



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 20, 2024**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, August 20, 2024 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. Roll Call.
- E. Mayoral recognition.
 - 1) Childhood Cancer Awareness

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. REPORTS

- A. Inframark.
- B. Animal Care Services.

IV. PUBLIC HEARING

- A. To solicit input on behalf of Kimley-Horn to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, Texas. Attachment.
- B. To solicit input on behalf of Joel Garcia to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Attachment.
- C. To solicit input on behalf of Nathan Smith to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, Texas. Attachment.

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 and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

- A. Approval on the request from RGV Partnership is requesting closure of the 300 block of South Missouri Ave., on Wednesday, September 25, 2025 from 3:00 pm to 9:00 pm for the celebration of the RGV Chamber/Partnership 80th Anniversary Party and authorize the Mayor to execute any related documents. (Staffed by City Manager.)
- B. Approval of six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64'-E280', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)
- C. Approval of two-month extension of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located on the Northwest corner of North Westgate Dr. & Canyon Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)
- D. Approval of Resolution 2024-62 for the renewal of the Inter-local Agreement with Hidalgo County for the Scofflaw Program to include a related agreement with Hamer Enterprises at the Municipal Court for outstanding violations and warrants and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.)

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2024-63 appointing members to the Weslaco Recycling Task Force and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Public Works Department.) Attachment.
- B. Discussion and consideration on Resolution 2024-64 appointing a member(s) to the Animal Care Services Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary.) Attachment.

VII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Kimley-Horn to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Joel Garcia to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Nathan Smith to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to purchase a fail-safe server/storage for an amount of \$29,776.74 from Dell, of which \$22,332.55 will be reimbursed through the Weslaco Body Worn Camera Program Grant #4367802 and the required 25% cash match of \$7,444.19 will be funded through asset forfeiture and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department / Police Department.)
- E. Discussion and consideration to award the highest ranking Graphic Design Firm in response to solicitation RFQ No.: 2022-23-30 Graphic Design Services for City Logo and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Relations Officer.) Attachment.
- F. Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2024 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

- G. Discussion and consideration to approve Resolution 2024-65 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2024-2025 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.) Attachment.
- H. Discussion and consideration to purchase an E450 Chassis and Conversion from Essential Equipment Sourcewell contract #120721-RVL, an amount not to exceed \$116,103 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Waste Water Department.) Attachment.
- I. Discussion and consideration to approve an Interlocal Agreement between the City of Weslaco and North Alamo Water Supply for the sale of water for the Mid-Valley Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- J. Discussion and consideration to approve a 1-year renewal option of Employee Health Insurance with BCBS and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- K. Discussion and consideration to approve solicitation of proposals from qualified insurance carriers for Group Health Insurance, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- L. Discussion and consideration to approve renewal of the Property/Liability & Cybersecurity Insurance with TML and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- M. Discussion and presentation regarding a policy for the use and rental of parks for sports activities and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)
- N. Discussion and consideration of Amendment No. 3 to the Professional Services Agreement with BSG Architects, Inc. for the Mayor Joe V. Sanchez Library in an amount not to exceed \$39,050 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- O. Discussion and consideration to award security services bid at the Mayor Joe V Sanchez Public Library to the lowest and most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.) Attachment.
- P. Discussion and consideration to solicit bids for the proposed Lift Station #12 improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

- Q. Discussion and consideration of approval to solicit bids for the Kansas & Los Torritos Phase I and II Drainage Improvement project contingent on receiving a notice to proceed from the Texas Department of Emergency Management (TDEM) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- R. Discussion and consideration to approve a class II service for the upkeep and maintenance of the old blower at the North Wastewater Treatment Plant for the amount of \$37,149.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- S. Discussion and consideration to solicit bids for the Mid-Valley Airport Stormwater Project Part I and Part II and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.
- B. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

- C. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Weslaco Municipal Police Union (WMPU) as authorized by Section §551.071 of the Texas Government Code.
- D. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.
- E. Legal Consultation - Consultation with the City Attorney regarding the status of City of Weslaco vs CDM as authorized by §551.071 of the Texas Government Code.
- F. Legal Consultation – Consultation with the City Attorney regarding Weslaco Fire Union (IAFF-WFFA Local 3207) vs City of Weslaco as authorized by Section §551.071 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 16th day of August 2024, 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: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-301	
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, Open Door Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge and Mission updated 11.15.23			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, 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: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-773	
From:			
Subject: Inframark.			
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):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-774	
From:			
Subject: Animal Care Services.			
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):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-727	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Kimley-Horn to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.			
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 July 17, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1710 s texas blvd-Application, Notice and Radius Map			
Responsibilities upon Approval: Staff will advise the applicant.			



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000643-2024

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 3 Block 1

Subdivision Name Southgate Center

Street Address 1710 S Texas Blvd, Weslaco, TX 78596

Existing Zoning B-1 Neighborhood Business District Existing Land Use Undeveloped

Purpose for the Conditional Use Permit Request To sell alcohol (beer and liquor) at proposed convenience store.

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

- ☐ \$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 Kimley-Horn Phone 210-632-2148

Address 805 S. Walton Boulevard, Suite 520 Fax: _____

City Bentonville State AR Zip Code 72712 E-Mail: matt.cox@kimley-horn.com

OWNER

Name Walmart Real Estate Business Trust Phone 479-799-1325

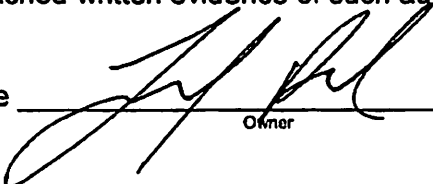
Address 702 SW 8th St Mailstop 0500 Fax: _____

City Bentonville State AR Zip Code 72716 E-Mail: trent.rachel@walmart.com

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

Yes _____ No X _____

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

Signature  Date 5/22/24
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



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

**Initial Application
Reinstatement
Change of Location**

**Required
Certifications form
L-CERT must be included**

Join TABC in the fight against Human Trafficking

L-IA (10/2022)

TABC has enhanced our license and permit application process. We encourage you to take advantage of our user-friendly online application process through the Alcohol Industry Management System (AIMS). If you are unable to submit your application via AIMS, you may complete the paper application below. **If you submit a paper application, it will take considerably longer to obtain your license or permit.**

Complete this form to apply for an original license or permit, or to make certain changes to an existing license or permit. Ultimate responsibility for the privilege of holding such license or permit rests on the applicant or license/permit holder. Visit our website (www.tabc.texas.gov) for statutory requirements, authorities or to find your local office.

Initial Information

1. Application for:

☒ Original	☐ Reinstatement	License/Permit Number _____	☐ Reinstatement and Change of Trade Name	License/Permit Number _____
	☐ Change of Location	License/Permit Number _____	☐ Change of Location and Trade Name	License/Permit Number _____

2A. Type of Off-Premise License/Permit

☐ BF Retail Dealer's Off-Premise License	☐ ET Third-Party Local Cartage Permit	☐ P Package Store Permit
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ LP Local Distributor's Permit	☒ Q Wine Only Package Store

2B. Type of On-Premise License/Permit

☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ RM Mixed Beverage Permit with required Food and Beverage Certificate
☐ BP Brewpub License	☐ LH Late Hours Certificate	☐ WP Waterpark Permit

2C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ SD Brewer's Self-Distribution License
☐ BC Branch Distributor's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit
	☐ JD Bonded Warehouse (Dry Area)	

3. Trade Name of Location (Name of restaurant, bar, store, distribution company, etc.)

Quality Licensing Corporation dba Walmart Fuel Station #6159

4. Location Address Street Number Street Name

1710 S Texas Blvd

City Weslaco	County Hidalgo	State TX	Zip 78596
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5. Mailing Address Street Number Street Name

702 SW 8th St Mailstop 0500

City Bentonville	State AR	Zip 72716
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6. Business Phone
(956) 854-2566

Alternate Phone
(479) 371-0112 (Home Office)

E-mail Address
complic@wal-mart.com

Business Information

7. Owner of Business/Applicant (Name of Corporation, Sole Proprietor, LLC, etc.)

Quality Licensing Corporation

8. SSN or Federal Employer Identification Number (FEIN)

71-0636598

- If you hold an active TABC license/permit under the SSN or FEIN listed in question #8 and there have been no changes to the ownership structure of the business since you filed your last application, skip to question #11.
- If you hold an active TABC license/permit under the SSN or FEIN listed question #8, and there has been a change in the ownership or business structure since you filed your last application you must complete the entire Business Section below and Personal History Sheets (PHS) for any added person or persons.
- If you do not currently hold an active TABC license/permit, complete the entire Business Information section, all necessary ownership information and personal history sheets. Select the entity page(s) that correspond with your business structure. All officers, directors, stockholders, and trustees, holding ownership in this business must be disclosed. Individual applicants complete this application and L-PHS (Personal History Sheet).

9. ☐ Individual ☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name	First Name	MI	Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name	First Name	MI	Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name	First Name	MI	Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

If additional space is necessary, use the appropriate form for your business structure (L-C, L-LLC, L-P).

Background Information

10A. Has any person listed in the business information section, or his or her spouse, been finally convicted or received deferred adjudication for any of the offenses below? If so, indicate by checking all that apply. If any boxes are checked, and it has not been five years since the termination of a sentence, parole or probation served, attach an explanation.

- ☐ any felony offense
- ☐ prostitution
- ☐ bookmaking
- ☐ gambling or gaming
- ☐ bootlegging
- ☐ vagrancy offense involving moral turpitude
- ☐ any offense involving dangerous drugs, synthetic cannabinoids or controlled substances as defined in Texas Controlled Substances Act
- ☐ any offense involving firearms or a deadly weapon
- ☐ any offense involving drink solicitation
- ☐ more than three violations of the Texas Alcoholic Beverage Code relating to minors
- ☐ violations of the Texas Alcoholic Beverage Code resulting in a criminal fine of \$500
- ☐ violations of an individual's civil rights or discrimination against an individual on the basis of race, color, creed or national origin

10B. If any person listed in the Business Section has had a TABC license or permit canceled, attach an explanation.

Property Ownership/Lease/Sublease/Management Information

Complete question 11A. or 11B. to document owner of property. If land and building are owned by different entities, group partners/officers of each entity separately in spaces in 11B.

Individual Property Owner

11A. Full Legal Name (Last, First, Middle): _____ Date of Birth (mm/dd/yyyy) _____ SSN _____

Property Owner Information (If owner is business entity)

11B. Name of Business Entity _____ Federal Employer Identification Number (FEIN) _____
 Walmart Real Estate Business Trust 71-6167580

12. If operating under a lease at the location listed in question 4, complete the following:

Expiration date(s)/Options _____

Monthly rental amount \$ _____

If other fees and payments are due to the landlord, indicate amount and reason \$ _____ Reason: _____

If you are you operating under any concession, service or management agreement(s) that contain terms for services or management beyond property rental, complete question number 13. Attach copy of all agreements.
 If question 13 does not apply, go to question 14

13A. Indicate if you are:
☐ Sublessor ☐ Concessionaire ☐ Management Company

13B. Entity Name of Sublessor, Concessionaire or Management Company: _____

13C. FEIN of Sublessor, Concessionaire or Management Company: _____

Enter information for individual or business entity below

Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN

Use form L-SL if additional space is needed

13D. Enter contract information below:

Expiration date(s)/Options _____

Monthly fee \$ _____

13E. If you have a sublessor that differs from the management company enter sublessor name below.

Sublessor Name _____ FEIN _____

14A. Do you or anyone else at the location operate under a franchise agreement? ☐ Yes ☒ No

14B. If "YES," as required under Section 109.53 do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages? ☐ Yes ☐ No

If there are any agreements, excluding questions 13-14, which involve alcohol in any way, you MUST attach copies of those agreements.

**Sales Information for Following License/Permit Types:
MB/FB, BG/FB, BE/FB**

15. Provide projected (future) sales data for first 12 months of operation.

Sales Year (YYYY) 20 _____
 Alcoholic Beverage Sales \$ _____
 Food Sales \$ _____
 Other Sales \$ _____
 Total Sales \$ _____

Additional Requirements you are Attesting to for Food and Beverage Certificate Only:

- Food service will be maintained on the licensed premise.
- There is a permanently designated food service facility on the licensed location.
- Multiple entrees per meal are available to customers.
- Food items are prepared for consumption on or off the licensed location.
- Hours of operations for sale and service of food and alcoholic beverages are the same. Note, food may be sold or served before or after the legal hours for sale of alcoholic beverages.
- If the designated food service facility on the licensed location is operated by a separate business entity, the business entity will provide records for food service for the purpose of inspections or audit.
- If the premise is a hotel, separate food service facility for each separate area for restaurants, lounges or bars are maintained.

Mark only one of the boxes below to identify the method that qualifies the location to hold a Food & Beverage Certificate.

See Food and Beverage Certificate Application Document Guide pg.5 for additional information

- ☐ In addition to the above requirements, you qualify as a restaurant as defined by Rule 33.5(b)(6)
- The location operates its own permanent food service facility with commercial cooking equipment on its premises; and
 - Prepares and offers to sell multiple entrees for consumption on or off the premises
- ☒ In addition to the above requirements, you qualify based on the projected receipts from the sale of alcoholic beverages by the license or permit holder at the location will be 60% or less of the total receipts from the location.

Location Information

16. If you share the premises with another business entity enter tradename(s) of business(es) and sales and use tax number(s) below:

Trade Name Wal-Mart Stores Texas, LLC
 Sales & Use Tax Number 1-74-3019386-6

17. Is the proposed location in a hotel or motel? If "Yes" attach diagram. ☐ Yes ☒ No
18. Will the license/permit embrace the entire location address as shown in question #4? ☒ Yes ☐ No
 If "NO," attach a diagram of your premises as required by Section 11.49.

Finance Information

19. Enter the total amount of investment from all sources for this location. \$ 4,575,000
 Please be prepared to provide copies of all documents related to the financing of this location.

20. List all sources of funds advanced to you for your business. If a partnership or corporation, list entity along with partners/officers.

Name, Corporation, Partner/Officer Walmart Inc.		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$

If more space is needed, attach additional page

Measurement Information

Click [here](#) for measurement instructions, information, and requirements

21. Will the premises be within 1,000 feet of a private/public school? ☐ Yes ☒ No
22. Is any property line of your premises within 300 feet of a residential address or established neighborhood association? ☒ Yes ☐ No

On-Premise Licenses And Permits Only

Measurement information for applicants in municipalities with a population of 1.5 million or more

23. Will your business be located within 300 feet of a residence, church, school, day care or social service facility? ☐ Yes ☐ No
 If "YES," will 75% or more of the applicant's actual or anticipated gross revenue be from the sale of alcoholic beverages? ☐ Yes ☐ No
 If "YES," to both questions; you must notify all tenants or property owners of your intent to apply for an alcoholic beverage license/permit within five days of the filing of an original application. Has such notice been given as required by Section 11.52? ☐ Yes ☐ No

Brewpub (BP) Only

24. Do you, the applicant, intend to sell your alcoholic product directly to other retailers? ☐ Yes ☐ No
25. Do you, the applicant, intend to sell your alcoholic product to wholesalers/distributors? ☐ Yes ☐ No
26. Will you, the applicant, be engaged in the business of brewing and packaging malt liquor in quantities sufficient to operate a brewpub not later than 6 months after the date of issuance of the original license? ☐ Yes ☐ No
27. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location. Exact Date: _____

Bonded Warehouse (J – Wet / JD – Dry)

28. In general terms, specify what other goods and commodities are stored in this warehouse.

29. Are you providing services to permit holders other than storage

☐ Yes ☐ No

30. Is at least 50% of gross revenue during each three (3) month quarter derived from goods and merchandise other than alcoholic beverages?

☐ Yes ☐ No

31. Is the location in a wet or dry area?

☐ Wet ☐ Dry

Brewers (BW)

32. Do you, the applicant, intend to engage in the business of brewing and packaging malt beverage in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer?

☐ Yes ☐ No

33A. Do you, the applicant, intend to contract with another brewery to produce your product?

☐ Yes ☐ No

If "Yes," provide the TABC license/permit number of that brewery. _____

33B. Is your product brewed at their location?

☐ Yes ☐ No

34A. Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your product?

☐ Yes ☐ No

If "Yes," provide the TABC license/permit number of that brewery. _____

34B. Is your product brewed at their location?

☐ Yes ☐ No

35. If you intend to operate under an alternating or contract brewing agreement; do you, the applicant, own a fee interest in a brewing facility?

☐ Yes ☐ No

If "No," please submit a Fee Interest Bond which must be on file and approved prior to the issuance of your license/permit. Fee Interest Bond form and instructions can be downloaded here: [Forms | TABC \(texas.gov\)](https://www.tabc.state.tx.us/forms/TABC_forms.htm)

36. Do you, the applicant, hold a Brewer's Notice issued by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury?

☐ Yes ☐ No

If "Yes," please provide TTB Brewers Notice Number _____ and attach copy.

Brewers (BW), Distillers and Rectifiers (D), Winery (G)

37. Is any property line of your premises within 300 feet of a residential address or established neighborhood association?

☐ Yes ☐ No

Do you, the applicant, intend to sell for on-premise consumption?

38. If "YES," you must notify each residential address and established neighborhood association(s). A copy of the completed notice must be submitted along with a list of all addresses notified; as required by Section 11.393 and 61.38. Click [Notice of Application](#) to view and print notice.

☐ Yes ☐ No

Wholesalers (W)

39. Do you, the applicant, intend to sell malt liquor?

☐ Yes ☐ No

NOTE: You must submit a territorial agreement from the actual manufacturer of the product.

Distributors (D)

40. Do you, the applicant, have an adequate building, storage facilities, sufficient employees, delivery vehicles and rolling stock to provide service and sales for each brand of malt beverage in an amount equal to the demand for the product from all retailers in applicant's assigned territory?

☐ Yes ☐ No

NOTE: If you are applying for a General Distributor's License, Local Distributor's Permit or Branch Distributor's License, you must submit a territorial agreement from the actual manufacturer of each malt beverage product you are handling.

Winery (G)

41. I, the applicant, declare that I have the appropriate federal authority to qualify as a Texas winery and have all necessary information and documentation to complete the application.

☐ Yes

If "YES," attach a copy of the approved Application to Establish and Operate a Wine Premises.

42. Do you, the applicant, intend to engage in any activity authorized by the winery permit on the permitted premise of another winery?

☐ Yes ☐ No

If "YES," provide the TABC permit number of that winery _____ and attach a copy.

WARNING AND SIGNATURE

If applicant is/principal party listed below must sign

Individual/Individual Owner

Corporation/Officer

Partnership/Partner

Limited Liability Company/ Officer or Manager

Limited Partnership/General Partner

Each licensee or permittee shall have exclusive occupancy and control of the entire licensed location with respect to the sale of alcoholic beverages. Any arrangement that surrenders such control of the employees, premises or business, including profits and losses, to persons other than the licensee or permittee is unlawful.

The applicant, license/permit holder, agent, servant or employee may not directly or indirectly have any overlapping ownerships or other prohibited relationships (including unfair competition and unlawful trade practices) between those engaged in the alcoholic beverage industry at different levels, that is, between a manufacturer and a wholesaler or retailer, or between a wholesaler and a retailer, as the words "wholesaler," "retailer," and "manufacturer" are ordinarily used and understood, regardless of the specific names given a license/permit. Reference Chapter 102 et seq.

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

By signing you are swearing to all information and attachments provided are correct.

PRINT NAME Sarah Little

SIGN HERE

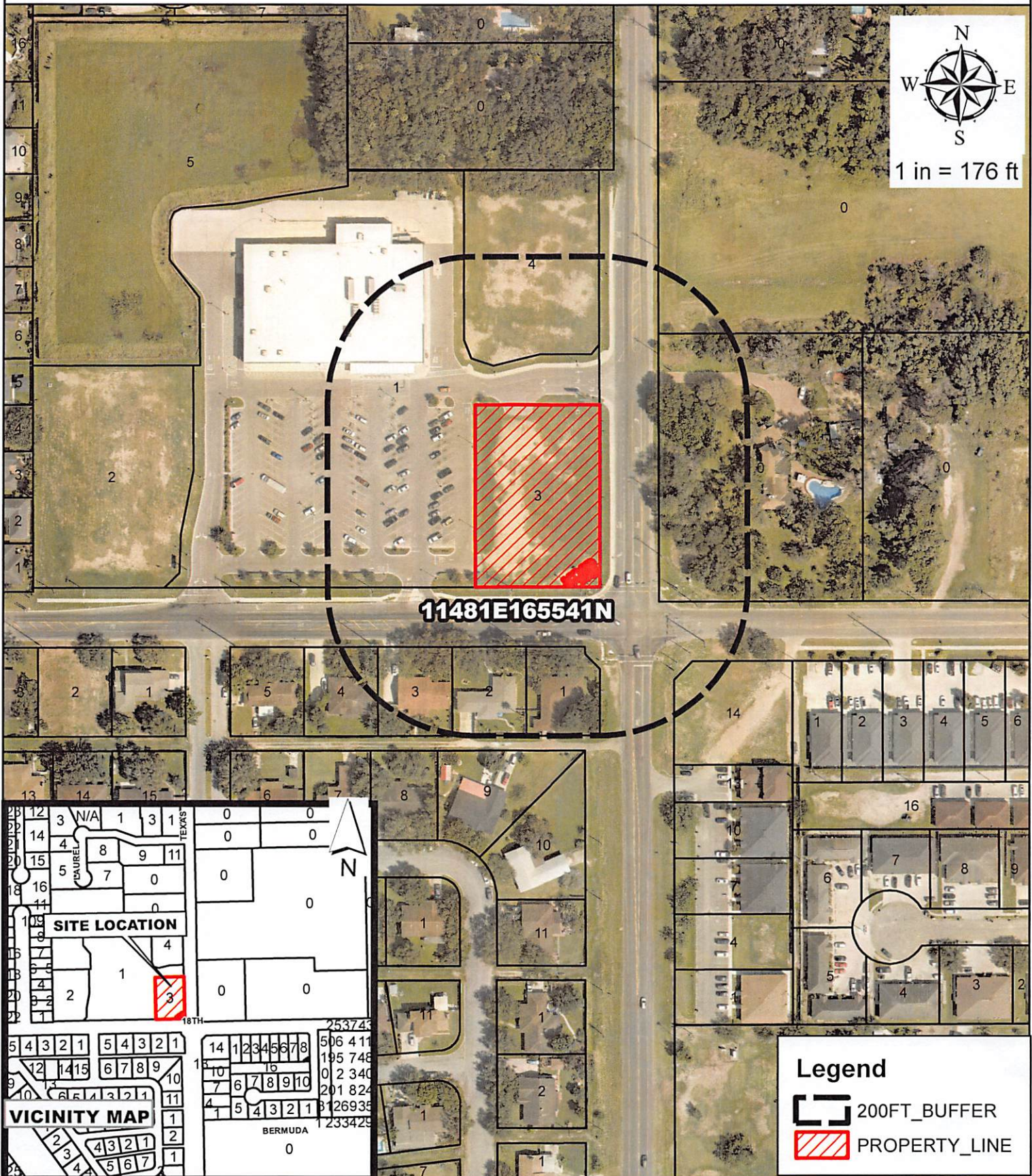
TITLE Assistant Secretary

Before me, the undersigned authority, on this _____ day of _____, 20____, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE

NOTARY PUBLIC

SEAL



City of Weslaco Code Enforcement Dept.

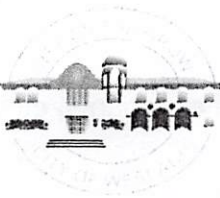
JUL 10, 2024

PEDRAZA RAUL & NOEMI C 101 W 18TH ST WESLACO TX 78596	L4850-01-001-0001-00 LIVE OAK ESTATES LOT 1 BLK 1 101 W 18TH ST	L: 68440 B: 120933
FERNANDEZ ALFONSO 103 W 18TH ST WESLACO TX 78596	L4850-01-001-0002-00 LIVE OAK ESTATES LOT 2 BLK 1 103 W 18TH ST	L: 70800 B: 124799
SILVA NORMA VELMA 105 W 18TH ST WESLACO TX 78596	L4850-01-001-0003-00 LIVE OAK ESTATES LOT 3 BLK 1 105 W 18TH ST	L: 70800 B: 109656
PUENTE RUDY & BRENDA 107 W 18TH ST WESLACO TX 78596	L4850-01-001-0004-00 LIVE OAK ESTATES LOT 4 BLK 1 107 W 18TH ST	L: 70800 B: 114126
URCULLO ANGEL 1715 S TEXAS BLVD WESLACO TX 78596	W2232-00-001-0014-00 WESLACO BUSINESS PARK LOT 14 BLK 1 1801 S TEXAS BLVD	L: 132528 B: 0
URCULLU ANGEL PO BOX 8244 WESLACO TX 78599	W3800-00-680-0000-32 WEST TRACT-S24.19AC EXC 9.41AC IN 4.78AC GR 14.42AC NET 1601 S TEXAS BLVD	L: 0 B: 0
SALINAS EUSEBIA ANGEL URCULLU 1715 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-48 WEST TRACT-W306.03'-S390' FT 680 NET 1715 S TEXAS BLVD	L: 399010 B: 214511
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0001-00 SOUTHGATE CENTER LOT 1 1600 S TEXAS BLVD	L: 977160 B: 1983289
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0003-00 SOUTHGATE CENTER LOT 3 1710 S TEXAS BLVD	L: 246462 B: 0
WESLACO BREW LLC 3606 PECOS ST DENVER, CO 80211	S4871-00-000-0004-00 SOUTHGATE CENTER LOT 4 1620 S TEXAS BLVD	L: 219751 B: 0

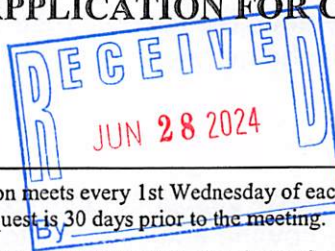


Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-728	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Joel Garcia to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.			
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 July 17, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 601 s texas blvd- Application, Notice and Radius Map			
Responsibilities upon Approval: Staff will advise the applicant.			



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-000669-2024

PROPOSED PROJECT

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

Lot Weslaco Original Townsite 23-24 Block Blk 49
Subdivision Name W230000 - Weslaco Original Townsite - SWL
Street Address 601 S Texas Blvd, Weslaco, TX
Existing Zoning COMM Existing Land Use Restaurant
Purpose for the Conditional Use Permit Request Alcohol Permit

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 Joel Garcia Phone 512-906-5187
Address 2807 N Texas Blvd Fax: _____
City Weslaco State TX Zip Code 78599 E-Mail: teddysbbq@gmail.com

OWNER

Name Esperanza Garza Phone 956-472-1464
Address 906 N Iowa Ave Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: _____

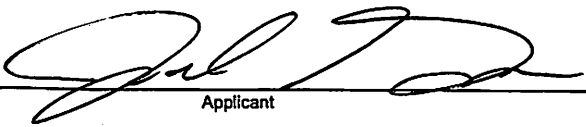
INV-19768

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 _____
Owner

Signature  Date 6/24/24
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 351744

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: 351744
Applicant Name: JBJ Investments LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 933882301
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805255037
Date Filed: 10/5/2023
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Joel
Legal Middle Name: Garcia
Email Address: teddysbbq@gmail.com
Phone Number: 512-906-5187

Initial Application Information

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

Prefix: Mr

Legal First Name: Joel

Legal Middle Name: Eduardo

Legal Last Name: Garcia

Email Address: teddysbbq@gmail.com

Phone Number: 512-906-5187

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
JBJ Investments LLC	Bernardina Garcia	Member	33
JBJ Investments LLC	Jesus Garcia	Member	33
JBJ Investments LLC	Joel Garcia	Member	34

Basic Business information

Business/Trade Name: JBJ Investments LLC DBA Felice
Business Type Restaurant

Location's Phone Numbers

Business Phone Number 512-906-5187

Location Address

Address: 601 S Texas Blvd, Weslaco, TX, United States, Hidalgo 78596
Is your location within city limits? Yes

Mailing Address Information

Address: 601 S Texas Blvd, 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

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 3/25/2024

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$20,000.00
Food Sales: \$150,000.00
Other Sales: \$10,000.00
Total Sales: \$180,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	Esperanza Garza

Location Diagram

Will the license or permit embrace the entire location address? Yes



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Placing 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

_____, TEXAS
City

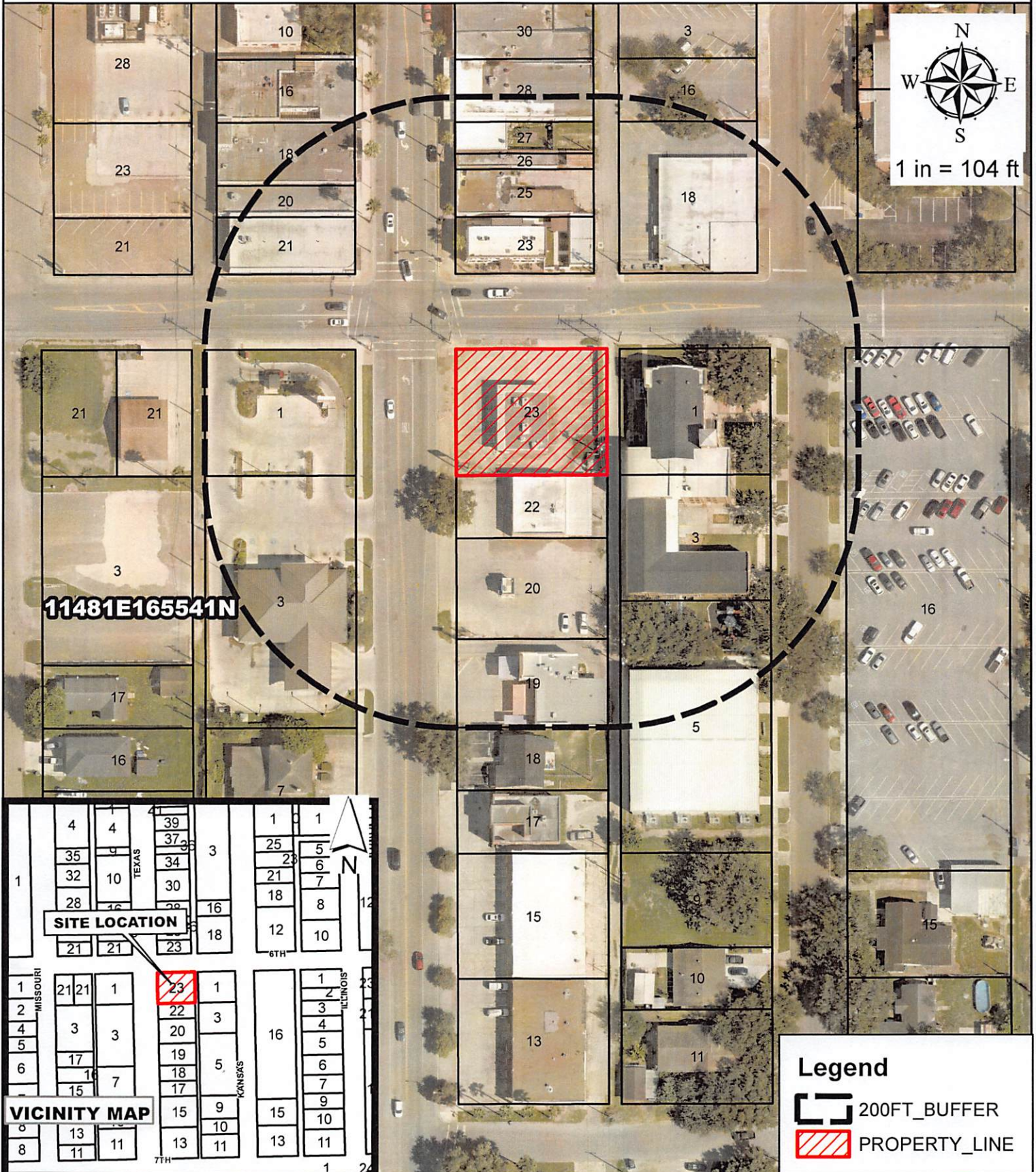
SEAL



**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)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	



JUL 10, 2024

PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0016-00 WESLACO ORIGINAL TOWNSITE BLK 41 530 S TEXAS BLVD	L: 55550 B: 104367
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0018-00 WESLACO ORIGINAL TOWNSITE BLK 41 536 S TEXAS BLVD	L: 55550 B: 107497
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0020-00 WESLACO ORIGINAL TOWNSITE LOT 20 538 S TEXAS BLVD	L: 35475 B: 115283
ACSS PROPERTIES LLC 306 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0021-00 WESLACO ORIGINAL TOWNSITE LOTS 21 588 S TEXAS BLVD	L: 76230 B: 148681
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-042-0016-00 WESLACO ORIGINAL TOWNSITE LOTS 16	L: 43450 B: 6520
AEP TEXAS CENTRAL COMPANY PO BOX 16428 TAX DEPARTMENT 27TH FLOOR COLUMBUS OH 43216	W2300-00-042-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 18 BLK 42 540 S KANSAS AVE	L: 102960 B: 219842
MENDIOLA MARIO & CYNTHIA R 1506 VIDA DULCE WESLACO TX 78596	W2300-00-042-0023-00 WESLACO ORIGINAL TOWNSITE BLK 42 100 E 6TH ST	L: 49995 B: 175996
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-042-0025-00 WESLACO ORIGINAL TOWNSITE ALL LOT 6 BLK 42 539 S TEXAS BLVD	L: 41663 B: 60529
MONTES LEONARDO JR & BENITA E JASON C MONTES 1105 W 4TH ST WESLACO TX 78596	W2300-00-042-0026-00 WESLACO ORIGINAL TOWNSITE N1/2 LOT 537 S TEXAS BLVD	L: 17738 B: 36857
MONTES JASON C 535 S TEXAS BLVD WESLACO TX 78596	W2300-00-042-0027-00 WESLACO ORIGINAL TOWNSITE BLK 42 535 S TEXAS BLVD	L: 35475 B: 28050
DAVIS RONALD B 1206 S BORDER AVE APT 626 WESLACO TX 78596	W2300-00-042-0028-00 WESLACO ORIGINAL TOWNSITE BLK 42 533 S TEXAS BLVD	L: 55550 B: 74712
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0016-00 WESLACO ORIGINAL TOWNSITE N15' LOT -24 BLK 48 615 S KANSAS AVE	L: 339885 B: 61802

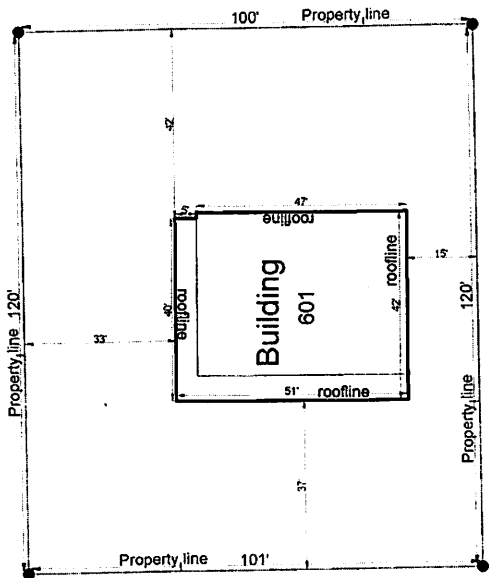
JUL 10, 2024

FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 &	L: 93600 B: 475228
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 &	L: 93600 B: 274954
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 -	L: 112800 B: 1587762
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501	W2300-00-049-0018-00 WESLACO ORIGINAL TOWNSITE BLK 49 613 S TEXAS BLVD	L: 60600 B: 21552
PANTERITA PROMOTIONS INC 1618 E 26ST WESLACO TX 78596	W2300-00-049-0019-00 WESLACO ORIGINAL TOWNSITE BLK 49 0 611 S TEXAS BLVD	L: 64680 B: 129867
DOLIFKA LAND COMPANY PO BOX 444 BRIGHTON CO 80601	W2300-00-049-0020-00 WESLACO ORIGINAL TOWNSITE N30'-LOT BLK 49 609 S TEXAS BLVD	L: 73920 B: 14353
KEEP IT REAL ENTERPRISES LTD PO BOX 3868 MCALLEN TX 78502	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 605 S TEXAS BLVD	L: 60600 B: 79272
GARZA ESPERANZA P 906 N IOWA AVE WESLACO TX 78596	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 601 S TEXAS BLVD	L: 92400 B: 125439
602 SOUTH CORPORATION ATTN: ACCOUNTING DEPT PO BOX 579 MCALLEN TX 78505	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 602 S TEXAS BLVD	L: 92400 B: 22240
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3-6 606 S TEXAS BLVD	L: 323400 B: 649441



E 6th St

S Texas Blvd



Parcel No. (APH) W2300-00-048-0023-00
Land Use COMMERCIAL
Map Scale 1" = 20'
Lot Area 12,001 SF (0.28 ACRES)
ADDRESS: 601 S Texas Blvd
Weslaco, TX 78596
Scale: 1"=20'

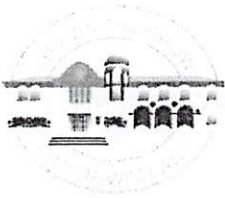
This is NOT A LEGAL SURVEY. THIS IS INTENDED TO BE REPLACED BY ONE.
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.





Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-729	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Nathan Smith to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.			
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 July 17, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1601 w bus 83 ste c- Application, Notice and Radius Map			
Responsibilities upon Approval: Staff will advise the applicant.			



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

USE-000654.2024
FILE NO. _____

PROPOSED PROJECT

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

Lot Westgate Center An IRR TR S134.79' LT 3: ALL Lot 4 Block _____

Subdivision Name W426000 - Westgate Center - SWL

Street Address 1601 W Business HWY 83 STE C

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Liquor Store - Off premise consumption

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

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

APPLICANT

Name Nathan Smith Phone 956-650-9205

Address 1302 Bella Vista Fax: _____

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

OWNER

Name GERARDO GUERRA Phone 956/279 18975

Address 1020 W. EBONY DR. Fax: _____

City EDINBURG State TX Zip Code 78539 E-Mail: PERFERNAL10@aol.com

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

Yes _____ No ☒

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

Signature [Signature] - GEN. PTN. Date 6/19/2024
Owner

Signature [Signature] Date 6/19/24
Applicant

Signature [Signature] Date 6/19/2024
Authorized Agent
[Signature] 6/19/24

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 378840

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: 378840
Applicant Name: Two Step Liquor LLC
License Type applied for: Package Store Permit (P)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 993434539
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805576385
Date Filed: 6/5/2024
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Nathan
Legal Middle Name: Smith
Email Address: twostepliquor@gmail.com
Phone Number: 956-650-9205

Initial Application Information

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

Legal First Name: Nathan

Legal Last Name: Smith

Email Address: twostepliquor@gmail.com

Phone Number: 956-532-2812

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Two Step Liquor LLC	John Woodliff	Member	50
Two Step Liquor LLC	Nathan Smith	Member	50

Basic Business information

Business/Trade Name: Two Step Liquor

Business Type Package Store / Liquor Store

Location's Phone Numbers

Business Phone Number 956-532-2812

Alternate Phone Number 956-650-9205

Location Address

Address: 1601 W Business 83, STE C, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 1302 Bella Vista Dr, Weslaco, TX, United States, Hidalgo 78596

Measurement Information

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

Property Ownership

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

No

Lease

Are you operating under?

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement?

No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?

No

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	EI Pedernal Family Limited Partnership

Location Diagram

Will the license or permit
embrace the entire location
address?

Yes



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

CERTIFICATE OF CITY SECRETARY FOR: (P, Q, BF & BQ)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, 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.

- ☐ **BF** The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume **OR** ☐ 5% or less alcohol by volume
- ☐ **BF,BQ,Q** The legal sale of malt beverages and wine for off-premise consumption only
- ☐ **BF,BQ,Q,P** The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL



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

CERTIFICATE OF COUNTY CLERK FOR: (P, Q , BF & BQ)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, 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.

- ☐ **BF** The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume **OR** ☐ **5% or less** alcohol by volume
- ☐ **BF,BQ,Q** The legal sale of malt beverages and wine for off-premise consumption only
- ☐ **BF,BQ,Q,P** The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE

County Clerk

County

SEAL



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans 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

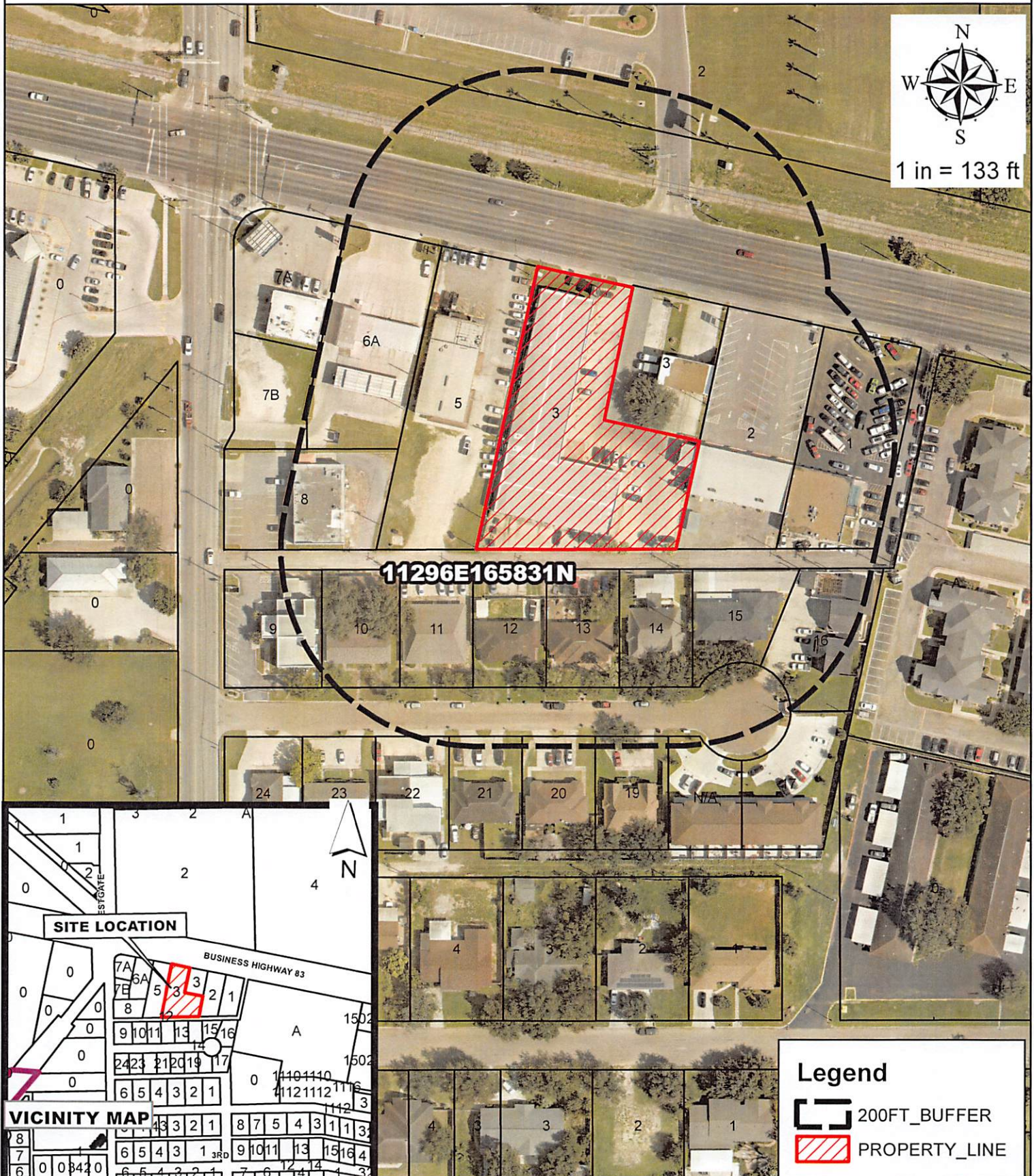
_____, TEXAS
City

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)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	



Nathan Smith
1601 W Bus 83
Westgate Center

Purpose for the Conditional Use Request

Existing zoning: B-2
Existing land use: Commerical
CUP Request: TABC



JUL 10, 2024

H E BUTT GROCERY COMPANY PROPERTY TAX DEPARTMENT PO BOX 839999 SAN ANTONIO TX 78283	H0160-02-000-0002-00 HEB WESLACO #2 LOT 2 304 N WESTGATE DR	L: 786060 B: 2730468
BAZAN ELIAS JR & MARIA D 2316 N CONWAY AVE MISSION TX 78574	W4260-00-000-0001-00 WESTGATE CENTER LOT 1 1501 W BUS HWY 83	L: 135861 B: 174880
GRACIA BERTHA 507 CLIFFORD DR WESLACO TX 78596	W4260-00-000-0002-00 WESTGATE CENTER LOT 2 1507 W BUS HWY 83	L: 146806 B: 143194
NATIONAL LUBE & TUNE INC FRANCISCO GONZALEZ 5801A N GUMWOOD AVE PHARR TX 78577	W4260-00-000-0003-00 WESTGATE CENTER LOT 3 EXC AN IRR 1509 W BUS HWY 83	L: 86946 B: 94392
LORD & GONZALEZ LP 5801 N GUMWOOD AVE PHARR TX 78577	W4260-00-000-0003-01 WESTGATE CENTER AN IRR TR 1601 W BUS HWY 83	L: 205457 B: 513122
RIOS TONY DBA A & A COPIERS & SUPPLIES PO BOX 1455 MERCEDES TX 78570	W4260-00-000-0005-00 WESTGATE CENTER LOT 5 1609 W BUS HWY 83	L: 159447 B: 142387
CHICO ENTERPRISE INC 5703 N 6TH LN MCALLEN TX 78504	W4260-00-000-0008-00 WESTGATE CENTER LOT 8 113 S WESTGATE DR	L: 125700 B: 229072
HERNANDEZ DANIEL 123 S WESTGATE DR WESLACO TX 78596	W4260-00-000-0009-00 WESTGATE CENTER LOT 9 123 S WESTGATE DR	L: 65871 B: 102529
GONZALEZ NORMA & SERGIO 1303 W 3RD # 12 WESLACO TX 78596	W4260-00-000-0010-00 WESTGATE CENTER LOT 10 1614 WESTMONT DR	L: 68160 B: 86834
GONZALEZ SERGIO & NORMA L 1303 W 3RD #12 WESLACO TX 78596	W4260-00-000-0011-00 WESTGATE CENTER LOT 11 1608 WESTMONT DR	L: 64800 B: 165200
PENA RUBEN PO BOX 813 WESLACO TX 78599	W4260-00-000-0012-00 WESTGATE CENTER LOT 12 1602 WESTMONT DR	L: 64800 B: 108390
FUENTES FLORESTELA A TRUSTEE 13973 ANTONIA FORD CT CENTREVILLE VA 20121	W4260-00-000-0013-00 WESTGATE CENTER LOT 13 1518 WESTMONT DR	L: 64800 B: 108736

City of Weslaco Code Enforcement Dept.

JUL 10, 2024

GONZALEZ JANELLE DBA PLATINUM APPLE INVESTMENTS 1501 N GONZALEZ RD WESLACO TX 78596	W4260-00-000-0014-00 WESTGATE CENTER LOT 14 1512 WESTMONT DR	L: 64800 B: 101200
SAN JACINTO ENTERPRISES LLC 2100 W EXPRESSWAY 83 MERCEDES TX 78570	W4260-00-000-0015-00 WESTGATE CENTER LOT 15 1506 WESTMONT DR	L: 64800 B: 258626
SAN JACINTO ENTERPRISES LLC 2100 W EXPRESSWAY 83 MERCEDES TX 78570	W4260-00-000-0016-00 WESTGATE CENTER LOT 16 3529 LOS LAGOS ST	L: 70290 B: 150589
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W4260-00-000-0018-00 WESTGATE CENTER LOT 18 0 WESTMONT DR	L: 31050 B: 0
OLIVAREZ JOE DANIEL PO BOX 1667 WESLACO TX 78599	W4260-00-000-0019-00 WESTGATE CENTER LOT 19 1513 WESTMONT DR	L: 62100 B: 116754
SERRANO MARTHA 9410 N MILE 4 W MERCEDES TX 78570	W4260-00-000-0020-00 WESTGATE CENTER LOT 20 1519 WESTMONT DR	L: 31050 B: 77610
CAMARGO ENRIQUE 717 W 2ND ST MERCEDES TX 78570	W4260-00-000-0021-00 WESTGATE CENTER LOT 21 1603 WESTMONT DR	L: 62100 B: 109544
GONZALEZ NORMA 1303 W 3RD ST APT 12 WESLACO TX 78596	W4260-00-000-0022-00 WESTGATE CENTER LOT 22 1609 WESTMONT DR	L: 62100 B: 293946
JPO ENTERPRISES INC PO BOX 2127 ELSA TX 78543	W4260-00-000-006A-00 WESTGATE CENTER LOT 6A 1617 W BUS HWY 83	L: 126700 B: 48918
7- ELEVEN INC ATTN: AD VALOREM TAX 7 ELEVEN PO BOX 711 DALLAS TX 75221	W4260-00-000-007A-00 WESTGATE CENTER LOT 7A 1621 W BUS HWY 83	L: 140816 B: 91347
JPO ENTERPRISES INC PO BOX 2127 ELSA TX 78543	W4260-00-000-007B-00 WESTGATE CENTER LOT 7B 1621 W BUS HWY 83	L: 37393 B: 3854

To whom it may concern,

This conditional use permit application is being submitted for the purpose of opening a liquor store for off-premise consumption. The name of the business will be Two Step Liquor, located at 1601 Bus US-83, STE C, Weslaco, TX 78596 with hours of operation Monday through Saturday from 10AM until 9PM. The owners/operators will be Nathan Smith and John Woodliff.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-760	
From:			
Subject: Approval on the request from RGV Partnership is requesting closure of the 300 block of South Missouri Ave., on Wednesday, September 25, 2025 from 3:00 pm to 9:00 pm for the celebration of the RGV Chamber/Partnership 80th Anniversary Party and authorize the Mayor to execute any related documents. (Staffed by City Manager.)			
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):			
NORMA CANTU Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve.			
Attachments, if any: RGV Partnership 80th Anniversary Party			
Responsibilities upon Approval:			

Norma Cantu

Subject: FW: Request to close off the 300 block of S Missouri Ave

From: Daniel Silva <daniel@rgvpartnership.com>
Sent: Thursday, August 1, 2024 1:42 PM
To: Martin Garza <mgarza@weslacotx.gov>
Cc: Naomi <Naomi.Perales@onegas.com>
Subject: Request to close off the 300 block of S Missouri Ave

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Hello Martin,

The Rio Grande Valley Partnership will be holding a 80th Anniversary Party of September 25, 2024. We will be celebrating 80 years as the Rio Grande Valley Chamber of Commerce/Partnership, and I am proud to say that through all of those years, we have been located in Weslaco Texas.

I would like to request the closure of the 300 block of S. Missouri Ave from 3pm to 9pm on September 25th so we can hold an event directly in front of our office.

Please let me know what else you need from us in order to solidify this request.

Thank you for all of your help.

Best,



Daniel Silva, EDFP, PCED, MPA, CPM
President/CEO, RGV Partnership

☎ (956) 968-3141 📠 956-400-6256 🌐 rgvpartnership.com/

✉ daniel@rgvpartnership.com

📍 [322 S Missouri Ave, Weslaco, TX 78596](https://www.google.com/maps/place/322+S+Missouri+Ave,+Weslaco,+TX+78596)



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 Follow on Twitter

 Like my page



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-761	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64'-E280', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting a six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit. Applicant is set to expire on September 19, 2024. This is the 1 st extension. Construction should be finalized by the end of September 2024.			
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): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve as are commended by staff.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: Murphy 7959 SUP extension			
Responsibilities upon Approval: Staff will advise the applicant.			

From: [Tracy Borrel](#)
To: [Rebekah M. De La Fuente](#)
Cc: [Flor Acuna](#); [Norma Cantu](#); [Adelaida Vega](#); [Kayla A. Arevalo](#); [Tracy Borrel](#)
Subject: Murphy 7959 SUP extension
Date: Tuesday, July 30, 2024 11:26:25 AM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Hi Rebekah,

We would like to request an extension on the CUP that was issued to Murphy USA located at 601 N Westgate Dr in September 2023. We are nearing completion of the construction but may not be complete and open for business until the end of September 2024. Please let me know if you have any questions or if you require additional information to provide an extension.

Thank you,
Tracy

Tracy Borrel | Senior Licensing Specialist
Martin Frost & Hill
3345 Bee Cave Road, Ste. 105, Austin, TX 78746
Direct: 512.614.2012 | Firm: 512.473.0300
Fax: 512-614-2013 | www.mfhliquorlaw.com
tborrel@mfhliquorlaw.com

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To the extent this communication contains any statement regarding federal taxes, that statement was not written or intended to be used, and it cannot be used, by any person (i) as a basis for avoiding federal tax penalties that may be imposed on that person, or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-762	
From: REBEKAH DE LA FUENTE			
Subject: Approval of two-month extension of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located on the Northwest corner of North Westgate Dr. & Canyon Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed seven (7) lot subdivision is inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 16, 2024. This is the 2 nd extension. Project has been completed, and final inspection report has been provided by Engineering.			
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: The Planning and Zoning Commission recommended approval of the two-month extension request at their regular meeting of August 7, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Staff will advise the applicant.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the two-month extension.			
Attachments, if any: Pablo Pena Jr. No.2 - Extension Letter 8-1-24, Pablo pena jr. No.2- extension			
Responsibilities upon Approval:			



RIO DELTA ENGINEERING

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

August 1, 2024

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

Re: Pablo Pena Jr. Subdivision No.2, request for 60-day extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Pablo Pena Jr. Subdivision No.2", we are requesting a 60-day extension to complete this subdivision due to construction and material delays. We are currently 98% complete and we foresee completing the construction of the remaining subdivision and plat recording within the next 60 days.

Respectfully submitted,

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



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 7, 2024	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration for two-month extension of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate Dr. & Canyon Rd. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 16, 2024. This is the 2 nd extension. Project has been completed, and final inspection report has been provided by Engineering.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the two-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-778	
From: ROSA Badillo			
Subject: Approval of Resolution 2024-62 for the renewal of the Inter-local Agreement with Hidalgo County for the Scofflaw Program to include a related agreement with Hamer Enterprises at the Municipal Court for outstanding violations and warrants and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.)			
Background: In 2018, we entered into an agreement with the Hidalgo County Tax Assessor-Collector to assist us in collecting outstanding warrants for failure to appear and failure to pay a fine on a complaint that involves the violation of traffic law as defined by Texas Transportation Code Section 702.001(3).			
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):			
ROSA Badillo ROSA Badillo Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff Recommends Approval.			
Attachments, if any: Hamer Enterprises Agreement, R2024-62 Scofflaw renewal agreement, C-24-0272-08-06 - ILA W City of Weslaco - Scofflaw			
Responsibilities upon Approval:			

Hamer Enterprises®

INTERNET PROCESSING PROFESSIONAL SERVICES AGREEMENT

HECORP, INC DBA HAMER ENTERPRISES (HE) whose principal office is located at 4200-A N. Bicentennial Drive, McAllen, Texas, 78504 and **City of Weslaco, TX,(CLIENT)** at 255 S. Kansas Ave., Weslaco, Texas 78596, a recipient of HE Internet Processing Professional Services agree as follows:

WITNESSETH:

WHEREAS, the CLIENT has a need for Internet Processing Professional Services.

NOW THEREFORE, in consideration of the premises and mutual promises and covenants herein contained, the parties hereto agree as follows:

1. Agreement:

The Agreement consists of:

This document and

EXHIBITS A through C, attached hereto.

2. CONSIDERATION:

While the CLIENT will not be responsible for any cash consideration to HE for the SERVICES as per EXHIBIT A, the CLIENT's customers who choose to benefit from the SERVICES used in will pay HE and HE will be responsible for collecting a service fee that is clearly defined to the CLIENT's customers by HE prior to using the SERVICES on a transaction basis per each department who opt to use the SERVICES as per EXHIBIT C. Because banks and credit card processing firms costs and fee structures to HE routinely change, HE's current service fee schedule is subject to change at any time and HE will be allowed to modify the fee schedule at HE's discretion under this Agreement. If the CLIENT allows access to the CLIENT's merchant account and CLIENT's customer performs a transaction using the SERVICES that results in a charge back or returned item to HE, HE will reverse the transaction made to the CLIENT's specified bank account and provide the CLIENT with the appropriate reporting to identify the charge back or returned item. Unless specifically stated to the contrary elsewhere within this Agreement, the CLIENT agrees that nothing said or implied within this Agreement shall provide the CLIENT with any ownership or a continuous, uninterrupted right-to-use license of HE products or services during this Agreement or after the termination of this Agreement by either party.

3. EXTENSION OF TIME:

HE shall not be liable under this Agreement for any loss or damage to the CLIENT due to delay in delivery or other performance failures resulting from any cause beyond HE's reasonable control. Such causes shall include, but are not limited to compliance with lawful regulations, orders, acts, instructions, or priority requests of any Government, or department or agency thereof, civil or military authority, acts of God, acts of the public enemy, acts or omissions of the CLIENT, fires, floods, strikes, lockouts, embargoes, wars, riots or insurrections. HE shall give the CLIENT notice of the presence of any cause referenced above promptly after HE becomes aware of the existence of same.

4. TERMINATION BY THE CLIENT:

CLIENT may terminate this agreement for any or no reason. Any notice required to be given by the terms of this Agreement shall be sent by certified mail, postage prepaid or express delivery and addressed to:

HAMER ENTERPRISES

William C Hamer

4200-A N. Bicentennial Drive, McAllen, TX 78504

Phone: (956) 682-3466

Fax: (956) 682-0372

5. CLIENT RESPONSIBILITIES:

The CLIENT will provide a designated financial institution as its depository required to make deposits electronically and any additional responsibilities outlined as per EXHIBIT B. The CLIENT shall comply with Federal and State regulations regarding eCommerce. The CLIENT shall assign a City Staff to perform as liaison.

6. LIMITATIONS:

HE's sole liability under this Agreement shall be for providing the SERVICES. HE will not be liable for any lost profits, revenues, or for any claim or demand against the CLIENT by any other party. HE's liability hereunder for damages, regardless of the form of action, shall not exceed the fees and other charges paid by the CLIENT under this Agreement. In no event shall HE be liable for consequential damages even if HE has been advised of the possibility of such damages.

7. INSURANCE:

At the request of the CLIENT, HE shall provide proof of comprehensive general liability.

8. SECURITY AND PRIVACY:

CLIENT agrees that none of its officers or employees shall use or reveal any HE proprietary information furnished by HE for any purpose other than the purpose for which it was obtained. Copies of such information shall not, without the consent of HE, be admitted as evidence or used for any purpose in any action, suit or other judicial or administrative proceedings, unless ordered by a court of competent jurisdiction. HE shall be notified in writing immediately upon receipt of any such order of court, pertaining to production of such information.

9. CONFLICT OF INTEREST DISCLOSURE:

HE warrants that no person or selling agency has been employed or retained to solicit or secure percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by HE for the purpose of securing business. For breach or violation of this warranty, the CLIENT shall have right to terminate this Agreement in accordance with the termination clause, and at its sole discretion, to deduct from the agreement price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage or contingent fee.

10. INDEMNIFICATION:

HE hereby agrees to indemnify and hold harmless the CLIENT, its officers, agents and employees of and from:

- A. any and all claims and demands which may be made against the CLIENT, its officers, agents, or employees by reason of any infringement or alleged infringement of any patent rights or claims caused or alleged to have been caused by the use of any apparatus, appliance, or materials furnished by HE under this Agreement; and
- B. any and all penalties imposed or damages sought on account of the violation of any law or regulation or of any term or condition of any permit required of HE.

11. VENUE:

The venue for this and all associated agreements shall be Hidalgo County, Texas.

12. TERM OF AGREEMENT:

The Agreement shall commence on the latter of the execution dates of the parties to this Agreement and shall continue unless sooner terminated or extended as herein provided.

13. SEVERABILITY:

If any provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

14. STATE OF TEXAS LAWS:

This agreement shall be governed according to the laws of the State of Texas.

15. NON-ASSIGNABILITY:

The parties hereto may not assign the rights or obligations hereunder without the prior written consent of the other party.

THIS AGREEMENT SHALL NOT BE EFFECTIVE UNTIL EXECUTED BY CLIENT AND ACCEPTED BY AN AUTHORIZED REPRESENTATIVE OF HE AT ITS PRINCIPAL PLACE OF BUSINESS.

CLIENT and HE have caused this Agreement to be executed by their authorized signatures as of the latter date below.

HE:
HAMER ENTERPRISES

CLIENT:
City of Weslaco, Texas

Authorized Signature

Mr. William C Hamer

Printed

CEO

Title

Date

Authorized Signature

Printed

Title

Date

Attest

Title

1. EXHIBIT A: PROFESSIONAL SERVICES DESCRIPTION

HE will provide their eScofflaw® Hosted Application Services and EZ-NETPAY® Internet Payment Services to CLIENT for collections specific to the CLIENT:

- A. Access to the EZ-NETPAY® eCommerce Gateway via an Internet backbone connection provided by the CLIENT
- B. Access to the eScofflaw® Hosted Application Services via an Internet backbone connection provided by the CLIENT
- C. All maintenance and support of the eScofflaw® Hosted Application Services and EZ-NETPAY® eCommerce Gateway and any agreed to Web Services to meet the SERVICES requirements to include, but not be limited to, any technical upgrades required to perform the SERVICES
- D. Training staff on the operation of eScofflaw® Hosted Application Services and EZ-NETPAY® Services
- E. Standard reports predicated on existing EZ-NETPAY® eCommerce Gateway fields, those fields include but not limited to transaction date, transaction id and unique batch number and settlement information

Overall Hosting Services Features Include:

eScofflaw® Portal Absconders Access
eScofflaw® Portal Designated Authorized County Staff Access
eNETPAY® Online Payment Gateway Settlement Reports Site

Connectivity:

High Speed connectivity, Network & Connection Monitoring

Backup Services:

Daily, Weekly, Monthly & Annual backups – this includes the following:

Monthly Entire System Save, Offsite Storage & Rotation, Data Restoration, Disk Protection and Power Backup

Multi-tier Security:

Physical Security, Logical Security, Monitoring and Analysis

Data Base:

Database management updates, daily upload via HE Secure File Transfer Protocol Service.

2. EXHIBIT B: CLIENT RESPONSIBILITIES

The CLIENT shall be responsible for providing data files, daily, to an FTP Site, HE's Secure FTP Site or make data accessible for HE's updating to provide the services to the CLIENT.

The CLIENT shall allow HE exclusively to Interface HE's eCommerce payment gateway with HE's eScofflaw[®] Portal.

The CLIENT shall allow any City of Weslaco Department or Municipality within City of Weslaco to add case data for eScofflaw[®] collections at the discretion of City of Weslaco Commissioners, City of Weslaco Department or the City of Weslaco Tax Assessor Collector

3. EXHIBIT C: LOCATIONS

The CLIENT shall allow any County Department use of HE's Internet Professional Services for payment processing at the discretion of the City of Weslaco Commissioners or City of Weslaco Department.

AUTHORIZATION AGREEMENT FOR DIRECT DEPOSIT	
CLIENT INFORMATION	CLIENT NAME: _____
	Federal ID # : _____
	Client Contact: _____ Title: _____
	Mailing Address: _____
	City: _____ State: _____ Zip Code: _____
	Phone Number: _____ Fax Number: _____
	eMail Address: _____
BANK INFORMATION	Account Name: _____ (Account Name as it appears on bank account)
	Bank Name: _____
	Routing Number: _____ (Nine Digit Number)
	Account Number: _____
	Check One: ☐ Checking Account ☐ Savings Account
AUTHORIZATION	I hereby authorize Hamer Enterprises/Government Payments to settle into the designated account above for specified transaction types below. This authorization for direct deposit will remain in effect until written notice of cancellation.
	Authorized Printed Name: _____ (Printed, entered or typed Name)
	Title: _____
	Authorized Signature: _____
	Date Signed: _____
	Please indicate <u>transaction date</u> for settlements to begin: _____
Transaction Types	Please enter specified transaction(s) to be settled into this designated account: For example Court Cost, Fees and Fines, Tax Payments, Permit, Utility, Water, Water/Sewer etc. _____ _____ _____
RETURN	This form may be faxed to Hamer Enterprises at: (956) 682-0372 Please mail signed original form(s) to: Hamer Enterprises eCommerce 4200-A North Bicentennial Drive McAllen, TX 78504 Please use a separate ACH Form for each designated bank account.

PRINT

CLEAR

RESOLUTION 2024-62

RESOLUTION AUTHORIZING THE CITY OF WESLACO TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE COUNTY OF HIDALGO AND ALL NECESSARY COUNTY DEPARTMENTS FOR IMPLEMENTATION AND ENFORCEMENT OF PROGRAM RELATED TO IDENTIFYING AND FLAGGING VEHICLE OWNERS WHO HAVE OUTSTANDING WARRANT FROM CITY FOR FAILURE TO APPEAR OR FAILURE TO PAY FINE ON A COMPLAINT THAT INVOLVES THE VIOLATION OF TRAFFIC LAW; AUTHORITY TO APPROVE ADMINISTRATIVE FEES; AUTHORITY AND APPROVAL OF ESCROW FUNDS; SAVINGS CLAUSE; SEVERABILITY CLAUSE; EFFECTIVE DATE

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

SECTION 1: AUTHORIZATION TO EXECUTE INTERLOCAL AGREEMENT.

- A. The City hereby authorizes appropriate personnel including but not limited to the Mayor and other authorized presiding officers, City Manager, Weslaco Board of Commissioners, and Municipal Court Judge, to contract with the County of Hidalgo and all necessary county departments and divisions for the implementation and enforcement of programs resulting in the flagging of vehicle owners who have outstanding warrant or warrants from the city for failure to appear or failure to pay a fine on a complaint that involves the violation of traffic law.
- B. The City also hereby authorizes the imposition of an additional administrative fee to be collected, in addition to any delinquencies, by violators to be used for the implementation and in furtherance of this program. The City authorizes the payment of fees not to exceed \$20.00 per case to the County of Hidalgo and/or the Hidalgo County Tax Assessor for its participation and cooperation in the program in the effort to assist the City of Weslaco in recovering delinquent fines, fees and other court costs.
- C. The City of Weslaco further authorizes the payment of escrow funds to the appropriate agencies. The payment of escrow funds may be periodic and continuous throughout the effective date on the agreements.

SECTION 2: SAVINGS CLAUSE

Except as hereby resolved, any other directives or actions of the City of Weslaco, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 3: SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with the state, federal, and other guidelines as directed.

SECTION 4: EFFECTIVE DATE

This Resolution shall take effect immediately upon passage by the members of the City Commissioners of the City of Weslaco.

PASSED AND APPROVED BY THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS on this the 20th day of August 2024.

CITY OF WESLACO

Adrian Gonzalez, Mayor

ATTEST:

Norma A. Cantu, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney



STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF WESLACO, TEXAS
AND THE COUNTY OF HIDALGO, TEXAS**

This Agreement made and entered into this 6th day of August, 2024, by and between the **County of Hidalgo, Texas**, hereinafter referred to as “**County**”, with the agreement, consent, and participation of the **Hidalgo County Tax Assessor-Collector**, hereinafter referred to as the “**County or County Tax Assessor-Collector**”, and the **City of Weslaco, Texas**, hereinafter referred to as “**City**”, under the authority and in accordance with the Inter-local Cooperation Act, as set out in Chapter 791 of the Texas Government Code, and as authorized by Texas Transportation Code Chapter 702.

WITNESSETH:

WHEREAS, Texas Government Code Chapter 791 authorizes local governments of the State of Texas to enter into contracts for governmental functions and services to increase their efficiency and effectiveness; and

WHEREAS, County and City are local governments as defined in Texas Government Code Section 791.003(4), have the authority to enter into this agreement, and have each entered into this agreement by the action of its governing body in the appropriate manner prescribed by law; and

WHEREAS, Texas Transportation Code Section 702.003(a) allows a county tax assessor-collector to refuse to register a motor vehicle if the tax assessor-collector receives, under a contract, information from a municipality that the owner of the vehicle has an outstanding warrant from that municipality for failure to appear or failure to pay a fine on a complaint that involves the violation of a traffic law as defined by Texas Transportation Code Section 702.001(3).

WHEREAS, Texas Transportation Code Section 702.003(b) allows a municipality to contract with a county in which the municipality is located to provide information to the county tax assessor-collector to make a determination on whether a vehicle owner has outstanding warrants as set out above and deny vehicle registration to certain person; and

WHEREAS, such a consolidated effort in the effectuation of Texas Transportation Code Chapter 702, is in each party’s best interest and that of the public and that this agreement will increase the effective and efficient functioning of each party; and

WHEREAS, County and City specify that each party paying for the performance of said functions of government shall make those payments from current funds available to the paying party;

NOW, THEREFORE, this agreement is hereby made and entered into by County and City for the mutual consideration stated herein:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to state the terms and conditions under which the County Tax Assessor-Collector may refuse to register certain motor vehicles when the County Tax Assessor-Collector receives information from City that the owner of the vehicle has an outstanding warrant for failure to appear or failure to pay a fine on a complaint that involves a violation of a traffic law as defined by Texas Transportation Code Section 702.001(3).

2. DUTIES OF THE CITY

- 2.1 City shall contract with County to enable the County Tax Assessor-Collector to identify flagged vehicle owners that have an outstanding warrant from City for failure to appear or failure to pay a fine on a complaint that involves the violation of a traffic law as defined by Texas Transportation Code Section 702.001(3). City shall provide the County with a detailed listing, in the County requested format, of flagged vehicle owners and subsequently cleared vehicle owners in order to effectuate the purpose of this agreement. This shall enable the County Tax Assessor-Collector to determine whether a vehicle owner should be denied registration or re-registration. City shall in all instances ensure that all provisions of the Act are adhered to as well as all other applicable laws of the State of Texas.
- 2.2 City shall provide the County Tax Assessor-Collector with a signed and stamped Scofflaw Denial / Release Form issued from the County office or the online Scofflaw system and a Payment Receipt, if applicable, when a traffic law matter is cleared regarding a person:
 - 2.2.1 Against whom a judgment has been entered and who has paid the municipal court the full amount of the fine and court costs; or
 - 2.2.2 Who has perfected an appeal of the case for which the arrest warrant was issued; or
 - 2.2.3 Whose charge for which the arrest warrant was issued has been dismissed.
- 2.3 Upon receiving a Scofflaw Denial / Release Form as indicated above and a Payment Receipt, if applicable, the County Tax Assessor-Collector may not refuse to register the motor vehicle.
- 2.4 City shall provide to County a telephone number or the location of an office where individual inquiries and complaints can be made regarding

denial of registration by the County Tax Assessor-Collector due to outstanding City warrants, as well as to explain the procedures necessary to resolve the outstanding warrants in order to obtain valid registration.

- 2.5 City shall conduct a publicity campaign to explain when registration will be denied and procedures necessary to obtain valid registrations.
- 2.6 City shall identify, by name, address, and telephone number, an individual or individuals who shall have authority on behalf of the City to coordinate, direct and supervise this Agreement.
- 2.7 City shall be liable for any damages that arise out of any registration denials of any vehicles that were flagged or should have been flagged.
- 2.8 City shall require all peace officers authorized to issue citations in City to provide written warning to each person to whom the officer issues a citation for a violation of a traffic law as defined by Texas Transportation Code Section 702.001(3).
- 2.9 The warning must state that if the person fails to appear in court as provided by law for the prosecution of the offense or fails to pay a fine for the violation, the person may not be permitted to register a motor vehicle in this state. The warning may be printed on the citation.
- 2.10 Should City desire to allow vehicle owners to pay outstanding fine(s) online through the County's contracted internet payment services vendor, then City will execute any and all documents necessary to effectuate said service.
- 2.11 City shall obtain and maintain any and all software and technological resources necessary to effectuate Scofflaw services.

3. DUTIES OF THE COUNTY TAX ASSESSOR-COLLECTOR

- 3.1 The County Tax Assessor-Collector shall:
 - 3.1.1 Refuse to register or reregister all motor vehicles which City has flagged with the County and identified in accordance with Texas Transportation Code Chapter 702.
- 3.2 County shall provide a form to distribute to flagged motor vehicle owners necessary to accomplish the purposes of this Agreement. The instructions shall include the following: steps necessary to resolve outstanding traffic violations and information on obtaining a vehicle registration; Municipal Court addresses; and contact information of an individual should a flagged motor vehicle owner wish to enter a complaint about a registration denial.

- 3.3 The County Tax Assessor-Collector shall register or re-register a motor vehicle upon receiving a Scofflaw Denial / Release Form and a Payment Receipt, if applicable, from City that the motor vehicle owner's traffic law matter is cleared pursuant to Section 2.2 above.
- 3.4 The County Tax Assessor-Collector shall at any time have the sole authority and prerogative to register or re-register a motor vehicle where there has been a valid transfer of title.

4. CONSIDERATION AND PAYMENT

- 4.1 The County Tax Assessor-Collector shall present an itemized invoice to City within 10 days after the end of each month during the term of this Agreement providing case number/citation number, date rejected and amount due of each motor vehicle owner for which the County tax Assessor-collector refused vehicle registration or re-registration. County shall be compensated as allowed by Texas Transportation Code Section 702.003(e-1) and according to 4.2 below. City's payment shall be due thirty (30) days from the receipt of the invoice.
- 4.2 City shall assess a \$20.00 fee as allowed by Texas Transportation Code Section 702.003(e-1) on a person who has an outstanding warrant from City for failure to appear or failure to pay a fine on a complaint that involves the violation of a traffic law as defined by Texas Transportation Code Section 702.001(3). The fee shall be assessed as the vehicle owner is flagged by City. The fee shall be collected by City and reimbursed to the County Tax Assessor-Collector for its expenses for providing services under this Agreement.
- 4.3 In the event the County denies registration and the City subsequently dismisses the charges entirely, or otherwise no collection is made, City shall not be required to pay County for the registration denial.
- 4.4 City shall pay to the County the amount of Section 702.003(e-1) fees that were collected and invoiced by County.
- 4.5 City shall, on a monthly basis, provide County a report reconciling the \$20.00 Section 702.003(e-1) fees paid to County in the preceding months for each citation settled by City during the same time period. The report submission shall include payment of any additional amounts owed to County pursuant to 4.2 above.

5. TERM AND TERMINATION

This Agreement shall be for a period of **three (3)** year(s) commencing on **December 04, 2023** and expiring on **December 03, 2026**. The term of this Agreement may be extended at the County's sole discretion for two (2) additional one (1) year terms under the same terms and conditions described herein. Any Agreement entered into after the expiration of a prior Agreement for the same service, shall be effective as of the first day after the expiration of the prior Agreement. Either party may terminate this Agreement with or without cause upon sixty (60) days written notice to the other.

6. NOTICE

Official notice shall be by written notice and delivery to all of the parties to this Agreement. Delivery shall be by fax or deposit in the United States Postal Service, first class, return receipt requested to:

If to County: County of Hidalgo, Texas
Attn: Richard F. Cortez, County Judge
100 E Cano St.
Edinburg, TX 78539

With Copy to: County Tax Assessor-Collector
Attn: Pablo (Paul) Villarreal, Jr.
2804 US Hwy 281
Edinburg, TX 78539

If to City of Weslaco: City of Weslaco
Attn: Adrian Gonzalez, Mayor
255 S. Kansas Ave.
Weslaco, TX 78596

With Copy to: Weslaco Municipal Court
Attn: Samuel Sanchez, Presiding Judge
255 S. Kansas Ave.
Weslaco, TX 78596

7. INDEMNIFICATION

To the extent allowed by law, County and City agree that both County and City shall each be responsible for their own negligent acts or omissions or other tortuous conduct in the course of performance of this Agreement, without waiving any sovereign or governmental immunity available to either County or City under Texas law and without waiving any available defenses under Texas law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities.

8. FISCAL FUNDING

Notwithstanding anything to the contrary herein, this Agreement is expressly contingent upon the availability of county funding for each item and obligation contained herein. City shall have no right of action against the County in regards to this Agreement, specifically including any funding by County of this Agreement in the event that the County is unable to fulfill its obligations under this Agreement as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure of any funding party to budget or authorize funding for this during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the County, at its sole discretion, may provide funds from a separate source or terminate this Agreement. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791 of the Texas Government Code.

Notwithstanding anything to the contrary herein, this Agreement is expressly contingent upon the availability of City funding for each item and obligation contained herein. County shall have no right of action against City in regards to this Agreement, specifically including any funding by City of this Agreement in the event that City is unable to fulfill its obligations under this Agreement as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this or failure of any funding party to budget or authorize funding for this Agreement during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, City, at its sole discretion, may provide funds from a separate source or terminate this Agreement. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791 of the Texas Government Code.

9. VENUE

Venue to enforce this Agreement shall lie exclusively in Hidalgo County, Texas, and it will be subject to the laws of the State of Texas.

10. NONDISCRIMINATION

Parties to this Agreement shall not discriminate on the basis of race, color, national origin, sex, religion, age, disability, sexual orientation, or any other protected class under law.

11. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties hereto and may not be modified except by an instrument in writing executed by the parties hereto as herein provided or as necessary to comply with changes in applicable law.

12. SEVERABILITY

If any provision of this Agreement shall be held invalid, void or unenforceable,

the remaining provisions hereof shall not be affected or impaired, and such remaining provisions shall remain in full force and effect.

13. DEFAULT/WAIVER/MITIGATION

It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Agreement does not preclude pursuit of other remedies in this Agreement or provided by law.

14. FEDERAL OR STATE OF TEXAS FUNDING

In the event that any work or part thereof is funded by State of Texas or U.S. Government funding and any statute, rule, regulation, grant, contract provision or other State of Texas or U.S. Government law, rule, regulation or other provision imposes additional or greater requirement(s) than stated herein, City agrees to timely comply therewith without additional cost or expense to County.

15. HEADINGS

The titles which are used following the number of each paragraph are only for convenience in locating various provisions of this Agreement and shall not be deemed to affect the interpretation or construction of such provision.

16. NUMBER AND GENDER

Words of any gender used in this Agreement shall be held and construed to include any other gender; and words in the singular shall include the plural and vice versa, unless the text clearly requires otherwise.

17. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

18. REMEDIES

This Agreement shall not be considered as specifying the exclusive remedy for any Agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

19. ADDITIONAL DOCUMENTS

The parties hereto covenant and agree that they will execute each such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this contract/agreement.

THE GOVERNING BODY, by resolution or ordinance, dated _____, has authorized the Local Government to obtain the services as outlined above.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES effective as of the day and year discussed in section five (5) above.

APPROVED BY COMMISSIONERS' COURT ON August 06, 2024.

Agenda Item No. 96185

Executive Office: *me*
MS

CITY OF WESLACO

HIDALGO COUNTY

Adrian Gonzalez, Mayor

Richard F. Cortez
Hon. Richard F. Cortez, County Judge

ATTEST:

ATTEST:

Norma A. Cantu, City Secretary

Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk



APPROVED AS TO FORM:
Office of the Hidalgo County
Criminal District Attorney,
Toribio "Terry" Palacios

HIDALGO COUNTY TAX
ASSESSOR-COLLECTOR

M. Lopez
Michelle Lopez (Aug 9, 2024 10:46 CDT)
Michelle Lopez, Assistant District Attorney

Pablo (Paul) Villarreal, Jr.
Pablo (Paul) Villarreal, Jr. (Aug 9, 2024 09:29 CDT)
Pablo (Paul) Villarreal, Jr. PCC

ATTACHMENTS:
Minutes

SUPPLEMENTAL SIGNATURES:
(If Applicable)

renewals; with authority for the HC Tax Assessor-Collector and the County Judge to sign all required documents.

APPROVED

3. AI-96185 Requesting approval to enter into a three (3) year Interlocal Cooperation Agreement between HC and City of Weslaco for the implementation of scofflaw procedures and processes for vehicle registration denial services, with two (2) one (1) year automatic renewals with authority for the HC Tax Assessor-Collector and the County Judge to sign all required documents.
4. AI-96186 Requesting approval to enter into a three (3) year Interlocal Cooperation Agreement between HC and City of Edinburg for the implementation of scofflaw procedures and processes for vehicle registration denial services, with two (2) one (1) year automatic renewals; with authority for the HC Tax Assessor-Collector and the County Judge to sign all required documents.
5. AI-96181 Requesting approval to enter into a three (3) year Interlocal Cooperation Agreement between HC and City of Palmhurst for the implementation of scofflaw procedures and processes for vehicle registration denial services, with two (2) one (1) year automatic renewals with authority for the HC Tax Assessor-Collector and the County Judge to sign all required documents.
6. AI-96187 Requesting approval to enter into a three (3) year Interlocal Cooperation Agreement between HC and City of San Juan for the implementation of scofflaw procedures and processes for vehicle registration denial services, with two (2) one (1) year automatic renewals with authority for the HC Tax Assessor-Collector and the County Judge to sign all required documents.

I. Sheriff's Office

1. AI-96117 Requesting approval to purchase two (2) 2024 (or Newer) Micro Bird G5 Ford Buses through HC's membership with BuyBoard Purchasing Cooperative (Contract No. 722-23), from A-Z Bus Sales, Inc. in the total amount of \$288,832.56

J. Juvenile Probation

1. AI-96051 Requesting approval to purchase HVAC Replacements for HC Mario Ramirez Juvenile Center through HC's membership with Omnia Partners Cooperative (Contract No. 3341) from Trane U.S. Inc. in the total amount of \$244,316.98 with authority to issue a Notice to Proceed upon receipt of the required bonds.

K. Co. Wide

1. AI-96113 Requesting approval to award contract to Investa Property Maintenance, LLC dba US Lawns, the qualified lowest responsive bidder for "Lawn Care Services" (C-24-0099-08-06).

20. Executive Office:

C-24-0272-08-06 - ILA W City of Weslaco - Scofflaw

Final Audit Report

2024-08-12

Created:	2024-08-06
By:	Ived Sepulveda (ived.sepulveda@co.hidalgo.tx.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAp_kwLnThNAdibfiYSf6Ho2lb0rseG2-

"C-24-0272-08-06 - ILA W City of Weslaco - Scofflaw" History

-  Document created by Ived Sepulveda (ived.sepulveda@co.hidalgo.tx.us)
2024-08-06 - 9:11:11 PM GMT
-  Document emailed to paul.villarreal@hidalgocountytax.org for signature
2024-08-06 - 9:14:00 PM GMT
-  Email viewed by paul.villarreal@hidalgocountytax.org
2024-08-09 - 2:28:34 PM GMT
-  Signer paul.villarreal@hidalgocountytax.org entered name at signing as Pablo (Paul) Villarreal, Jr.
2024-08-09 - 2:29:22 PM GMT
-  Document e-signed by Pablo (Paul) Villarreal, Jr. (paul.villarreal@hidalgocountytax.org)
Signature Date: 2024-08-09 - 2:29:24 PM GMT - Time Source: server
-  Document emailed to Monica Salinas (monica.salinas@co.hidalgo.tx.us) for approval
2024-08-09 - 2:29:26 PM GMT
-  Email viewed by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
2024-08-09 - 2:36:56 PM GMT
-  Document approved by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
Approval Date: 2024-08-09 - 2:37:05 PM GMT - Time Source: server
-  Document emailed to michelle.lopez@da.co.hidalgo.tx.us for signature
2024-08-09 - 2:37:08 PM GMT
-  Email viewed by michelle.lopez@da.co.hidalgo.tx.us
2024-08-09 - 3:46:19 PM GMT



 Signer michelle.lopez@da.co.hidalgo.tx.us entered name at signing as Michelle Lopez
2024-08-09 - 3:46:53 PM GMT

 Document e-signed by Michelle Lopez (michelle.lopez@da.co.hidalgo.tx.us)
Signature Date: 2024-08-09 - 3:46:55 PM GMT - Time Source: server

 Document emailed to countyjudge.contracts@co.hidalgo.tx.us for signature
2024-08-09 - 3:46:58 PM GMT

 Email viewed by countyjudge.contracts@co.hidalgo.tx.us
2024-08-09 - 8:51:40 PM GMT

 Signer countyjudge.contracts@co.hidalgo.tx.us entered name at signing as Richard F. Cortez
2024-08-09 - 8:52:43 PM GMT

 Document e-signed by Richard F. Cortez (countyjudge.contracts@co.hidalgo.tx.us)
Signature Date: 2024-08-09 - 8:52:45 PM GMT - Time Source: server

 Document emailed to daniela.garza@co.hidalgo.tx.us for approval
2024-08-09 - 8:52:48 PM GMT

 Email viewed by daniela.garza@co.hidalgo.tx.us
2024-08-12 - 1:30:55 PM GMT

 Signer daniela.garza@co.hidalgo.tx.us entered name at signing as Daniela E. Garza
2024-08-12 - 3:38:46 PM GMT

 Document approved by Daniela E. Garza (daniela.garza@co.hidalgo.tx.us)
Approval Date: 2024-08-12 - 3:38:48 PM GMT - Time Source: server

 Document emailed to arturo.guajardo@co.hidalgo.tx.us for signature
2024-08-12 - 3:38:51 PM GMT

 Email viewed by arturo.guajardo@co.hidalgo.tx.us
2024-08-12 - 3:43:07 PM GMT

 Signer arturo.guajardo@co.hidalgo.tx.us entered name at signing as Arturo Guajardo Jr.
2024-08-12 - 3:43:48 PM GMT

 Document e-signed by Arturo Guajardo Jr. (arturo.guajardo@co.hidalgo.tx.us)
Signature Date: 2024-08-12 - 3:43:50 PM GMT - Time Source: server

 Document emailed to Daniela E. Garza (daniela.garza@co.hidalgo.tx.us) for approval
2024-08-12 - 3:43:54 PM GMT

 Email viewed by Daniela E. Garza (daniela.garza@co.hidalgo.tx.us)
2024-08-12 - 4:02:11 PM GMT



 Document approved by Daniela E. Garza (daniela.garza@co.hidalgo.tx.us)

Approval Date: 2024-08-12 - 4:02:33 PM GMT - Time Source: server

 Agreement completed.

2024-08-12 - 4:02:33 PM GMT





Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-779	
From:			
Subject: Discussion and consideration on Resolution 2024-63 appointing members to the Weslaco Recycling Task Force and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Public Works Department.)			
Background: The terms of five members are set to expire September 20, 2024, and consideration for appointments/reappointments needed. All members expressed their interest in continuing to serve.			
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	
City Manager Comments: Approve as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: Michelle Adams - interest in continued service, Board App - Ignacio Cavazos_Redacted, Board App - Veronica Calvillo-Gonzalez_Redacted, Board App - Gail Weigel Ortiz_Redacted, Colton Gammill - interest in continued service, R2024-63 appts Weslaco Recycling Task Force			
Responsibilities upon Approval: Execute, retain and notify appointees and department.			

Re: Fw: Weslaco Recycling Task Force re appointments

Michelle Adams <adamsmichelle61@gmail.com>

Mon 8/12/2024 4:46 PM

To: Lucerito Espinoza <lespinoza@weslacotx.gov>

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Yes, I am still interested.

Thank you,

Michelle Adams-Muñiz

On Wed, Aug 7, 2024 at 2:51 PM Lucerito Espinoza <lespinoza@weslacotx.gov> wrote:

Good Afternoon,

Please be informed your term is set to expire next month. Could you please reply with yes or no if you are still interested in being part of the committee and fill out the attached board application.

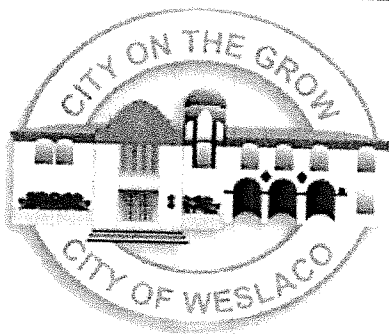
Thanks,

Lucy Espinoza-Losoya

General Services Coordinator
City of Weslaco, Public Works Department
1912 Joe Stephens Ave., Weslaco, TX 78599

☎: 956 973 3116 📠: 956 117 3298

✉: lespinoza@weslacotx.gov



RECEIVED

AUG 14 2024

BY: CSD-AV



APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Ignacio Cavazos

DATE: 8/12/24

HOME ADDRESS: _____

☒ Inside City Limits

☐ Outside City Limits

MAILING ADDRESS: SAME

TELEPHONE: (Residence) _____

(Cell) _____

E-MAIL ADDRESS: _____

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

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
N/A

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 BOARD _____

WESLACO RECYCLING TASK FORCE ☒

PARKS & RECREATION ADVISORY BOARD _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____

PLANNING & ZONING COMMISSION _____

TOWER OF HONOR _____

WESLACO AIRPORT COMMITTEE _____

BLUE RIBBON COMMITTEE (Iwo Jima) _____

BLUE RIBBON COMMITTEE (Logo Refresh) _____

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ☐ YES
☐ NO

RECEIVED

AUG 14 2024

BY: CSD-AU



APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Veronica Calvillo-Gonzalez DATE: 8/9/2024

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

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) [REDACTED] (Cell) 956-341-5091

E-MAIL ADDRESS: [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.)
Instructional Coach with Weslaco ISD at Rico Elementary

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Founder and Sponsor for the Rico Elementary Recycling Club

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 BOARD _____

WESLACO RECYCLING TASK FORCE 1
PARKS & RECREATION ADVISORY BOARD 2
MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PLANNING & ZONING COMMISSION _____
TOWER OF HONOR _____
WESLACO AIRPORT COMMITTEE _____
BLUE RIBBON COMMITTEE (Iwo Jima) _____
BLUE RIBBON COMMITTEE (Logo Refresh) _____

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ☐ YES
☐ NO

RECEIVED

AUG 14 2024

BY: CSD-AV



Continue to
**APPLICATION TO SERVE ON
BOARD & COMMITTEES**

NAME: Gail Weigel Ortiz DATE: 8/13/2024
HOME ADDRESS: _____
(☒ Inside City Limits) (☐ Outside City Limits)
MAILING ADDRESS: [REDACTED] Weslaco, TX 78594
TELEPHONE: (Residence) [REDACTED] Home
E-MAIL ADDRESS: [REDACTED]
OCCUPATION: (If retired, indicate former occupation or profession.)
Pediatric RN
PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Have served on the Weslaco Recycling Task Force
Since its creation

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

AMBULANCE ADVISORY BOARD _____	WESLACO RECYCLING TASK FORCE <u>1</u>
ANIMAL SHELTER ADVISORY BOARD _____	PARKS & RECREATION ADVISORY BOARD _____
BOARD OF ADJUSTMENTS - BUILDING _____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
BOARD OF ADJUSTMENTS - ZONING _____	PLANNING & ZONING COMMISSION _____
CITIZENS DRAINAGE ADVISORY BOARD _____	TOWER OF HONOR _____
CIVIL SERVICE BOARD _____	WESLACO AIRPORT COMMITTEE _____
ECONOMIC DEVELOPMENT CORPORATION _____	BLUE RIBBON COMMITTEE (Two Jima) _____
HOTEL OCCUPANCY TAX ADVISORY BOARD _____	BLUE RIBBON COMMITTEE (Logo Refresh) _____

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ☐ YES
☐ NO

RECEIVED

AUG 14 2024

BY: CSD-AU

Fw: Weslaco Recycling Task Force re appointments

Lisa Sandoval <lsandoval@weslacotx.gov>

Mon 8/12/2024 4:32 PM

To: DAVID ARCE <DARCE@weslacotx.gov>

📎 1 attachments (63 KB)

Outlook-ear3iuuu.png;

From: Colton Gammill <cgammill89@gmail.com>

Sent: Monday, August 12, 2024 4:31 PM

To: Lisa Sandoval <lsandoval@weslacotx.gov>

Subject: Re: Weslaco Recycling Task Force re appointments

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Yes, I would like to continue.

On Mon, Aug 12, 2024, 3:42 PM Lisa Sandoval <lsandoval@weslacotx.gov> wrote:

Good Afternoon,

As per David we would need answer no later than tomorrow at 8:30am. please reply to this email if you are still interested. thank you

From: Lucerito Espinoza <lespinoza@weslacotx.gov>

Sent: Wednesday, August 7, 2024 2:51 PM

To: Colton Gammill <cgammill89@gmail.com>; Gail WEIGEL ORTIZ <GAILWEIGELORTIZ@msn.com>; Ignacio Cavazos <ihcavazos@yahoo.com>; Veronica Calvillo <vcalvillo905@gmail.com>; adamsmichelle61@gmail.com <adamsmichelle61@gmail.com>

Cc: Lisa Sandoval <lsandoval@weslacotx.gov>; DAVID ARCE <DARCE@weslacotx.gov>

Subject: Fw: Weslaco Recycling Task Force re appointments

Good Afternoon,

Please be informed your term is set to expire next month. Could you please reply with yes or no if you are still interested in being part of the committee and fill out the attached board application.

Thanks,

RECEIVED

AUG 14 2024

BY: CSD-AV

RESOLUTION NO. 2024-63

**A RESOLUTION 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, after public meetings, all recommendations are required to be submitted to the Weslaco City Commission for approval; and

WHEREAS, the composition of members is seven (7) citizens wishing to serve their community and shall serve without compensation.

WHEREAS, members will serve a two-year term for a total of no more than six (6) years in accordance with Ordinance 2022-44; and

WHEREAS, there will be members terms set to expire and appointments/reappointments are needed.

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

<u>NAME</u>	<u>TERM ENDING</u>
_____	08/20/2026
_____	08/20/2026
_____	08/20/2026
_____	08/20/2026
_____	08/20/2026

PASSED AND APPROVED on this 20th day of August 20, 2024

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2024	Agenda Item No. (to be assigned by CSO): 2024-782	
From:		
Subject: Discussion and consideration on Resolution 2024-64 appointing a member(s) to the Animal Care Services Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary.)		
Background: A previous Commission action approved Ordinance 2024-08 to increase the membership of citizen involvement by two for The Animal Shelter Advisory Committee. This had the committee going from five to seven. The composition of said committee is one veterinarian, one City of Weslaco official, one person whose duties include the daily operation of an animal shelter, one representative from an animal welfare organization and three citizens of the City of Weslaco. Currently, appointments are needed to fill the additional members created. Melissa Krinks has advised her interest in being appointed, and a board application will be forthcoming.		
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):		
NORMA CANTU ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Approve the nominee as recommended by the governing body.		
Staff Recommendation: Approve.		
Attachments, if any: R2024-64 appointments Animal Shelter		
Responsibilities upon Approval:		

RESOLUTION NO. 2024-64

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING MEMBERS TO THE
ANIMAL SHELTER ADVISORY COMMITTEE**

WHEREAS, Ordinance 2012-2 establishes an Animal Shelter Advisory Board that will assist the City of Weslaco in complying with the requirements of Chapter 823 of The Texas Health and Safety Code and will be codified as Division 8 of Chapter 22 of The Code of Ordinances; and

WHEREAS, The Animal Shelter Advisory Committee shall assist the City of Weslaco in complying with the requirements of Chapter 823 of The Texas Health and Safety Code; and

WHEREAS, Ordinance 2024-08 increased The Animal Shelter Advisory Committee membership from five (5) to seven (7) now having a total of three citizens of the City of Weslaco on the committee and those additional members need to be filled.

WHEREAS, each member shall be appointed by the City Commission of the City of Weslaco; and

WHEREAS, the members will hold office for a 3-term not to exceed 6-years and the veterinarian member, City of Weslaco official member and the person whose duties include the daily operation of an animal shelter (staff) are appointed until removed and replaced.

WHEREAS, the Animal Shelter Advisory Committee members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individuals are appointed to the Animal Shelter Advisory Committee for a term as assigned.

<u>Name</u>	<u>Term Expires</u>
_____	08/20/2027
_____	08/20/2027

PASSED AND APPROVED on this 20th day of August 2024.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-730	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Kimley-Horn to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.			
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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 17, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1710 s texas blvd-Application, Notice and Radius Map			
Responsibilities upon Approval: Staff will advise the applicant.			



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000643-2024

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 3 Block 1

Subdivision Name Southgate Center

Street Address 1710 S Texas Blvd, Weslaco, TX 78596

Existing Zoning B-1 Neighborhood Business District Existing Land Use Undeveloped

Purpose for the Conditional Use Permit Request To sell alcohol (beer and liquor) at proposed convenience store.

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

- ☐ \$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 Kimley-Horn Phone 210-632-2148

Address 805 S. Walton Boulevard, Suite 520 Fax: _____

City Bentonville State AR Zip Code 72712 E-Mail: matt.cox@kimley-horn.com

OWNER

Name Walmart Real Estate Business Trust Phone 479-799-1325

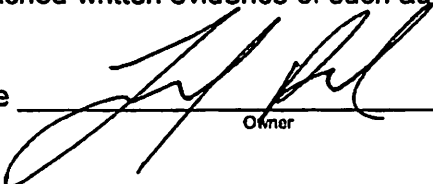
Address 702 SW 8th St Mailstop 0500 Fax: _____

City Bentonville State AR Zip Code 72716 E-Mail: trent.rachel@walmart.com

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

Yes _____ No X _____

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

Signature  Date 5/22/24
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



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

**Initial Application
Reinstatement
Change of Location**

**Required
Certifications form
L-CERT must be included**

Join TABC in the fight against Human Trafficking

L-IA (10/2022)

TABC has enhanced our license and permit application process. We encourage you to take advantage of our user-friendly online application process through the Alcohol Industry Management System (AIMS). If you are unable to submit your application via AIMS, you may complete the paper application below. **If you submit a paper application, it will take considerably longer to obtain your license or permit.**

Complete this form to apply for an original license or permit, or to make certain changes to an existing license or permit. Ultimate responsibility for the privilege of holding such license or permit rests on the applicant or license/permit holder. Visit our website (www.tabc.texas.gov) for statutory requirements, authorities or to find your local office.

Initial Information

1. Application for:

☒ Original	☐ Reinstatement	License/Permit Number _____	☐ Reinstatement and Change of Trade Name	License/Permit Number _____
	☐ Change of Location	License/Permit Number _____	☐ Change of Location and Trade Name	License/Permit Number _____

2A. Type of Off-Premise License/Permit

☐ BF Retail Dealer's Off-Premise License	☐ ET Third-Party Local Cartage Permit	☐ P Package Store Permit
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ LP Local Distributor's Permit	☒ Q Wine Only Package Store

2B. Type of On-Premise License/Permit

☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ RM Mixed Beverage Permit with required Food and Beverage Certificate
☐ BP Brewpub License	☐ LH Late Hours Certificate	☐ WP Waterpark Permit

2C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ SD Brewer's Self-Distribution License
☐ BC Branch Distributor's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit
	☐ JD Bonded Warehouse (Dry Area)	

3. Trade Name of Location (Name of restaurant, bar, store, distribution company, etc.)

Quality Licensing Corporation dba Walmart Fuel Station #6159

4. Location Address Street Number Street Name

1710 S Texas Blvd	
City Weslaco	County Hidalgo
State TX	Zip 78596

5. Mailing Address Street Number Street Name

702 SW 8th St Mailstop 0500	
City Bentonville	State AR
	Zip 72716

6. Business Phone
(956) 854-2566

Alternate Phone
(479) 371-0112 (Home Office)

E-mail Address
complic@wal-mart.com

Business Information

7. Owner of Business/Applicant (Name of Corporation, Sole Proprietor, LLC, etc.)

Quality Licensing Corporation

8. SSN or Federal Employer Identification Number (FEIN)

71-0636598

- If you hold an active TABC license/permit under the SSN or FEIN listed in question #8 and there have been no changes to the ownership structure of the business since you filed your last application, skip to question #11.
- If you hold an active TABC license/permit under the SSN or FEIN listed question #8, and there has been a change in the ownership or business structure since you filed your last application you must complete the entire Business Section below and Personal History Sheets (PHS) for any added person or persons.
- If you do not currently hold an active TABC license/permit, complete the entire Business Information section, all necessary ownership information and personal history sheets. Select the entity page(s) that correspond with your business structure. All officers, directors, stockholders, and trustees, holding ownership in this business must be disclosed. Individual applicants complete this application and L-PHS (Personal History Sheet).

9. ☐ Individual ☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name	First Name	MI	Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name	First Name	MI	Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name	First Name	MI	Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	
☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	
☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	
If additional space is necessary, use the appropriate form for your business structure (L-C, L-LLC, L-P).			
Background Information			
10A. Has any person listed in the business information section, or his or her spouse, been finally convicted or received deferred adjudication for any of the offenses below? If so, indicate by checking all that apply. If any boxes are checked, and it has not been five years since the termination of a sentence, parole or probation served, <u>attach an explanation.</u>			
☐ any felony offense ☐ prostitution ☐ bookmaking ☐ gambling or gaming ☐ bootlegging ☐ vagrancy offense involving moral turpitude ☐ any offense involving dangerous drugs, synthetic cannabinoids or controlled substances as defined in Texas Controlled Substances Act ☐ any offense involving firearms or a deadly weapon ☐ any offense involving drink solicitation ☐ more than three violations of the Texas Alcoholic Beverage Code relating to minors ☐ violations of the Texas Alcoholic Beverage Code resulting in a criminal fine of \$500 ☐ violations of an individual's civil rights or discrimination against an individual on the basis of race, color, creed or national origin			
10B. If any person listed in the Business Section has had a TABC license or permit canceled, attach an explanation.			
Property Ownership/Lease/Sublease/Management Information			
Complete question 11A. or 11B. to document owner of property. If land and building are owned by different entities, group partners/officers of each entity separately in spaces in 11B.			
Individual Property Owner			
11A. Full Legal Name (Last, First, Middle):		Date of Birth (mm/dd/yyyy)	SSN
Property Owner Information (If owner is business entity)			
11B. Name of Business Entity Walmart Real Estate Business Trust		Federal Employer Identification Number (FEIN) 71-6167580	
12. If operating under a lease at the location listed in question 4, complete the following:			
Expiration date(s)/Options _____ Monthly rental amount \$ _____ If other fees and payments are due to the landlord, indicate amount and reason \$ _____ Reason: _____			
If you are you operating under any concession, service or management agreement(s) that contain terms for services or management beyond property rental, complete question number 13. Attach copy of all agreements. If question 13 does not apply, go to question 14			
13A. Indicate if you are: ☐ Sublessor ☐ Concessionaire ☐ Management Company			
13B. Entity Name of Sublessor, Concessionaire or Management Company:			
13C. FEIN of Sublessor, Concessionaire or Management Company:			
Enter information for individual or business entity below			
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)		FEIN or SSN	
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)		FEIN or SSN	
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)		FEIN or SSN	
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)		FEIN or SSN	
Use form L-SL if additional space is needed			
13D. Enter contract information below:			
Expiration date(s)/Options _____ Monthly fee \$ _____			
13E. If you have a sublessor that differs from the management company enter sublessor name below.			
Sublessor Name _____		FEIN _____	
14A. Do you or anyone else at the location operate under a franchise agreement? ☐ Yes ☒ No			
14B. If "YES," as required under Section 109.53 do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages? ☐ Yes ☐ No			
If there are any agreements, excluding questions 13-14, which involve alcohol in any way, you MUST attach copies of those agreements.			

**Sales Information for Following License/Permit Types:
MB/FB, BG/FB, BE/FB**

15. Provide projected (future) sales data for first 12 months of operation.

Sales Year (YYYY) 20 _____
 Alcoholic Beverage Sales \$ _____
 Food Sales \$ _____
 Other Sales \$ _____
 Total Sales \$ _____

Additional Requirements you are Attesting to for Food and Beverage Certificate Only:

- Food service will be maintained on the licensed premise.
- There is a permanently designated food service facility on the licensed location.
- Multiple entrees per meal are available to customers.
- Food items are prepared for consumption on or off the licensed location.
- Hours of operations for sale and service of food and alcoholic beverages are the same. Note, food may be sold or served before or after the legal hours for sale of alcoholic beverages.
- If the designated food service facility on the licensed location is operated by a separate business entity, the business entity will provide records for food service for the purpose of inspections or audit.
- If the premise is a hotel, separate food service facility for each separate area for restaurants, lounges or bars are maintained.

Mark only one of the boxes below to identify the method that qualifies the location to hold a Food & Beverage Certificate.

See Food and Beverage Certificate Application Document Guide pg.5 for additional information

- ☐ In addition to the above requirements, you qualify as a restaurant as defined by Rule 33.5(b)(6)
- The location operates its own permanent food service facility with commercial cooking equipment on its premises; and
 - Prepares and offers to sell multiple entrees for consumption on or off the premises
- ☒ In addition to the above requirements, you qualify based on the projected receipts from the sale of alcoholic beverages by the license or permit holder at the location will be 60% or less of the total receipts from the location.

Location Information

16. If you share the premises with another business entity enter tradename(s) of business(es) and sales and use tax number(s) below:

Trade Name Wal-Mart Stores Texas, LLC
 Sales & Use Tax Number 1-74-3019386-6

17. Is the proposed location in a hotel or motel? If "Yes" attach diagram. ☐ Yes ☒ No
18. Will the license/permit embrace the entire location address as shown in question #4? ☒ Yes ☐ No
 If "NO," attach a diagram of your premises as required by Section 11.49.

Finance Information

19. Enter the total amount of investment from all sources for this location. \$ 4,575,000
 Please be prepared to provide copies of all documents related to the financing of this location.

20. List all sources of funds advanced to you for your business. If a partnership or corporation, list entity along with partners/officers.

Name, Corporation, Partner/Officer Walmart Inc.		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$

If more space is needed, attach additional page

Measurement Information

Click [here](#) for measurement instructions, information, and requirements

21. Will the premises be within 1,000 feet of a private/public school? ☐ Yes ☒ No
22. Is any property line of your premises within 300 feet of a residential address or established neighborhood association? ☒ Yes ☐ No

On-Premise Licenses And Permits Only

Measurement information for applicants in municipalities with a population of 1.5 million or more

23. Will your business be located within 300 feet of a residence, church, school, day care or social service facility? ☐ Yes ☐ No
 If "YES," will 75% or more of the applicant's actual or anticipated gross revenue be from the sale of alcoholic beverages? ☐ Yes ☐ No
 If "YES," to both questions; you must notify all tenants or property owners of your intent to apply for an alcoholic beverage license/permit within five days of the filing of an original application. Has such notice been given as required by Section 11.52? ☐ Yes ☐ No

Brewpub (BP) Only

24. Do you, the applicant, intend to sell your alcoholic product directly to other retailers? ☐ Yes ☐ No
25. Do you, the applicant, intend to sell your alcoholic product to wholesalers/distributors? ☐ Yes ☐ No
26. Will you, the applicant, be engaged in the business of brewing and packaging malt liquor in quantities sufficient to operate a brewpub not later than 6 months after the date of issuance of the original license? ☐ Yes ☐ No
27. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location. Exact Date: _____

Bonded Warehouse (J – Wet / JD – Dry)

28. In general terms, specify what other goods and commodities are stored in this warehouse.

29. Are you providing services to permit holders other than storage

☐ Yes ☐ No

30. Is at least 50% of gross revenue during each three (3) month quarter derived from goods and merchandise other than alcoholic beverages?

☐ Yes ☐ No

31. Is the location in a wet or dry area?

☐ Wet ☐ Dry

Brewers (BW)

32. Do you, the applicant, intend to engage in the business of brewing and packaging malt beverage in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer?

☐ Yes ☐ No

33A. Do you, the applicant, intend to contract with another brewery to produce your product?

☐ Yes ☐ No

If "Yes," provide the TABC license/permit number of that brewery. _____

33B. Is your product brewed at their location?

☐ Yes ☐ No

34A. Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your product?

☐ Yes ☐ No

If "Yes," provide the TABC license/permit number of that brewery. _____

34B. Is your product brewed at their location?

☐ Yes ☐ No

35. If you intend to operate under an alternating or contract brewing agreement; do you, the applicant, own a fee interest in a brewing facility?

☐ Yes ☐ No

If "No," please submit a Fee Interest Bond which must be on file and approved prior to the issuance of your license/permit. Fee Interest Bond form and instructions can be downloaded here: [Forms | TABC \(texas.gov\)](https://www.tabc.state.tx.us/forms/ITABC/texas.gov)

36. Do you, the applicant, hold a Brewer's Notice issued by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury?

☐ Yes ☐ No

If "Yes," please provide TTB Brewers Notice Number _____ and attach copy.

Brewers (BW), Distillers and Rectifiers (D), Winery (G)

37. Is any property line of your premises within 300 feet of a residential address or established neighborhood association?

☐ Yes ☐ No

Do you, the applicant, intend to sell for on-premise consumption?

38. If "YES," you must notify each residential address and established neighborhood association(s). A copy of the completed notice must be submitted along with a list of all addresses notified; as required by Section 11.393 and 61.38. Click [Notice of Application](#) to view and print notice.

☐ Yes ☐ No

Wholesalers (W)

39. Do you, the applicant, intend to sell malt liquor?

☐ Yes ☐ No

NOTE: You must submit a territorial agreement from the actual manufacturer of the product.

Distributors (D)

40. Do you, the applicant, have an adequate building, storage facilities, sufficient employees, delivery vehicles and rolling stock to provide service and sales for each brand of malt beverage in an amount equal to the demand for the product from all retailers in applicant's assigned territory?

☐ Yes ☐ No

NOTE: If you are applying for a General Distributor's License, Local Distributor's Permit or Branch Distributor's License, you must submit a territorial agreement from the actual manufacturer of each malt beverage product you are handling.

Winery (G)

41. I, the applicant, declare that I have the appropriate federal authority to qualify as a Texas winery and have all necessary information and documentation to complete the application.

☐ Yes

If "YES," attach a copy of the approved Application to Establish and Operate a Wine Premises.

42. Do you, the applicant, intend to engage in any activity authorized by the winery permit on the permitted premise of another winery?

☐ Yes ☐ No

If "YES," provide the TABC permit number of that winery _____ and attach a copy.

**WARNING AND
SIGNATURE**

If applicant is/principal party listed below must sign

Individual/Individual Owner

Corporation/Officer

Partnership/Partner

Limited Liability Company/ Officer or Manager

Limited Partnership/General Partner

Each licensee or permittee shall have exclusive occupancy and control of the entire licensed location with respect to the sale of alcoholic beverages. Any arrangement that surrenders such control of the employees, premises or business, including profits and losses, to persons other than the licensee or permittee is unlawful.

The applicant, license/permit holder, agent, servant or employee may not directly or indirectly have any overlapping ownerships or other prohibited relationships (including unfair competition and unlawful trade practices) between those engaged in the alcoholic beverage industry at different levels, that is, between a manufacturer and a wholesaler or retailer, or between a wholesaler and a retailer, as the words "wholesaler," "retailer," and "manufacturer" are ordinarily used and understood, regardless of the specific names given a license/permit. Reference Chapter 102 et seq.

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

By signing you are swearing to all information and attachments provided are correct.

PRINT
NAME Sarah Little

SIGN
HERE

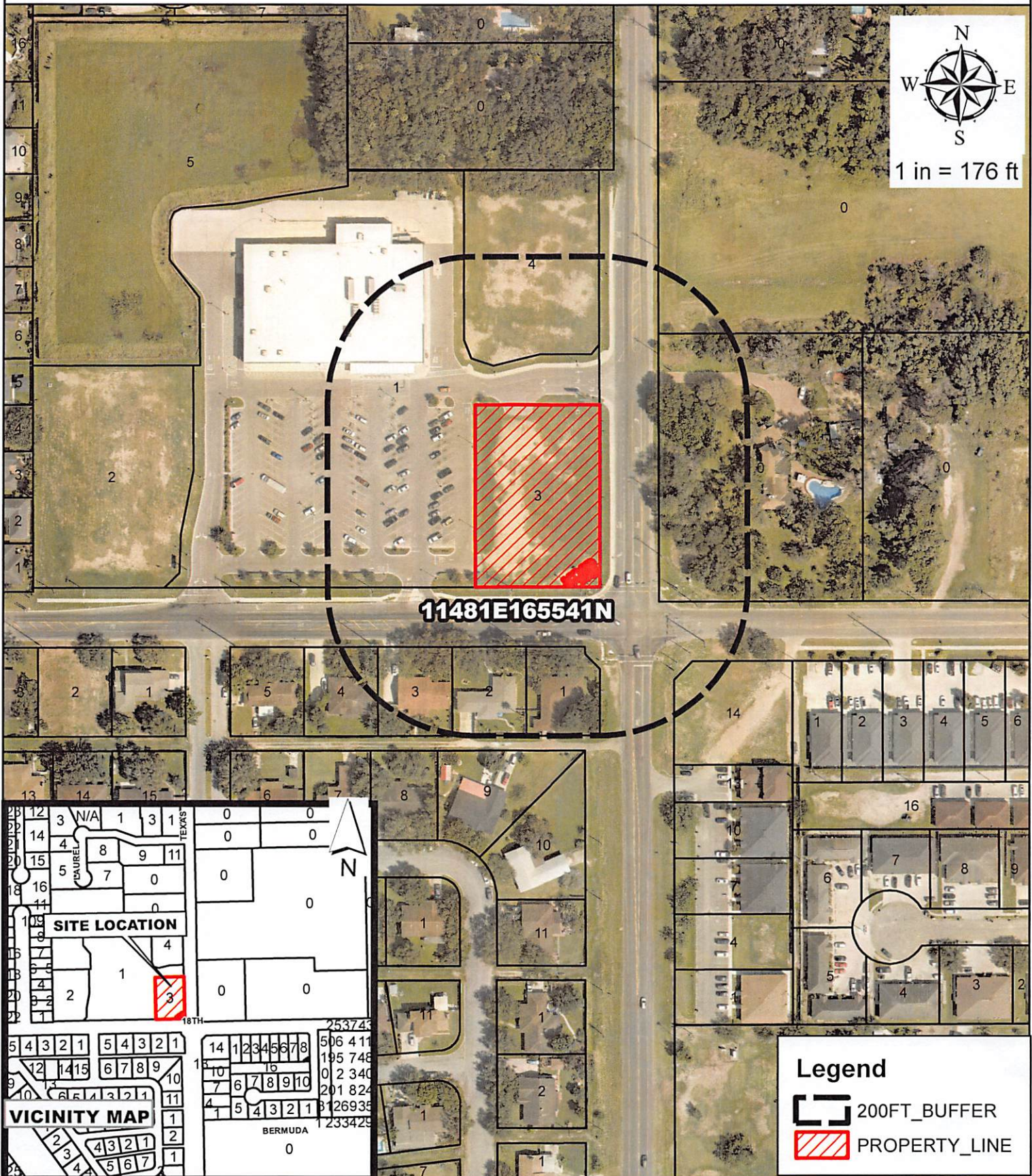
TITLE Assistant Secretary

Before me, the undersigned authority, on this _____ day of _____, 20____, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

NOTARY PUBLIC

SEAL

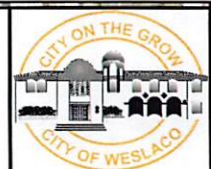


Legend

- 200FT_BUFFER
- PROPERTY_LINE

KIMLEY_HORM
1710 S TEXAS BLVD
SOUTHGATE CENTER

Purpose for the Conditional Use Request
Existing zoning: B-1
Existing land use: Vacant Land
CUP Request: TABC



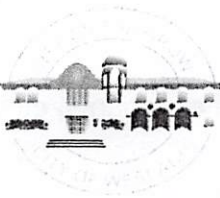
JUL 10, 2024

PEDRAZA RAUL & NOEMI C 101 W 18TH ST WESLACO TX 78596	L4850-01-001-0001-00 LIVE OAK ESTATES LOT 1 BLK 1 101 W 18TH ST	L: 68440 B: 120933
FERNANDEZ ALFONSO 103 W 18TH ST WESLACO TX 78596	L4850-01-001-0002-00 LIVE OAK ESTATES LOT 2 BLK 1 103 W 18TH ST	L: 70800 B: 124799
SILVA NORMA VELMA 105 W 18TH ST WESLACO TX 78596	L4850-01-001-0003-00 LIVE OAK ESTATES LOT 3 BLK 1 105 W 18TH ST	L: 70800 B: 109656
PUENTE RUDY & BRENDA 107 W 18TH ST WESLACO TX 78596	L4850-01-001-0004-00 LIVE OAK ESTATES LOT 4 BLK 1 107 W 18TH ST	L: 70800 B: 114126
URCULLO ANGEL 1715 S TEXAS BLVD WESLACO TX 78596	W2232-00-001-0014-00 WESLACO BUSINESS PARK LOT 14 BLK 1 1801 S TEXAS BLVD	L: 132528 B: 0
URCULLU ANGEL PO BOX 8244 WESLACO TX 78599	W3800-00-680-0000-32 WEST TRACT-S24.19AC EXC 9.41AC IN 4.78AC GR 14.42AC NET 1601 S TEXAS BLVD	L: 0 B: 0
SALINAS EUSEBIA ANGEL URCULLU 1715 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-48 WEST TRACT-W306.03'-S390' FT 680 NET 1715 S TEXAS BLVD	L: 399010 B: 214511
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0001-00 SOUTHGATE CENTER LOT 1 1600 S TEXAS BLVD	L: 977160 B: 1983289
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0003-00 SOUTHGATE CENTER LOT 3 1710 S TEXAS BLVD	L: 246462 B: 0
WESLACO BREW LLC 3606 PECOS ST DENVER, CO 80211	S4871-00-000-0004-00 SOUTHGATE CENTER LOT 4 1620 S TEXAS BLVD	L: 219751 B: 0

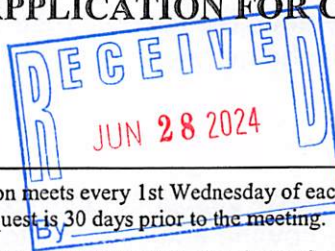


Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-731	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Joel Garcia to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.			
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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 17, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 601 s texas blvd- Application, Notice and Radius Map			
Responsibilities upon Approval: Staff will advise the applicant.			



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-000669-2024

PROPOSED PROJECT

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

Lot Weslaco Original Townsite 23-24 Block Blk 49
Subdivision Name W230000 - Weslaco Original Townsite - SWL
Street Address 601 S Texas Blvd, Weslaco, TX
Existing Zoning COMM Existing Land Use Restaurant
Purpose for the Conditional Use Permit Request Alcohol Permit

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 Joel Garcia Phone 512-906-5187
Address 2807 N Texas Blvd Fax: _____
City Weslaco State TX Zip Code 78599 E-Mail: teddysbbq@gmail.com

OWNER

Name Esperanza Garza Phone 956-472-1464
Address 906 N Iowa Ave Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: _____

INV-19768

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 _____
Owner

Signature [Signature] Date 6/24/24
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 351744

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: 351744
Applicant Name: JBJ Investments LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 933882301
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805255037
Date Filed: 10/5/2023
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Joel
Legal Middle Name: Garcia
Email Address: teddysbbq@gmail.com
Phone Number: 512-906-5187

Initial Application Information

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

Prefix: Mr

Legal First Name: Joel

Legal Middle Name: Eduardo

Legal Last Name: Garcia

Email Address: teddysbbq@gmail.com

Phone Number: 512-906-5187

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
JBJ Investments LLC	Bernardina Garcia	Member	33
JBJ Investments LLC	Jesus Garcia	Member	33
JBJ Investments LLC	Joel Garcia	Member	34

Basic Business information

Business/Trade Name: JBJ Investments LLC DBA Felice
Business Type Restaurant

Location's Phone Numbers

Business Phone Number 512-906-5187

Location Address

Address: 601 S Texas Blvd, Weslaco, TX, United States, Hidalgo 78596
Is your location within city limits? Yes

Mailing Address Information

Address: 601 S Texas Blvd, 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

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 3/25/2024

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$20,000.00
Food Sales: \$150,000.00
Other Sales: \$10,000.00
Total Sales: \$180,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Land and Building

Owner

Esperanza Garza

Location Diagram

Will the license or permit embrace the entire location address? Yes



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Placing 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

_____, TEXAS
City

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)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

JUL 10, 2024

PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0016-00 WESLACO ORIGINAL TOWNSITE BLK 41 530 S TEXAS BLVD	L: 55550 B: 104367
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0018-00 WESLACO ORIGINAL TOWNSITE BLK 41 536 S TEXAS BLVD	L: 55550 B: 107497
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0020-00 WESLACO ORIGINAL TOWNSITE LOT 20 538 S TEXAS BLVD	L: 35475 B: 115283
ACSS PROPERTIES LLC 306 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0021-00 WESLACO ORIGINAL TOWNSITE LOTS 21 588 S TEXAS BLVD	L: 76230 B: 148681
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-042-0016-00 WESLACO ORIGINAL TOWNSITE LOTS 16	L: 43450 B: 6520
AEP TEXAS CENTRAL COMPANY PO BOX 16428 TAX DEPARTMENT 27TH FLOOR COLUMBUS OH 43216	W2300-00-042-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 18 BLK 42 540 S KANSAS AVE	L: 102960 B: 219842
MENDIOLA MARIO & CYNTHIA R 1506 VIDA DULCE WESLACO TX 78596	W2300-00-042-0023-00 WESLACO ORIGINAL TOWNSITE BLK 42 100 E 6TH ST	L: 49995 B: 175996
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-042-0025-00 WESLACO ORIGINAL TOWNSITE ALL LOT 6 BLK 42 539 S TEXAS BLVD	L: 41663 B: 60529
MONTES LEONARDO JR & BENITA E JASON C MONTES 1105 W 4TH ST WESLACO TX 78596	W2300-00-042-0026-00 WESLACO ORIGINAL TOWNSITE N1/2 LOT 537 S TEXAS BLVD	L: 17738 B: 36857
MONTES JASON C 535 S TEXAS BLVD WESLACO TX 78596	W2300-00-042-0027-00 WESLACO ORIGINAL TOWNSITE BLK 42 535 S TEXAS BLVD	L: 35475 B: 28050
DAVIS RONALD B 1206 S BORDER AVE APT 626 WESLACO TX 78596	W2300-00-042-0028-00 WESLACO ORIGINAL TOWNSITE BLK 42 533 S TEXAS BLVD	L: 55550 B: 74712
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0016-00 WESLACO ORIGINAL TOWNSITE N15' LOT -24 BLK 48 615 S KANSAS AVE	L: 339885 B: 61802

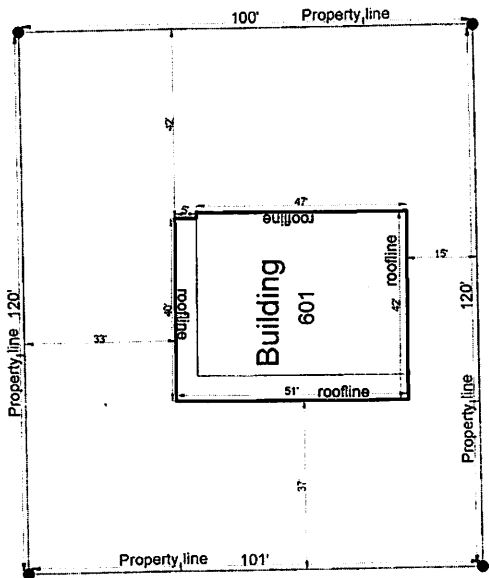
JUL 10, 2024

FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 &	L: 93600 B: 475228
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 &	L: 93600 B: 274954
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 -	L: 112800 B: 1587762
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501	W2300-00-049-0018-00 WESLACO ORIGINAL TOWNSITE BLK 49 613 S TEXAS BLVD	L: 60600 B: 21552
PANTERITA PROMOTIONS INC 1618 E 26ST WESLACO TX 78596	W2300-00-049-0019-00 WESLACO ORIGINAL TOWNSITE BLK 49 0 611 S TEXAS BLVD	L: 64680 B: 129867
DOLIFKA LAND COMPANY PO BOX 444 BRIGHTON CO 80601	W2300-00-049-0020-00 WESLACO ORIGINAL TOWNSITE N30'-LOT BLK 49 609 S TEXAS BLVD	L: 73920 B: 14353
KEEP IT REAL ENTERPRISES LTD PO BOX 3868 MCALLEN TX 78502	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 605 S TEXAS BLVD	L: 60600 B: 79272
GARZA ESPERANZA P 906 N IOWA AVE WESLACO TX 78596	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 601 S TEXAS BLVD	L: 92400 B: 125439
602 SOUTH CORPORATION ATTN: ACCOUNTING DEPT PO BOX 579 MCALLEN TX 78505	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 602 S TEXAS BLVD	L: 92400 B: 22240
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3-6 606 S TEXAS BLVD	L: 323400 B: 649441



E 6th St

S Texas Blvd



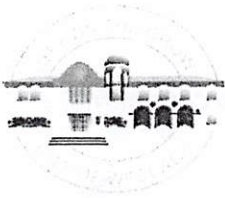
Parcel No. (APH) W2300-00-048-0023-00
Land Use COMMERCIAL
Address 7601 S Texas Blvd
Lot Area 12,001 SF (0.28 ACRES)
ADDRESS: 7601 S Texas Blvd
Weslaco, TX 78596
Scale: 1"=50'
This is NOT A LEGAL SURVEY. THIS IS INTENDED TO BE REPLACED BY A LEGAL SURVEY.
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-732	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Nathan Smith to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.			
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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 17, 2024.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of August 7, 2024.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1601 w bus 83 ste c- Application, Notice and Radius Map			
Responsibilities upon Approval: Staff will advise the applicant.			



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

USE-000654.2024
FILE NO. _____

PROPOSED PROJECT

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

Lot Westgate Center An IRR TR S134.79' LT 3: ALL Lot 4 Block _____

Subdivision Name W426000 - Westgate Center - SWL

Street Address 1601 W Business HWY 83 STE C

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Liquor Store - Off premise consumption

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

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

APPLICANT

Name Nathan Smith Phone 956-650-9205

Address 1302 Bella Vista Fax: _____

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

OWNER

Name GERARDO GUERRA Phone 956/279 18975

Address 1020 W. EBONY DR. Fax: _____

City EDINBURG State TX Zip Code 78539 E-Mail: PERDERNAL10@aol.com

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

Yes _____ No ☒

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

Signature [Signature] - GEN. PTN. Date 6/19/2024
Owner

Signature [Signature] Date 6/19/24
Applicant

Signature [Signature] Date 6/19/2024
Authorized Agent
[Signature] 6/19/24

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 378840

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: 378840
Applicant Name: Two Step Liquor LLC
License Type applied for: Package Store Permit (P)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 993434539
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805576385
Date Filed: 6/5/2024
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Nathan
Legal Middle Name: Smith
Email Address: twostepliquor@gmail.com
Phone Number: 956-650-9205

Initial Application Information

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

Legal First Name: Nathan

Legal Last Name: Smith

Email Address: twostepliquor@gmail.com

Phone Number: 956-532-2812

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Two Step Liquor LLC	John Woodliff	Member	50
Two Step Liquor LLC	Nathan Smith	Member	50

Basic Business information

Business/Trade Name: Two Step Liquor

Business Type Package Store / Liquor Store

Location's Phone Numbers

Business Phone Number 956-532-2812

Alternate Phone Number 956-650-9205

Location Address

Address: 1601 W Business 83, STE C, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 1302 Bella Vista Dr, Weslaco, TX, United States, Hidalgo 78596

Measurement Information

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

Property Ownership

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

No

Lease

Are you operating under?

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement?

No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?

No

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	EI Pedernal Family Limited Partnership

Location Diagram

Will the license or permit
embrace the entire location
address?

Yes



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

CERTIFICATE OF CITY SECRETARY FOR: (P, Q, BF & BQ)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, 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.

- ☐ **BF** The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume **OR** ☐ 5% or less alcohol by volume
- ☐ **BF,BQ,Q** The legal sale of malt beverages and wine for off-premise consumption only
- ☐ **BF,BQ,Q,P** The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL



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

CERTIFICATE OF COUNTY CLERK FOR: (P, Q , BF & BQ)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, 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.

- ☐ **BF** The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume **OR** ☐ **5% or less** alcohol by volume
- ☐ **BF,BQ,Q** The legal sale of malt beverages and wine for off-premise consumption only
- ☐ **BF,BQ,Q,P** The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE

County Clerk

County

SEAL



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texans 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

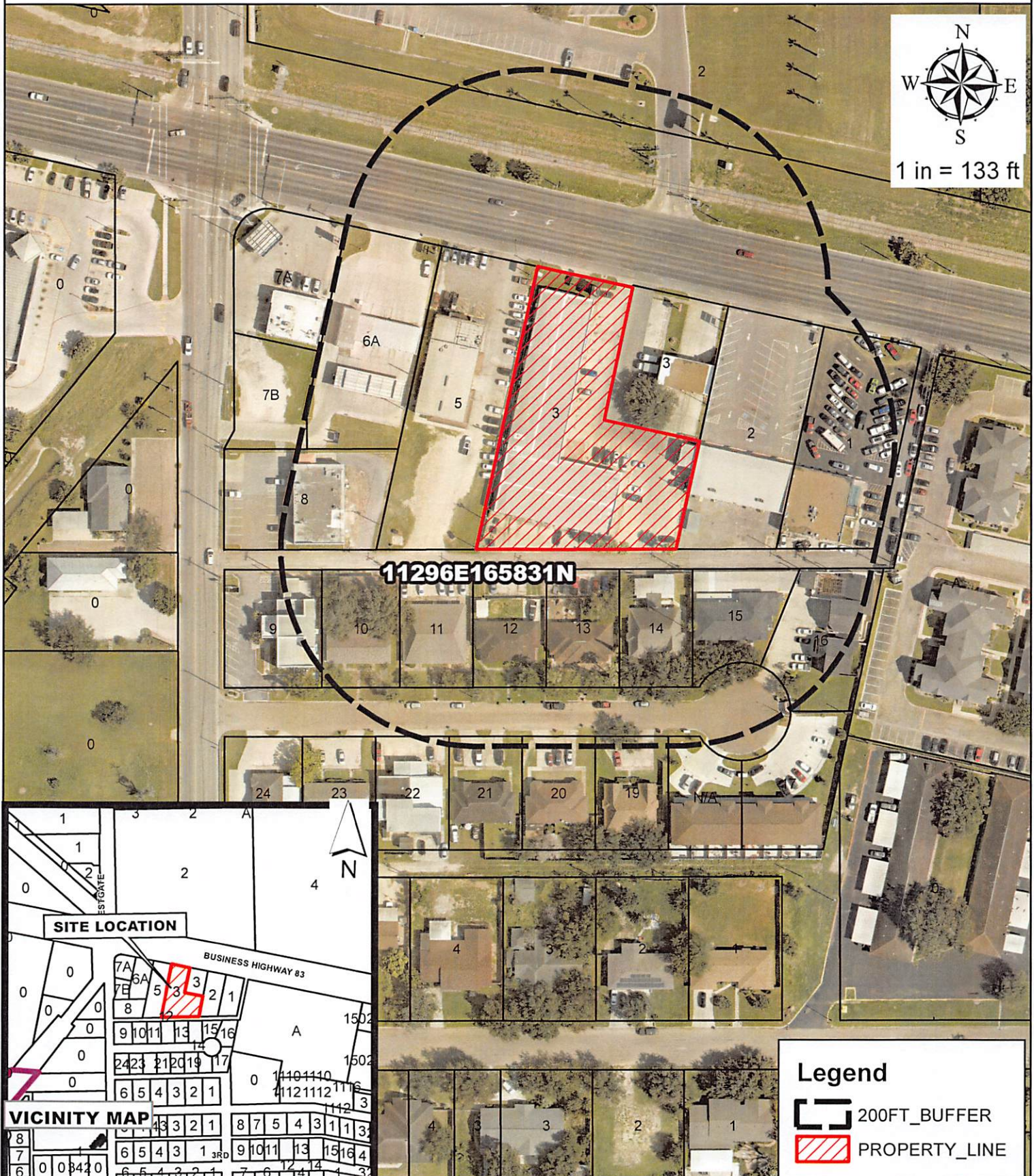
_____, TEXAS
City

SEAL



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

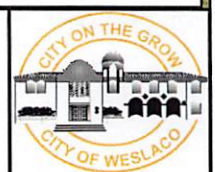
PUBLISHER’S AFFIDAVIT	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	



Nathan Smith
1601 W Bus 83
Westgate Center

Purpose for the Conditional Use Request

Existing zoning: B-2
Existing land use: Commerical
CUP Request: TABC



JUL 10, 2024

H E BUTT GROCERY COMPANY PROPERTY TAX DEPARTMENT PO BOX 839999 SAN ANTONIO TX 78283	H0160-02-000-0002-00 HEB WESLACO #2 LOT 2 304 N WESTGATE DR	L: 786060 B: 2730468
BAZAN ELIAS JR & MARIA D 2316 N CONWAY AVE MISSION TX 78574	W4260-00-000-0001-00 WESTGATE CENTER LOT 1 1501 W BUS HWY 83	L: 135861 B: 174880
GRACIA BERTHA 507 CLIFFORD DR WESLACO TX 78596	W4260-00-000-0002-00 WESTGATE CENTER LOT 2 1507 W BUS HWY 83	L: 146806 B: 143194
NATIONAL LUBE & TUNE INC FRANCISCO GONZALEZ 5801A N GUMWOOD AVE PHARR TX 78577	W4260-00-000-0003-00 WESTGATE CENTER LOT 3 EXC AN IRR 1509 W BUS HWY 83	L: 86946 B: 94392
LORD & GONZALEZ LP 5801 N GUMWOOD AVE PHARR TX 78577	W4260-00-000-0003-01 WESTGATE CENTER AN IRR TR 1601 W BUS HWY 83	L: 205457 B: 513122
RIOS TONY DBA A & A COPIERS & SUPPLIES PO BOX 1455 MERCEDES TX 78570	W4260-00-000-0005-00 WESTGATE CENTER LOT 5 1609 W BUS HWY 83	L: 159447 B: 142387
CHICO ENTERPRISE INC 5703 N 6TH LN MCALLEN TX 78504	W4260-00-000-0008-00 WESTGATE CENTER LOT 8 113 S WESTGATE DR	L: 125700 B: 229072
HERNANDEZ DANIEL 123 S WESTGATE DR WESLACO TX 78596	W4260-00-000-0009-00 WESTGATE CENTER LOT 9 123 S WESTGATE DR	L: 65871 B: 102529
GONZALEZ NORMA & SERGIO 1303 W 3RD # 12 WESLACO TX 78596	W4260-00-000-0010-00 WESTGATE CENTER LOT 10 1614 WESTMONT DR	L: 68160 B: 86834
GONZALEZ SERGIO & NORMA L 1303 W 3RD #12 WESLACO TX 78596	W4260-00-000-0011-00 WESTGATE CENTER LOT 11 1608 WESTMONT DR	L: 64800 B: 165200
PENA RUBEN PO BOX 813 WESLACO TX 78599	W4260-00-000-0012-00 WESTGATE CENTER LOT 12 1602 WESTMONT DR	L: 64800 B: 108390
FUENTES FLORESTELA A TRUSTEE 13973 ANTONIA FORD CT CENTREVILLE VA 20121	W4260-00-000-0013-00 WESTGATE CENTER LOT 13 1518 WESTMONT DR	L: 64800 B: 108736

City of Weslaco Code Enforcement Dept.

JUL 10, 2024

GONZALEZ JANELLE DBA PLATINUM APPLE INVESTMENTS 1501 N GONZALEZ RD WESLACO TX 78596	W4260-00-000-0014-00 WESTGATE CENTER LOT 14 1512 WESTMONT DR	L: 64800 B: 101200
SAN JACINTO ENTERPRISES LLC 2100 W EXPRESSWAY 83 MERCEDES TX 78570	W4260-00-000-0015-00 WESTGATE CENTER LOT 15 1506 WESTMONT DR	L: 64800 B: 258626
SAN JACINTO ENTERPRISES LLC 2100 W EXPRESSWAY 83 MERCEDES TX 78570	W4260-00-000-0016-00 WESTGATE CENTER LOT 16 3529 LOS LAGOS ST	L: 70290 B: 150589
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W4260-00-000-0018-00 WESTGATE CENTER LOT 18 0 WESTMONT DR	L: 31050 B: 0
OLIVAREZ JOE DANIEL PO BOX 1667 WESLACO TX 78599	W4260-00-000-0019-00 WESTGATE CENTER LOT 19 1513 WESTMONT DR	L: 62100 B: 116754
SERRANO MARTHA 9410 N MILE 4 W MERCEDES TX 78570	W4260-00-000-0020-00 WESTGATE CENTER LOT 20 1519 WESTMONT DR	L: 31050 B: 77610
CAMARGO ENRIQUE 717 W 2ND ST MERCEDES TX 78570	W4260-00-000-0021-00 WESTGATE CENTER LOT 21 1603 WESTMONT DR	L: 62100 B: 109544
GONZALEZ NORMA 1303 W 3RD ST APT 12 WESLACO TX 78596	W4260-00-000-0022-00 WESTGATE CENTER LOT 22 1609 WESTMONT DR	L: 62100 B: 293946
JPO ENTERPRISES INC PO BOX 2127 ELSA TX 78543	W4260-00-000-006A-00 WESTGATE CENTER LOT 6A 1617 W BUS HWY 83	L: 126700 B: 48918
7- ELEVEN INC ATTN: AD VALOREM TAX 7 ELEVEN PO BOX 711 DALLAS TX 75221	W4260-00-000-007A-00 WESTGATE CENTER LOT 7A 1621 W BUS HWY 83	L: 140816 B: 91347
JPO ENTERPRISES INC PO BOX 2127 ELSA TX 78543	W4260-00-000-007B-00 WESTGATE CENTER LOT 7B 1621 W BUS HWY 83	L: 37393 B: 3854

To whom it may concern,

This conditional use permit application is being submitted for the purpose of opening a liquor store for off-premise consumption. The name of the business will be Two Step Liquor, located at 1601 Bus US-83, STE C, Weslaco, TX 78596 with hours of operation Monday through Saturday from 10AM until 9PM. The owners/operators will be Nathan Smith and John Woodliff.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-749	
From: Rick Mendoza			
Subject: Discussion and consideration to purchase a fail-safe server/storage for an amount of \$29,776.74 from Dell, of which \$22,332.55 will be reimbursed through the Weslaco Body Worn Camera Program Grant #4367802 and the required 25% cash match of \$7,444.19 will be funded through asset forfeiture and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department / Police Department.)			
Background: This falls under Body Worn Camera Program Grant #4367802. Based on recent cybercrime training, it is recommended to have a fail-safe server/storage to ensure redundancy in the case of a man-made or naturally made disaster (Dell Backup Storage).			
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 Rick Mendoza Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 08-02-24 Weslaco City DIR quote_PowerVault_R660			
Responsibilities upon Approval: A 10% of the total amount will be funded by the police department's asset forfeiture funds.			

Insight Public Sector
6820 South Harl Avenue
Tempe, AZ 85283

Sales Rep : Darak Weaver
Phone: (956) 465-8080
darak.weaver@insight.com

Design Associate: Pleshette Gales
Phone: 800-688-8695 Ext. 6829
pleshette.gales@insight.com



Sales Quote# and Date: 080224COW

Buyer: Rick Mendoza
Name: City of Weslaco
Phone:
Email:

DIR-TSO-3763

Part Number	Description			Unit Price	Quantity	Extended Price
-------------	-------------	--	--	------------	----------	----------------

Option - PowerVault - R660 - No Deploy

3000179607612.40

210-BBII	Dell ME5012 Storage Array	\$15,650.00	1	\$15,650.00
403-BCPG	25Gb iSCSI 8 Port Dual Controller		1	
770-BECC	Rack Rails 2U		1	
325-BDDO	ME Series 2U Bezel		1	
450-ALXL	Power Supply, 580W, Redundant, WW		1	
389-EERU	Dell PowerVault ME Series 2U-12, CE Marking		1	
340-DCFR	Dell ME5012 Shipping		1	
871-9053	Dell Hardware Limited Warranty		1	
892-4158	ProSupport 4-Hour 7x24 Onsite Service 3 Years		1	
892-4380	ProSupport 4-Hour 7x24 Technical Support and Assistance 3 Years		1	
989-3439	Thank you choosing Dell ProSupport. For tech support, visit http://www.dell.com/support or call 1-800- 945-3355		1	
900-9997	On-Site Installation Declined		1	
407-BCBE	Dell EMC PowerEdge SFP+ SR Optic 10GbE 850nm		8	
470-ACLS	Dell Networking Cable, OM4 LC/LC Fiber Cable, (Optics required), 2 Meter		8	
400-AUUS	12TB 7.2K RPM SAS ISE 12Gbps 512e 3.5in Hot-plug Hard Drive		12	
450-AAME	Powercord, 125 Volt, 15Amp, 10 Foot, C13 to NEMA 5-15		1	
450-AAME	Powercord, 125 Volt, 15Amp, 10 Foot, C13 to NEMA 5-15		1	
210-BEQQ	PowerEdge R660 - [PE_R660_15878]		2	
461-AADZ	PowerEdge R660 Server	\$7,063.37	2	\$14,126.74
321-BIIR	No Trusted Platform Module		2	
338-CPBZ	2.5" Chassis with up to 8 Hard Drives (SAS/SATA). Smart Flow, 1CPU, PERC11		2	
374-BBBX	Intel Xeon Silver 4514Y 2G, 16C/32T, 16GT/s, 30M Cache, Turbo, HT (150W) DDR5-4400		2	
379-BFFD	No Additional Processor		2	
412-ABCH	No HBM		2	
370-AAIP	Standard Heatsink for 1 CPU configuration (CPU less than or equal to 185W)		2	
370-BBRX	Performance Optimized		2	
780-BCDI	5600MT/s RDIMMs		2	
405-AAXY	No RAID		2	
750-ADSN	Dell HBA355i Controller Front		2	
750-AABF	Bracket for floating load on fPerc		2	
800-BBDM	Power Saving Dell Active Power Controller		2	
384-BCTH	UEFI BIOS Boot Mode with GPT Partition		2	
450-AIQY	3 Very High Performance Fans for 1 CPU		2	
330-BCGS	Single, Hot-plug, Power Supply Non-Redundant (1+0), 800W, Mixed Mode, NAF		2	
329-BKBR	Riser Config 8, Low Profile, 1x16 LP Slot (Gen3/Gen4), 1CPU		2	
528-CTIJ	Motherboard MLK supports ONLY CPUs below 250W. Cannot upgrade to CPUs 250W and above		2	
540-BCOC	iDRAC9, Express 16G		2	
	Broadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0		2	

540-BDMK	LOM Blank	2
350-BBBW	No Bezel	2
350-BCKC	Dell Luggage Tag	2
403-BCRU	BOSS-N1 controller card + with 2 M.2 480GB (RAID 1)	2
470-AFMG	BOSS Cables and Bracket for R660	2
350-BBXM	No Quick Sync	2
379-BETG	iDRAC9 Factory Generated Password for OCP cards	2
379-BCQX	iDRAC Service Module (ISM), NOT Installed	2
379-BCQY	iDRAC Group Manager, Disabled	2
611-BBBF	No Operating System	2
605-BBFN	No Media Required	2
770-BDMR	ReadyRails Static Rails for 2/4-post Racks	2
631-AACK	No Systems Documentation, No OpenManage DVD Kit	2
340-DBXZ	PowerEdge R660 Shipping	2
	PowerEdge R660 Shipping Material, 10x2.5", 8x2.5"	
340-DBYC	Smart Flow or 16xEDSFF	2
343-BBTT	PowerEdge R660 CCC Marking, No CE Marking	2
707-7833	ProSupport 4-Hour 7x24 Onsite Service 3 Years	2
	ProSupport 4-Hour 7x24 Technical Support and Assistance 3 Years	2
707-7955	Dell Hardware Limited Warranty Plus On-Site Service	2
887-1076	Thank you choosing Dell ProSupport. For tech support, visit http://www.dell.com/support or call 1-800- 945-3355	2
989-3439	16GB RDIMM, 5600MT/s, Single Rank	16
370-BBRQ	600GB Hard Drive SAS ISE 12Gbps 10k 512n 2.5in Hot-Plug	2
161-BCDJ	Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	2
450-AALV	Broadcom 57414 Dual Port 10/25GbE SFP28 Adapter, PCIe Low Profile, V2	2
540-BDGV		2

Sales Quote is valid for 30 days

\$ 29,776.74



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-735	
From: Jasmine Rico Joens, HOMER RHODES			
Subject: Discussion and consideration to award the highest ranking Graphic Design Firm in response to solicitation RFQ No.: 2022-23-30 Graphic Design Services for City Logo and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Relations Officer.)			
Background: The City of Weslaco, is exploring options to re-brand the city logo design.			
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: On October 17, 2023, the City Commission took no action.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: RFQ published in the Advance News Journal on September 20, 2023, and September 27, 2023, and was also posted on the e-procurement portal BIDNET.			
Advisory Review, if any (name of board/committee, date of action, recommendation): City and EDC staff evaluated the five responses from Graphic Design firms.			
ADELAIDA VEGA ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: City staff recommends approval of top ranked firm.			
Attachments, if any: 2022-23-30 support memo 8.6.2024			
Responsibilities upon Approval: City staff will work with the awarded firm and negotiate a service contract.			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

To: Mayor Gonzalez and City Commission

From: Jasmine Rico Joens / Public Relations Officer

Date: August 1, 2024

RE: Graphic Design Services for City Logo

On October 10, 2024 the city of Weslaco opened responses to RFQ No.: 2022-23-30 Graphic Design Services for City Logo Refresh through the e-procurement portal BIDNET.

The city received five responses to the RFQ solicitation, and each response was carefully evaluated and a tabulation was created to highlight the highest ranked firm as shown below:

AVERAGE BY EVALUATOR	JASMINE RICO JOENS	89.00	76.00	83.00	75.00	100.00
AVERAGE BY EVALUATOR	RICK MENDOZA	89.00	82.00	77.00	95.00	85.00
AVERAGE BY EVALUATOR	MAGGIE PEREZ	93.00	92.00	88.00	99.00	98.00
AVERAGE BY EVALUATOR	AVANLY GONZALEZ	79.00	90.00	95.00	100.00	80.00
AVERAGE BY EVALUATOR	APRIL CASTANEDA-EDC	88.00	86.00	93.00	94.00	97.00
AVERAGE BY EVALUATOR	MICHELLE GARCIA-EDC	78.00	81.00	84.00	94.00	98.00
TOTAL POINTS	MAX 100 POINTS	86.00	84.50	86.67	92.83	93.00
		CRYSTAL CRANES	GAMUT	JOYRIOT	LOCALITY	LUNA
		4	5	3	2	1

City staff recommends approval of highest ranking firm to negotiate a service contract.

Thank you!



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-776	
From:			
Subject: Discussion and consideration to accept the calculation of the No-New-Revenue and Voter-Approval tax rates for the 2024 tax year by the Hidalgo County Tax Assessor-Collector Pablo Villarreal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: 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 Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of updated rates.			
Attachments, if any: 082024 - 2024 Tax Rate Calculation, CWL 2024 Benchmark., CWL - Worksheets 080524			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

Date: August 15, 2024

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: 2024 Benchmark

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In accordance with the Benchmark 2024, the Hidalgo County tax office the calculated the following:

- No-New Revenue at **\$0.6562 per \$100**
- Voter Approval Rate **NOT** Adjusted for Unused Increment Rate at **\$0.6936 per \$100**
- Voter Approval Rate **Adjusted** for Unused Increment Rate at **\$0.7043 per \$100**

These tax rates are for the upcoming 2024-2025 fiscal year.

Staff recommends acceptance of the calculated rates.

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2024 Governing Body Summary #1A*

Benchmark 2024 Tax Rates

City of Weslaco

Date: 08/14/2024 08:45 AM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.6562	\$18,092,692	
One Percent \$100 Tax Increase***	\$0.6628	\$18,274,666	\$181,974
One Cent per \$100 Tax Increase***	\$0.666200	\$18,368,411	\$275,719
De Minimis Rate	\$0.6853	\$18,895,034	\$802,342
VAR NOT adjusted for Unused Increment Rate	\$0.6936	\$19,123,881	\$1,031,189
VAR adjusted for Unused Increment Rate	\$0.7043	\$19,418,901	\$1,326,209
Last Year's Tax Rate	\$0.6867	\$18,933,635	\$840,943
Proposed Tax Rate	\$0.6867	\$18,933,635	\$840,943

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no-new-revenue tax rate.

2024 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Weslaco

(956) 318-2157

Taxing Unit Name

Phone (area code and number)

2804 S US HWY 281, Edinburg, TX 78540

www.hidalgocountytax.org

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 2,795,938,097
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 240,094,361
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 2,555,843,736
4.	Prior year total adopted tax rate.	\$ 0.6867 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 60,282,625 B. Prior year values resulting from final court decisions: - \$ 53,522,836 C. Prior year value loss. Subtract B from A. ³	\$ 6,759,789
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 4,164,698 B. Prior year disputed value: - \$ 4,164,698 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 0
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 6,759,789

¹ Tex. Tax Code §26.012(14)² Tex. Tax Code §26.012(14)³ Tex. Tax Code §26.012(13)⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 2,562,603,525
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023. Enter the prior year value of property in deannexed territory. ⁵	\$ 53,009
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 858,917 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 11,233,209 C. Value loss. Add A and B.⁶	\$ 12,092,126
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A.⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 12,145,135
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 2,550,458,390
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 17,513,997
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 67,834
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 17,581,831
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 2,969,039,577 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 0 E. Total current year value. Add A and B, then subtract C and D.	\$ 2,969,039,577

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 54,742,151 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 54,742,151
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 266,590,065
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 2,757,191,663
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ 475,617
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ 77,464,793
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ 77,940,410
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ 2,679,251,253
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.6562 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.4356 /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,562,603,525

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100.	\$ 11,162,700
31.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year. + \$ 48,156 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 48,156 E. Add Line 30 to 31D.	\$ 11,210,856
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,679,251,253
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.4184 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.0000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.0000 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.0000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.0000 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.0000 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ 0.0000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.0000 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.0000 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ 0.0000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.0000 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0.0000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.0000 /\$100
39.	Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.4184 /\$100
40.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ 5,016,669 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0.1872 /\$100 C. Add Line 40B to Line 39.	\$ 0.6056 /\$100
41.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.6267 /\$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.0000 /\$100
42.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 6,861,497 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A.	\$ 6,861,497
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 6,861,497
45.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the prior year actual collection rate..... 98.57 % C. Enter the 2022 actual collection rate. 100.74 % D. Enter the 2021 actual collection rate. 102.48 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.00 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 6,861,497
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,757,191,663
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.2488 /\$100
49.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 41 and 48.	\$ 0.8755 /\$100
D49.	Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ 0.0000 /\$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.0000 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 5,016,669
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,757,191,663
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.1819 /\$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6562 /\$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.6562 /\$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.8755 /\$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.6936 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,757,191,663
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.0000 /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.6936 /\$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. ³⁹ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. ⁴⁰

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; ⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); ⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. ⁴³

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. ⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	 \$ 0.6971 /\$100 \$ 0.0216 /\$100 \$ 0.6755 /\$100 \$ 0.6867 /\$100 \$ -0.0112 /\$100 \$ 2,597,189,577 \$ 0
64.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	 \$ 0.6990 /\$100 \$ 0.0000 /\$100 \$ 0.6990 /\$100 \$ 0.6967 /\$100 \$ 0.0023 /\$100 \$ 2,214,795,606 \$ 50,940
65.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2021 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	 \$ 0.7090 /\$100 \$ 0.0000 /\$100 \$ 0.7090 /\$100 \$ 0.6967 /\$100 \$ 0.0123 /\$100 \$ 1,985,330,150 \$ 244,195
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 295,135 /\$100
67.	2024 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.0107 /\$100
68.	Total 2024 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.7043 /\$100

³⁹ Tex. Tax Code §26.013(b)

⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴² Tex. Tax Code §§26.0501(a) and (c)

⁴³ Tex. Local Gov't Code §120.007(d)

⁴⁴ Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.4184 /\$100
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,757,191,663
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.0181 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.2488 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.6853 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2023 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6867 /\$100
75.	Adjusted 2023 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2023 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.0000 /\$100
76.	Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ 0.0000 /\$100
77.	Adjusted 2023 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,550,458,390
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ 0
79.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,679,251,253
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵¹	\$ 0.0000 /\$100

⁴⁵ Tex. Tax Code §26.04(c)(2)(B)

⁴⁶ Tex. Tax Code §26.012(8-a)

⁴⁷ Tex. Tax Code §26.063(a)(1)

⁴⁸ Tex. Tax Code §26.042(b)

⁴⁹ Tex. Tax Code §26.042(f)

⁵⁰ Tex. Tax Code §26.042(c)

⁵¹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ <u>0.7043</u> /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.6562 /\$100

As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: 26

Voter-approval tax rate. \$ 0.7043 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

Indicate the line number used: 68

De minimis rate. \$ 0.6853 /\$100

If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵²

**print
here** ➡

Pablo (Paul) Villarreal, Jr., PCC

Printed Name of Taxing Unit Representative

**sign
here** ➡

Taxing Unit Representative

Date

⁵² Tex. Tax Code §§26.04(c-2) and (d-2)



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-777	
From:			
Subject: Discussion and consideration to approve Resolution 2024-65 proposing an ad valorem tax rate and setting dates on which the Commission will hold a public hearing, and a date to adopt the 2024-2025 ad valorem tax rate and authorize the Mayor to execute any related documents. ROLL CALL VOTE REQUIRED. Possible action. (Staffed by Finance Department.)			
Background: In order to adopt the proposed budget, the Commission must consider a proposed tax rate that will support the budget. Last year the rate adopted amounted to \$0.6867 per \$100 valuation, and we are proposing to keep the same rate for the upcoming fiscal year. This amount does not exceed the adjusted voter approval rate. Note: the vote should be a record vote and the date of the public hearing must be read out aloud for the record.			
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: Publication of the Public Hearing will be August 28, 2024 in the Advance News Journal.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 082024 - 2024 Benchmark - Setting Public Hearing Date, R2024-65 Proposing FY2-25 Tax Rate			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

Date: August 15, 2024

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: 2024 Benchmark

.....

As the Budget Officer for the City of Weslaco, Mr. Martin Garza has been working in conjunction with the Finance Department staff to consider the requests of the City of Weslaco department directors and develop a proposal for a balanced budget for the 2024-2025 fiscal year. Taking into consideration our revenue projections, Mr. Garza has filed a proposed budget that will meet the needs of the citizens of Weslaco.

To support the proposed budget, it is recommended that the city maintain the current tax rate of **\$.6867** per \$100 valuation.

Senate Bill 2 now requires one public hearing notice instead of two. The publication for the public hearing will be on August 28th in the Advance News Journal. I am proposing to hold a hearing and adopt the tax rate the 17th of September 2024.

I respectfully request that the announcement of the proposed hearing date be made a part of the record. Note that ROLL CALL Vote is required for this item.

Please do not hesitate to contact me if you have any questions on these matters.

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RESOLUTION NO. 2024-65

RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A
DATE ON WHICH THE COMMISSION WILL ADOPT THE
2024-2025 AD VALOREM TAX RATE AND SETTING DATES
FOR PUBLIC HEARING(S), IF NECESSARY.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO:

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2024-2025 is .6867 cents per \$100 taxable value; and
- 2) If the calculation of the No-New-Revenue and Voter Approval tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at a public hearing as follows: Public Hearing – September 17, 2024; and
- 3) The City Commission will adopt the Fiscal Year 2024-2025 ad valorem tax rate at 5:30 p.m. on September 17, 2024, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS.

PASSED AND APPROVED on this the 20th day of August 2024.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-763	
From: David Arce			
Subject: Discussion and consideration to purchase an E450 Chassis and Conversion from Essential Equipment Sourcewell contract #120721-RVL, an amount not to exceed \$116,103 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Waste Water Department.)			
Background: Currently, we have a 2006 Ford F150 that we customized to haul around the current camera system we have. This purchase will be split into 2 different purchases. We are requesting the purchase of the truck with the box, ac, generator, counter tops, cabinets etc. and we will transfer the current camera to the new truck. Once the budget allows, we will request a new camera system to be installed. This truck will take 8-10 weeks to complete build.			
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):			
David Arce David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 Camera Truck, 7-1-2024 Sourcewell Quote, E450 Box Truck, EE sole source 01-03-24 (1)			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

Date: August 20, 2024

To: City Commission

From: David Arce, Public Works Director

Subject: WASTEWATER CAMERA TRUCK

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Public Works is requesting approval for the purchase of a new box truck and associated equipment to replace our current 2006 Ford F150, which has been customized to haul our camera system. This purchase will be made in two phases: acquiring the truck with necessary modifications, followed by a future budget request for a new camera system.

- **Current Limitations:** The 2006 Ford F150 has become inadequate for our needs due to its age and limited capacity. The current setup is no longer optimal for effectively transporting and operating our camera system.
- **Enhanced Capabilities:** The new box truck will provide improved space, better climate control, and additional features that will enhance our operational efficiency. This includes the installation of a generator and air conditioning, which are crucial for maintaining equipment functionality during extended use.
- **Future Planning:** Upgrading to a new camera system will be proposed once additional budget resources are available. The new truck will be designed to accommodate this upgrade.

The funds for this acquisition are within the current budget, and the truck will be procured from Essential Equipment, is a Sourcewell vendor.

Staff Recommends Approval.

Essential Equipment

21195 Blair Rd Building 17
Conroe, TX 77385 USA
+17138290802
anne@essentialequipment.com
www.essentialequipment.com



Estimate

ADDRESS	SHIP TO	SHIP VIA	ground	ESTIMATE	3056
Alex Garza	Alex Garza			DATE	07/01/2024
255 S. Kansas Ave	255 S. Kansas Ave				
Weslaco, TX 78596 USA	Weslaco, TX 78596 USA				
SALES REP	PROJECT NAME				
Matt Sheppard	Sourcewell Truck and Conversion				

SKU	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
VZ000700	VZ000700 Ford E450 Chassis	E-450, 158" WB, 7.3L V8 Premium Rated Engine, 6-Speed Automatic Transmission with Overdrive w/ Tow-Haul Mode, includes; Remote Keyless Entry, 40-Gallon Fuel Tank, Grey Vinyl Seats and Flooring, Cruise Control, Power Group, Air Conditioning and AM/FM Stereo	1	47,452.00	47,452.00 OT
VZ000601	VZ000601 FRP Cargo 14', Box	FRP Cargo 14', Box * Dim: 14'x8'x6'6", Chassis purchased separately, call for required chassis specifications. * Includes installation of box on approved chassis, * Dual swing open rear doors, * Side entry door, * Aluminum plank flooring for easy cleaning and higher traction	1	19,987.00	19,987.00 OT
VZ000620	VZ000620 Inspection Conversion for 14' Commercial RapidView FRP Box or Trailer	VZ000620 Inspection Conversion for 14' Commercial RapidView FRP Box or Trailer * Walk-thru design with partition wall and door. * Tinted glass viewing window in bulkhead wall. * 12v LED lighting. * Roof Air. * Rear back up camera. * Exterior shore power package with extension cord. * Auxiliary battery and charging system installed with generator and MEPs systems. FRONT OFFICE: * Carpeted walls in Studio. * Laminated base cabinetry. * Laminate countertops in studio. * Vibration resistant electronics cabinet with rear door access to outside of truck for easy installation and troubleshooting. * Bench seat over generator.	1	26,563.00	26,563.00 OT

WORKSPACE:

- * Heavy-duty, 5 drawer toolbox.
 - * Monitor mount in workspace for installing monitor (monitor sold separately).
 - * 14 Gallon pressurized wash down system.
 - * Butcher block workbench.
 - * Rugged FRP cabinets.
 - * Closet with aluminum storage shelves.
 - * Rugged FRP overhead cabinets with easy-open hardware.
- SAFETY:
- * Directional arrow board at rear.
 - * Strobe light mounted on front roof.
 - * LED side markers on Box.

VZP000100	VZP000100 Generator Gas 5.5Kw, 120VAC	VZP000100 Generator Gas 5.5Kw, 120VAC	1	7,963.00	7,963.00 T
VZM000102	VZM000102 Monitor, 22" Widescreen	Monitor, 22" Widescreen	1	809.00	809.00T
VZM000104	VZM000104 Monitor Mount - Double	VZM000104 Monitor Mount - Double	1	295.00	295.00T
VZ000311	VZ000311 KW Reel cabinet, (Long Version for LISY), with a slide out tray for the LISY Synchro drum a	VZ000311 KW Reel cabinet, (Long Version for LISY), with a slide out tray for the LISY Synchro drum and one locking drawer with a divider. All aluminum drawer construction.	1	2,204.00	2,204.00 T
V000021	V000021 Guide Poles for tractor retrieval /manhole adapter	Fiberglass Guide Poles for tractor retrieval or manhole adapter	1	873.00	873.00T
VZ3POLEBRACKET	VZ3POLEBRACKET Fiberglass Pole Bracket * Lower support arm and 1 horizontal support,3 Poles	VZ3POLEBRACKET Fiberglass Pole Bracket * Lower support arm and 1 horizontal support, Holds 3 Poles	1	289.00	289.00T
VZ000817	VZ000817 Rear Canopy PWR Retractable	Rear Canopy PWR Retractable	1	3,784.00	3,784.00 T
V1977003	V1977003 BP100 ControlConsole TruckMount	BP100 Control Console - Truck mount and extension REQUIRED for vehicle mounting	1	1,883.75	1,883.75 T

Sourcewell Contract #120721-RVL

SUBTOTAL	112,102.75
TAX	0.00
SHIPPING	4,000.00
TOTAL	\$116,102.75

Accepted By

Accepted Date





January 3, 2024

Re: Sole Source

To whom it may concern:

RapidView LLC and its dealer, Essential Equipment, are the sole source for RapidView IBAK pipeline inspection and rehabilitation equipment and parts in the states of Texas and Oklahoma.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Sutton', with a long horizontal line extending to the right.

Matthew W. Sutton
Vice President of Sales and Marketing
RapidView LLC
574-224-5427 | 800-656-4225 | matt@rapidview.com



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-784	
From: David Arce			
Subject: Discussion and consideration to approve an Interlocal Agreement between the City of Weslaco and North Alamo Water Supply for the sale of water for the Mid-Valley Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Interlocal Agreement between the City of Weslaco and North Alamo Water Supply for the sale of water for the Mid-Valley Industrial Park. We have a meter installed that flows already, but we need to approve the agreement to be able to bill NAWSC.			
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):			
David Arce David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 North Alamo Water Interlocal , North Alamo Water Interlocal agreement_			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

Date: August 20, 2024

To: City Commission

From: David Arce, Public Works Director

Subject: INTERLOCAL NORTH ALAMO WATER SUPPLY

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Requesting approval for an interlocal agreement between the City of Weslaco and North Alamo Water Supply. When the Mid Valley Industrial park was built, that area needed more water than could be supplied. We installed an 8" water meter to capture the flow and we will invoice North Alamo at the rate approved in the agreement.

City attorney reviewed and didn't have any objections to the agreement.

Staff Recommends Approval.

INTERLOCAL AGREEMENT

City of Weslaco and North Alamo Water Supply

Sale of Potable Water

This Agreement is made on this ____ day of _____ 20____, by and between North Alamo Water Supply, hereinafter referred to as “NAWSC” and the City of Weslaco, Texas. Hereinafter referred to as “Weslaco”. The parties are authorized by the interlocal Cooperation Act. Texas Government code Chapter 791 to enter into cooperative agreements with other local government entities of the State of Texas for the purpose of fulfilling and implementing their respective public and governmental purposes, needs, objectives, and programs.

The purpose of this agreement is to provide the terms and conditions for the sale of Potable Water from Weslaco to NAWSC. The services that are part of this agreement are a governmental function. The parties have determined that this agreement is in the best and public interest of the Parties and their respective constituents.

I. Terms of Use

Beginning May 2024, the parties agree as follows:

- 1.1 Weslaco agrees to sell potable water to NAWSC Potable Water at a price of \$1.55 per thousand gallons.
- 1.2 Weslaco will be responsible for the purchase and installation of a water meter at the corner of Mile 9 north and FM 1015. Weslaco may require the inspection, repair or replacement of this meter at any time it sees fit. The amount of water sold to NAWSC shall be metered at this connection.

- 1.3 The term of the agreement will be 20 years. There will be an option for two 5- year extensions which must be agreed upon by both parties.
- 1.4 Parties may negotiate the cost for the provision of water every five (5) years. If no discussions are held or if no agreement can be reached between the Parties. Weslaco will be entitled to an automatic 3% increase after each 5- year period.
- 1.5 Weslaco will bill NAWSC for water purchased from Weslaco monthly and payment is due ten (10) days after receipt of invoice.

II. General Provisions

- 2.1 **Nondiscrimination.** None of the Parties shall discriminate against any person based on race, religion, gender, creed, or national origin.
- 2.2 **Independent Contractor/No Partnership Created.** Nothing contained in this agreement shall be deemed or construed by any party hereto or by any third party as creating the relationship of principal and agent or of partnership or joint venture between the parties hereto, it being understood and agreed that neither any provision herein nor any acts of parties shall create any relationships between parties other than that of independent contractors.
- 2.3 **Sovereign Immunity.** It is expressly understood and agreed that in the execution of the agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.
- 2.4 **Governance.** This agreement will be governed by state and federal laws and in conformity with all applicable ordinances of the parties.

- 2.5 Texas Law To Apply. This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.
- 2.6 **Amendment.** The Parties to this agreement acknowledge that it may be necessary to amend or modify this agreement from time to time to address additional concerns or issues that arise. However, no amendment, modification, or alteration of the terms of this agreement shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by an authorized representative of the Parties hereto.
- 2.7 **Mutual Indemnification.** To the extent allowed by law. Weslaco will and does hereby agrees to indemnify, protect, defend with counsel approved by NAWSC, and hold harmless NAWSC and their respective elected officials, employees, representatives and agents from and against all damages, losses, lines, causes of action, suits, judgments, expenses , and other claims of any nature, kind, or description, including reasonable attorney's fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of caused by, or resulting from Weslaco's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission or willful misconduct of Weslaco, anyone directly employed by Weslaco or anyone for whose acts Weslaco may be liable. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which any NAWSC indemnitee has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

To the extent allowed by law NASWC will and does hereby agree to indemnify, protect , defend with counsel approved by Weslaco, and hold harmless Weslaco and their respective elected officials, officers, directors, attorneys, employees, representatives and agents from and against all damages ,

losses, lines, causes of actions, suits, judgments, expenses and other claims of any nature, kind or description, including reasonable attorneys fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by , or resulting from NAWSC's performance under or breach of this Agreement and that are caused in whole or in part by any negligent omission or willful misconduct of NAWSC employees , anyone directly employed by NAWSC or anyone for whose acts NAWSC may be liable. The provisions of Sections will not be construed to eliminate or reduce any other indemnification or right which any Weslaco indemnitee has by law or equity. All parties will be entitled to be represented by counsel at their own expense.

AGREED:

Steven P. Sanchez
General Manager
North Alamo Water Supply Corporation
420 S. Doolittle Road
Edinburg, Texas 78542

(Date)

Adrian Gonzalez
Mayor of the City of Weslaco, Texas
255 S. Kansas Avenue
Weslaco, TX 78596

(Date)

ATTEST:

City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: August 20, 2024	Agenda Item No. (to be assigned by CSO): 2024-780	
From:		
Subject: Discussion and consideration to approve a 1-year renewal option of Employee Health Insurance with BCBS and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Luz Galindo Luz Galindo Martin Garza		Created
City Manager Comments:		
Staff Recommendation:		
Attachments, if any: BCBS RENEWAL FY 24-25		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: August 14, 2024

TO: Mayor & City Commission

CC: Martin Garza, City Manager

From: Luz Galindo, HR Director

Subject: Employee Health Insurance Renewal

Employee Health Insurance was awarded to BCBS on August 2023 with 1 year guaranteed rate and option to renew an additional 2 separate years.

Renewal options were received and presented for discussion with City Commission on August 02, 2024; staff was instructed to seek advice from consultant Roger Garza.

Consultant reviewed the proposed premium projections and most recent claims paid report and identified a loss ratio of about 89%. (this includes the 3 large claims).

Consultant contents that with the one large claim off the books the loss ratio should be down to about 60%. Negotiation for a 4.5% premium increase and a \$90,000 credit was requested from Insurance Carrier.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-798	
From: Luz Galindo			
Subject: Discussion and consideration to approve solicitation of proposals from qualified insurance carriers for Group Health Insurance, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Luz Galindo Martin Garza		Created	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: MEMO COMMISSION RFP HEALTH INS FY 24-25			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: August 15, 2024

TO: Mayor & City Commission

CC: Martin Garza, City Manager

From: Luz Galindo, HR Director

Subject: Employee Health Insurance Renewal

Employee Health Insurance was awarded to BCBS on August 2023 with 1 year guaranteed rate and option to renew an additional 2 separate years. Renewal submitted by BCBS was not advantageous to city therefore staff request approval to solicit proposals.

Request for proposals will be net of commission and agent of record will be vetted by carrier and awarded same day.

RFP schedule:

- Advertise August 28 and September 04
- Open proposals on September 12
- Award contract and agent of record on September 17



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-781	
From:			
Subject: Discussion and consideration to approve renewal of the Property/Liability & Cybersecurity Insurance with TML and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Luz Galindo Luz Galindo Martin Garza		Created	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: PROPERTY, LIABILITY & CYBERSECURITY RENEWAL FY 24-25			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: August 14, 2024

TO: Mayor & City Commission

CC: Martin Garza, City Manager

From: Luz Galindo, HR Director

Subject: Employee Health Insurance Renewal

Property/Liability and Cyber Security Insurance was awarded to TML on August 2023 with 1 year guaranteed rate and option to renew.

Proposed renewal was received and presented for discussion to City Commission on August 02, 2024; staff was instructed to seek advice from consultant Roger Garza.

Consultant reviewed the proposed renewal with TML underwriting resulting in no change to proposed renewal citing the following reasons:

1. The 9% increase was assessed across the board to all TML pool members.
2. The 3% increase reflects inflation increase.
3. There was no surcharge incurred by the member due to no reported property losses.

The city's old police & fire station remain insured with a combined building and content value of \$5,699,861\$4.5 as well as the new police and fire stations with a combined building and content value of \$11,282,919. Once the old police and fire station is removed a credit should reflect.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024	Agenda Item No. (to be assigned by CSO): 2024-701	
From:		
Subject: Discussion and presentation regarding a policy for the use and rental of parks for sports activities and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA OMAR RODRIGUEZ Martin Garza		Created
City Manager Comments:		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-786	
From:			
Subject: Discussion and consideration of Amendment No. 3 to the Professional Services Agreement with BSG Architects, Inc. for the Mayor Joe V. Sanchez Library in an amount not to exceed \$39,050 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
OMAR RODRIGUEZ OMAR RODRIGUEZ Martin Garza		Created/Initiated New	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: G802-2017 - #3+Attachments-071024-ForSignature			
Responsibilities upon Approval:			



July 10, 2024

Mr. Omar Rodriguez
Director of Parks & Recreation
City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Mayor Joe V. Sanchez Public Library

Dear Omar:

Our Owner/Architect agreement has been amended twice previously to include the additional services for the following:

Amendment #1 - Surveying & Civil Engineering Services (Halff), Landscaping Architecture (Pajeski),
Information Communication Technology (Halff), and FF&E (MSR Design)
Amendment #2 - Detailed Cost Estimating Services (I AM Builders)

I am hereby requesting that our agreement be amended again to approve the following Additional Services, as provided for in the Owner/Architect agreement, Article 4.1.1.12.

Amendment #3: Item #1:	Storm Water Pollution Prevention Plan as prepared by Halff Associates for the New Theater Wall & Porter Doss Building Demolition project.	
Expense:	Halff Engineering Fee	\$ 9,800
	BSG Architects' markup - 10%	\$ 980
Sub-total		\$10,780
Item #2:	ICT Additional Services –Audio-Visual and Public Address (PA) Design	
Expense:	Halff Engineering Fee:	\$22,200
	MSR Design:	\$ 3,500
Sub-total:		\$25,700
	BSG Architects' markup - 10%	\$ 2,570
Total Add:		\$28,270

Total of Amendment #3: Items #1 & #2: **\$39,050**

I have attached hereto a copy of the proposed amendment, in the form of AIA G802-2017-Amendment to the Professional Services Agreement, for approval.

Please contact me if you would like to discuss any of the items presented in this letter.

Thanks,

Robert S. 'Bob' Simpson, AIA
Boultinghouse Simpson Gates Architects

Attachments:

Halff Proposal dated October 17, 2023

Halff Proposal dated June 28, 2024

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Mayor Joe V. Sanchez Public Library
Weslaco, Texas

AGREEMENT INFORMATION:
Date: March 1, 2022

AMENDMENT INFORMATION:
Amendment Number: 003

Date: July 16, 2024

OWNER: *(name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

ARCHITECT: *(name and address)*
BSG Architects, Inc.
3301 N. McColl Road
McAllen, TX 78501

The Owner and Architect amend the Agreement as follows:

See attached letter dated July 10, 2024, which describes the Supplemental Services and corresponding fees which are hereby requested for approval.

Supplemental Services Include the following:

Storm Water Pollution & Prevention Plan - Halff Associates for the New Theater Wall & Porter Doss Bldg. Demolition project.

ICT Additional Services - Audio-Visual (A/V) and Public Address (PA) Design - Halff Associates for the New Library.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

See attached letter dated July 10, 2024.

Supplemental Services Fees to be paid at cost plus 10%.

Schedule Adjustment:

No Change

SIGNATURES:

Boultinghouse Simpson Gates
Architects

ARCHITECT *(Firm name)*



SIGNATURE

ROBERT S. SIMPSON

PRINTED NAME AND TITLE

07-10-2024

DATE

City of Weslaco

OWNER *(Firm name)*



SIGNATURE

PRINTED NAME AND TITLE

DATE



06/28/24

Robert S. Simpson, AIA
Boultinghouse Simpson Gates Architects
3301 N. McColl Rd.
McAllen, Texas 78501

RE: Joe V. Sanchez Public Library
Weslaco, Texas
Amendment #2 - ICT Additional Services – Audio-Visual (A/V) and Public Address (PA) Design

Dear Mr. Gates:

Halff Associates is pleased to submit the enclosed proposal to provide additional services to the existing professional Information Communications Technology (ICT) engineering services contract for the above referenced project. The following scope of services and fees are for the new construction of the Joe V. Sanchez Public Library. The design services will include the preparation of construction documents to include Audio-Visual (A/V) and Public Address (PA) system design for new library.

Please refer to the attached scope of services to review the included work. Halff is interested in performing this work, and we are appreciative of the opportunity to work with Boultinghouse Simpson Gates Architects on this project. If you find these agreeable, you may authorize Halff to proceed by signing the contract. We expect to be able to work toward mutually acceptable contract terms. If you have any questions or concerns, don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lizbeth Guerra", is written over a faint, circular blue stamp.

Lizbeth Guerra, PE
Electrical Engineering Team Leader
Halff Associates, Inc.

ICT A/V DESIGN SCOPE OF SERVICES

Design of Audio-Visual system

- Pathways, connectors, cabling, and terminations for all A/V equipment will be specified based on the equipment of use.
- A/V system for the Multi-Purpose Room 145 including audio and video elements.
- Television and monitor elements for Study Rooms, Board and Conference rooms, and Storytime room 153.
- Studio elements for the Study Room 123.
- Lighting selection and controls in the space will be specified to collaborate with the A/V equipment.

Design of Public Address system

- Pathways, connectors, cabling, and terminations for all PA equipment will be specified based on the equipment of use.

CONSTRUCTION ADMINISTRATION SCOPE OF SERVICES

Construction Administration for A/V and PA systems shall be included under the original ICT Construction Administration services included within the original contract.

ASSUMPTIONS

The preparation of this proposal is made with the following assumptions:

1. Drawing deliverables included in this proposal consist of:
 - a. 75% CD Design Documents
 - b. 100% CD Design Documents



PROFESSIONAL FEE

Halff will perform the defined Scope of Services as stated above.

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. In the event that new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

Halff Associates will perform the defined Scope of Services for the following professional fee:

ICT A/V & PA SYSTEM DESIGN LUMP SUM FEE:

\$ 22,200

Approved: _____
Signature: _____
Typed or Printed Name: _____
Title: _____
Date: _____



October 17, 2023

46365.005

John Gates, AIA, NCARB
Boultinghouse Simpson Gates Architects
3301 N. McColl Rd.
McAllen, Texas 78501

RE: Joe V. Sanchez Public Library, Civil Engineering Services
Weslaco, Texas

Dear Mr. Gates:

Halff Associates is pleased to submit this proposal to provide a suggested Storm Water Pollution Prevention Plan (SWP3) and Construction Fencing Plan civil engineering services for the above referenced project. The scope of this proposal identifies various line-item costs for your review and consideration.

We are interested in performing this work for you and the City of Weslaco. We have provided a schedule showing scope of services for each area of work. The fee identified shall be considered lump sum for the project and will not be exceeded without your prior approval. The fees established are based on the information provided by your firm. The fees do not include scope revisions or additions once the project is underway. Additional work requested by the Owner will require a revision to the scope and budget established in this proposal. Please refer to this letter, Schedule I, and Exhibit A as a complete scope of services and agreement.

Your signature on the Authorization line below will serve as our notice to proceed with this work. Please return one copy of the entire agreement signed to me via email and return one original. This will act as our Notice to proceed. Work under this proposal will commence immediately upon our receipt of a fully executed agreement. Costs incurred will be carefully monitored during the progress of this project. Our services will be invoiced monthly based on a percent of completion of the total of lump sum fees. Reimbursable expenses will be billed separately at 1.10 times the direct cost incurred.

Let's work together to turn our ideas into reality and improve the quality of life in Weslaco. If you have any questions regarding any part of this proposal, please don't hesitate to contact me.

Sincerely,
HALFF ASSOCIATES, INC.



Kristina Leal, PE, CFM
Water Resources Team Leader

SCHEDULE I

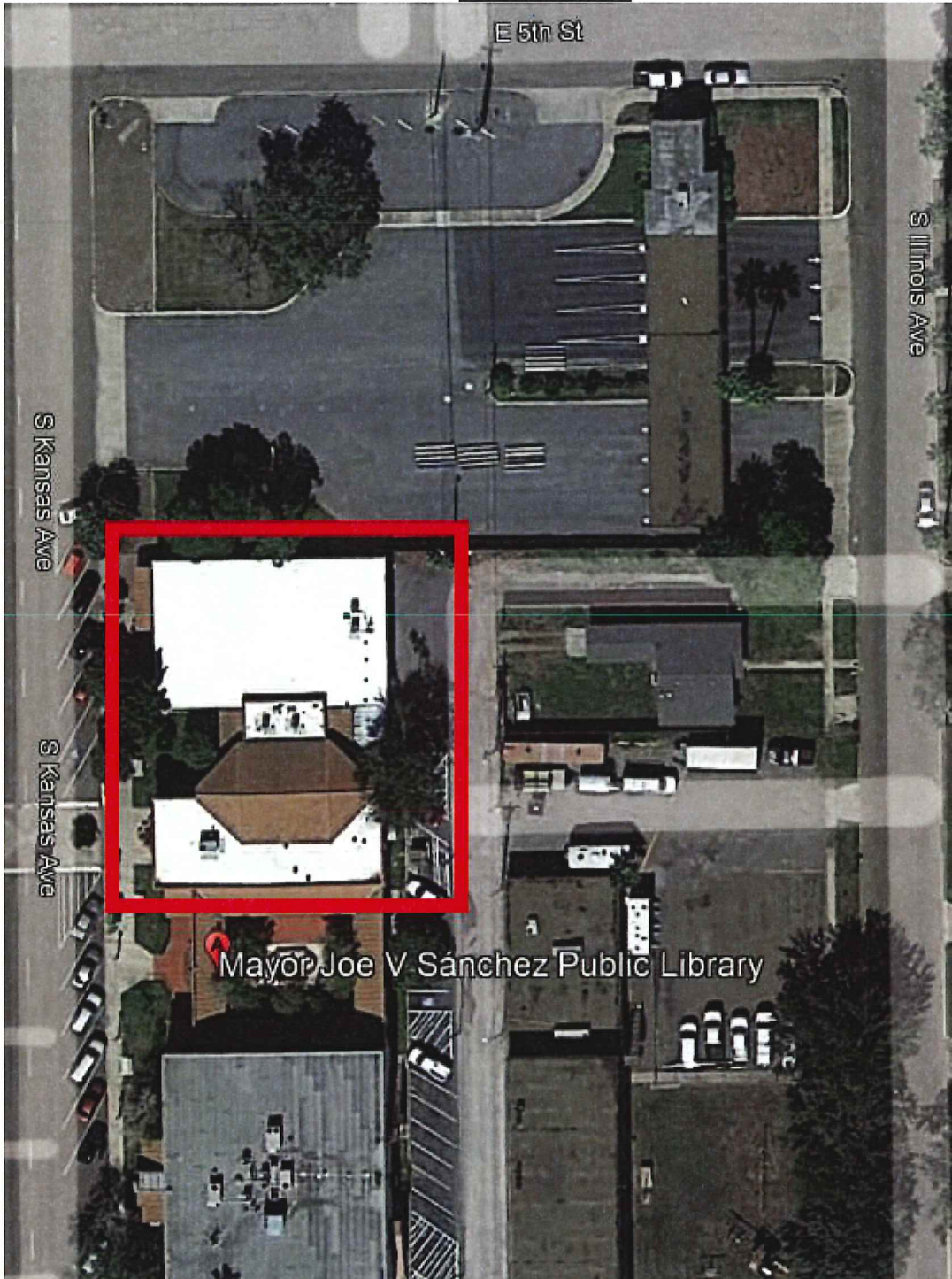


Figure 1: Existing Site

Civil Engineering Services

1. Meeting and Project Coordination

We will participate in meetings as warranted for submitting SW3P and Construction Fence construction documents for demolition permitting of on-site civil improvements to the appropriate entities having jurisdiction. If more than two (2) meetings are requested or warranted, these will be made available on an hourly basis.

2. Erosion Control Plan

This task involves preparation of a layout showing the suggested erosion control measures with details and notes required for the Storm Water Pollution Prevention Plan (SWP3) for the civil improvements. The layout will be utilized by the Contractor for the preparation of a stormwater pollution prevention plan required for compliance with government regulation.

3. Fencing Plan

The fencing plan provides the notes and details for the temporary perimeter construction fencing. We will identify locations of manual gates (vehicle and pedestrian) for this project. Halff will coordinate with City of Weslaco for the type of proposed fencing required.

4. Civil Work Specifications

This task includes preparation of written specification sections for the civil work for the proposed work.



John Gates, AIA, NCARB
Boultinghouse Simpson Gates Architects
October 10, 2023

PROFESSIONAL FEE

Halff Associates will perform the defined Scope of Services as stated above.

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. In the event that new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

TASK	FEE AMOUNT
Civil On-Site Engineering Services	
1. Meetings and Project Coordination	\$2,100
2. Suggested Erosion Control Plan	\$2,700
3. On-Site Fencing Plan	\$3,500
4. Civil Work Specifications	\$1,500
Civil On-Site Engineering Services Total	\$9,800

Approved: _____

Signature: _____

Typed or Printed Name: _____

Title: _____

Date: _____



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-791	
From: ARNOLDO BECHO			
Subject: Discussion and consideration to award security services bid at the Mayor Joe V Sanchez Public Library to the lowest and most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.)			
Background: The library solicited bids for security services in July. We requested options for both armed and unarmed security guards. Texas Security & Investigational Services submitted the lowest bid when factoring both options. They were the lowest overall with regard to the armed services, at \$16 per hour. They tied for the lowest unarmed bid with Prime Time Protection Services, both at \$14 per hour. They have been our security provider for the past few years, and we have been satisfied with their performance. We recommend selecting them. The security guard's typical schedule is Monday to Thursday from 2:30 PM to 8:30 PM, Friday from 2:00 PM to 5:30 PM, and Saturday through Sunday from 11:30 AM to 5:30 PM. Additional hours are added for events outside these times. The City of Weslaco reserves the right to accept or reject any or all offers received as a result of this request, or to cancel the solicitation in part or in its entirety. The agreement resulting from this solicitation will be for a period of up to one year, with an option for an additional year, pending funding availability.			
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: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time			
ADELAIDA VEGA ARNOLDO BECHO HOMER RHODES Martin Garza		Created/Initiated Approved New	
City Manager Comments:			

Approve as recommended by staff.

Staff Recommendation:

Staff recommends Texas Security & Investigational Services

Attachments, if any:

Memo - Approval to award for security services at Library , TABULATION 2023-24-31 LIBRARY SECURITY

Responsibilities upon Approval:

Create and manage an agreement with the selected vendor.

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

August 13, 2024

To: Adrian Gonzalez, Mayor; Adrian Farias Mayor Pro-Tem; Greg Kerr, Commissioner;
Israel Gonzalez, Jr., Commissioner; Josh Pedraza, Commissioner; Letty Lopez,
Commissioner; Jose "JP" Rodriguez, Commissioner; Martin Garza, City Manager
CC: Homer Rhodes, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Request to award security services at the Mayor Joe V Sanchez Public Library

The library solicited bids for security services in July. We requested options for both armed and unarmed security guards. Texas Security & Investigational Services submitted the lowest bid when factoring both options. They were the lowest overall with regard to armed services, at \$16 per hour. They tied for the lowest unarmed bid with Prime Time Protection Services, both at \$14 per hour. They have been our security provider for the past few years, and we have been satisfied with their performance, we recommend selecting them.

The security guard's typical schedule is Monday to Thursday from 2:30 PM to 8:30 PM, Friday from 2:00 PM to 5:30 PM, and Saturday through Sunday from 11:30 AM to 5:30 PM. Additional hours are added for events outside these times.

The City of Weslaco reserves the right to accept or reject any or all offers received as a result of this request, or to cancel the solicitation in part or in its entirety.

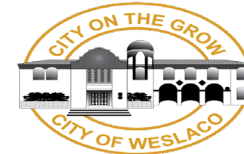
The agreement resulting from this solicitation will be for a period of up to one year, with an option for an additional year, pending funding availability. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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

CITY OF WESLACO - Security Officer Services for MJVS Public Library



RFB 2023-24-31 TABULATION



Company Name	City & State	Telephone	Unarmed Hourly Rate	Armed Hourly Rate	Yearly Hours	Unarmed One Year Cost	Armed One Year Cost
1 Prime Time Protection Services	San Juan, Tx.	956-325-6188	\$ 14.00	\$ 17.00	1450 =	\$ 20,300.00	\$ 24,650.00
2 L4 Security Group	Edinburg, Tx.	844-855-7744	\$ 20.75	\$ 22.45	1450 =	\$ 30,087.50	\$ 32,552.50
3 Texas Security & Investigational Services	Harlingen, Tx.	956-742-7537	\$ 14.00	\$ 16.00	1450 =	\$ 20,300.00	\$ 23,200.00
4 Peralta Management Co.	West Covina, Ca.	888-575-9789	\$ 34.00	\$ 36.00	1450 =	\$ 49,300.00	\$ 52,200.00
5 Access Control Security	Chatsworth, Ca.	818-349-0029	\$ 28.00	\$ 39.00	1450 =	\$ 40,600.00	\$ 56,550.00
6 Blackston Security Services	El Paso, Tx.	956-271-2153	\$ 16.42	\$ 19.40	1450 =	\$ 23,809.00	\$ 28,130.00
7 On The Job, LLC	McKinney, Tx.	214-566-0006	\$ 23.00	\$ 25.00	1450 =	\$ 33,350.00	\$ 36,250.00
8 D1 Security & Investigations	Brownsville, Tx.	956-873-0600	\$ 17.00	\$ 20.00	1450 =	\$ 24,650.00	\$ 29,000.00
9 Blue Line Security Services	Edinburg, Tx.	956-373-0952	\$ 16.50	\$ 21.00	1450 =	\$ 23,925.00	\$ 30,450.00
10 OPS Inc. Security Services	Houston, Tx.	818-294-5098	\$ 29.50	\$ 38.85	1450 =	\$ 42,775.00	\$ 56,332.50

Bid Opening held on July 30, 2024 at 10:00 AM

Tabulation created by Homer Rhodes, Purchasing Agent



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-793	
From: Albert Aldana			
Subject: Discussion and consideration to solicit bids for the proposed Lift Station #12 improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
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 Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 08-16-2024CC_Solicity Bids for LS12			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

DATE: August 16, 2024

TO: Mayor Adrian Gonzalez, City Commissioners,
& Mr. Garza, City Manager

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

**RE: APPROVAL TO SOLICIT BIDS
LIFT STATION #12**

This item seeks your approval to solicit bids for the proposed Lift Station No. 12 Improvements. Our engineering consultant, Cruz-Hogan, has completed plans and specifications for the proposed improvements and we are now ready to proceed with advertising of this project.

The project consists of the construction of a new lift station with pumps that adequately handle the incoming flows and provides a new force main around the airport to the North Waste Water Treatment Plant.

Staff recommends approval to solicit bids for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aldana", is written over a light blue horizontal line.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-794	
From:			
Subject: Discussion and consideration of approval to solicit bids for the Kansas & Los Torritos Phase I and II Drainage Improvement project contingent on receiving a notice to proceed from the Texas Department of Emergency Management (TDEM) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
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 Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 08-16-2024CC_Solicit Bids for Kansas-Los Torritos			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

DATE: August 16, 2024

TO: Mayor Adrian Gonzalez, City Commissioners,
& Mr. Garza, City Manager

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

**RE: APPROVAL TO SOLICIT BIDS
KANSAS-LOS TORRITOS DRAINAGE IMPROVEMENTS**

This item seeks your approval to solicit bids for the proposed Kansas-Los Torritos Drainage Improvements.

Plans and bid documents have been ready since last year awaiting the notice to proceed from the Texas Department of Emergency Management (TDEM). According to the most recent information, FEMA is sorting through an internal reporting error that has caused delays in the approval process. This error is presently being clarified and cleared.

We anticipate that the project approval and notice to proceed will be issued soon. This is why we seek your approval to solicit bids now. This approval is contingent upon receiving the notice to proceed from TDEM.

Staff recommends approval to solicit bids for this project with the condition that we must first receive the approval to proceed with this.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aldana', is written over a horizontal line.



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-795	
From: Albert Aldana			
Subject: Discussion and consideration to approve a class II service for the upkeep and maintenance of the old blower at the North Wastewater Treatment Plant for the amount of \$37,149.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)			
Background: See attached memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
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 Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 08-16-2024CC_Additional AB Services, FW_ Howden Service for Existing Weslaco Blower			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

DATE: August 16, 2024

TO: Mayor Adrian Gonzalez, City Commissioners,
& Mr. Garza, City Manager

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

**RE: APPROVAL OF ADDITIONAL SERVICE TO EXISTING AERATION BLOWER
OLD NWWTP AERATION BLOWER**

This item seeks your approval to perform additional maintenance to the old aeration blower at the north wastewater treatment plant.

When the new aeration blower was purchased from Howden, an option was offered and accepted to perform a class I service on the old blower. The Class I service included the following:

- Cleaning and checking of all parts exposed to the medium flowing through the compressor
- Replacement of all flexible seals
- Cleaning of impeller
- Inspection, cleaning, and lubrication of all parts in the variable vane system
- Functional tests to adjust control settings on the control panel

However, upon the recent observations/inspections by Howden technicians during the startup of the new blower, it was noted that the old blower required more services than originally suggested. Howden recommends that a Class II service be performed as well. Class II services include:

- Replacement of IGV (Inlet Guide Vane)
- Replacement of VD (Variable Diffuser) Actuators
- Drain oil from gearbox oil sump
- Replacement of bearings
- Reassemble inlet air filter assembly or inlet piping

Howden has provided a quote of \$37,149.00 to perform the class II service to the old blower.

Staff recommends approval of this item.

Sincerely,

From: [Deckard, Mark](#)
To: [Alberto J. Aldana](#)
Subject: FW: Howden Service for Existing Weslaco Blower
Attachments: [C4a-GK200.pdf](#)
[HUSADLL.AFM.001608_B - Quote.pdf](#)
[HUSADLL.AFM.001607_C - Service Quote.pdf](#)

Hi Albert,

As you requested, please find attached the quotes for the additional Class II service and parts from Howden to supplement the Class I service for your existing blower (SN 8277) that was included with your purchase of the new blower. Also attached is a document that describes what we do for the Class I and Class II services (C4a-GK200).

Here is a summary of the proposed service scope:

Class I service, Cost = \$0 (includes parts, travel/expenses plus 4 days on site to do a Class I service on blower SN 8277)

Class I parts, Cost = \$0 (includes all parts necessary for the Class I service on blower SN 8277)

Class II service, Cost = \$13,000 (includes 3 additional days on site for the Class II service, with standby time for a weekend layover)

Class II parts, Cost = \$24,149 (includes all parts necessary for the Class II service, plus new IGV and VD actuators)

Total Service Upgrade Cost: \$37,149

We can handle this as a change order to the existing PO (22-2612), or as a separate new order. Either way, we would make one trip to do this work once the parts are available.

The attached quotes reflect our best estimate of the parts and labor required to restore your existing KA5SV-GK200 blower SN 8277 to a reliable operating condition, based on the assessment done by our technician when he was there to startup the new blower. However, if during our service we find that additional parts require replacement, I will review and coordinate the findings and cost estimate with you before proceeding.

Thank you for the opportunity to quote this additional service.

With best regards,

Mark Deckard

Technical Project Manager

Howden, a Chart Industries Company

d: +1 (417) 380-5759

m: +1 (417) 425-9572

e: mark.deckard@howden.com

From: Mark Deckard

Sent: Wednesday, May 8, 2024 5:28 PM

To: Alberto J. Aldana <aaldana@weslacotx.gov>

Subject: Howden Service for Existing Weslaco Blower

Hi Albert,

Michael Coffman provided me with some photos and a verbal report of the condition of the existing blower there in Weslaco.

The contract for the new blower included a Class I service for the existing blower. The recommended inspection and service intervals description is attached for your reference. The Class I service is described in there. The Class I is a service on the impeller and guide vanes with new bearings on the high speed shaft. Michael reported, and the photos confirm, that the existing blower is in need of additional service to bring it back

into a fully operational state (see attached photos).

If the goal is to bring the existing blower back up to the same operational status as the new blower, Howden recommends upgrading this service to include the following, as a minimum:

- Upgrade to Class II service (new slow-speed bearings)
- Replace IGV and VD actuators

It might be determined that additional parts are necessary when our technician does the service, but this is a good starting point. Would you like for me to prepare a quote to upgrade this service?

I need to order the parts for this service before I schedule a technician. Please let me know what you would like to do.

FYI, I will be on vacation Friday, May 10 – Monday, May 27. However, I will be able to check email periodically after the 20th.



With best regards,

Mark Deckard

Technical Project Manager

Howden, a Chart Industries Company

d: +1 (417) 380-5759

m: +1 (417) 425-9572

e: mark.deckard@howden.com

w: www.howden.com



Standardized Agenda Request Form

Date of Meeting: August 20, 2024		Agenda Item No. (to be assigned by CSO): 2024-796	
From:			
Subject: Discussion and consideration to solicit bids for the Mid-Valley Airport Stormwater Project Part I and Part II and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)			
Background: Discussion and consideration to solicit bids for the Airport Stormwater Projects Part I & II. Separated in two parts for funding purposes. Part I is to be funded with ARPA Funds and Part II is to be funded by TxDOT and authorize the Mayor to execute any related documents.			
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):			
Maria Alvarez Martin Garza		Created	
City Manager Comments:			
Staff Recommendation: Staff recommends approval			
Attachments, if any: TXW Stormwater Notes			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

Date: August 16, 2024

To: Commission

From: Airport Director

Subject: TXW Stormwater Project Part I and Part II

The interlocal agreement for \$750,000 ARPA funds was approved and signed during the August 6th Commission Meeting. Today Airport is requesting authorization to solicit bids. The following attachment is history of the project. KSA is the design contractor and on our request broke the project up in two parts so PART I is to be funded by ARPA funds and PART II will be funded by TxDOT.

The image map will be updated with enhance imagery (expected update by month's end).

TXW Drainage Improvements - Preliminary Cost Estimate

Craig Clairmont <cclairmont@ksaeng.com>

To: Andrew Muñoz <amunoz@weslacotx.gov>

Cc: Nathan Mikell <nmikell@ksaeng.com>

 2 attachments (1,020 KB)

TXW Drainage - Preliminary Cost Estimate - 2024.04.24.pdf; 102423_WSL_C-PROJECT LAYOUT.pdf;

Andrew,

Attached is a preliminary cost estimate and a layout sketch for the Drainage Improvements at Mid Valley.

We have broken the overall improvements into two projects to meet funding constraints.

1. Project 1 is for improvements outside of the Runway and Taxiway Safety areas so as to not impact airport operations. It is shown with the purple linework in the sketch. We estimate that these improvements would take 60 days to construct. Total cost for design, bidding project 1, and constructing project 1 is estimated at approximately \$890,000.
2. Project 2 includes crossings of the Runway and Taxiway pavements. These lines are shown in bright green in the sketch. We estimate that these improvements would take 90 days to complete.

From an overall project perspective, we anticipate having the preliminary design documents done by May 24th, and a bid package for Project 1 completed by mid-June. We will update the cost estimate at both milestones.

Please let us know if you have any questions.

Regards,
Craig C.

Craig A. Clairmont, P.E. | Aviation Practice Leader

KSA | www.ksaeng.com

Main: 281.494.3252 Ext. 1412 | Direct: 832.685.2137 | Cell: 615.663.3549

cclairmont@ksaeng.com

ksaeng.com/craig_clairmont | ksaeng.com/craig_clairmont

Mid Valley Airport
Storm Water Sewer Improvements Project
KSA Project No. 102423
Engineers Opinion of Probable Project Cost Summary
April 24, 2024

Project Summary of Design Costs

Topographic Survey:	\$	14,000.00
Bid Documents:	\$	52,000.00
Project 1 Bidding:	\$	10,000.00
Project 2 Bidding:	\$	10,000.00
Subtotal:		\$ 86,000.00

Project 1 Summary of Construction Administration Costs (Estimated Construction Duration = 60 Calendar Days)

Construction Phase Professional Services:	\$	20,000.00
Construction Materials Testing:	\$	15,000.00
Construction Inspection (Full Time Inspection Estimated at 9 weeks * 50 hours/week * \$80/hour):	\$	36,000.00
Close-Out-Phase:	\$	5,000.00
Subtotal:		\$ 76,000.00

Project 2 Summary of Construction Administration Costs (Estimated Construction Duration = 90 Calendar Days)

Construction Phase Professional Services:	\$	25,000.00
Construction Materials Testing:	\$	15,000.00
Construction Inspection (Full Time Inspection Estimated at 13 weeks * 50 hours/week * \$80/hour):	\$	52,000.00
Close-Out-Phase:	\$	5,000.00
Subtotal:		\$ 97,000.00

Project Cost Summary Summary

Project Design Cost:	\$	86,000.00
Project 1 Construction Administration Cost:	\$	76,000.00
Project 2 Construction Administration Cost:	\$	97,000.00
Project 1 Construction Cost:	\$	731,940.00
Project 2 Construction Cost:	\$	634,563.00
Total:		\$ 1,625,503.00

Total Overall Project Cost: \$ 1,625,503.00

Mid Valley Airport
Storm Water Sewer Improvements ~ Project 1
KSA Project No. 102423
Engineers Opinion of Probable Construction Cost
April 24, 2024

Base Bid - South Parallel Taxiway Relocation:

Item No.	Spec. No.	Description	Units	Estimated Quantities	Estimated Unit Price	Subtotal
1.01	C-102-5.1a	Stabilized Construction Exit	EA	1	\$ 5,000.00	\$ 5,000.00
1.02	C-102-5.1b	Filter Fabric Fence	LF	500	\$ 10.00	\$ 5,000.00
1.03	C-102-5.1c	Inlet Protection Barrier	EA	2	\$ 1,000.00	\$ 2,000.00
1.04	C-102-5.1d	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	\$ 10,000.00	\$ 10,000.00
1.05	C-105-6.1	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00
1.06	D-701-5.1	30" RCP	LF	790	\$ 180.00	\$ 142,200.00
1.07	D-701-5.3	48" RCP	LF	1,210	\$ 325.00	\$ 393,250.00
1.08	D-751-5.1	Junction Box Structure for 30" RCP	EA	1	\$ 5,000.00	\$ 5,000.00
1.09	D-751-5.1	Junction Box Structure for 48" RCP	EA	1	\$ 10,000.00	\$ 10,000.00
1.10	D-752-5.1	Safety End Treatment for 30" RCP, 6:1 Slope, With Pipe Runners	EA	1	\$ 5,000.00	\$ 5,000.00
1.11	D-752-5.2	Headwall for 30" RCP, 6:1 Slope, With Pipe Runners	EA	1	\$ 5,000.00	\$ 5,000.00
1.12	D-752-5.3	Headwall for 48" RCP, 6:1 Slope, With Pipe Runners	EA	2	\$ 10,000.00	\$ 20,000.00
1.13	T-901-5.2	Hydromulch, Seed & Fertilizer for Permanent Application	AC	1	\$ 5,000.00	\$ 5,000.00
1.14	T-905-5.1	Strip, Stockpile, Reinstall Topsoil	CY	530	\$ 15.00	\$ 7,950.00

Subtotal: \$ 665,400.00

10% Contingency: \$ 66,540.00

Total: \$ 731,940.00

Mid Valley Airport
Storm Water Sewer Improvements ~ Project 2
KSA Project No. 102423
Engineers Opinion of Probable Construction Cost
April 24, 2024

Base Bid - South Parallel Taxiway Relocation:						
Item No.	Spec. No.	Description	Units	Estimated Quantities	Estimated Unit Price	Subtotal
1.01	C-102-5.1a	Stabilized Construction Exit	EA	1	\$ 5,000.00	\$ 5,000.00
1.02	C-102-5.1b	Filter Fabric Fence	LF	500	\$ 10.00	\$ 5,000.00
1.03	C-102-5.1c	Inlet Protection Barrier	EA	2	\$ 1,000.00	\$ 2,000.00
1.04	C-102-5.1d	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	\$ 10,000.00	\$ 10,000.00
1.05	C-105-6.1	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00
1.06	P-610-8.1	Pavement Repair	SY	140	\$ 250.00	\$ 35,000.00
1.07	D-701-5.1	30" RCP	LF	860	\$ 180.00	\$ 154,800.00
1.08	D-701-5.2	36" RCP		495	\$ 225.00	\$ 111,375.00
1.09	D-701-5.3	48" RCP	LF	510	\$ 325.00	\$ 165,750.00
1.10	D-751-5.1	Junction Box Structure for 36" RCP	EA	1	\$ 5,000.00	\$ 5,000.00
1.11	D-751-5.1	Junction Box Structure for 48" RCP	EA	1	\$ 10,000.00	\$ 10,000.00
1.12	D-752-5.1	Safety End Treatment for 30" RCP, 6:1 Slope, With Pipe	EA	2	\$ 5,000.00	\$ 10,000.00
1.13	T-901-5.2	Hydromulch, Seed & Fertilizer for Permanent	AC	1	\$ 5,000.00	\$ 5,000.00
1.14	T-905-5.1	Strip, Stockpile, Reinstall Topsoil	CY	530	\$ 15.00	\$ 7,950.00
Subtotal:						\$ 576,875.00
10% Contingency:						\$ 57,688.00
Total:						\$ 634,563.00



LEGEND	
—	PROJECT 1 LIMITS
—	PROJECT 2 LIMITS

PL 1	KSA 816 Park Two Dr. Sugar Land, TX 77478 T: 281-499-2242 www.ksa-engineers.com	DESIGNED BY AJ	MID VALLEY AIRPORT STORM WATER SEWER IMPROVEMENTS PROJECT WESLACO, TEXAS	PROJECT LAYOUT	<table border="1"><thead><tr><th>MARK</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	MARK	REVISION	DATE									
		MARK				REVISION	DATE										
CHECKED BY NM																	
LATEST REVISION 06/24/2024																	
PROJECT NO. 102423																	

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