urban counties, an activity that would otherwise qualify under § 570.208(a)(1)(i), except that the area served contains less than 51 percent low- and moderate-income residents, will also be considered to meet the objective of benefiting low- and moderate-income persons where the proportion of such persons in the area is within the highest quartile of all areas in the recipient's jurisdiction in terms of the degree of concentration of such persons. This exception is inapplicable to non-entitlement CDBG grants in Hawaii. In applying this exception, HUD will determine the lowest proportion a recipient may use to qualify an area for this purpose, as follows:

(A) All census block groups in the recipient's jurisdiction shall be rank ordered from the block group of highest proportion of low and moderate income persons to the block group with the lowest. For urban counties, the rank ordering shall cover the entire area constituting the urban county and shall not be done separately for each participating unit of general local government.

(B) In any case where the total number of a recipient's block groups does not divide evenly by four, the block group which would be fractionally divided between the highest and second quartiles shall be considered to be part of the highest quartile.

(C) The proportion of low and moderate income persons in the last census block group in the highest quartile shall be identified. Any service area located within the recipient's jurisdiction and having a proportion of low and moderate income persons at or above this level shall be considered to be within the highest quartile.

(D) If block group data are not available for the entire jurisdiction, other data acceptable to the Secretary may be used in the above calculations.

(iii) An activity to develop, establish, and operate for up to two years after the establishment of, a uniform emergency telephone number system serving an area having less than the percentage of low- and moderate-income residents required under paragraph (a)(1)(i) of this section or (as applicable) paragraph (a)(1)(ii) of this section, provided the recipient obtains prior HUD approval. To obtain such approval, the recipient must:

(A) Demonstrate that the system will contribute significantly to the safety of the residents of the area. The request for approval must include a list of the emergency services that will participate in the emergency telephone number system;

(B) Submit information that serves as a basis for HUD to determine whether at least 51 percent of the use of the system will be by low- and moderate-income persons. As available, the recipient must provide information that identifies the total number of calls actually received over the preceding 12-month period for each of the emergency services to be covered by the emergency telephone number system and relates those calls to the geographic segment (expressed as nearly as possible in terms of census tracts, block numbering areas, block groups, or combinations thereof that are contained within the segment) of the service area from which the calls were generated. In analyzing this data to meet the requirements of this section, HUD will assume that the distribution of income among the callers generally reflects the income characteristics of the general population residing in the same geographic area where the callers reside. If HUD can conclude that the users have primarily consisted of low- and moderate-income persons, no further submission is needed by the recipient. If a recipient plans to make other submissions for this purpose, it may request that HUD review its planned methodology before expending the effort to acquire the information it expects to use to make its case;

(C) Demonstrate that other Federal funds received by the recipient are insufficient or unavailable for a uniform emergency telephone number system. For this purpose, the recipient must submit a statement explaining whether the lack of funds is due to the insufficiency of the amount of the available funds, restrictions on the use of such funds, or the prior commitment of funds by the recipient for other purposes; and

(D) Demonstrate that the percentage of the total costs of the system paid for by CDBG funds does not exceed the percentage of low- and moderate-income persons in the service area of the system. For this purpose, the recipient must include a description of the boundaries of the service area of the emergency telephone number system, the census divisions that fall within the boundaries of the service area (census tracts or block numbering areas), the total number of persons and the total number of low- and moderate-income persons within each census division, the percentage of low- and moderate-income persons within the service area, and the total cost of the system.

(iv) An activity for which the assistance to a public improvement that provides benefits to all the residents of an area is limited to paying special assessments (as defined in § 570.200(c)) levied against residential properties owned and occupied by persons of low and moderate income.

(v) For purposes of determining qualification under this criterion, activities of the same type that serve different areas will be considered separately on the basis of their individual service area.

(vi) In determining whether there is a sufficiently large percentage of low- and moderate-income persons residing in the area served by an activity to qualify under paragraph (a)(1) (i), (ii), or (vii) of this section, the most recently available decennial census information must be used to the fullest extent feasible, together with the section 8 income limits that would have applied at the time the income information was collected by the Census Bureau. Recipients that believe that the census data does not reflect current relative income levels in an area, or where census boundaries do not coincide sufficiently well with the service area of an activity, may conduct (or have conducted) a current survey of the residents of the area to determine the percent of such persons that are low and moderate income. HUD will accept information obtained through such surveys, to be used in lieu of the decennial census data, where it determines that the survey was conducted in such a manner that the results meet standards of statistical reliability that are comparable to that of the decennial census data for areas of similar size. Where there is substantial evidence that provides a clear basis to believe that the use of the decennial census data would substantially overstate the

proportion of persons residing there that are low and moderate income, HUD may require that the recipient rebut such evidence in order to demonstrate compliance with section 105(c)(2) of the Act.

(vii) Activities meeting the requirements of paragraph (d)(5)(i) of this section may be considered to qualify under this paragraph, provided that the area covered by the strategy is either a Federally-designated Empowerment Zone or Enterprise Community or primarily residential and contains a percentage of low- and moderate-income residents that is no less than the percentage computed by HUD pursuant to paragraph (a)(1)(ii) of this section or 70 percent, whichever is less, but in no event less than 51 percent. Activities meeting the requirements of paragraph (d)(6)(i) of this section may also be considered to qualify under paragraph (a)(1) of this section.

(2) *Limited clientele activities.* (i) An activity which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. (The following kinds of activities may not qualify under paragraph (a)(2) of this section: activities, the benefits of which are available to all the residents of an area; activities involving the acquisition, construction or rehabilitation of property for housing; or activities where the benefit to low- and moderate-income persons to be considered is the creation or retention of jobs, except as provided in paragraph (a)(2)(iv) of this section.) To qualify under paragraph (a)(2) of this section, the activity must meet one of the following tests:

(A) Benefit a clientele who are generally presumed to be principally low and moderate income persons. Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit persons, 51 percent of whom are low- and moderate-income: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled," homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or

(B) Require information on family size and income so that it is evident that at least 51 percent of the clientele are persons whose family income does not exceed the low and moderate income limit; or

(C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons; or

(D) Be of such nature and be in such location that it may be concluded that the activity's clientele will primarily be low and moderate income persons.

(ii) An activity that serves to remove material or architectural barriers to the mobility or accessibility of elderly persons or of adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled" will be presumed to qualify under this criterion if it is restricted, to the extent practicable, to the removal of such barriers by assisting:

(A) The reconstruction of a public facility or improvement, or portion thereof, that does not qualify under paragraph (a)(1) of this section;

(B) The rehabilitation of a privately owned nonresidential building or improvement that does not qualify under paragraph (a)(1) or (4) of this section; or

(C) The rehabilitation of the common areas of a residential structure that contains more than one dwelling unit and that does not qualify under paragraph (a)(3) of this section.

(iii) A microenterprise assistance activity carried out in accordance with the provisions of § 570.201(o) with respect to those owners of microenterprises and persons developing microenterprises assisted under the activity during each program year who are low- and moderate-income persons. For purposes of this paragraph, persons determined to be low and moderate income may be presumed to continue to qualify as such for up to a three-year period.

(iv) An activity designed to provide job training and placement and/or other employment support services, including, but not limited to, peer support programs, counseling, child care, transportation, and other similar services, in which the percentage of low- and moderate-income persons assisted is less than 51 percent may qualify under this paragraph in the following limited circumstance:

(A) In such cases where such training or provision of supportive services assists business(es), the only use of CDBG assistance for the project is to provide the job training and/or supportive services; and

(B) The proportion of the total cost of the project borne by CDBG funds is no greater than the proportion of the total number of persons assisted who are low or moderate income.

(3) *Housing activities.* An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. This would include, but not necessarily be limited to, the acquisition or rehabilitation of property by the recipient, a subrecipient, a developer, an individual homebuyer, or an individual homeowner; conversion of nonresidential structures; and new housing construction. If the structure contains two dwelling units, at least one must be so occupied, and if the structure contains more than two dwelling units, at least 51 percent of the units must be so occupied. Where two or more rental buildings being assisted are or will be located on the same or contiguous properties, and the buildings will be under common ownership and management, the grouped buildings may be considered for this purpose as a single structure. Where housing activities being assisted meet the requirements of paragraph § 570.208 (d)(5)(ii) or (d)(6)(ii) of this section, all such housing may also be considered for this purpose as a single structure. For rental housing, occupancy by low and moderate income households must be at affordable rents to qualify under this criterion. The recipient shall adopt and make public its standards for determining “affordable rents” for this purpose. The following shall also qualify under this criterion:

(i) When less than 51 percent of the units in a structure will be occupied by low and moderate income households, CDBG assistance may be provided in the following limited circumstances:

(A) The assistance is for an eligible activity to reduce the development cost of the new construction of a multifamily, non-elderly rental housing project;

(B) Not less than 20 percent of the units will be occupied by low and moderate income households at affordable rents; and

(C) The proportion of the total cost of developing the project to be borne by CDBG funds is no greater than the proportion of units in the project that will be occupied by low and moderate income households.

(ii) When CDBG funds are used to assist rehabilitation eligible under § 570.202(b)(9) or (10) in direct support of the recipient's Rental Rehabilitation program authorized under 24 CFR part 511, such funds shall be considered to benefit low and moderate income persons where not less than 51 percent of the units assisted, or to be assisted, by the recipient's Rental Rehabilitation program overall are for low and moderate income persons.

(iii) When CDBG funds are used for housing services eligible under § 570.201(k), such funds shall be considered to benefit low- and moderate-income persons if the housing units for which the services are provided are HOME-assisted and the requirements at 24 CFR 92.252 or 92.254 are met.

(4) *Job creation or retention activities.* An activity designed to create or retain permanent jobs where at least 51 percent of the jobs, computed on a full time equivalent basis, involve the employment of low- and moderate-income persons. To qualify under this paragraph, the activity must meet the following criteria:

(i) For an activity that creates jobs, the recipient must document that at least 51 percent of the jobs will be held by, or will be available to, low- and moderate-income persons.

(ii) For an activity that retains jobs, the recipient must document that the jobs would actually be lost without the CDBG assistance and that either or both of the following conditions apply with respect to at least 51 percent of the jobs at the time the CDBG assistance is provided:

(A) The job is known to be held by a low- or moderate-income person; or

(B) The job can reasonably be expected to turn over within the following two years and that steps will be taken to ensure that it will be filled by, or made available to, a low- or moderate-income person upon turnover.

(iii) Jobs that are not held or filled by a low- or moderate-income person may be considered to be available to low- and moderate-income persons for these purposes only if:

(A) Special skills that can only be acquired with substantial training or work experience or education beyond high school are not a prerequisite to fill such jobs, or the business agrees to hire unqualified persons and provide training; and

(B) The recipient and the assisted business take actions to ensure that low- and moderate-income persons receive first consideration for filling such jobs.

(iv) For purposes of determining whether a job is held by or made available to a low- or moderate-income person, the person may be presumed to be a low- or moderate-income person if:

(A) He/she resides within a census tract (or block numbering area) that either:

(1) Meets the requirements of paragraph (a)(4)(v) of this section; or

(2) Has at least 70 percent of its residents who are low- and moderate-income persons; or

(B) The assisted business is located within a census tract (or block numbering area) that meets the requirements of paragraph (a)(4)(v) of this section and the job under consideration is to be located within that census tract.

(v) A census tract (or block numbering area) qualifies for the presumptions permitted under paragraphs (a)(4)(iv)(A)(1) and (B) of this section if it is either part of a Federally-designated Empowerment Zone or Enterprise Community or meets the following criteria:

(A) It has a poverty rate of at least 20 percent as determined by the most recently available decennial census information;

(B) It does not include any portion of a central business district, as this term is used in the most recent Census of Retail Trade, unless the tract has a poverty rate of at least 30 percent as determined by the most recently available decennial census information; and

(C) It evidences pervasive poverty and general distress by meeting at least one of the following standards:

(1) All block groups in the census tract have poverty rates of at least 20 percent;

(2) The specific activity being undertaken is located in a block group that has a poverty rate of at least 20 percent; or

(3) Upon the written request of the recipient, HUD determines that the census tract exhibits other objectively determinable signs of general distress such as high incidence of crime, narcotics use, homelessness, abandoned housing, and deteriorated infrastructure or substantial population decline.

(vi) As a general rule, each assisted business shall be considered to be a separate activity for purposes of determining whether the activity qualifies under this paragraph, except:

(A) In certain cases such as where CDBG funds are used to acquire, develop or improve a real property (e.g., a business incubator or an industrial park) the requirement may be met by measuring jobs in the aggregate for all the businesses which locate on the property, provided such businesses are not otherwise assisted by CDBG funds.

(B) Where CDBG funds are used to pay for the staff and overhead costs of an entity making loans to businesses exclusively from non-CDBG funds, this requirement may be met by aggregating the jobs created by all of the businesses receiving loans during each program year.

(C) Where CDBG funds are used by a recipient or subrecipient to provide technical assistance to businesses, this requirement may be met by aggregating the jobs created or retained by all of the businesses receiving technical assistance during each program year.

(D) Where CDBG funds are used for activities meeting the criteria listed at § 570.209(b)(2)(v), this requirement may be met by aggregating the jobs created or retained by all businesses for which CDBG assistance is obligated for such activities during the program year, except as provided at paragraph (d)(7) of this section.

(E) Where CDBG funds are used by a Community Development Financial Institution to carry out activities for the purpose of creating or retaining jobs, this requirement may be met by aggregating the jobs created or retained by all businesses for which CDBG assistance is obligated for such activities during the program year, except as provided at paragraph (d)(7) of this section.

(F) Where CDBG funds are used for public facilities or improvements which will result in the creation or retention of jobs by more than one business, this requirement may be met by aggregating the jobs created or retained by all such businesses as a result of the public facility or improvement.

(1) Where the public facility or improvement is undertaken principally for the benefit of one or more particular businesses, but where other businesses might also benefit from the assisted activity, the requirement may be met by aggregating only the jobs created or retained by those businesses for which the facility/improvement is principally undertaken, provided that the cost (in CDBG funds) for the facility/improvement is less than \$10,000 per permanent full-time equivalent job to be created or retained by those businesses.

(2) In any case where the cost per job to be created or retained (as determined under paragraph (a)(4)(vi)(F)(1) of this section) is \$10,000 or more, the requirement must be met by aggregating the jobs created or retained as a result of the public facility or improvement by all businesses in the service area of the facility/improvement. This aggregation must include businesses which, as a result of the public facility/improvement, locate or expand in the service area of the facility/improvement between the date the recipient identifies the activity in its action plan under part 91 of this title and the date one year after the physical completion of the facility/improvement. In addition, the assisted activity must comply with the public benefit standards at § 570.209(b).

(b) *Activities which aid in the prevention or elimination of slums or blight.* Activities meeting one or more of the following criteria, in the absence of substantial evidence to the contrary, will be considered to aid in the prevention or elimination of slums or blight:

(1) *Activities to address slums or blight on an area basis.* An activity will be considered to address prevention or elimination of slums or blight in an area if:

(i) The area, delineated by the recipient, meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local law;

(ii) The area also meets the conditions in either paragraph (A) or (B):

(A) At least 25 percent of properties throughout the area experience one or more of the following conditions:

(1) Physical deterioration of buildings or improvements;

(2) Abandonment of properties;

(3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;

(4) Significant declines in property values or abnormally low property values relative to other areas in the community; or

(5) Known or suspected environmental contamination.

(B) The public improvements throughout the area are in a general state of deterioration.

(iii) Documentation is to be maintained by the recipient on the boundaries of the area and the conditions and standards used that qualified the area at the time of its designation. The recipient shall establish definitions of the conditions listed at § 570.208(b)(1)(ii)(A), and maintain records to substantiate how the area met the slums or blighted criteria. The designation of an area as slum or blighted under this section is required to be re-determined every 10 years for continued qualification. Documentation must be retained pursuant to the recordkeeping requirements contained at § 570.506 (b)(8)(ii).

(iv) The assisted activity addresses one or more of the conditions which contributed to the deterioration of the area. Rehabilitation of residential buildings carried out in an area meeting the above requirements will be considered to address the area's deterioration only where each such building rehabilitated is considered substandard under local definition before rehabilitation, and all deficiencies making a building substandard have been eliminated if less critical work on the building is undertaken. At a minimum, the local definition for this purpose must be such that buildings that it would render substandard would also fail to meet the housing quality standards for the Section 8 Housing Assistance Payments Program-Existing Housing (24 CFR 882.109).

(2) *Activities to address slums or blight on a spot basis.* The following activities may be undertaken on a spot basis to eliminate specific conditions of blight, physical decay, or environmental contamination that are not located in a slum or blighted area: acquisition; clearance; relocation; historic preservation; remediation of environmentally contaminated properties; or rehabilitation of buildings or improvements. However, rehabilitation must be limited to eliminating those conditions that are detrimental to public health and safety. If acquisition or relocation is undertaken, it must be a precursor to another eligible activity (funded with CDBG or other resources) that directly eliminates the specific conditions of blight or physical decay, or environmental contamination.

(3) *Activities to address slums or blight in an urban renewal area.* An activity will be considered to address prevention or elimination of slums or blight in an urban renewal area if the activity is:

(i) Located within an urban renewal project area or Neighborhood Development Program (NDP) action area; i.e., an area in which funded activities were authorized under an urban renewal Loan and Grant Agreement or an annual NDP Funding Agreement, pursuant to title I of the Housing Act of 1949; and

(ii) Necessary to complete the urban renewal plan, as then in effect, including *initial* land redevelopment permitted by the plan.

NOTE: Despite the restrictions in (b) (1) and (2) of this section, any rehabilitation activity which benefits low and moderate income persons pursuant to paragraph (a)(3) of this section can be undertaken without regard to the area in which it is located or the extent or nature of rehabilitation assisted.

(c) *Activities designed to meet community development needs having a particular urgency.* In the absence of substantial evidence to the contrary, an activity will be considered to address this objective if the recipient certifies that the activity is designed to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community which are of recent origin or which recently became urgent, that the recipient is unable to finance the activity on its own, and that other sources of funding are not available. A condition will generally be considered to be of recent origin if it developed or became critical within 18 months preceding the certification by the recipient.

(d) *Additional criteria.* (1) Where the assisted activity is acquisition of real property, a preliminary determination of whether the activity addresses a national objective may be based on the planned use of the property after acquisition. A final determination shall be based on the actual use of the property, excluding any short-term, temporary use. Where the acquisition is for the purpose of clearance which will eliminate specific conditions of blight or physical decay, the clearance activity shall be considered the actual use of the property. However, any subsequent use or disposition of the cleared property shall be treated as a “change of use” under § 570.505.

(2) Where the assisted activity is relocation assistance that the recipient is required to provide, such relocation assistance shall be considered to address the same national objective as is addressed by the displacing activity. Where the relocation assistance is voluntary on the part of the grantee the recipient may qualify the assistance either on the basis of the national objective addressed by the displacing activity or on the basis that the recipients of the relocation assistance are low and moderate income persons.

(3) In any case where the activity undertaken for the purpose of creating or retaining jobs is a public improvement and the area served is primarily residential, the activity must meet the requirements of paragraph (a)(1) of this section as well as those of paragraph (a)(4) of this section in order to qualify as benefiting low and moderate income persons.

(4) CDBG funds expended for planning and administrative costs under § 570.205 and § 570.206 will be considered to address the national objectives.

(5) Where the grantee has elected to prepare an area revitalization strategy pursuant to the authority of § 91.215(e) of this title and HUD has approved the strategy, the grantee may also elect the following options:

(i) Activities undertaken pursuant to the strategy for the purpose of creating or retaining jobs may, at the option of the grantee, be considered to meet the requirements of this paragraph under the criteria at paragraph (a)(1)(vii) of this section in lieu of the criteria at paragraph (a)(4) of this section; and

(ii) All housing activities in the area for which, pursuant to the strategy, CDBG assistance is obligated during the program year may be considered to be a single structure for purposes of applying the criteria at paragraph (a)(3) of this section.

(6) Where CDBG-assisted activities are carried out by a Community Development Financial Institution whose charter limits its investment area to a primarily residential area consisting of at least 51 percent low- and moderate-income persons, the grantee may also elect the following options:

(i) Activities carried out by the Community Development Financial Institution for the purpose of creating or retaining jobs may, at the option of the grantee, be considered to meet the requirements of this paragraph under the criteria at paragraph (a)(1)(vii) of this section in lieu of the criteria at paragraph (a)(4) of this section; and

(ii) All housing activities for which the Community Development Financial Institution obligates CDBG assistance during the program year may be considered to be a single structure for purposes of applying the criteria at paragraph (a)(3) of this section.

(7) Where an activity meeting the criteria at § 570.209(b)(2)(v) may also meet the requirements of either paragraph (d)(5)(i) or (d)(6)(i) of this section, the grantee may elect to qualify the activity under either the area benefit criteria at paragraph (a)(1)(vii) of this section or the job aggregation criteria at paragraph (a)(4)(vi)(D) of this section, but not both. Where an activity may meet the job aggregation criteria at both paragraphs (a)(4)(vi)(D) and (E) of this section, the grantee may elect to qualify the activity under either criterion, but not both.

[53 FR 34439, Sept. 6, 1988; 53 FR 41330, Oct. 21, 1988, as amended at 60 FR 1945, Jan. 5, 1995; 60 FR 17445, Apr. 6, 1995; 60 FR 56912, Nov. 9, 1995; 61 FR 18674, Apr. 29, 1996; 71 FR 30035, May 24, 2006; 72 FR 46370, Aug. 17, 2007]

§ 570.209 Guidelines for evaluating and selecting economic development projects.

The following guidelines are provided to assist the recipient to evaluate and select activities to be carried out for economic development purposes. Specifically, these guidelines are applicable to activities that are eligible for CDBG assistance under § 570.203. These guidelines also apply to activities carried out under the authority of § 570.204 that would otherwise be eligible under § 570.203, were it not for the involvement of a Community-Based Development Organization (CBDO). (This would include activities where a CBDO makes loans to for-profit businesses.) These guidelines are composed of two components: guidelines for evaluating project costs and financial requirements; and standards for evaluating public benefit. The standards for evaluating public benefit are *mandatory*, but the guidelines for evaluating projects costs and financial requirements are not.

(a) *Guidelines and objectives for evaluating project costs and financial requirements.* HUD has developed guidelines that are designed to provide the recipient with a framework for financially underwriting and selecting CDBG-assisted economic development projects which are financially viable and will make the most effective use of the CDBG funds. These guidelines, also referred to as the underwriting guidelines, are published as appendix A to this part. The use of the underwriting guidelines published by HUD is not mandatory. However, grantees electing not to use these guidelines would be expected to conduct basic financial underwriting prior to the provision of CDBG financial assistance to a for-profit business. Where appropriate, HUD's underwriting guidelines recognize that different levels of review are appropriate to take into account differences in the size and scope of a proposed project, and in the case of a microenterprise or other small business to take into account the differences in the capacity and level of sophistication among businesses of differing sizes. Recipients are encouraged, when they develop their own programs and underwriting criteria, to also take these factors into account. The objectives of the underwriting guidelines are to ensure:

- (1) That project costs are reasonable;
- (2) That all sources of project financing are committed;
- (3) That to the extent practicable, CDBG funds are not substituted for non-Federal financial support;
- (4) That the project is financially feasible;
- (5) That to the extent practicable, the return on the owner's equity investment will not be unreasonably high; and
- (6) That to the extent practicable, CDBG funds are disbursed on a pro rata basis with other finances provided to the project.

(b) *Standards for evaluating public benefit.* The grantee is responsible for making sure that at least a minimum level of public benefit is obtained from the expenditure of CDBG funds under the categories of eligibility governed by these guidelines. The standards set forth below identify the types of public benefit that will be recognized for this purpose and the minimum level of each that must be obtained for the amount of CDBG funds used. Unlike the guidelines for project costs and financial requirements covered under paragraph (a) of this section, the use of the standards for public benefit is mandatory. Certain public facilities and improvements eligible under § 570.201(c) of the regulations, which are undertaken for economic development purposes, are also subject to these standards, as specified in § 570.208(a)(4)(vi)(F)(2).

(1) *Standards for activities in the aggregate.* Activities covered by these guidelines must, in the aggregate, either:

(i) Create or retain at least one full-time equivalent, permanent job per \$35,000 of CDBG funds used; or

(ii) Provide goods or services to residents of an area, such that the number of low- and moderate-income persons residing in the areas served by the assisted businesses amounts to at least one low- and moderate-income person per \$350 of CDBG funds used.

(2) *Applying the aggregate standards.* (i) A metropolitan city, an urban county, a non-entitlement CDBG grantee in Hawaii, or an Insular Area shall apply the aggregate standards under paragraph (b)(1) of this section to all applicable activities for which CDBG funds are first obligated within each single CDBG program year, without regard to the source year of the funds used for the activities. For Insular Areas, the preceding sentence applies to grants received in program years after Fiscal Year 2004. A grantee under the HUD-administered Small Cities Program, or Insular Areas CDBG grants prior to Fiscal Year 2005, shall apply the aggregate standards under paragraph (b)(1) of this section to all funds obligated for applicable activities from a given grant; program income obligated for applicable activities will, for these purposes, be aggregated with the most recent open grant. For any time period in which a community has no open HUD-administered or Insular Areas grants, the aggregate standards shall be applied to all applicable activities for which program income is obligated during that period.

(ii) The grantee shall apply the aggregate standards to the number of jobs to be created/retained, or to the number of persons residing in the area served (as applicable), as determined at the time funds are obligated to activities.

(iii) Where an activity is expected both to create or retain jobs and to provide goods or services to residents of an area, the grantee may elect to count the activity under either the jobs standard or the area residents standard, but not both.

(iv) Where CDBG assistance for an activity is limited to job training and placement and/or other employment support services, the jobs assisted with CDBG funds shall be considered to be created or retained jobs for the purposes of applying the aggregate standards.

(v) Any activity subject to these guidelines which meets one or more of the following criteria may, at the grantee's option, be excluded from the aggregate standards described in paragraph (b)(1) of this section:

(A) Provides jobs exclusively for unemployed persons or participants in one or more of the following programs:

(1) Jobs Training Partnership Act (JTPA);

(2) Jobs Opportunities for Basic Skills (JOBS); or

(3) Aid to Families with Dependent Children (AFDC);

- (B) Provides jobs predominantly for residents of Public and Indian Housing units;
- (C) Provides jobs predominantly for homeless persons;
- (D) Provides jobs predominantly for low-skilled, low- and moderate-income persons, where the business agrees to provide clear opportunities for promotion and economic advancement, such as through the provision of training;
- (E) Provides jobs predominantly for persons residing within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty;
- (F) Provides assistance to business(es) that operate(s) within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty;
- (G) Stabilizes or revitalizes a neighborhood that has at least 70 percent of its residents who are low- and moderate-income;
- (H) Provides assistance to a Community Development Financial Institution that serve an area that is predominantly low- and moderate-income persons;
- (I) Provides assistance to a Community-Based Development Organization serving a neighborhood that has at least 70 percent of its residents who are low- and moderate-income;
- (J) Provides employment opportunities that are an integral component of a project designed to promote spatial deconcentration of low- and moderate-income and minority persons;
- (K) With prior HUD approval, provides substantial benefit to low-income persons through other innovative approaches;
- (L) Provides services to the residents of an area pursuant to a strategy approved by HUD under the provisions of § 91.215(e) of this title;
- (M) Creates or retains jobs through businesses assisted in an area pursuant to a strategy approved by HUD under the provisions of § 91.215(e) of this title.
- (N) Directly involves the economic development or redevelopment of environmentally contaminated properties.

(3) *Standards for individual activities.* Any activity subject to these guidelines which falls into one or more of the following categories will be considered by HUD to provide insufficient public benefit, and therefore may under no circumstances be assisted with CDBG funds:

(i) The amount of CDBG assistance exceeds either of the following, as applicable:

- (A) \$50,000 per full-time equivalent, permanent job created or retained; or
- (B) \$1,000 per low- and moderate-income person to which goods or services are provided by the activity.

(ii) The activity consists of or includes any of the following:

- (A) General promotion of the community as a whole (as opposed to the promotion of specific areas and programs);
- (B) Assistance to professional sports teams;

(C) Assistance to privately-owned recreational facilities that serve a predominantly higher-income clientele, where the recreational benefit to users or members clearly outweighs employment or other benefits to low- and moderate-income persons;

(D) Acquisition of land for which the specific proposed use has not yet been identified; and

(E) Assistance to a for-profit business while that business or any other business owned by the same person(s) or entity(ies) is the subject of unresolved findings of noncompliance relating to previous CDBG assistance provided by the recipient.

(4) *Applying the individual activity standards.* (i) Where an activity is expected both to create or retain jobs and to provide goods or services to residents of an area, it will be disqualified only if the amount of CDBG assistance exceeds both of the amounts in paragraph (b)(3)(i) of this section.

(ii) The individual activity standards in paragraph (b)(3)(i) of this section shall be applied to the number of jobs to be created or retained, or to the number of persons residing in the area served (as applicable), as determined at the time funds are obligated to activities.

(iii) Where CDBG assistance for an activity is limited to job training and placement and/or other employment support services, the jobs assisted with CDBG funds shall be considered to be created or retained jobs for the purposes of applying the individual activity standards in paragraph (b)(3)(i) of this section.

(c) *Amendments to economic development projects after review determinations.* If, after the grantee enters into a contract to provide assistance to a project, the scope or financial elements of the project change to the extent that a significant contract amendment is appropriate, the project should be reevaluated under these and the recipient's guidelines. (This would include, for example, situations where the business requests a change in the amount or terms of assistance being provided, or an extension to the loan payment period required in the contract.) If a reevaluation of the project indicates that the financial elements and public benefit to be derived have also substantially changed, then the recipient should make appropriate adjustments in the amount, type, terms or conditions of CDBG assistance which has been offered, to reflect the impact of the substantial change. (For example, if a change in the project elements results in a substantial reduction of the total project costs, it may be appropriate for the recipient to reduce the amount of total CDBG assistance.) If the amount of CDBG assistance provided to the project is increased, the amended project must still comply with the public benefit standards under paragraph (b) of this section.

(d) *Documentation.* The grantee must maintain sufficient records to demonstrate the level of public benefit, based on the above standards, that is actually achieved upon completion of the CDBG-assisted economic development activity(ies) and how that compares to the level of such benefit anticipated when the CDBG assistance was obligated. If the grantee's actual results show a pattern of substantial variation from anticipated results, the grantee is expected to take all actions reasonably within its control to improve the accuracy of its projections. If the actual results demonstrate that the recipient has failed the public benefit standards, HUD may require the recipient to meet more stringent standards in future years as appropriate.

[60 FR 1947, Jan. 5, 1995, as amended at 60 FR 17445, Apr. 6, 1995; 71 FR 30035, May 24, 2006; 72 FR 12535, Mar. 15, 2007; 72 FR 46370, Aug. 17, 2007]

§ 570.210 Prohibition on use of assistance for employment relocation activities.

(a) *Prohibition.* CDBG funds may not be used to directly assist a business, including a business expansion, in the relocation of a plant, facility, or operation from one LMA to another LMA if the relocation is likely to result in a significant loss of jobs in the LMA from which the relocation occurs.

(b) *Definitions.* The following definitions apply to this section:

(1) *Directly assist.* Directly assist means the provision of CDBG funds for activities pursuant to:

(i) § 570.203(b); or

(ii) §§ 570.201(a)-(d), 570.201(l), 570.203(a), or § 570.204 when the grantee, subrecipient, or, in the case of an activity carried out pursuant to § 570.204, a Community Based Development Organization (CDBO) enters into an agreement with a business to undertake one or more of these activities as a condition of the business relocating a facility, plant, or operation to the grantee's LMA. Provision of public facilities and indirect assistance that will provide benefit to multiple businesses does not fall under the definition of "directly assist," unless it includes the provision of infrastructure to aid a specific business that is the subject of an agreement with the specific assisted business.

(2) *Labor market area (LMA).* For metropolitan areas, an LMA is an area defined as such by the BLS. An LMA is an economically integrated geographic area within which individuals can live and find employment within a reasonable distance or can readily change employment without changing their place of residence. In addition, LMAs are non-overlapping and geographically exhaustive. For metropolitan areas, grantees must use employment data, as defined by the BLS, for the LMA in which the affected business is currently located and from which current jobs may be lost. For non-metropolitan areas, an LMA is either an area defined by the BLS as an LMA, or a state may choose to combine non-metropolitan LMAs. States are required to define or reaffirm prior definitions of their LMAs on an annual basis and retain records to substantiate such areas prior to any business relocation that would be impacted by this rule. Metropolitan LMAs cannot be combined, nor can a non-metropolitan LMA be combined with a metropolitan LMA. For the HUD-administered Small Cities Program, each of the three participating counties in Hawaii will be considered to be its own LMA. Recipients of Fiscal Year 1999 Small Cities Program funding in New York will follow the requirements for State CDBG recipients.

(3) *Operation.* A business operation includes, but is not limited to, any equipment, employment opportunity, production capacity or product line of the business.

(4) *Significant loss of jobs.* (i) A loss of jobs is significant if: The number of jobs to be lost in the LMA in which the affected business is currently located is equal to or greater than one-tenth of one percent of the total number of persons in the labor force of that LMA; or in all cases, a loss of 500 or more jobs. Notwithstanding the aforementioned, a loss of 25 jobs or fewer does not constitute a significant loss of jobs.

(ii) A job is considered to be lost due to the provision of CDBG assistance if the job is relocated within three years of the provision of assistance to the business; or the time period within which jobs are to be created as specified by the agreement between the business and the recipient if it is longer than three years.

(c) *Written agreement.* Before directly assisting a business with CDBG funds, the recipient, subrecipient, or a CDBO (in the case of an activity carried out pursuant to § 570.204) shall sign a written agreement with the assisted business. The written agreement shall include:

(1) *Statement.* A statement from the assisted business as to whether the assisted activity will result in the relocation of any industrial or commercial plant, facility, or operation from one LMA to another, and, if so, the number of jobs that will be relocated from each LMA;

(2) *Required information.* If the assistance will not result in a relocation covered by this section, a certification from the assisted business that neither it, nor any of its subsidiaries, has plans to relocate jobs at the time the agreement is signed that would result in a significant job loss as defined in this rule; and

(3) *Reimbursement of assistance.* The agreement shall provide for reimbursement of any assistance provided to, or expended on behalf of, the business in the event that assistance results in a relocation prohibited under this section.

(d) *Assistance not covered by this section.* This section does not apply to:

(1) *Relocation assistance.* Relocation assistance required by the Uniform Assistance and Real Property Acquisition Policies Act of 1970, (URA) (42 U.S.C. 4601-4655);

(2) *Microenterprises.* Assistance to microenterprises as defined by Section 102(a)(22) of the Housing and Community Development Act of 1974; and

(3) *Arms-length transactions.* Assistance to a business that purchases business equipment, inventory, or other physical assets in an arms-length transaction, including the assets of an existing business, provided that the purchase does not result in the relocation of the sellers' business operation (including customer base or list, goodwill, product lines, or trade names) from one LMA to another LMA and does not produce a significant loss of jobs in the LMA from which the relocation occurs.

[70 FR 76369, Dec. 23, 2005]

Subpart K—Other Program Requirements

SOURCE: 53 FR 34456, Sept. 6, 1988, unless otherwise noted.

§ 570.600 General.

(a) This subpart K enumerates laws that the Secretary will treat as applicable to grants made under section 106 of the Act, other than grants to states made pursuant to section 106(d) of the Act, for purposes of the Secretary's determinations under section 104(e)(1) of the Act, including statutes expressly made applicable by the Act and certain other statutes and Executive Orders for which the Secretary has enforcement responsibility. This subpart K applies to grants made under the Insular Areas Program in § 570.405 and § 570.440 with the exception of § 570.612. The absence of mention herein of any other statute for which the Secretary does not have direct enforcement responsibility is not intended to be taken as an indication that, in the Secretary's opinion, such statute or Executive Order is not applicable to activities assisted under the Act. For laws that the Secretary will treat as applicable to grants made to states under section 106(d) of the Act for purposes of the determination required to be made by the Secretary pursuant to section 104(e)(2) of the Act, see § 570.487.

(b) This subpart also sets forth certain additional program requirements which the Secretary has determined to be applicable to grants provided under the Act as a matter of administrative discretion.

(c) In addition to grants made pursuant to section 106(b) and 106(d)(2)(B) of the Act (subparts D and F, respectively), the requirements of this subpart K are applicable to grants made pursuant to sections 107 and 119 of the Act (subparts E and G, respectively), and to loans guaranteed pursuant to subpart M.

[53 FR 34456, Sept. 6, 1988, as amended at 61 FR 11477, Mar. 20, 1996; 72 FR 12536, Mar. 15, 2007]

§ 570.601 Public Law 88-352 and Public Law 90-284; affirmatively furthering fair housing; Executive Order 11063.

(a) The following requirements apply according to sections 104(b) and 107 of the Act:

(1) Public Law 88-352, which is title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d *et seq.*), and implementing regulations in 24 CFR part 1.

(2) Public Law 90-284, which is the Fair Housing Act (42 U.S.C. 3601-3620). In accordance with the Fair Housing Act, the Secretary requires that grantees administer all programs and activities related to housing and community development in a manner to affirmatively further the policies of the Fair Housing Act. Furthermore, in accordance with section 104(b)(2) of the Act, for each community receiving a grant under subpart D of this part, the certification that the grantee will affirmatively further fair housing shall specifically require the grantee to assume the responsibility of fair housing planning by conducting an

analysis to identify impediments to fair housing choice within its jurisdiction, taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintaining records reflecting the analysis and actions in this regard.

(b) Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652; 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing), and implementing regulations in 24 CFR part 107, also apply.

[61 FR 11477, Mar. 20, 1996]

§ 570.602 Section 109 of the Act.

Section 109 of the Act requires that no person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance made available pursuant to the Act. Section 109 also directs that the prohibitions against discrimination on the basis of age under the Age Discrimination Act and the prohibitions against discrimination on the basis of disability under Section 504 shall apply to programs or activities receiving Federal financial assistance under Title I programs. The policies and procedures necessary to ensure enforcement of section 109 are codified in 24 CFR part 6.

[64 FR 3802, Jan. 25, 1999]

§ 570.603 Labor standards.

(a) Section 110(a) of the Act contains labor standards that apply to non-volunteer labor financed in whole or in part with assistance received under the Act. In accordance with section 110(a) of the Act, the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) also applies. However, these requirements apply to the rehabilitation of residential property only if such property contains not less than 8 units.

(b) The regulations in 24 CFR part 70 apply to the use of volunteers.

[61 FR 11477, Mar. 20, 1996]

§ 570.604 Environmental standards.

For purposes of section 104(g) of the Act, the regulations in 24 CFR part 58 specify the other provisions of law which further the purposes of the National Environmental Policy Act of 1969, and the procedures by which grantees must fulfill their environmental responsibilities. In certain cases, grantees assume these environmental review, decision making, and action responsibilities by execution of grant agreements with the Secretary.

[61 FR 11477, Mar. 20, 1996]

§ 570.605 National Flood Insurance Program.

Notwithstanding the date of HUD approval of the recipient's application (or, in the case of grants made under subpart D of this part or HUD-administered small cities recipients in Hawaii, the date of submission of the grantee's consolidated plan, in accordance with 24 CFR part 91), section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) and the regulations in 44 CFR parts 59 through 79 apply to funds provided under this part 570.

[61 FR 11477, Mar. 20, 1996]

§ 570.606 Displacement, relocation, acquisition, and replacement of housing.

(a) *General policy for minimizing displacement.* Consistent with the other goals and objectives of this part, grantees (or States or state recipients, as applicable) shall assure that they have taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of activities assisted under this part.

(b) *Relocation assistance for displaced persons at URA levels.* (1) A displaced person shall be provided with relocation assistance at the levels described in, and in accordance with the requirements of 49 CFR part 24, which contains the government-wide regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4601-4655).

(2) *Displaced person.* (i) For purposes of paragraph (b) of this section, the term “ *displaced person* ” means any person (family, individual, business, nonprofit organization, or farm) that moves from real property, or moves his or her personal property from real property, permanently and involuntarily, as a direct result of rehabilitation, demolition, or acquisition for an activity assisted under this part. A permanent, involuntary move for an assisted activity includes a permanent move from real property that is made:

(A) After notice by the grantee (or the state recipient, if applicable) to move permanently from the property, if the move occurs after the initial official submission to HUD (or the State, as applicable) for grant, loan, or loan guarantee funds under this part that are later provided or granted.

(B) After notice by the property owner to move permanently from the property, if the move occurs after the date of the submission of a request for financial assistance by the property owner (or person in control of the site) that is later approved for the requested activity.

(C) Before the date described in paragraph (b)(2)(i)(A) or (B) of this section, if either HUD or the grantee (or State, as applicable) determines that the displacement directly resulted from acquisition, rehabilitation, or demolition for the requested activity.

(D) After the “initiation of negotiations” if the person is the tenant-occupant of a dwelling unit and any one of the following three situations occurs:

(1) The tenant has not been provided with a reasonable opportunity to lease and occupy a suitable decent, safe, and sanitary dwelling in the same building/complex upon the completion of the project, including a monthly rent that does not exceed the greater of the tenant's monthly rent and estimated average utility costs before the initiation of negotiations or 30 percent of the household's average monthly gross income; or

(2) The tenant is required to relocate temporarily for the activity but the tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporary location and any increased housing costs, or other conditions of the temporary relocation are not reasonable; and the tenant does not return to the building/complex; or

(3) The tenant is required to move to another unit in the building/complex, but is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move.

(ii) Notwithstanding the provisions of paragraph (b)(2)(i) of this section, the term “ *displaced person* -” does not include:

(A) A person who is evicted for cause based upon serious or repeated violations of material terms of the lease or occupancy agreement. To exclude a person on this basis, the grantee (or State or state recipient, as applicable) must determine that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance under this section;

(B) A person who moves into the property after the date of the notice described in paragraph (b)(2)(i)(A) or (B) of this section, but who received a written notice of the expected displacement before occupancy.

(C) A person who is not displaced as described in 49 CFR 24.2(g)(2).

(D) A person who the grantee (or State, as applicable) determines is not displaced as a direct result of the acquisition, rehabilitation, or demolition for an assisted activity. To exclude a person on this basis, HUD must concur in that determination.

(iii) A grantee (or State or state recipient, as applicable) may, at any time, request HUD to determine whether a person is a displaced person under this section.

(3) *Initiation of negotiations.* For purposes of determining the type of replacement housing assistance to be provided under paragraph (b) of this section, if the displacement is the direct result of privately undertaken rehabilitation, demolition, or acquisition of real property, the term “ *initiation of negotiations* ” means the execution of the grant or loan agreement between the grantee (or State or state recipient, as applicable) and the person owning or controlling the real property.

(c) *Residential anti-displacement and relocation assistance plan.* The grantee shall comply with the requirements of 24 CFR part 42, subpart B.

(d) *Optional relocation assistance.* Under section 105(a)(11) of the Act, the grantee may provide (or the State may permit the state recipient to provide, as applicable) relocation payments and other relocation assistance to persons displaced by activities that are not subject to paragraph (b) or (c) of this section. The grantee may also provide (or the State may also permit the state recipient to provide, as applicable) relocation assistance to persons receiving assistance under paragraphs (b) or (c) of this section at levels in excess of those required by these paragraphs. Unless such assistance is provided under State or local law, the grantee (or state recipient, as applicable) shall provide such assistance only upon the basis of a written determination that the assistance is appropriate (see, e.g., 24 CFR 570.201(i), as applicable). The grantee (or state recipient, as applicable) must adopt a written policy available to the public that describes the relocation assistance that the grantee (or state recipient, as applicable) has elected to provide and that provides for equal relocation assistance within each class of displaced persons.

(e) *Acquisition of real property.* The acquisition of real property for an assisted activity is subject to 49 CFR part 24, subpart B.

(f) *Appeals.* If a person disagrees with the determination of the grantee (or the state recipient, as applicable) concerning the person's eligibility for, or the amount of, a relocation payment under this section, the person may file a written appeal of that determination with the grantee (or state recipient, as applicable). The appeal procedures to be followed are described in 49 CFR 24.10. In addition, a low- or moderate-income household that has been displaced from a dwelling may file a written request for review of the grantee's decision to the HUD Field Office. For purposes of the State CDBG program, a low- or moderate-income household may file a written request for review of the state recipient's decision with the State.

(g) *Responsibility of grantee or State.* (1) The grantee (or State, if applicable) is responsible for ensuring compliance with the requirements of this section, notwithstanding any third party's contractual obligation to the grantee to comply with the provisions of this section. For purposes of the State CDBG program, the State shall require state recipients to certify that they will comply with the requirements of this section.

(2) The cost of assistance required under this section may be paid from local public funds, funds provided under this part, or funds available from other sources.

(3) The grantee (or State and state recipient, as applicable) must maintain records in sufficient detail to demonstrate compliance with the provisions of this section.

(Approved by the Office of Management and Budget under OMB control number 2506-0102)

[61 FR 11477, Mar. 20, 1996, as amended at 61 FR 51760, Oct. 3, 1996]

§ 570.607 Employment and contracting opportunities.

To the extent that they are otherwise applicable, grantees shall comply with:

(a) Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR 1964-1965 Comp. p. 339; 3 CFR, 1966-1970 Comp., p. 684; 3 CFR, 1966-1970., p. 803; 3 CFR, 1978 Comp., p. 230; 3 CFR, 1978 Comp., p. 264 (Equal Employment Opportunity), and Executive Order 13279 (Equal Protection of the Laws for Faith-Based and Community Organizations), 67 FR 77141, 3 CFR, 2002 Comp., p. 258; and the implementing regulations at 41 CFR chapter 60; and

(b) Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135.

[68 FR 56405, Sept. 30, 2003]

§ 570.608 Lead-based paint.

The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, and R of this part apply to activities under this program.

[64 FR 50226, Sept. 15, 1999]

§ 570.609 Use of debarred, suspended or ineligible contractors or subrecipients.

The requirements set forth in 24 CFR part 5 apply to this program.

[61 FR 5209, Feb. 9, 1996]

§ 570.610 Uniform administrative requirements and cost principles.

The recipient, its agencies or instrumentalities, and subrecipients shall comply with the policies, guidelines, and requirements of 24 CFR part 85 and 2 CFR PART 200 as applicable, as they relate to the acceptance and use of Federal funds under this part. The applicable sections of 24 CFR parts 84 and 85 are set forth at § 570.502.

² See footnote 1 at § 570.200(a)(5).

[60 FR 56916, Nov. 9, 1995]

§ 570.611 Conflict of interest.

(a) *Applicability.* (1) In the procurement of supplies, equipment, construction, and services by recipients and by subrecipients, the conflict of interest provisions in 24 CFR 85.36 and 24 CFR 84.42, respectively, shall apply.

(2) In all cases not governed by 24 CFR 85.36 and 84.42, the provisions of this section shall apply. Such cases include the acquisition and disposition of real property and the provision of assistance by the recipient or by its subrecipients to individuals, businesses, and other private entities under eligible activities

that authorize such assistance (e.g., rehabilitation, preservation, and other improvements of private properties or facilities pursuant to § 570.202; or grants, loans, and other assistance to businesses, individuals, and other private entities pursuant to § 570.203, 570.204, 570.455, or 570.703(i)).

(b) *Conflicts prohibited.* The general rule is that no persons described in paragraph (c) of this section who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. For the UDAG program, the above restrictions shall apply to all activities that are a part of the UDAG project, and shall cover any such financial interest or benefit during, or at any time after, such person's tenure.

(c) *Persons covered.* The conflict of interest provisions of paragraph (b) of this section apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of subrecipients that are receiving funds under this part.

(d) *Exceptions.* Upon the written request of the recipient, HUD may grant an exception to the provisions of paragraph (b) of this section on a case-by-case basis when it has satisfactorily met the threshold requirements of (d)(1) of this section, taking into account the cumulative effects of paragraph (d)(2) of this section.

(1) *Threshold requirements.* HUD will consider an exception only after the recipient has provided the following documentation:

(i) A disclosure of the nature of the conflict, accompanied by an assurance that there has been public disclosure of the conflict and a description of how the public disclosure was made; and

(ii) An opinion of the recipient's attorney that the interest for which the exception is sought would not violate State or local law.

(2) *Factors to be considered for exceptions.* In determining whether to grant a requested exception after the recipient has satisfactorily met the requirements of paragraph (d)(1) of this section, HUD shall conclude that such an exception will serve to further the purposes of the Act and the effective and efficient administration of the recipient's program or project, taking into account the cumulative effect of the following factors, as applicable:

(i) Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project that would otherwise not be available;

(ii) Whether an opportunity was provided for open competitive bidding or negotiation;

(iii) Whether the person affected is a member of a group or class of low- or moderate-income persons intended to be the beneficiaries of the assisted activity, and the exception will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class;

(iv) Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision making process with respect to the specific assisted activity in question;

(v) Whether the interest or benefit was present before the affected person was in a position as described in paragraph (b) of this section;

(vi) Whether undue hardship will result either to the recipient or the person affected when weighed against the public interest served by avoiding the prohibited conflict; and

(vii) Any other relevant considerations.

[60 FR 56916, Nov. 9, 1995]

§ 570.612 Executive Order 12372.

(a) *General.* Executive Order 12372, Intergovernmental Review of Federal Programs, and the Department's implementing regulations at 24 CFR part 52, allow each State to establish its own process for review and comment on proposed Federal financial assistance programs.

(b) *Applicability.* Executive Order 12372 applies to the CDBG Entitlement program and the UDAG program. The Executive Order applies to all activities proposed to be assisted under UDAG, but it applies to the Entitlement program only where a grantee proposes to use funds for the planning or construction (reconstruction or installation) of water or sewer facilities. Such facilities include storm sewers as well as all sanitary sewers, but do not include water and sewer lines connecting a structure to the lines in the public right-of-way or easement. It is the responsibility of the grantee to initiate the Executive Order review process if it proposes to use its CDBG or UDAG funds for activities subject to review.

§ 570.613 Eligibility restrictions for certain resident aliens.

(a) *Restriction.* Certain newly legalized aliens, as described in 24 CFR part 49, are not eligible to apply for benefits under covered activities funded by the programs listed in paragraph (e) of this section. "Benefits" under this section means financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities made available under covered activities funded by programs listed in paragraph (e) of this section. "Benefits" do not include relocation services and payments to which displacees are entitled by law.

(b) *Covered activities.* "Covered activities" under this section means activities meeting the requirements of § 570.208(a) that either:

(1) Have income eligibility requirements limiting the benefits exclusively to low and moderate income persons; or

(2) Are targeted geographically or otherwise to primarily benefit low and moderate income persons (excluding activities serving the public at large, such as sewers, roads, sidewalks, and parks), and that provide benefits to persons on the basis of an application.

(c) *Limitation on coverage.* The restrictions under this section apply only to applicants for new benefits not being received by covered resident aliens as of the effective date of this section.

(d) *Compliance.* Compliance can be accomplished by obtaining certification as provided in 24 CFR 49.20.

(e) *Programs affected.* (1) The Community Development Block Grant program for small cities, administered under subpart F of part 570 of this title until closeout of the recipient's grant.

(2) The Community Development Block Grant program for entitlement grants, administered under subpart D of part 570 of this title.

(3) The Community Development Block Grant program for States, administered under subpart I of part 570 of this title until closeout of the unit of general local government's grant by the State.

(4) The Urban Development Action Grants program, administered under subpart G of part 570 of this title until closeout of the recipient's grant.

[55 FR 18494, May 2, 1990]

§ 570.614 Architectural Barriers Act and the Americans with Disabilities Act.

(a) The Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) requires certain Federal and Federally funded buildings and other facilities to be designed, constructed, or altered in accordance with standards that insure accessibility to, and use by, physically handicapped people. A building or facility designed, constructed, or altered with funds allocated or reallocated under this part after December 11, 1995, and that meets the definition of “residential structure” as defined in 24 CFR 40.2 or the definition of “building” as defined in 41 CFR 101-19.602(a) is subject to the requirements of the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) and shall comply with the Uniform Federal Accessibility Standards (appendix A to 24 CFR part 40 for residential structures, and appendix A to 41 CFR part 101-19, subpart 101-19.6, for general type buildings).

(b) The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225) (ADA) provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and telecommunications. It further provides that discrimination includes a failure to design and construct facilities for first occupancy no later than January 26, 1993, that are readily accessible to and usable by individuals with disabilities. Further, the ADA requires the removal of architectural barriers and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable—that is, easily accomplishable and able to be carried out without much difficulty or expense.

[60 FR 56917, Nov. 9, 1995]

UPDATE: Effective March 2015

2 CFR Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance supersedes, consolidates and streamlines requirements from 8 OMB Circulars referenced in Exhibit D - CDBG Regulations and Other Program Requirements:

A - 21	A - 110
A - 87	A - 122
A - 89	A - 133
A - 102	A - 50

To view Notice SD-2015-01 Issued by the U.S. Department of Housing and Urban Development, please visit the following link:

www.hudexchange.info/resources/documents/Notice-DC-2015-01-Transition-to-2-CFR-Part-200-Guidance.pdf

Exhibit E

Audit Findings or Exceptions

(N/A - No audit findings or exceptions)



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5826	
From:			
Subject: Discussion and consideration to approve Ordinance 2022-38 adopting a final budget amendment to the General, Water/Wastewater, Solid Waste, Airport, and other funds presented and authorize the Mayor to execute any related documents. First reading and final reading of Ordinance 2022-38. Possible action. (Staffed by Finance Department.)			
Background: We need to amend our budget to recognize the expenditures, which will have to come out of our fund balance in the General Fund, the Water & Sewer Fund, and Sanitation Fund. There are also housekeeping items that need to be recognized prior to the end of the year. See attached exhibit.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading Mayor's Signature Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the Finance Department.			
Staff Recommendation: Recommend approval.			
Attachments, if any: 2022 EOY FINAL BA MEMO, O2022-38 FINAL BA, EXHIBIT A FINAL BA, EXHIBIT B FINAL BA, EXHIBIT C FINAL BA			

Responsibilities upon Approval:

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: September 15, 2022

To: Mayor & City Commission

CC: Martin Garza, Interim City Manager

From: Rosie Cavazos, Interim Finance Director

Re: Year-End Budget Amendment

The City will be closing another fiscal year. It is incumbent of this office to present a balanced budget and make certain that one is presented.

I have attached the budget amendment forms and a detail listing on each of the major funds. The impact of this amendment on our major funds:

General Fund: \$87,604

Water/Wastewater: \$ 101,005

Solid Waste: \$85,965

Staff recommends approval of Ordinance and Budget Amendment.

ORDINANCE 2022-38

AN ORDINANCE AMENDING ORDINANCE NUMBER 2021-33, AS PREVIOUSLY AMENDED BY ORDINANCE 2022-15, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, FINDING NEED TO AMEND THE 2021-2022 MUNICIPAL BUDGET; TO WIT; GENERAL FUND, WATER FUND; WASTEWATER FUND; SOLID WASTE FUND; AIRPORT FUND; AND FIRE DEPT REPLACEMENT FUND AS PER ATTACHMENTS “A” “B” AND “C” PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2021-2022 budget; and

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

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

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

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

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

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

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

SECTION 4. APPROVAL. The 2021-2022 Official Budget, adopted by Ordinance 2021-33, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibits.

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

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

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

PASSED AND APPROVED on first and final reading at a regular meeting of the City Commission this 20th day of September 2022.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

Account Number	Dept / Function	Description	DEBIT	CREDIT
101-4000-401100	REVENUE	CURRENT ADVALOREM TAX		203,109
101-4000-401200	REVENUE	DELINQUENT ADVALOREM TAX	65,913	
101-4000-401900	REVENUE	INT & PENALTY ON TAXES	13,267	
101-4000-413000	REVENUE	SALES TAX		1,852,158
101-4000-414100	REVENUE	FRANCHISE TEXAS GAS SERVICE		36,306
101-4000-422000	REVENUE	BUILDING PERMITS		50,000
101-4000-422010	REVENUE	SUBDIVISION FEES		60,000
101-4000-422030	REVENUE	ELEC & PLBG PEERMIT		15,000
101-4000-422100	REVENUE	HEALTH PERMITS		19,000
101-4000-432540	REVENUE	RURAL FIRE PAYMENTS		50,000
101-4000-435240	REVENUE	REV-DEMO & CLNG VCNT LOTS		\$ 14,077
101-4000-450010	REVENUE	INTERGOVERNMENTAL REVENUE	\$ 900,000.00	
101-4000-451256	REVENUE	DEPLOYMENT - STATE		\$ 249,528
101-4000-460100	REVENUE	INTEREST EARNED	30,000	
101-4000-460300	REVENUE	INTEREST ON INVESTMENTS		49,300
101-4000-490100	OTHER FIN SOURCE	TRANSFER FROM OTHER FUNDS		150,000
101-5100-522520	COMMISSION	MEMBERSHIP & SUBSCRIPTION	2,000	
101-5100-533010	COMMISSION	PROFESSIONAL SERVICES	65,000	
101-5100-544001	COMMISSION	OFFICE SUPPLIES	700	
101-5101-510080	CMO	OVERTIME	1,300	
101-5101-533010	CMO	PROFESSIONAL SERVICES	6,000	
101-5101-544001	CMO	OFFICE SUPPLIES	2,121	
101-5101-548050	CMO	EQUIPMENT-NON CAPITALIZED	4,224	
101-5103-510010	CSO	EXEMPT WAGES	40,251	
101-5103-510020	CSO	NON-EXEMPT WAGES		46,140
101-5103-510025	CSO	PART-TIME WAGES	2,085	
101-5103-510030	CSO	TEMPORARY WAGES		2,033
101-5103-511160	CSO	WORKERS COMP INSURANCE	25	
101-5103-522043	CSO	TRAVEL & TRAINING	150	
101-5103-522920	CSO	BANK & CREDIT CARD SERVICES	1,577	
101-5103-544001	CSO	OFFICE SUPPLIES	2,851	
101-5103-544012	CSO	CLOTHING & LINEN	89	
101-5103-548050	CSO	EQUIPMENT-NON CAPITALIZED	1,351	
101-5106-511160	FINANCE	WORKERS COMP INSURANCE	31	
101-5106-548050	FINANCE	EQUIPMENT-NON CAPITALIZED	71	
101-5109-510020	HR	NON-EXEMPT WAGES		6,000
101-5109-510010	HR	EXEMPT WAGES	1,000	
101-5109-510080	HR	OVERTIME	592	
101-5109-511160	HR	WORKERS COMP INSURANCE	12	
101-5109-522240	HR	ADVERTISING	184	
101-5110-511160	BLDG MAINT	WORKERS COMP INSURANCE	218	
101-5110-522626	BLDG MAINT	MAINT-BUILDING	13,081	
101-5110-522627	BLDG MAINT	MAINT-ALARMS	1,052	
101-5110-522628	BLDG MAINT	MAINT-OTHER	846	
101-5110-522639	BLDG MAINT	MAINT-RADIO	10	
101-5110-522641	BLDG MAINT	MAINT-HEAT & A/C	21,012	
101-5110-522651	BLDG MAINT	MAINT-ELEVATOR	183	
101-5110-522656	BLDG MAINT	TERMITING	3,479	
101-5110-533010	BLDG MAINT	PROFESSIONAL SERVICES	850	
101-5110-544005	BLDG MAINT	JANITOR SUPPLIES	9,532	
101-5110-544016	BLDG MAINT	MOTOR FUEL & LUBE	3,417	
101-5110-544045	BLDG MAINT	OTHER SUPPLIES	764	
101-5111-510010	IT	EXEMPT WAGES		43,305
101-5111-510010	IT	NON-EXEMPT WAGES	31,971	
101-5111-511150	IT	WORKERS COMP INSURANCE	46	
101-5120-511160	MUNICIPAL COURT	WORKERS COMP INSURANCE	36	
101-5120-522043	MUNICIPAL COURT	TRAVEL & TRAINING	567	
101-5120-522320	MUNICIPAL COURT	COPYING EXPENSES	500	
101-5120-522440	MUNICIPAL COURT	POSTAGE	500	
101-5125-533023	LAW	CITY ATTORNEY RETAINER	106,193	
101-5125-533027	LAW	SPECIAL CASES		30,000

101-5140-522080	OTHER GEN EXP	INSURANCE & BONDS	31,631	
101-5140-522920	OTHER GEN EXP	BANK & CREDIT CARD SERVICES	37,097	
101-5140-527506	OTHER GEN EXP	SPECIAL ACTIVITIES	100	
101-5140-528471	OTHER GEN EXP	STATE OF THE CITY	18,659	
101-5202-510020	POLICE	NON-EXEMPT WAGES		100,000
101-5202-510080	POLICE	OVERTIME	140,118	
101-5202-511100	POLICE	GROUP HEALTH INSURANCE		70,000
101-5202-511120	POLICE	PENSION CONTRIBUTION	21,698	
101-5202-511160	POLICE	WORKERS COMP INSURANCE	2,552	
101-5202-522010	POLICE	COMMUNICATIONS	5,000	
101-5202-522044	POLICE	TRAVEL & TRAINING	2,435	
101-5202-522045	POLICE	TUITION REIMBURSEMENT	1,000	
101-5202-522240	POLICE	ADVERTISING	200	
101-5202-544001	POLICE	OFFICE SUPPLIES	4,000	
101-5202-544016	POLICE	MOTOR FUEL & LUBE	82,144	
101-5202-544026	POLICE	EDUCATIONAL SUPPLIES	2,000	
101-5202-544045	POLICE	OTHER SUPPLIES	2,020	
101-5202-548050	POLICE	EQUIPMENT-NON CAPITALIZED	3,423	
101-5202-554131	POLICE	TOOLS & EQUIPMENT		100,000
101-5202-554240	POLICE	VEHICLES		100,000
101-5206-510020	FIRE	NON-EXEMPT WAGES	5,208	
101-5206-510040	FIRE	CERTIFIED WAGES	273,482	
101-5206-510080	FIRE	OVERTIME	728,431	
101-5206-510090	FIRE	OVERTIME GRANTS		200,000
101-5206-511105	FIRE	RETIREE HEALTH INSURANCE	2,073	
101-5206-511125	FIRE	FIREMENS PENSION CONTRIBUTION	137,179	
101-5206-511140	FIRE	FICA TAX	65,512	
101-5206-511150	FIRE	MEDICARE TAX	14,306	
101-5206-511160	FIRE	WORKERS COMP INSURANCE	2,152	
101-5206-511180	FIRE	UNEMPLOYMENT TAX		12,000
101-5206-522010	FIRE	COMMUNICATIONS	3,371	
101-5206-522043	FIRE	TRAVEL & TRAINING	25,000	
101-5206-522240	FIRE	INSURANCE & BONDS	1,000	
101-5206-522380	FIRE	UTILITIES	2,474	
101-5206-522520	FIRE	MEMBERSHIP & SUBSCRIPTION	8,000	
101-5206-522628	FIRE	MAINT-OTHER	3,719	
101-5206-522632	FIRE	MAINT-APPARATUS	35,541	
101-5206-522636	FIRE	MAINT-VEHICLES	4,087	
101-5206-522810	FIRE	OTHER SERVICES	245	
101-5206-533010	FIRE	PROFESSIONAL SERVICES	2,253	
101-5206-544012	FIRE	CLOTHING & LINEN	4,608	
101-5206-544016	FIRE	MOTOR FUEL & LUBE	55,722	
101-5206-550100	FIRE	CAPITAL OUTLAY	73,327	
101-5208-522043	EMS	TRAVEL & TRAINING	1,350	
101-5208-522440	EMS	POSTAGE	2	
101-5208-522636	EMS	MAINT-VEHICLES	7,991	
101-5208-544016	EMS	MOTOR FUEL & LUBE	31,235	
101-5208-544045	EMS	OTHER SUPPLIES	4	
101-5208-548050	EMS	EQUIPMENT-NON CAPITALIZED	12,182	
101-5208-550100	EMS	CAPITAL OUTLAY	10,296	
101-5209-510080	EM	OVERTIME	557	
101-5209-511160	EM	WORKERS COMP INSURANCE	2	
101-5209-522320	EM	COPYING EXPENSES	1,000	
101-5209-522628	EM	MAINT-OTHER	646	
101-5209-544016	EM	MOTOR FUEL & LUBE	800	
101-5209-544045	EM	OTHER SUPPLIES	5,600	
101-5209-544046	EM	MISCELLANEOUS	722	
101-5300-510010	PW ADMIN	EXEMPT WAGES		50,000
101-5300-510020	PW ADMIN	NON-EXEMPT WAGES	8,246	
101-5300-511160	PW ADMIN	WORKERS COMP INSURANCE	19	
101-5300-522080	PW ADMIN	INSURANCE & BONDS	2,000	
101-5300-544016	PW ADMIN	MOTOR FUEL & LUBE	5,795	

101-5304-510020	STREETS	NON-EXEMPT WAGES		20,000
101-5304-510080	STREETS	OVERTIME	12,268	
101-5304-511100	STREETS	GROUP HEALTH INSURANCE		10,000
101-5304-511160	STREETS	WORKERS COMP INSURANCE	539	
101-5304-522043	STREETS	TRAVEL & TRAINING	2	
101-5304-522624	STREETS	MAINT-STREETS & IMPV	462	
101-5304-522658	STREETS	SUMMER STRIPING PROGRAM	100,000	
101-5304-533050	STREETS	STREET LIGHT INSTALLATION	2,226	
101-5304-550100	STREETS	CAPITAL OUTLAY	26,500	
101-5304-554130	STREETS	COMPUTER HARDWARE/SOFTWARE	295	
101-5304-554240	STREETS	VEHICLES	2,683	
101-5307-510020	DRAIN DITCH	NON-EXEMPT WAGES		15,000
101-5307-510080	DRAIN DITCH	OVERTIME	7,729	
101-5307-511100	DRAIN DITCH	GROUP HEALTH INSURANCE		10,000
101-5307-511160	DRAIN DITCH	WORKERS COMP INSURANCE	354	
101-5340-510010	FLEET MAINT	EXEMPT WAGES	1,508	
101-5340-510020	FLEET MAINT	NON-EXEMPT WAGES	6,210	
101-5340-510080	FLEET MAINT	OVERTIME	1,462	
101-5340-511100	FLEET MAINT	GROUP HEALTH INSURANCE		5,000
101-5340-511160	FLEET MAINT	WORKERS COMP INSURANCE	120	
101-5340-522632	FLEET MAINT	MAINT-APPARATUS	224	
101-5340-522636	FLEET MAINT	MAINT-VEHICLES	16	
101-5340-544008	FLEET MAINT	WELDING SUPPLIES	52	
101-5340-548050	FLEET MAINT	EQUIPMENT-NON CAPITALIZED		2,000
101-5350-511160	ENGINEERING	WORKERS COMP INSURANCE	33	
101-53520-522240	ENGINEERING	ADVERTISING	712	
101-5350-544016	ENGINEERING	MOTOR FUEL & LUBE	1,373	
101-5350-544023	ENGINEERING	MAPS & GRAPHICS	319	
101-5350-554131	ENGINEERING	TOOLS & EQUIPMENT		5,000
101-5350-554130	ENGINEERING	COMPUTER HARDWARE/SOFTWARE	1,765	
101-5350-554240	ENGINEERING	VEHICLES	12,640	
101-5404-510010	P&R	EXEMPT WAGES	16,984	
101-5404-510020	P&R	NON-EXEMPT WAGES		10,000
101-5404-510025	P&R	PART-TIME WAGES		5,000
101-5404-510030	P&R	TEMPORARY WAGES		10,000
101-5404-510080	P&R	OVERTIME	8,470	
101-5404-511100	P&R	GROUP HEALTH INSURANCE		20,000
101-5404-511160	P&R	WORKERS COMP INSURANCE	163	
101-5404-522043	P&R	TRAVEL & TRAINING		2,000
101-5404-522240	P&R	ADVERTISING	368	
101-5404-522629	P&R	MAINT-PARKS	18,314	
101-5404-522636	P&R	MAINT-VEHICLES	1,800	
101-5404-522643	P&R	MAINT-POOL		7,000
101-5404-522810	P&R	OTHER SERVICES	891	
101-5404-544016	P&R	MOTOR FUEL & LUBE	15,982	
101-5404-544025	P&R	CHEMICALS		3,000
101-5410-510010	LIBRARY	EXEMPT WAGES	7,071	
101-5410-510020	LIBRARY	NON-EXEMPT WAGES	9,489	
101-5410-511160	LIBRARY	WORKERS COMP INSURANCE	39	
101-5410-511180	LIBRARY	UNEMPLOYMENT TAX		4,000
101-5410-522080	LIBRARY	INSURANCE & BONDS	5,000	
101-5410-533100	LIBRARY	CONTRACTUAL SERVICES		1,000
101-5511-510010	PCE	EXEMPT WAGES		10,000
101-5511-510020	PCE	NON-EXEMPT WAGES	48,000	
101-5511-510080	PCE	OVERTIME	8,676	
101-5511-511100	PCE	GROUP HEALTH INSURANCE		15,000
101-5511-522010	PCE	COMMUNICATIONS	4,000	
101-5511-522720	PCE	ANIMAL SHELTER	5,000	
101-5511-522920	PCE	BANK & CREDIT CARD SERVICES	3,100	
101-5511-544001	PCE	OFFICE SUPPLIES	5	
101-5511-544016	PCE	MOTOR FUEL & LUBE	16,241	
			<u>3,574,353</u>	<u>3,661,956</u>

IMPACT ON FUND BALANCE

\$ 87,604

Account	Department	Description	DEBIT	CREDIT
Water Fund				
501-4000-433720	REVENUE	UTILITY BILLING PENALTIES	\$ -	\$ 25,000
501-4000-437210	REVENUE	ONLINE TRANSACTION FEE		28,000
501-4000-478910	REVENUE	MISCELLANEOUS REVENUE		8,000
501-5312-522810	TREATMENT	OTHER SERVICES	210	
501-5312-533012	TREATMENT	CONTRACTUAL SERVICES	73,711	
501-5312-544016	TREATMENT	MOTOR FUEL & LUBE	4,375	
501-5312-544044	TREATMENT	WATER DELIVERY FEES	235,000	
501-5314-511160	DISTRIBUTION	WORKERS COMP INSURANCE	242	-
501-5314-522095	DISTRIBUTION	SPECIAL PROJECTS		50,000
501-5314-544016	DISTRIBUTION	MOTOR FUEL & LUBE	7,525	
501-5314-554240	DISTRIBUTION	VEHICLES	396	
501-5314-522648	DISTRIBUTION	MAINT-WATER MAINS		50,000
501-5314-550110	DISTRIBUTION	EQUIPMENT/OFFICE FURNITURE		25,000
501-5314-554131	DISTRIBUTION	TOOLS AND EQUIPMENT		15,000
501-5315-510020	METER READER	NON-EXEMPT WAGES		2,000
501-5315-510080	METER READER	OVERTIME	250	
501-5315-511100	METER READER	GROUP HEALTH INSURANCE		2,500
501-5315-511160	METER READER	WORKERS COMP INSURANCE	129	
501-5315-544016	METER READER	MOTOR FUEL & LUBE	6,581	
501-5316-510025	UTILITY BILLING	PART-TIME WAGES		4,693
501-5316-510030	UTILITY BILLING	TEMPORARY WAGES	4,693	
501-5316-511160	UTILITY BILLING	WORKERS COMP INSURANCE	21	
501-5316-522320	UTILITY BILLING	COPYING EXPENSES	500	
501-5316-522043	UTILITY BILLING	TRAVEL & TRAINING		1,000
501-5316-522440	UTILITY BILLING	POSTAGE	20,000	
501-5316-522810	UTILITY BILLING	OTHER SERVICES	5,031	
501-5316-522920	UTILITY BILLING	BANK & CREDIT CARD SERVICES	41,893	
501-5316-544001	UTILITY BILLING	OFFICE SUPPLIES	4,200	
501-5316-548050	UTILITY BILLING	EQUIPMENT-NON CAPITALIZED		2,000
			404,757	213,193
		Impact on Fund Balance	\$ (191,564)	
WasteWater Fund				
508-4000-433400	REVENUE	WASTEWATER SALES	\$ -	\$ 200,000
508-4000-433450	REVENUE	CAPITAL IMPROVEMENT FEE	-	80,000
508-4000-433720	REVENUE	UTILITY BILLING PENALTIES	-	20,000
508-5322-544016	TREATMENT	MOTOR FULE & LUBE	5,000	
508-5324-510020	COLLECTION	NON-EXEMPT WAGES	13,156	
508-5324-510080	COLLECTION	OVERTIME	12,535	
508-5324-511100	COLLECTION	GROUP HEALTH INSURANCE		5,000
508-5324-511120	COLLECTION	PENSION CONTRIBUTION	1,500	
508-5324-511140	COLLECTION	FICA TAX	1,060	
508-5324-511150	COLLECTION	MEDICARE TAX	181	
508-5324-511160	COLLECTION	WORKERS COMP. INSURANCE	237	
508-5324-522380	COLLECTION	UTILITIES	61,000	
508-5324-522445	COLLECTION	COLLECTION COSTS	17,000	
508-5324-522810	COLLECTION	OTHER SERVICES		25,000
508-5324-533012	COLLECTION	CONTRACTUAL SERVICES		75,000
508-5324-553120	COLLECTION	CAPITAL OUTLAY IMPROVEMENTS	260	
508-5324-554131	COLLECTION	TOOLS AND EQUIPMENT	502	
			112,431	405,000
		Impact on Fund Balance	\$ 292,569	

Solid Waste Fund				
540-4000-433660	REVENUE	RECYCLING	\$ -	\$ 10,000
540-4000-433720	REVENUE	UTILITY BILLING PENALTIES	-	6,000
540-5330-510020	COLLECTION	NON-EXEMPT WAGES	-	50,000
540-5330-511120	COLLECTION	PENSION CONTRIBUTION	6,000	
540-5330-511140	COLLECTION	FICA TAX	6,000	
540-5330-511150	COLLECTION	MEDICARE TAX	1,500	
540-5330-511160	COLLECTION	WORKERS COMP INSURANCE	291	
540-5330-522010	COLLECTION	COMMUNICATIONS	165	
540-5330-522810	COLLECTION	OTHER SERVICES		50,000
540-5330-533100	COLLECTION	CONTRACTUAL SERVICES	-	
540-5332-510080	TRANSFER STATION	OVERTIME	1,800	
540-5332-511160	TRANSFER STATION	WORKERS COMP INSURANCE	34	
540-5332-522380	TRANSFER STATION	UTILITIES	800	
540-5332-522636	TRANSFER STATION	MAINT-VEHICLES	300	
540-5332-544012	TRANSFER STATION	CLOTHING & LINENS	15	
540-5332-548050	TRANSFER STATION	EQUIPMENT-NON CAPITALIZED	9,019	
540-5336-510080	BRUSH COLLECTION	OVERTIME	2,300	
540-5336-511160	BRUSH COLLECTION	WORKERS COMP INSURANCE	144	
540-5336-522010	BRUSH COLLECTION	COMMUNICATIONS	300	
540-5336-522634	BRUSH COLLECTION	MAINT-MACHINERY	1,367	
			30,035	116,000
Impact on Fund Balance			\$ 85,965	

AIRPORT FUND				
550-4000-435560		FUEL SALES	\$ -	215,418
550-5520-510010		EXEMPT WAGES	12,000	
550-5520-510020		NON-EXEMPT WAGES	15,491	
550-5520-510080		OVERTIME	3,900	
550-5520-511120		PENSION CONTRIBUTION	1,673	
550-5520-511140		FICA TAX		10,000
550-5520-522010		COMMUNICATIONS	790	
550-5520-522050		MISC EXPENSE	1,061	
550-5520-522080		INSURANCE & BONDS	1,444	
550-5520-522241		MARKETING	1,940	
550-5520-522440		POSTAGE	150	
550-5520-522626		MAINT-BUILDING	6,070	
550-5520-522628		MAINT-OTHER	360	
550-5520-522632		MAINT-APPARATUS	152	
550-5520-522636		MAINT-VEHICLES	8,118	
550-5520-522920		BANK & CREDIT CARD SERVICES	16,000	
550-5520-533010		PROFESSIONAL SERVICES	3,761	
550-5520-544001		OFFICE SUPPLIES	400	
550-5520-544005		JANITOR SUPPLIES	521	
550-5520-544012		CLOTHING & LINEN	260	
550-5520-544016		MOTOR FUEL & LUBE	1,600	
550-5520-544018		FUEL DELIVERY	270,000	
550-5520-554130		COMPUTER HARDWARE/SOFTWARE	31,056	
550-5520-554131		TOOLS AND EQUIPMENT	215	
			376,962	225,418
Impact on Fund Balance			(151,544)	

Account	Department	Description	DEBIT	CREDIT
PAYROLL FUND				
103-4000-460100	REVENUE	INTEREST EARNED		\$ 125
			\$ -	\$ -
			-	125
		Impact on Fund Balance	\$ 125	
VITALS STATISTICS				
104-4000-431320	REVENUE	VITALS STATISTICS	\$ -	\$ 800
104-5105-544001	VITALS	OFFICE SUPPLIES	1,800	
			1,800	800
		Impact on Fund Balance	\$ (1,000)	
COURT ADMINISTRATION				
105-4000-441206	REVENUE	10% TIME PAYMENT	\$ -	\$ 1,825
105-4000-442200	REVENUE	LOCAL MC BUILDING SECURITY	-	5,700
105-4000-442202	REVENUE	LOCAL TRUANCY PREVENTION	-	5,950
105-4000-442204	REVENUE	LOCAL MC TECHNOLOGY FUND		3,530
105-4000-442206	REVENUE	LOCAL MC JURY FEE	-	40
105-5120-552780	MUNICIPAL COURT	COMPUTER VENDOR SUPPORT	222	
			222	17,045
		Impact on Fund Balance	\$ 16,823	
SEIZURES ACCOUNT				
201-4000-441510		CONFISCATED PROPERTY	\$ -	26,637
201-4000-460100		INTEREST EARNED	-	180
201-5202-550100		CAPITAL OUTLAY	85,280	-
			85,280	26,817
		Impact on Fund Balance	(58,463)	

FORFEITURES ACCOUNT			
202-4000-460100	CONFISCATED PROPERTY	\$ -	21,412
202-4000-460100	INTEREST EARNED	-	195
202-5202-550110	EQUIPMENT	6,958	-
		6,958	21,607
Impact on Fund Balance		14,649	

HOTEL/MOTEL FUND			
221-4000-413300	ROOM OCCUPANCY TAX	\$ -	75,000
		-	75,000
Impact on Fund Balance		75,000	

WATER/SEWER PROJECTS			
502-5314-553120	CAPITAL OUTLAY IMPROVEMENTS	\$ 101,431	-
502-5322-533120	CAPITAL OUTLAY IMPROVEMENTS	-	101,431
		101,431	101,431
Impact on Fund Balance		-	

BUILDING DEPRECIATION FUND			
602-4000-471100	PROPERTY RENTAL	\$ -	95,780
602-5110-522626	MAINT-BUILDING	42,240	
		42,240	95,780
Impact on Fund Balance		53,540	



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5831
From:		
Subject: Discussion and consideration to extend the professional services contract with Carr, Riggs and Ingram LLC for the municipal audit of fiscal years ending 2022 and 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)		
Background: Carr, Riggs, and Ingram have been the City's auditors for the last 3 fiscal years. Due to the outsourcing of EMS and management changes, Finance recommends keeping our current auditors for an additional two year term.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated New
City Manager Comments: Approve as recommended by the Finance Department.		
Staff Recommendation: Staff recommends approving an extension of the contract.		
Attachments, if any: Proposed Fees Structure for FY22 and FY23, CRI 2022 Contract Extension		
Responsibilities upon Approval:		

FEE STRUCTURE & ADDITIONAL INFORMATION



CITY OF WESLACO, TEXAS AUDIT SERVICES

The basic audit proposal should take into consideration that City's staff will coordinate and gather all information and will prepare the introductory, management's discussion and analysis, and statistical sections. The requirement for a Single Audit will be determined annually based upon the amount of funding from federal loans and grants.

SERVICE	2022	2023
Annual Comprehensive Financial Report	\$61,000	\$64,000
Single Audit	\$5,500	\$5,500
Additional Accounting Service Hourly Rate	See schedule below for fee rate structure	See schedule below for fee rate structure

The fees above includes out-of-pocket expenses which include CRI providing thirty (30) bound copies of the written audit report as well as an unbound report to be copied as needed. The firm will provide the covers for the audit report unless the City wants to supply customized covers.

The Single Audit fee noted above is dependent upon the number of major programs in effect during the fiscal year. The fee above is for one (1) major program.

Please note that these fees do represent a "fixed-fee" arrangement, all invoices will be due upon receipt and are billed as work progresses with the final billing, including out of pocket expenses, upon issuance of the report.

As requested in the RFP, our fee rate structure for on-going auditing, accounting, and other bookkeeping services will be billed at our standard hourly rates as follows:

CLASSIFICATION	HOURLY RATE
Partner	\$180 - \$240
Manager	\$110 - \$150
Supervising Senior	\$90 - \$130
Staff	\$75 - \$100
Bookkeeping	\$45 - \$55
Clerical	\$35 - \$45

City of Weslaco, Texas
Professional Services Contract Agreement
For Municipal Audit Services

THIS AGREEMENT is made on this ____ day of _____, 2022, by and between the City of Weslaco, a municipal corporation existing under and by virtue of the laws of the State of Texas (“City”), and Carr, Riggs & Ingram, LLC, (“Auditor”) having a business address at 402 East Tyler, Harlingen, Texas 78550.

RECITALS

WHEREAS, the City desires to engage the Auditor in the performance of providing Municipal Audit Services. Auditor’s Services are more fully described in Auditor’s Proposals/Scope of Services/Fee Estimate dated September 15, 2022. Attached hereto and incorporated herein by reference. (Hereinafter references to as “Project”).

WHEREAS, Auditor is qualified, independent professional firm of certified public accountants, who is not employed by the City, bears responsibility for their own taxes and expenses, and is not subject to the City’s direction and control.

WHEREAS, Auditor is in good standing in the State of Texas, the Texas State Board of Public Accountancy, and all auditing and accounting regulatory agencies, and as such, is qualified to perform the Proposal under the terms and conditions set forth herein.

WHEREAS, Auditor desires to perform the Project under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of these recitals and the promises set forth in this Agreement, the parties agree as follows:

1. TERM. This agreement shall become effective upon contract execution and will continue in effect until the project is completed unless earlier terminated as provided herein. Auditor will audit the City’s financial statements for the fiscal years ending September 30, 2022, and 2023.
2. Time Devoted to Work
 - 2.1 In performing the services contemplated under this Agreement, the services and the hours Auditor is to work on any given day will be on a mutually agreed upon basis, except for attendance at scheduled meetings, and City will rely upon Auditor to put in such number of hours as is reasonably necessary to fulfill the spirit and purpose of this Agreement.
 - 2.2 City understands that Auditor is engaged in the same or similar activities for others and that City may not be Auditor’s sole client or customer. However, Auditor represents and neither warrants that it is under no obligation or restriction, nor will it assume any such obligation or restriction, that would in any way interfere or be inconsistent with the services to be performed under this Agreement.
3. Program Services
 - 3.1 Auditor will supply all equipment, tools, and materials and supplies necessary to perform the services under this Agreement, the full scope of which are set forth in the Project.
 - 3.2 Auditor will have the right to direct the manner and the order in which it provides the services contemplated under this Agreement. Auditor represents and warrants that Auditor is engaged in independent calling and has complied and will continue to comply with all local, state and

federal laws regarding business permits and licenses that may be required to carry out the independent calling and to perform the services under this Agreement.

4. No Unfair Employment Practices or Illegal Harassment

4.1 In connection with the performance of work under this Agreement, Auditor agrees not to discriminate against any employee or applicant because of race, creed, color, national origin, sex, sexual orientation, or age. Such agreement shall include, but not be limited to, the following: recruitment or recruitment advertising, rates or pay or other forms of compensation, and selection.

4.2 Any violation of these provisions by Auditor shall constitute a material breach of contract.

5. Payment for Project Services

5.1 As full consideration for the Services to be performed by Auditor, City agrees to pay Auditor as set forth in accordance with the Fee Schedule set forth in the proposal and not to exceed fees of \$64,000 dollars for services plus reimbursables and \$5,500 per major program for the Single Audit Report. The City will not hire or directly compensate the Auditor's employees, assistants or subcontractors, if any.

5.2 It is expressly understood and agreed that all work done by Auditor shall be subject to review as to its result by the City at the City's discretion. Payment of any invoice shall not be taken to mean that the City is satisfied with Auditor's services to the date of payment and shall not forfeit City's right to require the correction of any service deficiencies.

6. Status of Auditor

6.1 It is the intent of the parties that Auditor shall be considered an independent contractor and that Auditor, and anyone else for whom it is legally liable, shall not be considered employees, servants or agents of the City for any purpose. Furthermore, this Agreement shall not be construed to be a partnership or joint venture.

6.2 Neither Auditor nor any of its employees or contractors shall be eligible to participate in City's industrial insurance, unemployment, disability, medical, dental, life or other insurance programs, or any other benefit or program that is sponsored, financed or provided by City for its employees.

6.3 Auditor agrees that it shall be Auditor's exclusive responsibility to pay all federal, state or local payroll, social security, disability, industrial insurance, self-employment insurance, income and other taxes and assessments related to this Agreement. Neither FICA (Social Security), FUTA (Federal Unemployment), nor local, state or federal income taxes will be withheld from payments to Auditor, Auditor shall at Auditor's expense pay and be fully liable and responsible for, and indemnify and hold harmless City from, any assessments, fines or penalties relating to Auditor's failure to uphold any of these responsibilities.

7. City Ownership of Proprietary Information. All reports, drawings, plans, specifications, and other documents prepared by Auditor as products of service under this Agreement shall be the exclusive property of the City and all such materials shall be remitted to the City by Auditor in a timely manner upon completion, termination or cancellation of this Agreement. The audit documentation for this engagement is the property of Carr, Riggs & Ingram, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to any cognizant or oversight agency for audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Carr, Riggs & Ingram, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other

governmental agencies. Auditor shall not use, willingly allow or cause to have such materials used for any purpose other than performance of Auditor's obligations under this Agreement without the prior written consent of the City.

8. Public Records. Auditor understands that City is subject to the provisions of Texas Government Code, Chapter 552. As such, the City may have the duty to disclose the Auditor's reports or recommendations unless a particular record is made confidential by law or a common law balancing of interests.

9. Insurance

- 9.1 The Auditor shall take out and keep in force during the period of the Contract, at its own expense, a General Liability Insurance Policy with a Minimum Limit of \$1,000,000 Combined Single Limit to protect it from claims for damages and personal injury, including death, which may arise from operation under this Contract, whether such operations be by Auditor or by any subcontractor or anyone directly or indirectly employed by either of them. There shall be no exclusions of coverage for premises-operations, products-completed operations, blanket contractual, broad form property, independent contractors, personal injury, explosion and underground collapse hazard. Auditor shall maintain auto liability insurance of \$1,000,000 liability insurance including owned, non-owned and hired vehicles coverage requirements.

The Auditor shall file a Certificate of Insurance followed by an Additional Insured Endorsement to the Policy, naming the City of Weslaco as an additional insured as it relates to the specific project or program. The insurance shall be subject approval for adequacy of protection prior to commencing work. The Auditor shall pay for and maintain such insurance at his sole cost and expense. The Auditor shall reimburse the City for any premiums paid in behalf of the Auditor by deducting said amount from compensation due the Contractor.

- 9.2 Auditor Assumes the risk of damage to its own supplies and equipment.

10. Indemnification. Auditor shall indemnify, defend and hold harmless the City from any and all costs, liabilities, damages, reasonable attorneys' fees or expenses of any kind that arise out of, or are in any way related to, the negligence or misconduct, or acts of omissions, of Auditor while performing or failing to perform Auditor's duties under this Agreement.

- 11. Termination.**

- 11.1 Unless otherwise provided in this Agreement, this Agreement may only be terminated by either party upon ten (10) days written notice specifying the reason for termination. Such notice shall be delivered in accordance with paragraph 13.

- 11.2 If either party terminates the Agreement for breach of contract, the notice must specify which contractual provisions were breached and how they were breached. If the City terminates the Auditor for breach of contract, the City will pay Auditor all reasonable charges for work performed prior to the time City gives notice and for demobilization by Auditor through the tenth (10th) day after the City has given notice

minus any amount the Auditor may owe the City in damages.

- 11.3 Notwithstanding the preceding paragraph, the City may immediately terminate the Agreement, and Auditor waives any and all claim(s) for damages, upon the

Auditor's receipt of notice under the following conditions:

- (a) If funding is not obtained, continued, or budgeted at levels sufficient to allow for purchase of the services contemplated under this Agreement.
- (b) If any federal, state or local law, including by not limited to, statutes, regulations, ordinances and resolutions, is interpreted by a third party judicial, legislative or administrative authority in such a way that the services contemplated under this Agreement are no longer authorized for purchase or appropriate for City financial participation.
- (c) If Auditor fails to comply with any local, state or federal law regarding business permits and licenses required to perform the services to be performed under this Agreement;
- (d) If it is found that any quid pro quo or gratuities were offered or given by the Auditor to any officer or employee of the City with a view towards securing favorable treatment with respect to awarding, extending, amending or making any determination with respect to the performance of this Agreement.

11.4 The indemnity and conflict resolution obligations of this Agreement shall survive the termination of this Agreement and shall be binding upon the parties' and the parties' legal representatives, heirs, successors and assigns.

12. General Provisions.

- 12.1 Drafting Presumption. The parties acknowledge that this Agreement has been agreed to by both parties, that both parties have consulted or have had the opportunity to consult with attorneys with respect to the terms, and that no presumption shall be created against the City as the drafter of the Agreement.
- 12.2 Governing Law. The laws of the State of Texas shall govern this Agreement without regard to conflicts of law principles.
- 12.3 Jurisdiction; Venue. Any action or proceeding seeking to enforce any provision of, or based on any right arising out of this Agreement must be brought against either of the parties in the courts of the State of Texas, County of Hidalgo. Each of the parties consents to the jurisdiction of the court (and of the appropriate appellate court) in any such action or proceeding and waives any objection to venue laid therein.
- 13. Due Authorization. Each party represents that all required authorizations have been obtained to execute this grant and for the compliance with each and every term hereof. Each person signing this agreement warrants and represents to the other party that he or she has actual authority to execute this agreement on behalf of the party for whom he or she is signing.
- 14. Notice. Except as otherwise specified, all notices under this Agreement shall be in writing.

Notice to Auditor shall be addressed to:

Quentin Anderson, CPA, Partner
Carr, Riggs & Ingram, LLC
402 East Tyler
Harlingen, Texas 78550

Notice to City shall be addressed to:

Attn: Director of Finance
City of Weslaco
255 S. Kansas Ave
Weslaco, Texas 78596

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

AUDITORS:

Carr, Riggs & Ingram, LLC
402 East Tyler
Harlingen, Texas 78550

CITY OF WESLACO:

255 S. Kansas Ave
Weslaco, Texas 78596

Signature:

Print Name of Signer

By: Mayor David Suarez

APPROVED AS TO FORM:

By: Juan E. Gonzalez
City Attorney



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5829
From:		
Subject: Discussion and consideration to approve the Economic Development Corporation of Weslaco annual budget and work plan for fiscal year 2022-2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated New
City Manager Comments: Approve as recommended by the Weslaco Economic Development Corporation Board and EDC staff.		
Staff Recommendation:		
Attachments, if any: Budget Draft FYE Sept 23		
Responsibilities upon Approval:		

Economic Development Corporation of Weslaco					
Budget for Fiscal Year 2023 (from 10/1/2022 to 9/30/23)					
Economic Development Corporation of Weslaco					
Budget for Fiscal Year 2023 (from 10/1/2022 to 9/30/23)					
		YTD		Current Year	Proposed
		Actual @ 6/30/22	Annualized	Budget	Budget
		FY 2021-2022	FYE Sept 22	FY 2021-2022	FY 2022-2023
Income:					
Sales Tax Income		\$ 3,396,195	\$ 4,528,260	\$ 3,300,000	\$ 4,500,000
Interest Income		11	15	1,000	50
Rental Income		176,728	235,638	234,491	215,772
Property Sales		226,587	270,520	270,493	412,162
Alfresco & 4th of July / Sponsorship & Vendor Income Fees		13,095	16,333	29,775	33,275
Other Income		30,204	40,244	278,710	41,150
Total Income		\$ 3,842,820	\$ 5,091,008	\$ 4,114,469	\$ 5,202,409
Total Expenses:					
Labor-Related Costs		\$ 262,771	\$ 350,361	\$ 430,381	\$ 433,105
Professional Fees & Services		92,367	131,990	143,500	149,500
Community - Events		21,940	28,467	48,000	60,700
BVEC Operation Expenses		43,688	57,514	55,566	62,480
UTRGV Building Complex Expenses		125,978	171,254	183,492	192,910
Debt Service		422,832	422,832	478,419	932,572
Landscape Activities		39,100	52,133	48,160	57,785
Dues/Subscriptions/Membership		11,543	16,919	17,250	19,600
Community Sponsorships & Donations		7,100	26,050	20,850	31,850
General & Administrative & Contractual		57,131	76,174	82,306	81,386
MV Intl. Industrial Park Engineering & Development		315,710	416,835	441,980	129,200
General Marketing Advertising		40,979	51,755	74,130	64,795
Trade Shows & Leadership Training / Workshops		32,735	38,407	38,900	35,700
Downtown Weslaco 100 Grants		30,825	50,000	50,000	50,000
Downtown Façade Grants		8,653	30,000	30,000	30,000
Grant Funding Projects		38,234	110,000	149,000	145,000
Business Incentive Awards		311,438	527,067	535,107	1,537,407
Capital Equipment - Ford Expedition		41,694	41,694	0	0
Future Projects		100,000	100,000	1,100,000	127,670
Opportunity Fund		36,500	60,500	300,000	300,000
Total Expense		\$ 2,041,218	\$ 2,759,951	\$ 4,227,041	\$ 4,441,661
Net Revenues (Expenditures)		\$ 1,801,602	\$ 2,331,057	\$ (112,572)	\$ 760,749



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5832	
From:			
Subject: Discussion and consideration on request by the Economic Development Corporation of Weslaco on Resolution 2022-52 authorizing the sale of wine and beer by a TABC licensed vendor and allowing public consumption of alcohol on Texas Blvd. from U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street; in addition, waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Weslaco Economic Development Corporation.)			
Background: Dates and times for the 2022-2023 Season of Alfresco Weslaco. Third Thursday of the month, August through February. Street event closure: 2 PM – 11 PM Event hours: 6 PM – 10 PM August 18, 2022 September 15, 2022 October 20, 2022 November 17, 2022 December 15, 2022 January 19, 2023 February 16, 2023			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by the Weslaco Economic Development staff.			

Staff Recommendation:
Attachments, if any: R2022-52 Alfresco event to allow closure, assistance and sale and consumption of beer
Responsibilities upon Approval:

RESOLUTION NO. 2022-52

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE SALE OF WINE AND BEER BY A TABC LICENSED VENDOR; ALLOWING PUBLIC CONSUMPTION OF ALCOHOL ON THE STREET FROM U.S. BUSINESS HIGHWAY 83 TO SIXTH STREET FOR ALFRESCO WESLACO MUSIC & ART ON THE STREET;

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

That the City of Weslaco authorizing the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from U.S. Business Highway 83 to Sixth Street Alfresco Weslaco Music & Art on the Street, on the following dates: October 20, 2022; November 17, 2022; December 15, 2022; January 19, 2023; and February 16, 2023.; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department.

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

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

PASSED AND APPROVED this 20th day of September 2022 by the Mayor and City Commission of the City of Weslaco, Texas.

CITY OF WESLACO

DAVID SUAREZ, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5827	
From:			
Subject: Discussion and consideration to approve a Letter of Commitment to the Rio Grande Valley Metropolitan Planning Organization in support of the Department of Transportation's Reconnecting Communities Pilot Program for the Business 83 Corridor Study and authorize the Mayor to execute any related documents. Possible action. (Staffed by RGVMPPO and Grant Writer).			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Maggie Perez Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: City of Weslaco Letter of Commitment RCPP 2022, Reconnecting Communities Safe Streets for All Presentation			
Responsibilities upon Approval:			



Letter of Commitment



Between
The City of Weslaco
And

The Rio Grande Valley Metropolitan Planning Organization

This Letter of Commitment sets for the terms and understanding between the City of Weslaco and the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) to define their participation in the Reconnecting Communities Pilot Program planning grant application.

Background

The Rio Grande Valley Metropolitan Planning Organization is submitting an application for a planning grant under the Bipartisan Infrastructure Law's Reconnecting Communities Pilot Program. This letter of commitment allows the Rio Grande Valley Metropolitan Planning Organization to develop a bi-county East to West corridor study that will identify opportunities to improve mobility, enhance economic development, and ensure the safety of all roadway users. This will be done by looking at retrofitting existing infrastructure along parallel corridors to the Interstate system.

Using innovative practices and technology, the RGVMPO plans to assemble an Infrastructure Bill Grants Subcommittee which will consist of the RGVMPO's planning partners to assist in the development of the planning grant. This Subcommittee will, in conjunction with the planning grant, assist in the development of the Comprehensive Safety Action plan under the Safe Streets and Roads for All program. Both plans will go hand in hand with ensuring the safety of travelers while providing safer transportation alternatives.

Purpose and Tasks

This letter of commitment is directed to assure the participation of the City of Weslaco included as one of the Ten sources of the Twenty percent (20%) local match required for the RGVMPO to submit their application. With the assistance from the City of Weslaco, the RGVMPO will:

- Invite city or county staff which will comprise members of the Infrastructure Bill Grant's Subcommittee
- Develop a planning grant which covers the Metropolitan Area Boundary over the Counties of Cameron and Hidalgo
- Share the completed plan with the City of Weslaco
- Utilize this planning grant to apply for a construction grant in a future funding round of the IIJA or Bipartisan Infrastructure Bill.

Funding

The RGVMPO is applying for \$200,000 and the application requires a Twenty percent (20%) local match. The RGVMPO divided the local match between the Entities located along the corridor(s) evenly. Between Ten (10) Entities, the RGVMPO is looking to divide the Twenty percent (20%) local match evenly amounting to Two percent (2%) per entity. For that reason, the RGVMPO is asking from the City of Weslaco Two percent (2%) of the Twenty percent (20%) local match, which would not exceed \$4,000; if awarded the \$200,000 Reconnecting Communities Pilot Program planning grant.

David Suarez

Mayor of Weslaco, Texas

Andrew A. Canon

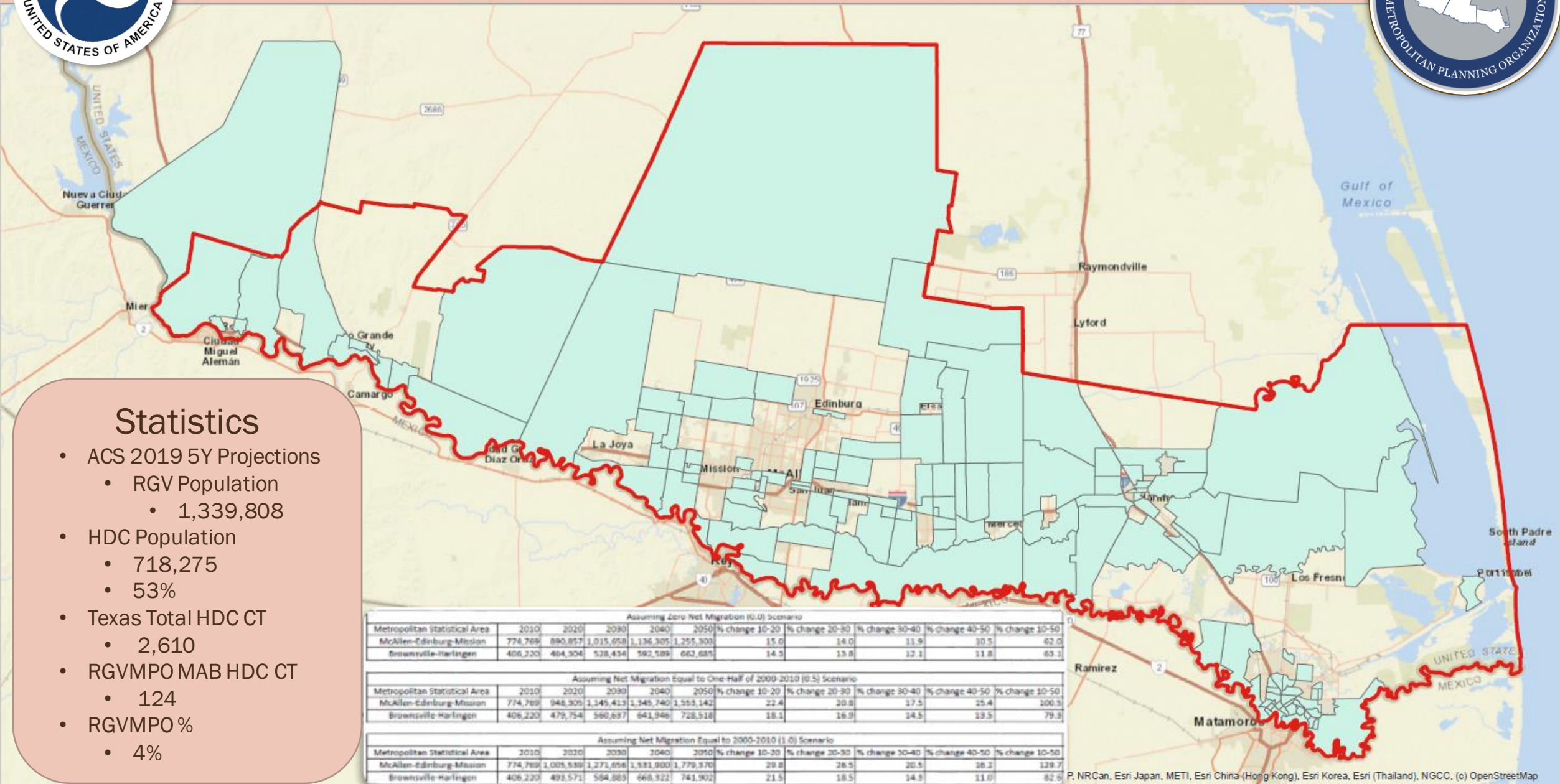
RGVMPO Executive Director



RCPP & SS4A



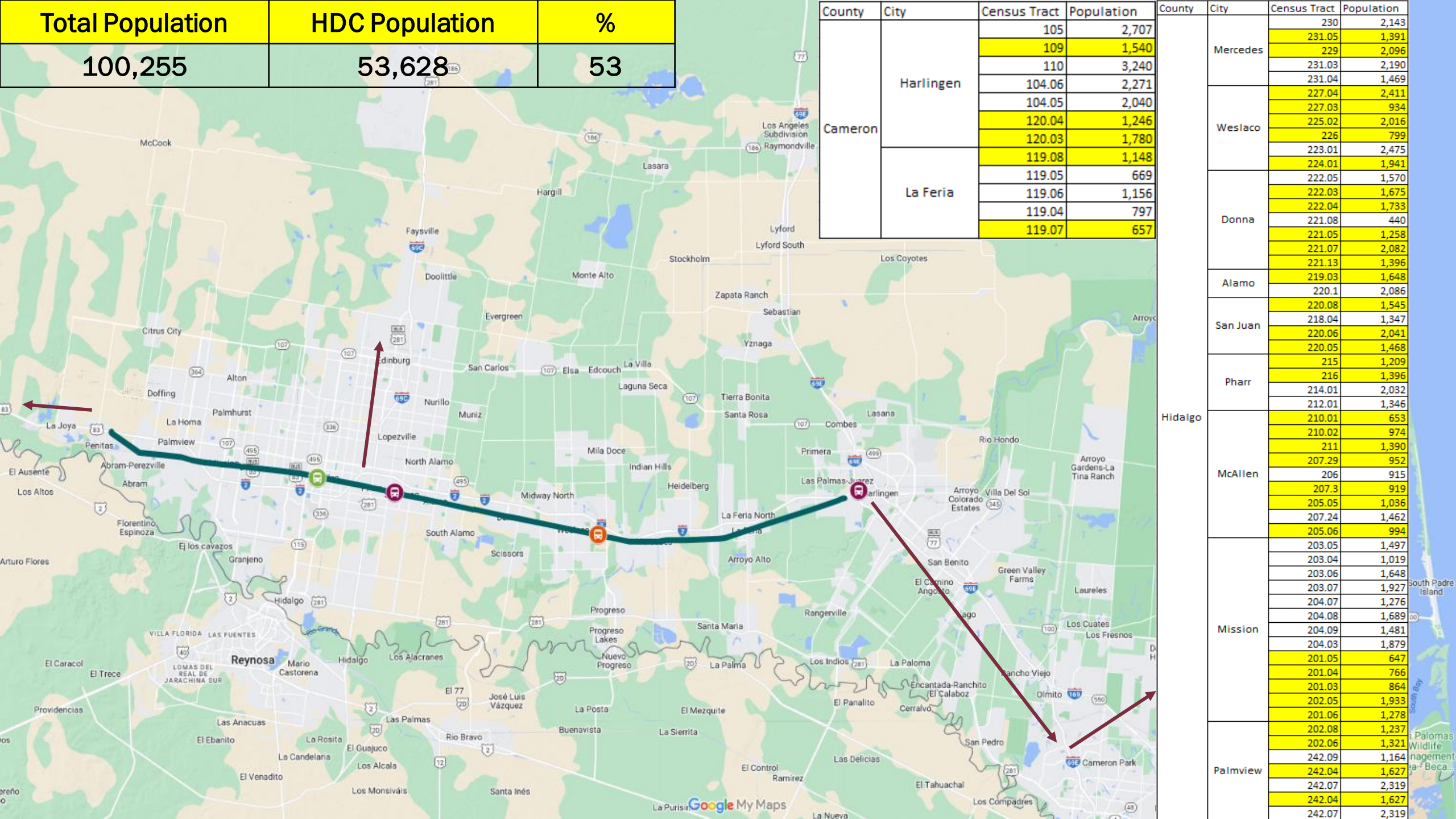
Historically Disadvantaged Communities RGVMPo Metropolitan Area Boundary



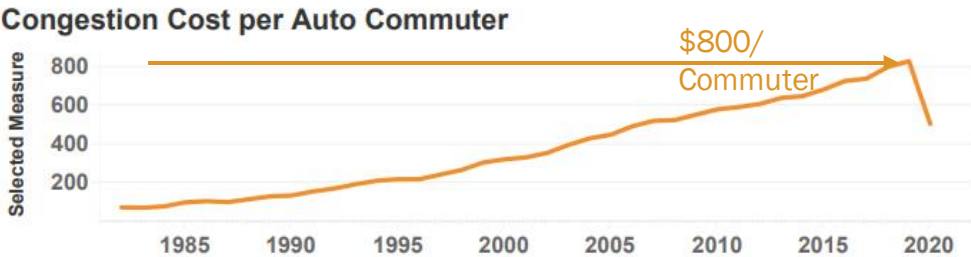
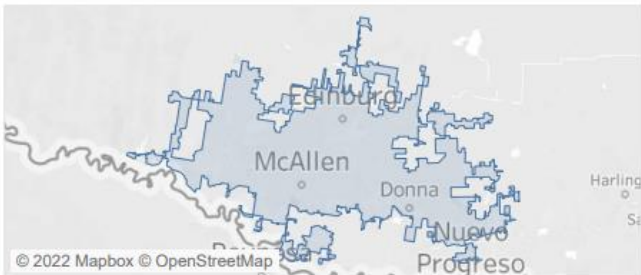
Total Population	HDC Population	%
100,255	53,628	53

County	City	Census Tract	Population
Cameron	Harlingen	105	2,707
		109	1,540
		110	3,240
		104.06	2,271
		104.05	2,040
		120.04	1,246
		120.03	1,780
	La Feria	119.08	1,148
		119.05	669
		119.06	1,156
		119.04	797
		119.07	657

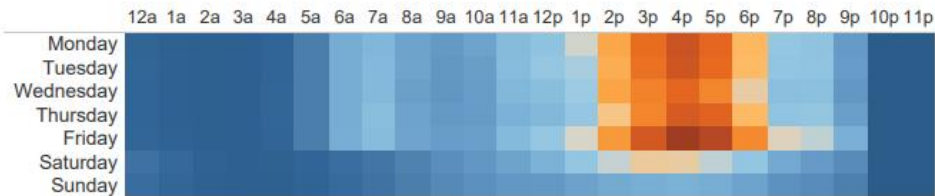
County	City	Census Tract	Population
Hidalgo	Mercedes	230	2,143
		231.05	1,391
		229	2,096
		231.03	2,190
		231.04	1,469
	Weslaco	227.04	2,411
		227.03	934
		225.02	2,016
		226	799
		223.01	2,475
	Donna	224.01	1,941
		222.05	1,570
		222.03	1,675
		222.04	1,733
		221.08	440
	Alamo	221.05	1,258
		221.07	2,082
		221.13	1,396
		219.03	1,648
		220.1	2,086
	San Juan	220.08	1,545
		218.04	1,347
		220.06	2,041
		220.05	1,468
		215	1,209
	Pharr	216	1,396
		214.01	2,032
		212.01	1,346
	McAllen	210.01	653
		210.02	974
		211	1,390
		207.29	952
		206	915
Hidalgo	McAllen	207.3	919
		205.05	1,036
		207.24	1,462
		205.06	994
		203.05	1,497
	Mission	203.04	1,019
		203.06	1,648
		203.07	1,927
		204.07	1,276
		204.08	1,689
		204.09	1,481
		204.03	1,879
		201.05	647
		201.04	766
		201.03	864
	Palmview	202.05	1,933
		201.06	1,278
		202.08	1,237
		202.06	1,321
		242.09	1,164
	Palmview	242.04	1,627
		242.07	2,319
		242.04	1,627
		242.07	2,319



Why TSMO?



What Time Did Congestion Happen in 2020?



Delay Split



Cost Comparisons



2020 Congestion

Total Annual Delay:	13,202K Hours	Planning Time Index (PTI):	Annual Congestion Cost:	\$294M	Value of Time:	\$20.17/Hour
Delay Rank:	57	PTI Rank:*	Annual Congestion Cost Rank:	58.0	Commercial Value of Time:	\$55.24/Hour
Annual Delay/Commuter:	25 Hours	Travel Time Index (TTI):	Congestion Cost/Commuter:	\$506	Avg State Gasoline Cost:	\$2.05/Gallon
Delay/Commuter Rank:	61	TTI Rank:	Congestion Cost/Commuter Rank:	73.0	Avg State Diesel Cost:	\$2.51/Gallon
Congested Weekday Hours:						

Truck-Based

Annual Truck Delay:	565K Truck Hours	Wasted Truck Fuel:	1,097K Gallons
Truck Delay Rank:	66.0	Wasted Truck Fuel Rank:	61
Annual Congestion Cost (Trucks):	\$30M	Excess CO2 from Trucks:	14K Tons
Congestion Cost (Trucks) Rank:	65.0	Excess CO2 from Trucks Rank:*	53

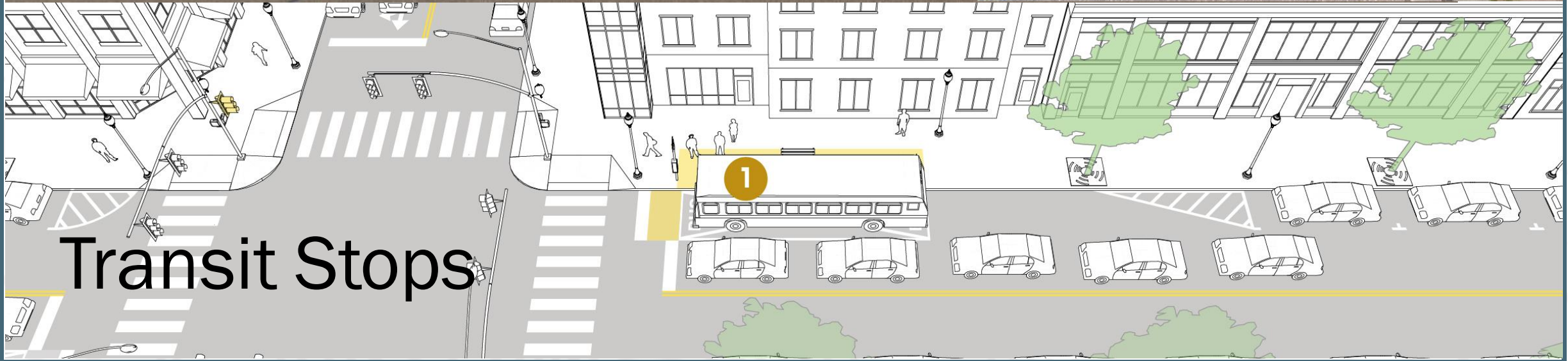
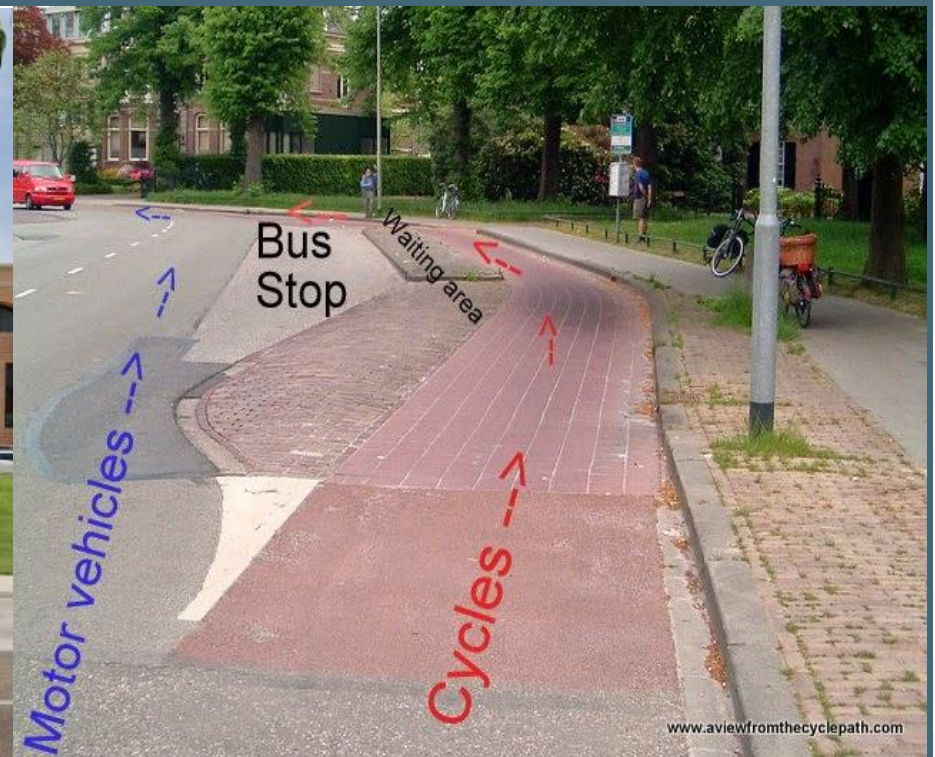
*Rank based on 101 legacy urban areas rather than all 494 urban areas.

Environmental

Excess Fuel Consumed:	5,424K Gallons
Excess Fuel Consumed Rank:	57
Wasted Fuel/Commuter:	8 Gallons
Wasted Fuel/Commuter Rank:	100
Excess CO2 from Congestion:	54K Tons
Excess CO2 from Congestion Rank:*	57

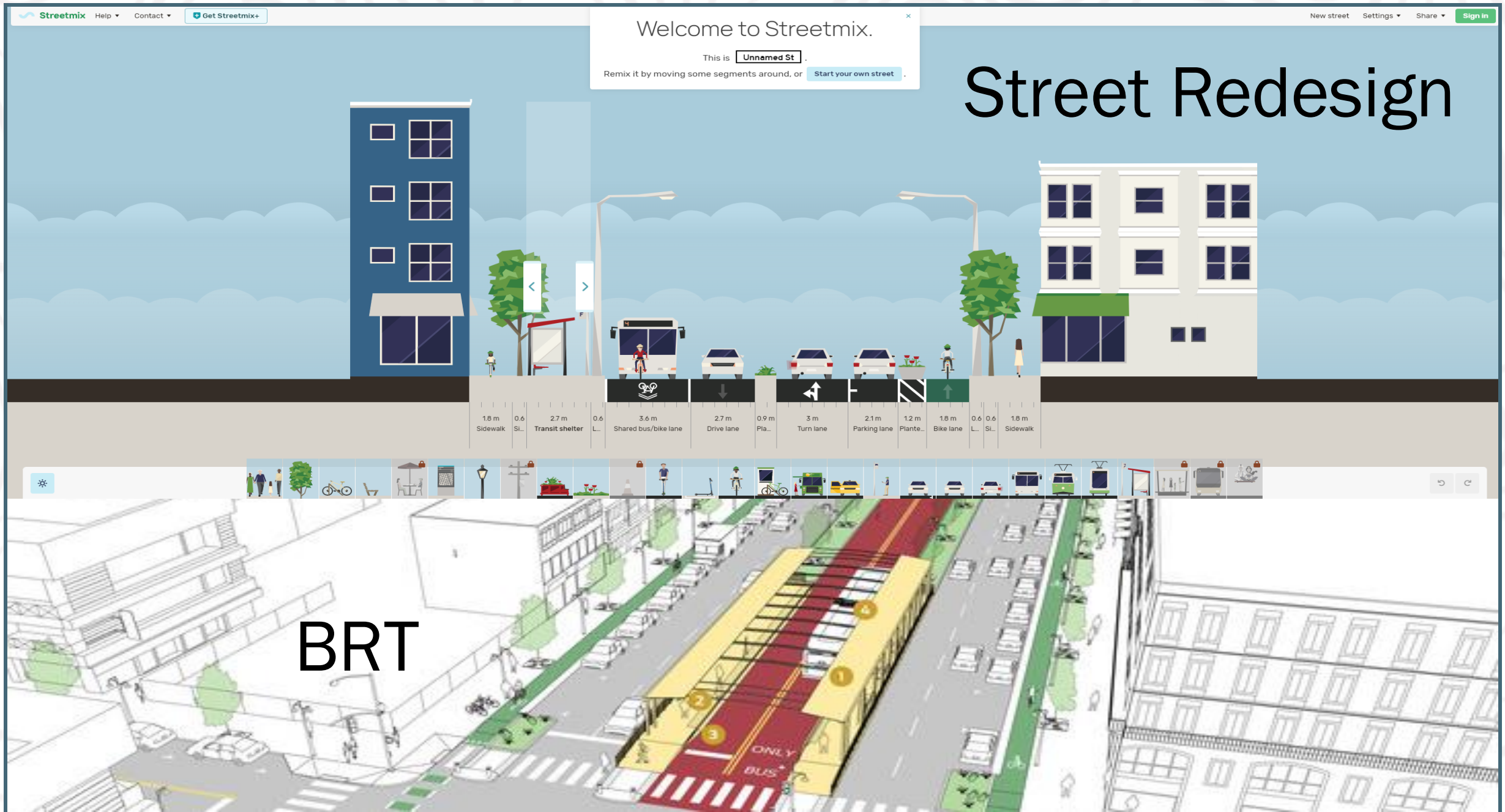


Region includes McAllen, Pharr, Edinburg, and Donna
Source: 2020 Urban Mobility Scorecard, by Texas A&M Transportation Institute and INRIX; TxDOT: <https://www.txdot.gov/inside-txdot/media-center/statewide-news/012-2019.html>





Pedestrian Bridges





Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5834	
From:			
Subject: Discussion and consideration on the Election Services Contract with Hidalgo County Elections Department to conduct the General Election of November 8, 2022 pursuant to Texas Election Code Chapter 271, and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA NORMA CANTU Martin Garza		Created	
City Manager Comments: Approve as recommended by the City Secretary.			
Staff Recommendation: Approve.			
Attachments, if any: City of Weslaco Estimate, Contract Elections Services for the November 08, 2022 General Election			
Responsibilities upon Approval: Execute and forward to the Hidalgo County Elections Department for Commissioners Court approval.			



2022 Hidalgo County Elections Contract Estimate

EXHIBIT A

PLEASE NOTE THAT THIS TOOL IS FOR ESTIMATION PURPOSES ONLY.
PRICES ARE SUBJECT TO CHANGE AS DETERMINED BY FINAL INVOICE.

ELECTION: City of Weslaco Comm. @ Large & Comm. District 4		DATE: November 8, 2022			
6.01	Coding Services for HART	Price	Quantity	Total	
A	Base Charge: Ballot Coding	\$475.00	1	\$475.00	
B	Ballot Audio Files	\$10.00	8	\$80.00	
C	Election Media per Polling Location(s)	\$100.00	5	\$500.00	
D	Verity Controller(s)	\$465.00	5	\$2,325.00	
D	Covid Curbside Verity Controller(s)	\$0.00	0	\$0.00	
D	Verity Touch Duo Machine(s)	\$447.00	16	\$7,152.00	
D	Covid Curbside Verity Touch Duo Machine(s)	\$0.00	0	\$0.00	
D	Verity Scan and Ballot Box	\$610.00	5	\$3,050.00	
D	Verity Duo Go Carrier (Curbside Voters)	\$150.00	10	\$1,500.00	
E	Delivery/ Pick-up Fee (includes Mileage)	\$850.00	1	\$850.00	
Total iVotronic Coding Charges				\$15,932.00	
6.02	Electronic Poll Book (VoteSafe)	Price	Quantity	Total	
A	Voter Registration Database Access (Per Day)	\$100.00	13	\$1,300.00	
B	EV/ ED Laptop Rental (includes Bar Code Scanner/ Brother Printer)	\$150.00	5	\$750.00	
B	Covid Curbside EV/ED Laptop Rental (includes Bar Code Scanner/ Brother Printer)	\$0.00	0	\$0.00	
C	Printer Labels (22,480 per vote)	\$0.03	44960	\$1,348.80	
D	Username/Password - Per Polling Location	\$20.00	2	\$40.00	
Total Electronic Poll Book Charges				\$3,438.80	
6.03	Supplies	Price	Quantity	Total	
	Early Voting Combination Forms	\$0.55	500	\$275.00	
	Election Day Combination Forms	\$0.55	500	\$275.00	
	Election Judge Kit for Early Voting	\$50.00	1	\$50.00	
	Election Judge Kit for Election Day	\$50.00	4	\$200.00	
	Verity Access Thermal Code paper (per vote)	\$0.10	22480	\$2,248.00	
	EV/ ED Thermal Ballot paper (per vote)	\$0.40	22480	\$8,992.00	
	I VOTED stickers (per vote)	\$0.01	22480	\$224.80	
	Polling Location Map(s)	\$17.00	5	\$85.00	
	100 Sample ballots provided. Additional Copies of Sample Ballots @ \$0.20 each.	\$0.20	1000	\$200.00	
	Covid PPE's per location	\$0.00	1	\$0.00	
Total Supplies Charges				\$12,549.80	
6.04	Mail & Ballot Service	Price	Quantity	Total	
	Mail-in-Paper Ballots	\$0.40	500	\$200.00	
	Mail-in-Ballots Kit(s) per request	\$2.00	500	\$1,000.00	
	Postage Mail-in-Ballots (per request)	\$0.73	500	\$365.00	
	Correspondence Postage	\$0.58	4	\$2.32	
Total Mail & Ballot Service Charges				\$1,567.32	
6.05	Advertisements/Notices	Price	Quantity	Total	
	The Monitor newspaper	\$1,800.00	1	\$1,800.00	
	Local newspaper		0	\$0.00	
Total Advertisement/Notice Charges				\$1,800.00	
6.07	*Payroll for Training and Election Poll Workers	Price	Total		
	Payroll for Early Voting Employees	\$17,007.00	\$8,503.50		
	Payroll for Election Day Employees	\$6,176.00	\$3,088.00		
Total Payroll Charges				\$11,591.50	
	Payroll for Staff Overtime	Price	Total		
	Payroll for Early Voting and Eleciton Day Staff Employees	\$4,000.00	\$4,000.00		
Total Payroll Charges				\$4,000.00	
6.08	Payroll for Ballot Board	Price	Quantity	Total	
	Ballot Board	\$750.00	1	\$750.00	
Total Ballot Board Charges				\$750.00	
6.10	Insurance	Hourly rate	Hours wk	%	Total
	Liability insurance for Early Voting Supervisors (1)	\$ 14.00	170	0.0021	\$5.00
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Early Voting Alternate/Clerks (7)	\$ 12.00	1190	0.0021	\$29.99
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Election Day Presiding Judges (4)	\$ 14.00	62	0.0021	\$1.82
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Election Day Alternate/Clerks (28)	\$ 12.00	434	0.0021	\$10.94
	(hourly rate X hrs worked X .0021)				
Total Insurance Charges					\$47.75
6.11	Cell Phones	Price	Quantity	Total	
	Verizon Wireless phone (subject to change with out notice)	\$45.00	5	\$225.00	
Total Cell Phone Charges				\$225.00	
6.12				Subtotal	\$51,902.17
				Administrative Fees (10%)	\$5,190.22
				ESTIMATED GRAND TOTAL	\$57,092.39

THE STATE OF TEXAS §
 § CONTRACT FOR ELECTION SERVICES
COUNTY OF HIDALGO §

This Contract is entered into by and between the HIDALGO COUNTY ELECTIONS ADMINISTRATOR, **Hilda Salinas**, hereinafter referred to as “**ADMINISTRATOR**”, on behalf of Hidalgo County, a political subdivision of the State of Texas, and **CITY OF WESLACO** hereinafter referred to as the “**ENTITY**”, pursuant to Texas Election Code Section 31.092.

RECITALS

WHEREAS, the ENTITY, by appropriate action of its governing body acting in accordance with all applicable laws, has called a **GENERAL ELECTION** to be held on **NOVEMBER 8, 2022**;

WHEREAS, pursuant to Section 31.092(a) of the Texas Election Code, the County Election Officer may contract with the governing body of a political subdivision situated wholly or partly in the county served by the officer to perform election services in any one or more elections ordered by an authority of the political subdivision; and

WHEREAS, pursuant to Section 31.091(1) of the Texas Election Code, the County Election Officer means the Elections Administrator for Hidalgo County; and

WHEREAS, the ENTITY is a political subdivision in Hidalgo County that desires the County to conduct and supervise the **NOVEMBER 8, 2022**, election of the ENTITY(the “Election”); and

WHEREAS, the ENTITY and the COUNTY, through the ADMINISTRATOR, desire to enter into a contract setting out the respective responsibilities of the parties; and

WHEREAS, the COUNTY agrees to perform election services for the ENTITY; and

WHEREAS, pursuant to Section 271.002(a) of the Texas Election Code that authorizes, if applicable two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, pursuant to Section 271.003 (a) & (b) the location of a common polling place may be a regular county polling place used in a joint election, where the voters of a particular election precinct or political subdivision may be served in a joint election by common polling places located outside the boundary of the election precinct or political subdivision if the location can adequately and conveniently serve the affected voters and if it will facilitate the orderly conduct of the election; and

WHEREAS, pursuant to Section 43.007 of the Texas Election Code, the COUNTY has approved participation in a **countywide** polling place program, which allows the commissioners court to eliminate county election precinct polling places and establish **countywide** polling places for the election held on **NOVEMBER 8, 2022**, and any resulting runoff; and

WHEREAS, pursuant to Section 43.007(e), each countywide polling place must allow a voter to vote in the same elections in which the voter would be entitled to vote in the county election precinct in which the voter resides; and

WHEREAS, ADMINISTRATOR has provided costs for election services to be rendered by ADMINISTRATOR'S office pursuant to the terms of this Contract, which costs are set out in Article VI hereof; and

NOW, THEREFORE, the COUNTY, through the ADMINISTRATOR, and the ENTITY for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, do hereby agree to hold contract, covenant and agree as follows:

ARTICLE I PURPOSE

- 1.01. The parties hereto have entered into this Contract for election services described in Article II to be provided to the ENTITY for its election to be held on **NOVEMBER 8, 2022**, and any runoff, if applicable.
- 1.02 If applicable, acknowledgement of Shared Polling Places. The ENTITY acknowledges that the ADMINISTRATOR, as the County's Contracting Officer in accordance with Section 31.092 of the Texas Election Code, may enter into similar Election Services Contracts with any other entity in the same county that may be running their election concurrently. In such event, the ENTITY agrees to share common polling places with the other entities. It is not the intent of this paragraph to establish a joint election, but rather to share services, equipment, and the costs when it is appropriate, efficient, and economical to do so.

ARTICLE II SERVICES

- 2.01. The COUNTY, through the ADMINISTRATOR, agrees to provide to the ENTITY the following:
 - (A) Procure, provide, code and distribute Hart Hybrid voting systems, election equipment and transport equipment to and from the polling locations, including Early Voting and Election Day polling locations, for the ENTITY;
 - (B) Prepare and provide Hart Hybrid training for election workers;
 - (C) Prepare and provide Logic and Accuracy testing on ENTITY's election ballot for every Hart Hybrid voting machines to be utilized by ENTITY during Early Voting and Election Day;
 - (D) Procure, provide, prepare and code Electronic Poll Book(s) per polling locations with the Voter Registration Database. To include laptop(s), training for poll book, insurance, and delivery fee, as well as supplies such as, but not limited to labels and printer;

- (E) Provide and prepare all mail-in ballot supplies, including applications, paper ballots, envelopes and postage;
- (F) Provide training for Judges/Clerks;
- (G) Procure, provide, prepare, and distribute all necessary election supplies, including:
 - 1. Ballots (print and distribution only);
 - 2. Election kits and election paperwork;
 - 3. Ballot boxes and voting booths;
- (H) Provide cages and covers, cage kit, to include, but not limited to surge protectors, tape, printer, headphones and scanner as well as supplies such as bags, aprons, clipboards, pens, pencils, rulers, magnifiers, inkpads, screen cloths, sanitizers and badges;
- (I) Procure Early Voting polling places and Election Day polling places;
- (J) Prepare Writ of Election to election officers and notice of appointment to Presiding and Alternate judges, as required by law;
- (K) Prepare, distribute, and publicize joint notice of election (Texas Election Code Section 4.003(a)(1) and Early Voting and Election Day schedules in newspaper;
- (L) Notify the election judges of the date, time and place of the election;
- (M) Procure and pay election judges and clerks for Early Voting and Election Day voting;
- (N) Provide general supervision during the contracted Election period. Advisory services in connection with the decisions to be made and the actions to be taken by the ENTITY may be provided on an as needed basis;
- (O) Procure and pay Ballot Board members;
- (P) Provide information for election officers;
- (Q) Provide such incidental related services as may be necessary to conduct the election;
- (R) Serve as the Early Voting Clerk;
- (S) Establish a Central Counting Station for the purpose of tabulating ballots; and
- (T) Tabulate election results in preparation for ENTITY's canvassing.
- (U) Preserve locked ballot boxes containing voted ballots securely in a locked room for 60 days as required by Texas Election Code Section 66.058, at which time, the records will be retained by the Hidalgo County Elections Administrator to serve as custodian for the remainder of the twenty-two month preservation period.
- (V) The ADMINISTRATOR shall be the agent of the ENTITY for the purposes of contracting with third parties with respect to the election expenses within the scope of the County Elections Administrator's duties;

- (W) The COUNTY shall file copies of this Contract with the County Treasurer and the County Auditor;
- (X) In accordance with Section 31.100(b) of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid. The ADMINISTRATOR shall submit the actual costs for items contracted pursuant to the Contract with the ENTITY as soon as all invoices from third party vendors are received;
- (Y) If applicable, the COUNTY agrees to provide the election services described herein for a Runoff election.
 - i. The County may combine polling locations in accordance with section 42.0051 of the Election Code, in order to properly supervise and conduct a Runoff election.
 - ii. If a Runoff election is required, the ENTITY hereby agrees to the combining of polling locations, in accordance with section 42.0051 of the Election Code.
 - iii. The COUNTY, through the ADMINISTRATOR, agrees to provide to the ENTITY the costs for any Runoff Election services to be rendered by the ADMINISTRATOR'S office pursuant to the terms of this Contract as soon as practicable, once a Runoff is determined necessary.
 - iv. In accordance with Section 31.100(b) of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid. The ADMINISTRATOR shall submit the actual costs for items contracted pursuant to the Contract with the ENTITY as soon as all invoices from third party vendors are received regarding the Runoff.
- (Z) Provide signage to be placed at each polling location that shows Texas Penal Code Section 46.03(a)(2) as it relates to prohibiting firearms on the premises of a polling place;

2.02 The ENTITY shall be responsible for performing the following:

- (A) Payment of all necessary election supplies as required by the COUNTY, including but not limited to ballots, election kits, mail-in ballot supplies, laptop rental, labels and combination forms;
- (B) Pay the proportionate cost of judges and election workers for hourly pay submitted by the County Elections Administrator at the rate of \$14.00 per hour for Election Judges and \$12.00 per hour for Alternate Judges and Early Voting Clerks for both Early Voting and Election Day and pay the proportionate cost for training of Judges and Clerks at the rate of \$10.00 per hour per person.
- (C) Reimburse the COUNTY for the cost for liability insurance coverage for election workers employed for both Early Voting and Election Day;
- (D) Canvass the Election Results for the ENTITY'S governing body;

- (E) As stated in Section 31.096 of the Texas Election Code, this Contract may not change:
 - (1) the authority with whom applications of candidates for a place on a ballot are filed; and
 - (2) the authority with whom documents are filed under Title 15. Under this Contract, the Hidalgo County Elections Administrator shall be the custodian of voted ballots for 60 days after the date of the election, as required by Texas Election Code 66.058, at which time, the records will be retained by the Hidalgo County Elections Administrator to serve as custodian for the remainder of the twenty two month preservation period.
- (F) Reimburse the COUNTY for any and all costs associated with recounts and/or election contests associated with the election;
- (G) Confirm and/or correct the boundaries of the political subdivision holding the election on a map provided by the County. Once confirmed and/or corrected, Entity certifies the veracity of the boundaries and geographical area that represents the Entity and the area subject to the election.
- (H) If applicable, in consideration for the services provided for a Runoff Election by the COUNTY, the ENTITY agrees to pay ADMINISTRATOR for the costs of services for a Runoff election.
- (I) Create the appropriate ballot style and candidate placement for the Entity's election. Once confirmed and/or corrected Entity shall verify the appropriateness of their ballot under the law.

ARTICLE III SCHEDULE FOR PERFORMANCE OF SERVICES

- 3.01. Specific services to be provided related to the general services identified in Article II shall be performed in accordance with the time requirements set out in the Texas Election Code.

ARTICLE IV SERVICES NOT PROVIDED BY COUNTY

- 4.01. ADMINISTRATOR shall have no responsibility for ensuring the passage of the appropriate Election Order by the ENTITY, publishing and (or) posting the Election Order as required by the Texas Election Code section 3.004(3), or Texas Election Code 67.002(2) which is canvassing election results. In addition, ADMINISTRATOR shall have no responsibility for creating the appropriate ballot and candidate placement for the Entity's election.

ARTICLE V TERM

- 5.01. Except as hereinafter set out, the term of this Contract shall be from the time of execution until all items with respect to this Contract and the election held hereunder have been completed.

ARTICLE VI
COST OF SERVICE AND BILLING

In consideration for the services provided hereunder by ADMINISTRATOR, the ENTITY agrees to pay ADMINISTRATOR for the following costs of services:

6.01 HART Hybrid:

- (A) One base charge of \$475.00 for Coding Hybrid voting machines, a \$25.00 additional charge per additional ballot styles and a minimum of a \$10.00 charge for requested changes on Coded Ballot;
- (B) A \$10.00 recording fee for each Audio File;
- (C) Cost of creating election media, such as but limited to V-drives, Verity Keys; etc. at \$100.00 per location.
- (D) The amount of \$610.00 leasing fee for each Verity Scan/ Ballot Box, a \$150.00 leasing fee for each Verity Duo Go (curbside) Voting Machine, a \$465.00 leasing fee for each Verity Controller, and a \$447.00 leasing fee for each Verity Touch Duo Voting Machine;
- (E) Cost of delivery and pick-up of Verity Duo Voting Equipment for Each Voting and Election Day to include fuel charge and mileage at COUNTY's cost;
- (F) The above described fees shall be additionally charged for any Runoff Election.

6.02 Electronic Poll Book:

- (A) Database access at \$100.00 per day;
- (B) To include but not limited to the Early Voting and Election Day laptop rentals at \$150.00 per location;
- (C) Printer label fee of \$.03 per label (price subject to change);
- (D) Creation of separate Username and password for each polling location at \$20.00 per location;

6.03 Fee for Early Voting and Election Day Combination forms, maps, election kits, Verity Access Thermal code paper and 'I VOTED' stickers. One-hundred sample ballots at no charge with additional sample ballots at twenty cents per copy; No charge for provisional bags, table tops if necessary, ballot box(es), custom signs and flags;

6.04 Reimbursement of ballot supplies, including applications, paper ballots, correspondence, envelopes and postage at COUNTY's cost;

6.05 Reimbursement fee for publications of all notices and newspaper advertisements, (if applicable)

6.06 Reimbursement rental fees incurred for early voting polling places and Election Day polling places, as ordered and if applicable;

6.07 (A) Cost of judges and election workers for time worked to be submitted to the ENTITY by the ADMINISTRATOR. The ENTITY shall reimburse the COUNTY for a the cost of payroll for election workers at \$14.00 per hour for Election Judge, \$12.00 per hour for Alternate Judge and Clerk(s); includes cost of payroll for training of Election Judge, Alternate Judge and Clerk(s) at \$10.00 per hour per person;

- (B) Reimburse the County for the cost of payroll overtime incurred by County for regular full time County employees who work during the contracted election (cost to be shared with each contracted entity);
- 6.08 Pay for the cost of the Ballot Board judge at \$14.00 per hour and Ballot Board clerks at \$12.00 per hour;
- 6.09 One copy of canvass report provided to ENTITY at no charge; each additional canvass report requested to be reimbursed by the ENTITY at COUNTY's cost;
- 6.10 Reimbursement to the COUNTY for the cost of liability insurance coverage as set by the County for all election workers employed for the elections;
- 6.11 Reimbursement to the COUNTY for the cost of the use of wireless cell phones at polling locations with the rate set by the wireless vendor at the time of usage which includes an additional per minute fee as charged by the vendor, a service charge of \$10.00 per phone line and a vendor base fee of \$4.99 per phone line;
- 6.12 Billing:
- (A) The form of the invoice to be used in the final billing by the COUNTY, includes a good faith estimate of costs and is attached hereto as Exhibit A.
- (B) After the election and as soon as practicable, upon receiving final invoice from third party vendors, the ADMINISTRATOR shall prepare and will send to the ENTITY, a final itemized invoice with the actual costs of the Election and will include the 10% Administrative Fee of the actual costs as set forth by Texas Election Code Sec. 31.100 (d).
- (C) Full payment of the remaining balance, if any, shall be made by the ENTITY within thirty (30) days of receipt of the invoice.
- (D) Payment shall be made by check payable to the Hidalgo County Elections Department.
- (E) Notice. Except as may be otherwise specifically provided in this contract, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

Hilda Salinas
Elections Administrator (Interim)
Hidalgo County Elections Department
PO Box 659
Edinburg, Texas 78540

David Suarez
Mayor
255 S. Kansas Ave.
Weslaco, Texas 78599

(F) Any balances, if any remain after the payment of all costs of election bills, shall be the property of the ENTITY and returned to it.

ARTICLE VII

- 7.01 IF ANY OF THE ELECTION EQUIPMENT IS LOST, STOLEN, DESTROYED, OR DAMAGED, THE CITY, SCHOOL DISTRICT OR ENTITY WHO LEASED THE EQUIPMENT IS LIABLE FOR THE DAMAGE AND AGREES TO PAY THE ADMINISTRATOR THE COST OF THE REPLACEMENT OR REPAIR OF THE ELECTION EQUIPMENT SO LOST, STOLEN, DESTROYED OR DAMAGED.

ARTICLE VIII

GENERAL PROVISIONS

- 8.01. This Contract 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.
- 8.02. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Contract shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- 8.03. This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the written subject matter.
- 8.04. No amendment, modification, or alteration of the term hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto

SIGNED this _____ day of _____, 2022

APPROVAL COUNTY OF HIDALGO:

THE CITY OF WESLACO

ENTITY

BY: _____

RICHARD F. CORTEZ
COUNTY JUDGE

BY: _____

DAVID SUAREZ / MAYOR

PRINT: David Suarez

TITLE: Mayor

ATTEST:

BY: _____

ARTURO GUAJARDO, JR.

COUNTY CLERK

BY: _____

PRINT: _____

TITLE: _____

ELECTIONS ADMINISTRATOR

BY: _____

HILDA SALINAS (INTERIM)

APPROVED AS TO LEGAL FORM:

OFFICE OF CRIMINAL DISTRICT ATTORNEY

RICARDO RODRIGUEZ, JR.

BY: _____

JOSEPHINE RAMIREZ SOLIS,
Assistant District Attorney



Standardized Agenda Request Form

Date of Meeting: September 20, 2022		Agenda Item No. (to be assigned by CSO): 2022-5839
From:		
Subject: Discussion and consideration to reschedule or cancel the October 4, 2022 regular meeting. Possible action, (Staffed by Interim City Manager.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU Martin Garza		Created
City Manager Comments:		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		