



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 24, 2018**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Special Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, July 24, 2018 at 6:30 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.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Pledge of Allegiance.
- C. Roll Call.

II. PUBLIC COMMENTS

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

If you are discussing 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. OLD BUSINESS

- A. Discussion and consideration to approve the Final Plat for Westgate Estates #2 Subdivision, being a 24.92 acres land out Farm Tract 664 & 665, Westgate Estates #2 Weslaco, Hidalgo County, Texas located approximately 1,370 feet North of 18th Street and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on July 17, 2018; staffed by Planning and Code Enforcement.) Attachment
- B. Discussion and consideration of short-term solution to drainage issues. Possible action. (There was no action on this item July 17, 2018; Staffed by City Manager's Office.)

- C. Discussion and consideration to create a media relations staff position or department. Possible action. (There was no action on this item July 17, 2018; Requested by Commissioners Rodriguez and Munoz.)

IV. NEW BUSINESS

- A. Discussion and consideration to authorize the Request for Qualifications #2017-18-21 Civil Engineering Services Stormwater Improvements Plan. Possible action. (Staffed by City Manager's Office.) Attachment
- B. Discussion and consideration to seek Requests for Proposals for Professional, Technical and Expert Services for the Development of a Hazard Mitigation Plan. Possible action. (Staffed by City Manager's Office.) Attachment

V. EXECUTIVE SESSION

- A. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

VI. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VII. ADJOURNMENT

I hereby certify this **Notice of a Special 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 20th day of July, 2018 at 4:45 p.m. 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/ Elizabeth M. Walker, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary's Office at (956) 968-3181, Ext. 3100 prior to the meeting date.

Removed from Bulletin Board

Date:

Initials:



Standardized Agenda Request Form

Date of Meeting: July 24, 2018		Agenda Item No. (to be assigned by CSO): 2018-1837	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Pledge of Allegiance. C. 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):			
Aida Vega		Created/Initiated	
Elizabeth Walker		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. C. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any:			
Responsibilities upon Approval:			

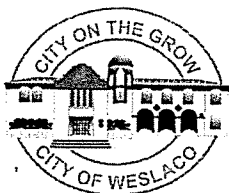


Standardized Agenda Request Form

Date of Meeting: July 24, 2018		Agenda Item No. (to be assigned by CSO): 2018-1793	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve the Final Plat for Westgate Estates #2 Subdivision, being a 24.92 acres land out Farm Tract 664 & 665, Westgate Estates #2 Weslaco, Hidalgo County, Texas located approximately 1,370 feet North of 18th Street and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on July 17, 2018; staffed by Planning and Code Enforcement.)			
Background: The proposed twelve (12) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer services through an 8" sewer line. The property is within a Flood Zone "C".			
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): Planning and Zoning recommended approval on July 3, 2018.			
Aida Vega Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: westgate estates # 2 - attachment, WESTGATE - FINAL (5JUL18)			
Responsibilities upon Approval: Staff will notify applicant.			

RECEIVED

MAY 30 2018



SUBDIVISION PLATTING APPLICATION
Planning & Code Enforcement Dept.

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

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

FILE NO. SUB18-00010

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: WESTGATE ESTATES #2

Location: S. OF BUSINESS 93 00 WESTGATE

Legal Description: 24.92 AC. OUT OF FT 664 & 665 WEST TRACT SUBD.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: SINGLE FAMILY

Existing Land Use: AG Proposed Land Use: SINGLE FAMILY

Number of Lots Proposed: 12 Gross Acreage: 24.92

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ROBERT McALLAN Telephone: 956-793-9514

Address: 1144 S. WESTGATE DR Fax: _____

City: WESLACO State: TX Zip: 78056 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 2309 LAKESHORE DR Fax: _____

City: HALLINGER State: TX Zip: 75552 E-mail: d.moore@landsurveying.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO
☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
☒ YES ☐ NO Electric Company: ACP

☐ YES ☒ NO Phone Utility _____	☐ YES ☒ NO Gas Utility _____	☐ YES ☒ NO Cable Utility _____
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Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

DUSTIN MORRIS is the authorized agent

Authorized Agent Signature: [Signature] Date: 5/29/18

Authorized Agent Printed Name: DUSTIN MORRIS

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

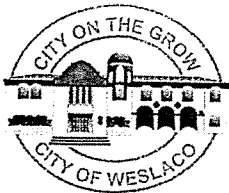
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

**RECEIVED**

MAY 17 2018

SUBDIVISION REVIEW APPLICATIONPlanning &
Code Enforcement Dept.

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

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

FILE NO. SRV 18-00014

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

GENERAL INFORMATIONName of Subdivision: DESTIGATE ESTATES #2

Location: _____

Legal Description: 24.92 AC OUT OF FARM TRACT 664 & 665 DIST TRACT
SUBDIVISION OF LAND GRANT SEANNIVERS VOL 2 PG 34Is subdivision inside city limits? ☒ YES ☐ NOIf subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: SINGLE FAMILYExisting Land Use: FARMING Proposed Land Use: SINGLE FAMILYNumber of Lots Proposed: 12 Gross Acreage: 24.92Title Report Submitted: ☐ YES ☐ NO**OWNER INFORMATION**Owner's Name: ROBERT MALLIN Telephone: 956-793-9314Address: 114A S DESTIGATE DR Fax: _____City: WESLACO State: TX Zip: 78596 E-mail: _____**ENGINEER INFORMATION**Name: DUSTIN MOORE Telephone: 956-245-4641Address: 2309 LAKE SHORE DR Fax: _____City: WESLACO State: TX Zip: 78596 E-mail: d.moorelandsurveying@gmail.com255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
- ☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

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 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
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 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: *[Signature]* Date: 16 MAY 1st

Authorized Agent Printed Name: DUSTIN MOORE

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO

PLANNING AND CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

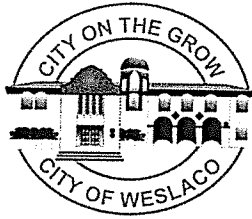
NAME OF SUBDIVISION: WESTGATE ESTATES #2 05/24/2018

SIGN IN FORM

1	Name	Company	Phone #
2	Mardoqueo Hinojosa	City of Weslaco	956 447-3403
3	Rebekah delc Furto	Cow	447-3401
4	EFRAIN TADOLLA	City of Weslaco	447-3403
5	Serany Ameiro	city of weslaco	447-3403
6	Zenaida Guerrero	C.O.W.	447-3401
7	Marcelo Cosme	C.O.W.	532-8342
8	Rolando Garza	City of Weslaco	447-3403
9	Robert E. Lopez	Weslaco P.D.	451-8037
10	Eric Hernandez	Weslaco P.D.	778-3417
11	Mike Savinco	Weslaco FMO	447-3415
12	JOEL RIVERA	Weslaco PD	956-8551
13	DIETIN MORA	MUDRO LAND SURVEYOR	281-4651
14			
15			
16			
17			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

May 24, 2018

Moore Land Surveying, L.L.C.
2309 Lakeshore Drive
Harlingen, Texas 78552
Engineering Firm No. 19190

Re: Plat Review for Westgate Estates #2

Dustin Moor

Please find below comments to the above-mentioned project:

Plat

1. North arrow wrong direction.
2. Access and Utility Easement for lots 6 and 7.
3. Missing note for Hidalgo and Cameron Counties Irrigation District No.9.
4. 75' drainage ROW needed.
5. Dimensions for existing R.O.W.s needed.
6. Detention requirements must be met.

Utility Plan

1. Services and fire hydrants to be shown on plan.
2. 9' separation to be maintained.
3. 4" bore needed at connection for proposed 2" water line.

Sincerely,

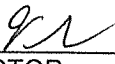
Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 05/18/18 OCCUPANCY CLASS: Subdivision
 FACILITY NAME: Westgate Estates #2
 PHYSICAL & MAILING ADDRESS: Westgate by Mile 6 1/2 North
 PHONE #: _____ OWNER/MANAGER: Robert McAllen

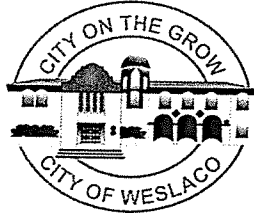
PLAN REVIEW – CHECK OFF LIST

X	Approved as submitted	with notes									
A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.										
B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.										
C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.										
D	Shall have fire alarm company submit plans for proposed fire alarm.										
E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition										
F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.										
G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.										
H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.										
I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5										
J	Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.										
K	Fire department connection shall be free-standing, away from the building, minimum 1 1/2 times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, 1/2" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.										
L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).										
M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)										
N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.										
O	Shall maintain a clear path for means of egress in the following areas:										
P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.										
Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.										
R	Shall maintain 44" clearance between aisles.										
S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.										
T	Shall post address in front of building plainly visible from the street with 6" x 1/2" stroke letters or numbers.										
U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com										
V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com										
W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x 3/4" stroke red letters.										
X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.										
Y	Shall submit a complete set of plans for construction to my office for further requirements.										
Z	Shall pay appropriate fees for the following:	<table border="1"> <tr> <td>Plan review</td> <td>Fire alarm plan review</td> <td>Fire alarm trip test</td> </tr> <tr> <td>Sprinkler system plan review</td> <td>Aboveground hydro test</td> <td>Underground hydro test</td> </tr> <tr> <td></td> <td></td> <td>Suppression system trip test</td> </tr> </table>	Plan review	Fire alarm plan review	Fire alarm trip test	Sprinkler system plan review	Aboveground hydro test	Underground hydro test			Suppression system trip test
Plan review	Fire alarm plan review	Fire alarm trip test									
Sprinkler system plan review	Aboveground hydro test	Underground hydro test									
		Suppression system trip test									

Asst. Fire Marshal Mike Swinnea 
 FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

May 22, 2018

Robert McAllen
114A S Westgate Dr
Weslaco, Texas 78596

Re: Westgate Estates #2 Review

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above mentioned subdivision:

1. Include all appropriate signature lines.- Add Hidalgo County Signature.
2. Add Plat Note- No permanent structures are permitted over any easements.
3. Minimum Building Setback lines shall be as follows:
Rear: 25ft
Applicant will need to apply for a variance
4. A 4 ft. sidewalk is required along exterior perimeter upon the issuance of a building permit.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

Rebekah de la Fuente, CFM
Senior Planner

CC: Dustin Moore
2309 Lakeshore Drive
Harlingen, Texas 78552

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



70 2010 02165473

Instrument Number: 2010-2165473

As

Recorded On: December 28, 2010

Recording

Parties:

To

Billable Pages: 4

Number of Pages: 5

Comment: W DEED

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

Recording	28.00
Total Recording:	28.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 2010-2165473

Receipt Number: 1166162

Recorded Date/Time: December 28, 2010 09:47A

Record and Return To:

ROBERT MCALLEN

P.O. BOX 1065

WESLACO TX 78599

User / Station: M Cantu - Cash Station 01



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

WARRANTY DEED

2165473

Notice of Confidentiality Rights:

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

Date: **December 7, 2010**

Grantor: **MARGARET L. McALLEN.**, as her sole and separate property and estate, not joined herein by my husband as the property herein conveyed constitutes no portion of our homestead.

Grantor's Mailing Address (Including County): **1114-A South Westgate Dr.
Weslaco, Texas 78596-6723
(Hidalgo County)**

Grantee: **LLANO GRANDE WESTGATE, LTD.**, a Texas Limited Partnership.

Grantee's Mailing Address (including County): **1114-A South Westgate Dr.
Weslaco, Texas 78596-6723
(Hidalgo County)**

Consideration: Ten Dollars (10.00) and other valuable consideration.

Property (including any improvements):

A 25.03 acre tract of land out of Farm Tracts 664 and 665, Block 179, West Tract Subdivision of Llano Grande Grant, Hidalgo County, Texas, recorded in Volume 2, Page 34, Map Records, Hidalgo County, Texas more particularly described in the attached Exhibit "A".

Reservations from and exceptions to Conveyance and Warranty:

Subject to prior reservations of all oil, gas, and other minerals, taxes, any and all easements reservations and restrictions of record.

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

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Margaret L. McAllen
Margaret L. McAllen

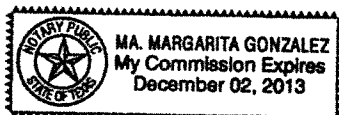
(Acknowledgement)

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7th day of December, 2010,
by Margaret L. McAllen.



Ma. Margarita Gonzalez
Notary Public, State of Texas

After Recording Return to:

Robert A. McAllen
P.O. Box 1065
Weslaco, Texas 78599-1065

EXHIBIT "A"

A 25.03 acre tract of land out of Farm Tracts 664 and 665, Block 179, West Tract Subdivision of the Llano Grande Grant, Hidalgo County, Texas, recorded in Volume 2, page 34, Map Records, Hidalgo County, Texas; described as follows:

BEGINNING AT THE North corner of Farm Tract 664, for the North corner of the following described tract of land, said point being in Mile 6 West Road;

THENCE, with the West line of Farm Tract 664, in Mile 6 West Road, South, 1140.37 feet to the Southwest corner of Farm Tract 664, for the most Northerly Southwest corner hereof;

THENCE, with the division line between Farm Tract 664 and Farm Tract 665, East, 25.0 feet pass an iron rod on the East line of Mile 6 West Road, and at 558.49 feet an iron rod at the Northeast corner of a 5.0 acre tract, for an interior corner hereof;

THENCE, with the East line of the 5.0 acre tract, parallel to the West line of Farm Tract 665, South 390.0 feet to an iron rod at the Southeast corner of the 5.0 acre tract, for an interior corner hereof;

THENCE, with the South line of the 5.0 acre tract, parallel to the North line of Farm Tract 665, West, at 533.39 feet pass an iron rod on the East line of Mile 6 West Road, and at 558.49 feet a point on the West line of Farm Tract 665, for the Northwest corner hereof;

THENCE, with the West line of Farm Tract 665, in Mile 6 West Road, South 780.0 feet to the Northwest corner of a 16.0 acre tract of land, for the most Southerly Southwest corner hereof;

THENCE, with the North line of the 16.0 acre tract, East, at 25.0 feet pass the East line of Mile 6 West Road, and at 356.96 feet an iron rod at an angle point of the 16.0 acre tract, for the most Southerly Southeast corner hereof;

THENCE, continue with the North line of the 16.0 acre tract, North 35 degrees 48 minutes 36 second East, 1080.51 feet to an iron rod on the Southwest line of Canal right of way, for the most Northerly Southeast corner hereof;

THENCE, with said canal right of way line as follows: North 33 degrees 39 minutes West, 334.61 feet; North 33 degrees 38 minutes West, 568.2 feet; North 36 degrees 44 minutes West, 400.3 feet and North 34 degrees 33 minutes West, at 376.6 feet pass an iron rod on the East line of Mile 6 West Road and at 420.68 feet the POINT OF BEGINNING. Containing 25.03 acre of land, more or less; which the West 25.0 feet comprising 1.09 acres lies on Mile 6 West Road, and 0.24 acre is in use by existing canal borrow pit.

Save and Except: 0.1282 of one acre of land situated in Hidalgo County, Texas, and being out of FARM TRACT 665, WEST TRACT SUBDIVISION, as per map or plat recorded in Volume 2, Pages 34-37 of the Hidalgo County, Map Records, and said 0.1282 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set on the west line of said Farm Tract 665 for the northwest corner of said tract herein described, said cotton picker spindle also being located on the centerline of Westgate Drive (Mile 6 West Road) and bears South 390.00 feet from the northwest corner of said Farm Tract 665;

THENCE, East, with the south line of Tierra De Paz Subdivision as per map recorded in Volume 33, Page 135b of the Hidalgo County Map Records, at a distance of 30.00 feet pass a ½-inch iron rod found for reference on the east right of way line of said Westgate Drive and continuing for a total distance of 558.49 feet to a ½-inch iron rod found for the northeast corner of said tract herein described;

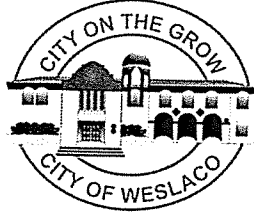
THENCE, South, 10.00 feet to a ½-inch iron rod with a plastic cap stamped "RRA" set for the southeast corner of said tract herein described;

THENCE, West, at a distance of 528.49 feet pass a ½-inch iron rod with a plastic cap stamped "RRA" set for reference on the east right of way line of said Westgate Drive and continuing for a total distance of 558.49 feet to a cotton picker spindle set for the southwest corner of said tract herein described;

THENCE, North, 10.00 feet, with the centerline of said Westgate Drive and with the west line of said Farm Tract 665 to the POINT OF BEGINNING and containing 0.1282 of one acre of land more or less.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: May 18, 2018

TO: Rebekah de la Fuente, Senior Planner
Efrain Tafolla, Construction Insp./CADD Supervisor
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Olga Garza
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Jõel Rivera, Police Department

FROM: Mardoqueo Hinojosa, P.E., Planning Director/ City Engineer *MA*

SUBJECT: Subdivision Review Meeting

A **subdivision review meeting** will be held on **Thursday, May 24, 2018** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

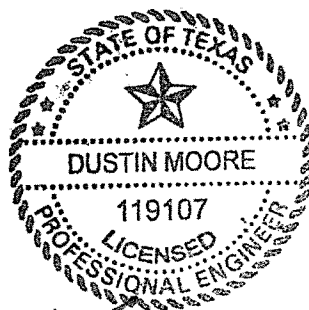
➤ **Westgate Estates #2 – 10:00 a.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.

DRAINAGE STATEMENT
FOR
WESTGATE ESTATES #2

MAY 2018



[Signature]
Prepared by:

Moore Land Surveying, LLC

2309 Lakeshore Drive,
Harlingen, TX 78552

(956)245-0988

TBPLS Firm No. 10194186
TBPE Firm No. 19190

DRAINAGE STATEMENT WESTGATE ESTATES #2

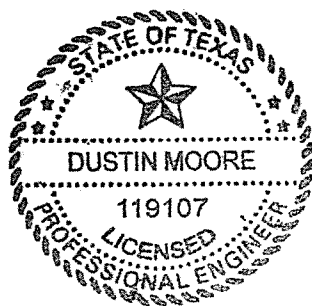
4 MAY 2018

Westgate Estates #2 is a 24.92 ac. tract of land inside the city limits of the City of Weslaco. The property is located 0.75 miles south of the intersection of Westgate Dr. and Business 83, on the east side of Westgate Dr. The property is being developed into twelve (12) residential lots ranging from 1.06 ac. To 2.79 ac. The property currently is undeveloped and is in row crop production. The subdivision lies in Zone "B" according to FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0525 B, Revised January 2, 1981, Zone "B" is an "area between the limits of the 100 and 500 year flood plain with depths less than one foot". The plat will call for the home's finished floor elevation to be at elevation 79.00 ft. or 24" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 100% sandy clay loam, which are in hydrologic soil group "B" with moderate infiltration (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff of the land is by surface flow in a southwesterly direction into the curb and gutter along Westgate Dr., where it flows south along Westgate Dr. thence in the existing ditch along the south boundary of the property via a Type "A" Curb inlet, thence south to the Arroyo Colorado, thence to the Laguna Madre. It has an existing runoff of 19.94 CFS during the 10-year storm frequency as per the attached calculations.

The proposed drainage for Westgate Estates #2 shall consist of re-grading the property to drain to the east where it will flow into a swale along the eastern boundary of the property then into the existing drain ditch along the southeastern boundary of the property, thence to the Arroyo Colorado, thence to the Laguna Madre. Per the City of Weslaco Drainage Policy, storage large enough to contain the 25-year event while discharging the 10-year even is required. Based on the attached calculations, the existing drain ditch along the southeastern boundary of the property will be widened to be able to hold the required 32,390 CF of detention that is required as per the attached drainage plan.



By:  04/24/18
Dustin Moore, PE Date

WESTGATE ESTATES #2**Drainage Calculations**

5/3/2018

Pre-developed Conditions

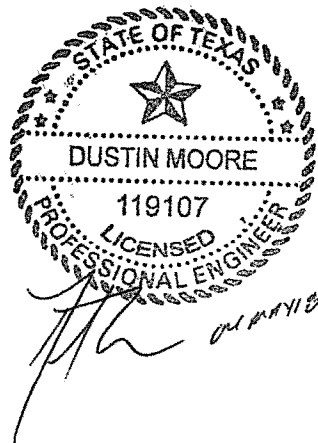
Area = 24.92 AC
 "C" = 0.20 (10) YR
 Tc = 42 MIN 4.00 (10)=IN/HR
 Q10pre = 19.94 CFS

** The proposed lot will conservatively have 10,000 SF or .22 Ac. of improvements.
 These improvements will include a driveway, sidewalks, house, and porches, with the remainder of the lot consisting of landscape, lawn, pasture and light brush.

$$***C = 0.80((0.22*12)/24.92) + .20(22.28/24.92) = .26$$

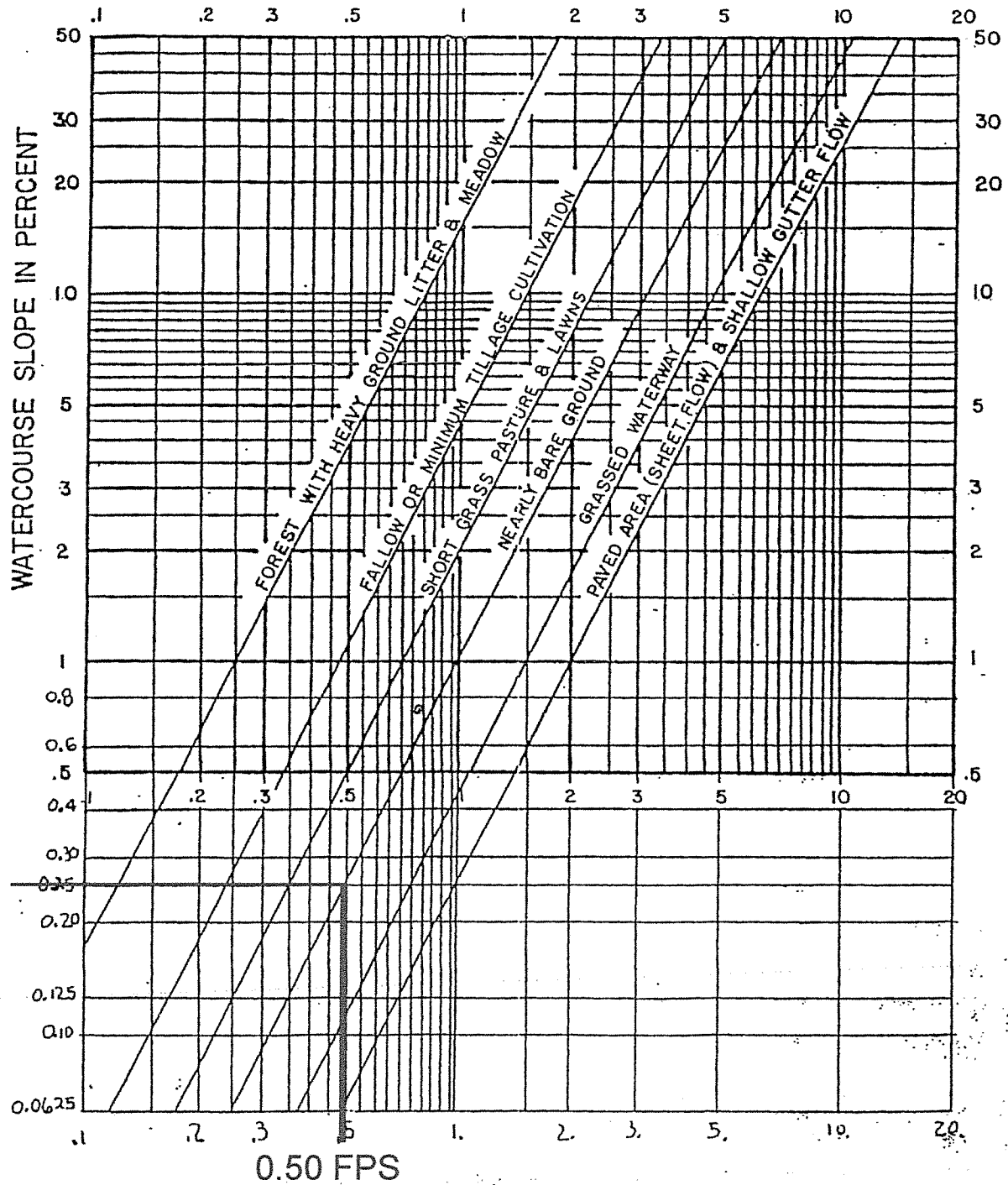
Developed Conditions

Detention...25 year storm							
C FACTOR	STORM	DRAINAGE	INFLOW RATE	RELEASE RATE	STORAGE RATE	STORAGE REQ'D	
	DURATION		AREA	Q1=CIA	Qo	Q1-Qo	1/12(Q1-Qo)xT
	<u>T (HR)</u>	<u>I (IN/HR)</u>	<u>A (AC)</u>	<u>(CFS)</u>	<u>(CFS)</u>	<u>(CFS)</u>	<u>(AC-FT)</u>
0.26	0.08	12.75	24.92	82.61	19.94	62.67	0.418
0.26	0.17	10.00	24.92	64.79	19.94	44.86	0.635
0.26	0.25	8.40	24.92	54.43	19.94	34.49	0.719
0.26	0.33	7.25	24.92	46.97	19.94	27.04	0.744
0.26	0.50	5.75	24.92	37.26	19.94	17.32	0.722
0.26	0.67	4.80	24.92	31.10	19.94	11.16	0.623
0.26	0.83	4.25	24.92	27.54	19.94	7.60	0.526
0.26	1.00	3.75	24.92	24.30	19.94	4.36	0.363
0.26	1.50	2.80	24.92	18.14	19.94	-1.79	-0.224
0.26	2.00	2.25	24.92	14.58	19.94	-5.36	-0.893
0.26	3.00	1.75	24.92	11.34	19.94	-8.60	-2.149
0.26	4.00	1.30	24.92	8.42	19.94	-11.51	-3.838
Detention required =		0.744 Ac.-Ft.		32,389.060 CF			



RATIONAL METHOD RUNOFF COEFFICIENTS

<u>Description of Area</u>	<u>Runoff Coefficients</u>	
Business:		
Downtown areas	0.70 to 0.95	
Neighborhood areas	0.50 to 0.70	
Residential:		
Single-family areas	0.35 to 0.50	
Multi units, detached	0.40 to 0.60	
Multi units, attached	0.60 to 0.75	
Residential (1/2 acre lots or more)	0.30 to 0.45	
Apartment dwelling areas	0.50 to 0.70	
Industrial:		
Light areas	0.50 to 0.80	
Heavy areas	0.60 to 0.90	
Parks, cemeteries	0.10 to 0.25	
Playgrounds	0.20 to 0.35	
Railroad yard areas	0.20 to 0.40	
Unimproved areas	0.10 to 0.30	0.20
<u>Character of surface</u>	<u>Runoff Coefficients</u>	
Streets:		
Asphaltic	0.70 to 0.95	
Concrete	0.80 to 0.95	
Drives and Walks	0.75 to 0.85	0.80
Roofs	0.75 to 0.95	
Lawns, Sandy Soil:		
Flat, 2%	0.05 to 0.10	
Average, 2 to 7%	0.10 to 0.15	
Steep, 7%	0.15 to 0.20	
Lawns, Heavy Soil:		
Flat, 2%	0.15 to 0.20	
Average, 2 to 7%	0.20 to 0.25	
Steep, 7%	0.25 to 0.35	



2-85

BRIDGE DIVISION HYDRAULIC MANUAL
2 - 24

D=1250FT

$$V=D/T \Rightarrow T=D/V \Rightarrow T=1250\text{FT} / 0.50\text{FPS}$$

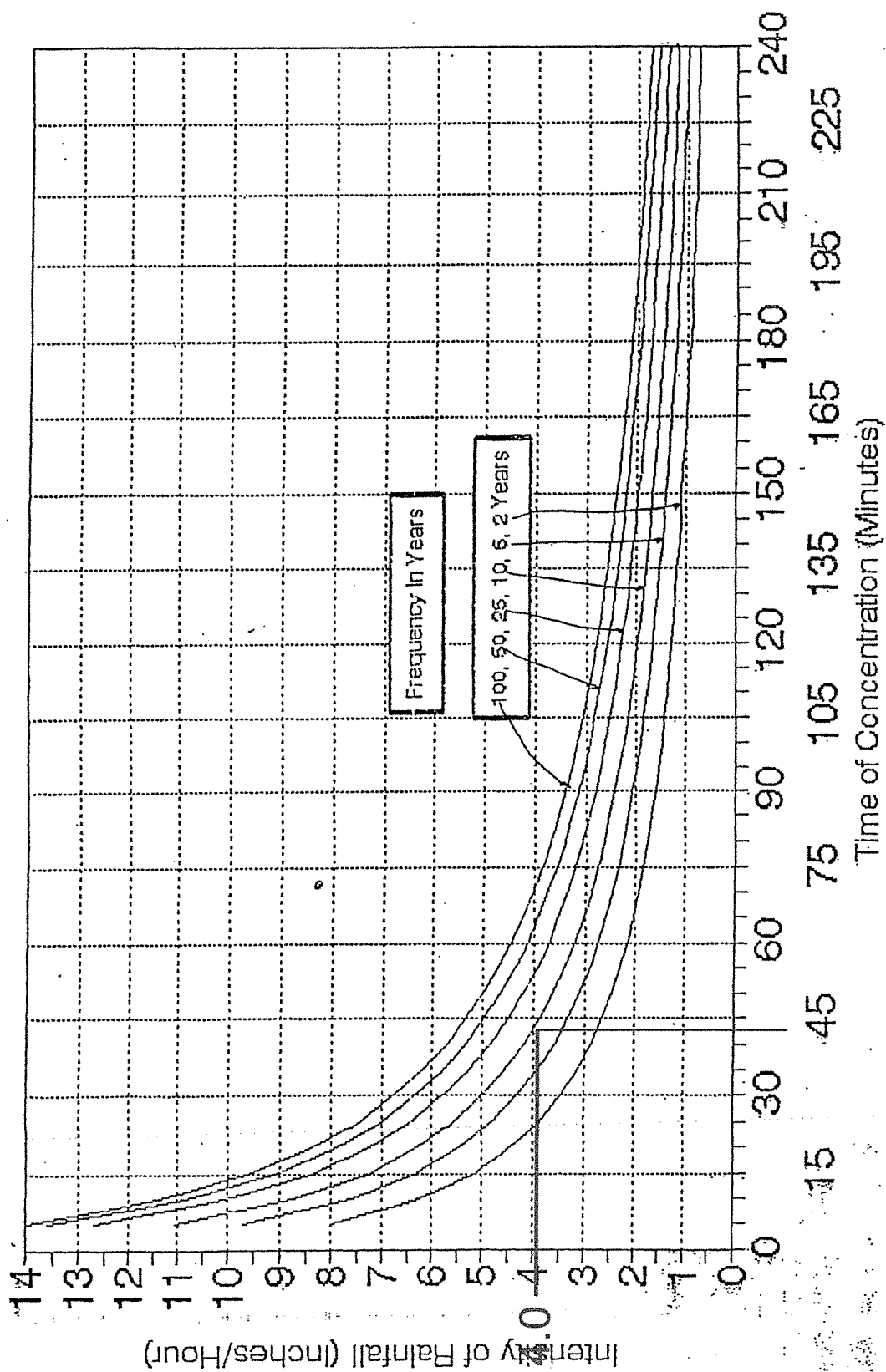
S=.24 FT/FT

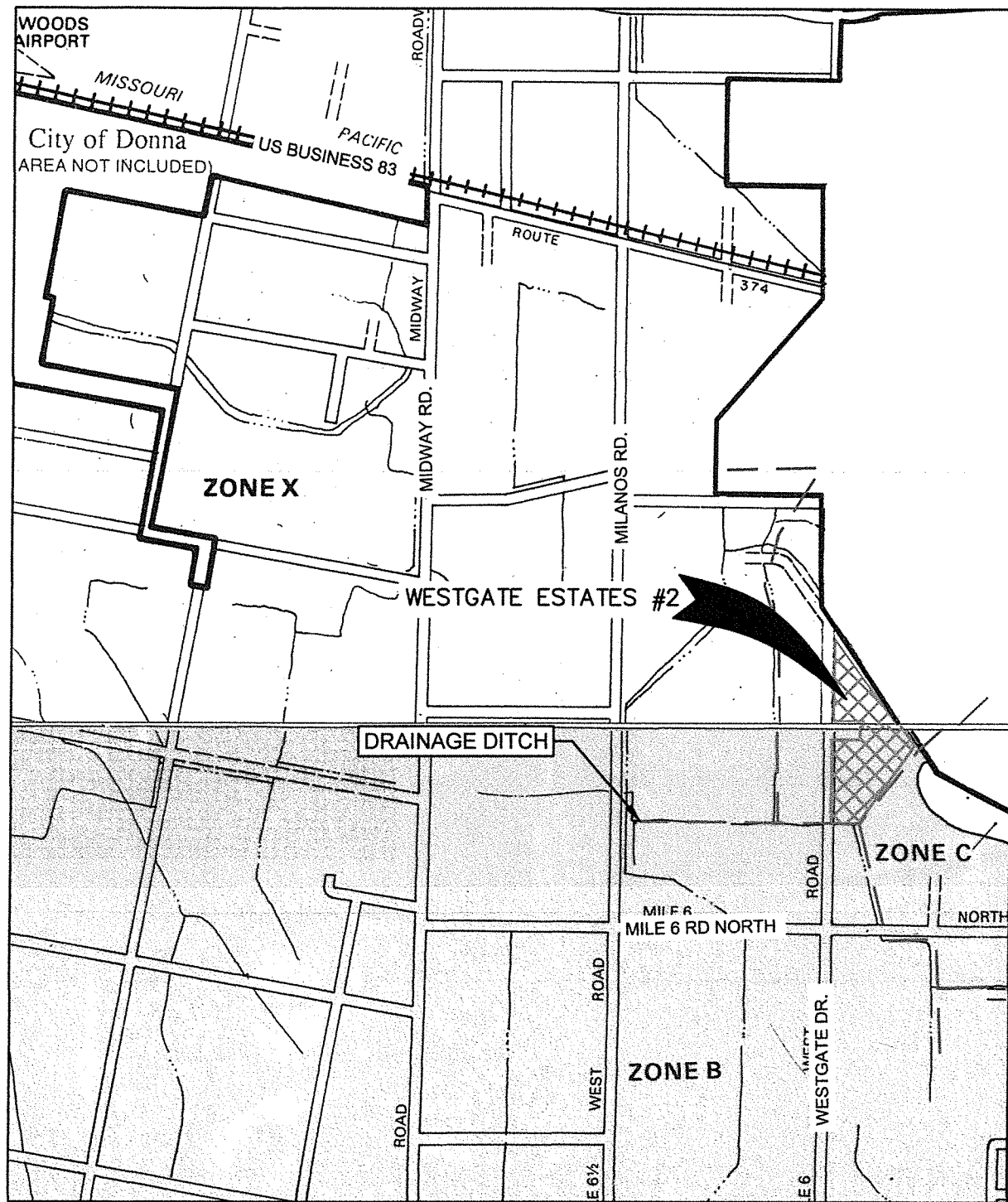
$$T=2500\text{S} = 42\text{MIN}$$

V=0.50FPS

Rainfall Intensity for Hidalgo County

Based on NWS Tech Paper No. 40



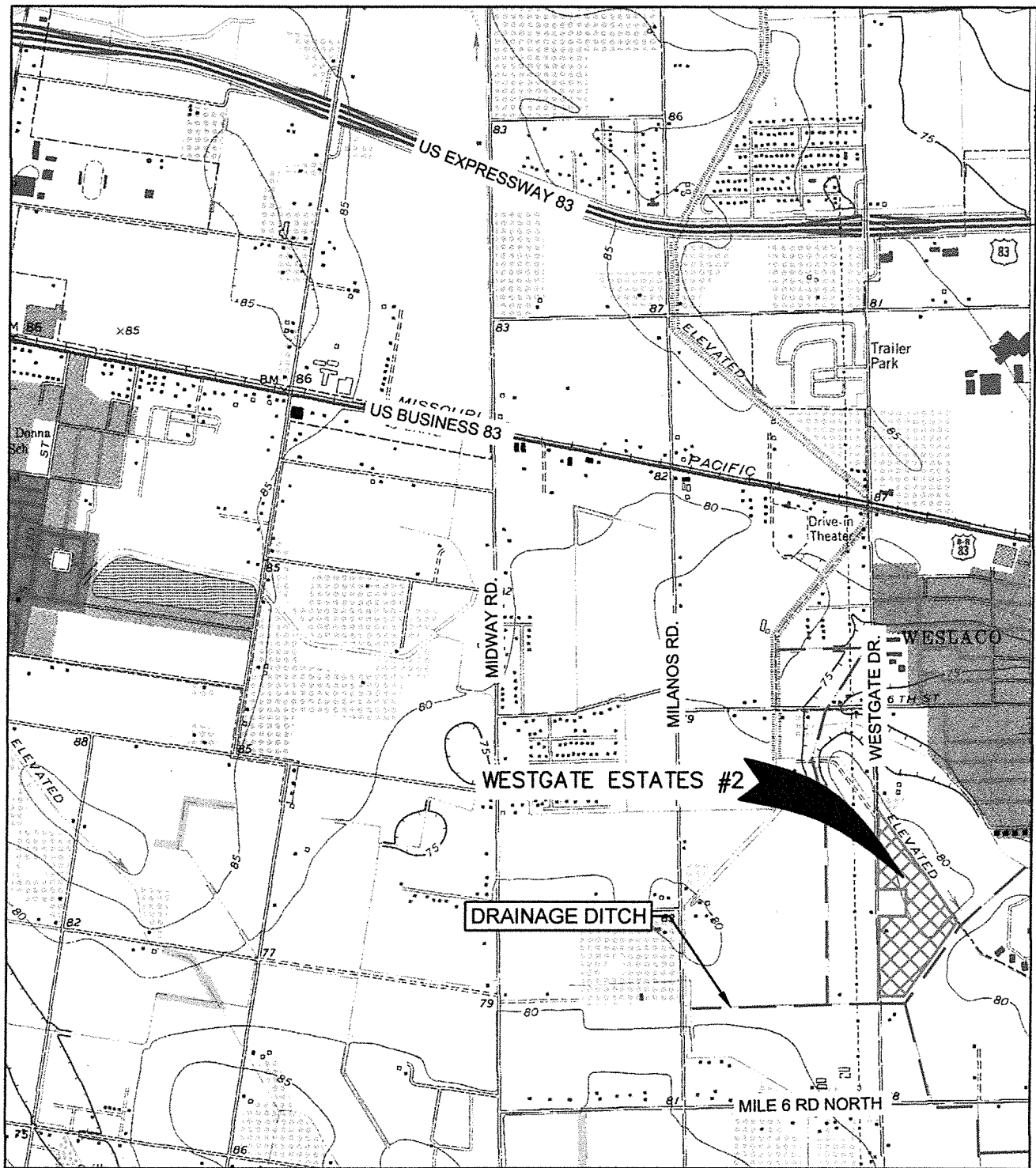


1"=2000'



Moore Land
Surveying, LLC

2309 Lakeshore Drive, Harlingen, TX 78552
(956)245-0988 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190



1"=2000'



Moore Land Surveying, LLC

2309 Lakeshore Drive, Harlingen, TX 78552
 (956)245-0988 TBPLS Firm No. 10194186
 (956)245-4651 TBPE Firm No. 19190

Hydrologic Soil Group—Hidalgo County, Texas (WESTGATE ESTATES #2)



Soil Map may not be valid at this scale.

Map Scale: 1:4,360 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/3/2018
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)		Soils	
	Area of Interest (AOI)		C
			C/D
			D
			Not rated or not available
Soil Rating Polygons		Water Features	
	A		Streams and Canals
	A/D		
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		
Soil Rating Lines		Transportation	
	A		Rails
	A/D		Interstate Highways
	B		US Routes
	B/D		Major Roads
	C		Local Roads
	C/D		
	D		
	Not rated or not available		
Soil Rating Points		Background	
	A		Aerial Photography
	A/D		
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 15, Nov 7, 2017

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

Date(s) aerial images were photographed: Dec 5, 2012—Nov 15, 2016

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	25.3	100.0%
Totals for Area of Interest			25.3	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

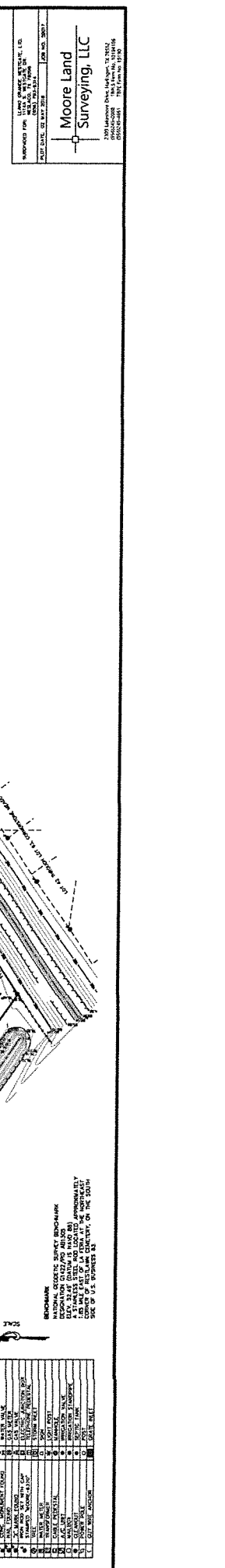


LILAND GRANGE INVESTMENT, LTD. 11164 S. WILSHIRE DR. MELBOURNE, VT 05854 (802) 253-9311	JUNE 2007
REIMBURSED FIRM: 11164 S. WILSHIRE DR. MELBOURNE, VT 05854 (802) 253-9311	JUNE 2018

Moore Land

Surveying, LLC

3107 Webster Drive, Harkness, VT 05852
 (802) 244-5090
 (802) 244-4441
 (802) 244-4441



STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT MCALLEN, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS **"WESTGATE ESTATES #2"**, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF **"WESTGATE ESTATES #2"**, AND FURTHER TO DEDICATE TO THE PUBLIC THE EASEMENTS AS SHOWN HEREIN.

LLANO GRANDE WESTGATE, LTD.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MCALLEN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED THIS ____ DAY OF _____, 2018.

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

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

3. HCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

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

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DRAINAGE DISTRICT NO. 1

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

DISTRICT MANAGER _____ DATE _____

ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

PRELIMINARY - THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

CITY OF WESLACO

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

MAYOR, CITY OF WESLACO, TEXAS _____ DATE _____

SECRETARY, CITY OF WESLACO, TEXAS _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF **"WESTGATE ESTATES #2"** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, A.D. 2018

CHAIRMAN _____

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY - THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

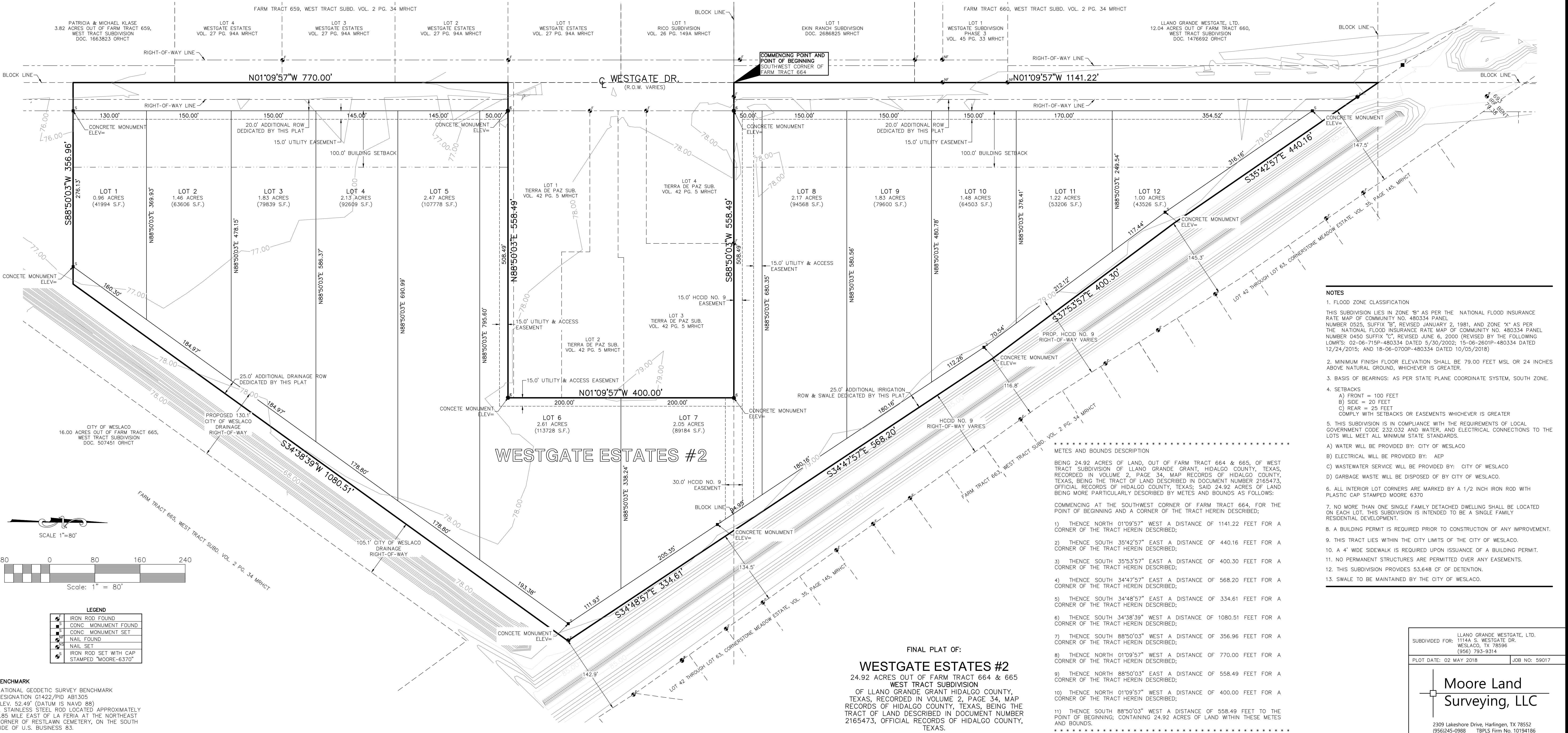
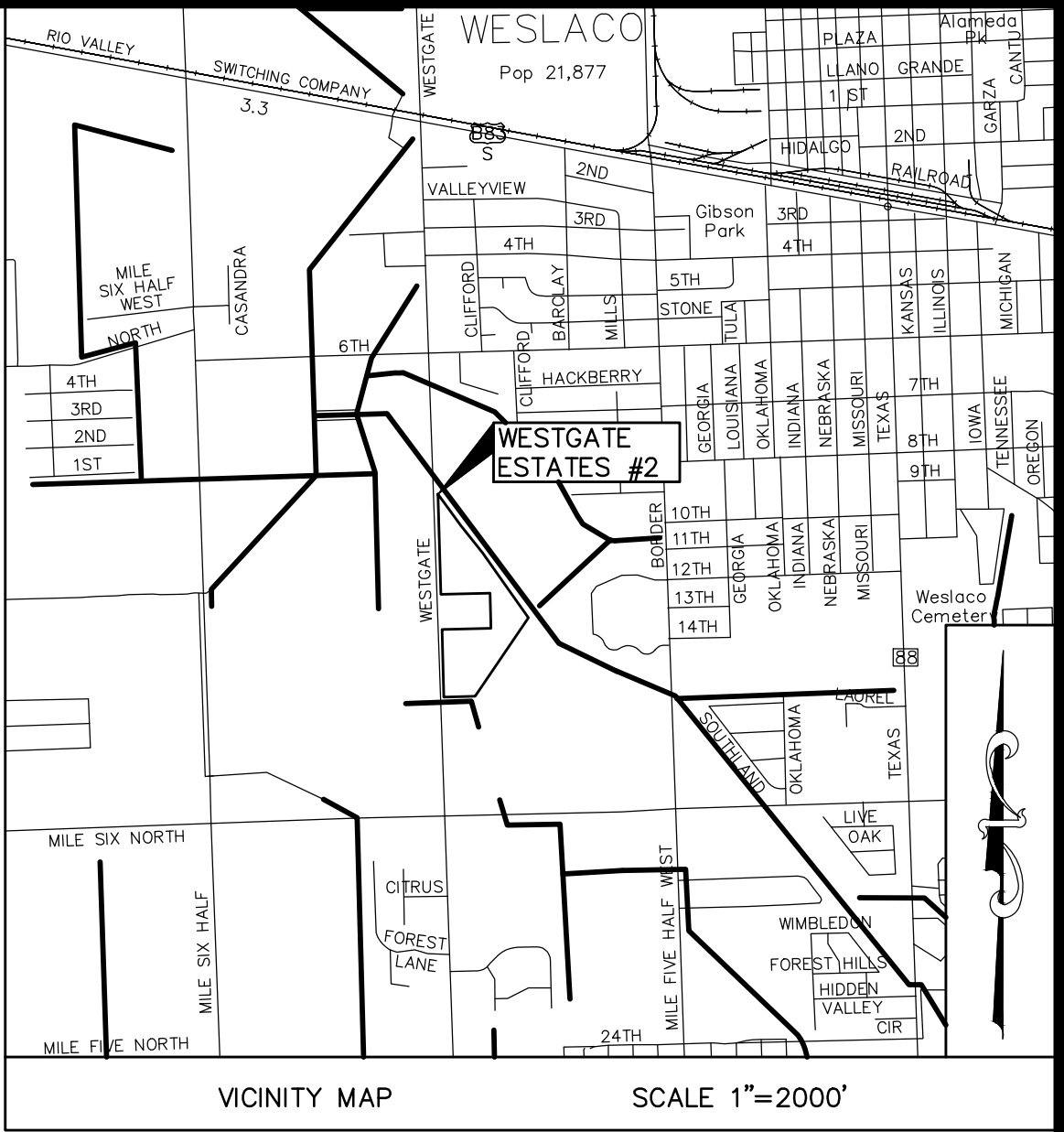
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, ARTURO GUJARADO, JR., COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE DAY OF _____, 201____ AT _____ O'CLOCK ____M IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY



NOTES

- FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "B" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0505, SUFFIX "B", REVISED JANUARY 2, 1981, AND ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334 PANEL NUMBER 0450 SUFFIX "C", REVISED JUNE 6, 2000 (REVISED BY THE FOLLOWING LOWRIS: 02-06-7159-480334 DATED 5/30/2002, 15-06-2601P-480334 DATED 12/24/2015; AND 18-06-0700P-480334 DATED 10/05/2018)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 79.00 FEET MSL OR 24 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- SETBACKS
A) FRONT = 100 FEET
B) SIDE = 20 FEET
C) REAR = 25 FEET
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
- A) WATER WILL BE PROVIDED BY: CITY OF WESLACO
B) ELECTRICAL WILL BE PROVIDED BY: AEP
C) WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
D) GARBAGE WASTE WILL BE DISPOSED OF BY CITY OF WESLACO.
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.
- A 4' WIDE SIDEWALK IS REQUIRED UPON ISSUANCE OF A BUILDING PERMIT.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.
- THIS SUBDIVISION PROVIDES 53,648 CF OF DETENTION.
- SWALE TO BE MAINTAINED BY THE CITY OF WESLACO.

METES AND BOUNDS DESCRIPTION

BEING 24.92 ACRES OF LAND, OUT OF FARM TRACT 664 & 665, OF WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2165473, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 24.92 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 664, FOR THE POINT OF BEGINNING AND A CORNER OF THE TRACT HEREIN DESCRIBED;

- THENCE NORTH 01°09'57" WEST A DISTANCE OF 1141.22 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 35°42'57" EAST A DISTANCE OF 440.16 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 35°53'57" EAST A DISTANCE OF 400.30 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 34°47'57" EAST A DISTANCE OF 568.20 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 34°48'57" EAST A DISTANCE OF 334.61 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 34°38'39" WEST A DISTANCE OF 1080.51 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 88°50'03" WEST A DISTANCE OF 356.96 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE NORTH 01°09'57" WEST A DISTANCE OF 770.00 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE NORTH 88°50'03" EAST A DISTANCE OF 558.49 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE NORTH 01°09'57" WEST A DISTANCE OF 400.00 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE SOUTH 88°50'03" WEST A DISTANCE OF 558.49 FEET TO THE POINT OF BEGINNING, CONTAINING 24.92 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

FINAL PLAT OF:

WESTGATE ESTATES #2

24.92 ACRES OUT OF FARM TRACT 664 & 665
WEST TRACT SUBDIVISION
OF LLANO GRANDE GRANT HIDALGO COUNTY,
TEXAS, RECORDED IN VOLUME 2, PAGE 34, MAP
RECORDS OF HIDALGO COUNTY, TEXAS; BEING THE
TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER
2165473, OFFICIAL RECORDS OF HIDALGO COUNTY,
TEXAS.

BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY
1.85 MILE EAST OF LA FERIA AT THE NORTHEAST
CORNER OF RESTLAND CEMETERY, ON THE SOUTH
SIDE OF U.S. BUSINESS 83.

4	IRON ROD FOUND
5	CONC. MONUMENT FOUND
6	CONC. MONUMENT SET
7	NAIL FOUND
8	NAIL SET
9	IRON ROD SET WITH CAP STAMPED "MOORE-6370"

Moore Land
Surveying, LLC

2309 Lakeshore Drive, Harlingen, TX 76852
(956)245-0988
(956)245-4651
LLANO GRANDE WESTGATE, LTD.
SUBDIVIDED FOR: 1114X S. WESTGATE DR.
WESLACO, TX 78596
(956) 793-9314
PLOT DATE: 02 MAY 2018
JOB NO: 59017
SHEET 1 OF 1



Standardized Agenda Request Form

Date of Meeting: July 24, 2018		Agenda Item No. (to be assigned by CSO): 2018-1822	
From:			
Subject: Discussion and consideration of short-term solution to drainage issues. Possible action. (There was no action on this item July 17, 2018; Staffed by City Manager's Office.)			
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):			
Aida Vega		Created/Initiated	
Elizabeth Walker		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: July 24, 2018		Agenda Item No. (to be assigned by CSO): 2018-1827	
From:			
Subject: Discussion and consideration to create a media relations staff position or department. Possible action. (There was no action on this item July 17, 2018; Requested by Commissioners Rodriguez and Munoz.)			
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):			
Elizabeth Walker		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: July 24, 2018		Agenda Item No. (to be assigned by CSO): 2018-1821	
From:			
Subject: Discussion and consideration to authorize the Request for Qualifications #2017-18-21 Civil Engineering Services Stormwater Improvements Plan. Possible action. (Staffed by City Manager's Office.)			
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):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: RFQ #2017-18-21 Civil engineering services Drainage Plan			
Responsibilities upon Approval:			

The logo for the City of Weslaco is a circular emblem. It features a stylized illustration of a city building with a central dome and arched windows. The text "CITY ON THE GROW" is written in a semi-circle at the top, and "CITY OF WESLACO" is written in a semi-circle at the bottom, both in a bold, sans-serif font.

Page 1 of 14

REQUEST FOR QUALIFICATIONS

The City of Weslaco is soliciting sealed Statement of Qualifications; hereinafter referred to as RFQ to be received by Mike R. Perez, City Manager, at 255 S. Kansas Avenue, Weslaco, Texas 78596. City of Weslaco normal business days are Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m. and shall be closed on recognized holidays.

RFQ'S will be received until **3:00 p.m. Central Time**, on **Monday, August 20, 2018**, shortly thereafter all submitted RFQ'S will be gathered and taken to the City's Purchasing Conference Room, to be publicly opened and read aloud. Any RFQ received after the closing time will not be accepted and will be returned to the submitter unopened. It is the responsibility of the submitter to see that any RFQ submitted shall have sufficient time to be received by the City prior to the RFQ opening date and time. The receiving time at the City Hall Front Desk will be the governing time for acceptability of the RFQ's. RFQ's will not be accepted by telephone or facsimile machine. All RFQ'S must bear original signatures and figures. The RFQ shall be for:

RFQ # 2017-18-21 CIVIL ENGINEERING SERVICES FOR STORM WATER IMPROVEMENTS MASTER PLAN

Respondents receiving a "NOTICE TO RESPONDENTS" and/or "REQUEST FOR QUALIFICATIONS" notice in the mail or reading same in the newspaper are advised that the solicitation documents can be downloaded from the City of Weslaco web page address: www.weslacotx.gov, or may obtain copies of same by contacting the office of: MARDOQUEO HINOJOSA, P.E., PLANNING DIRECTOR/CITY ENGINEER, LOCATED AT 255 S. KANSAS AVENUE, WESLACO, TX 78596 by calling (956) 447-3403 or by e-mailing your request to the following e-mail address: mhinojosa@weslacotx.gov

Hand Delivered RFQ'S:

255 S. Kansas Avenue

C/o Mike R. Perez

If using Land Courier (i.e. FedEx, UPS):

City of Weslaco
C/o Mike R. Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

If Mailing Proposals:

City of Weslaco
C/o Mike R. Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

The City of Weslaco reserves the right to refuse and reject any or all RFQ's and to waive any or all formalities or technicalities and to accept the RFQ deemed most advantageous to the City.

RFQ's must be submitted in an envelope sealed with tape and prominently marked on the lower left hand corner of the envelope with corresponding RFQ number and title.

Please read the requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

PURPOSE

(1) The purpose of these solicitation documents is to execute a Professional Services Contract for:

RFQ # 2017-18-21 CIVIL ENGINEERING SERVICES FOR STORM WATER DRAINAGE PLAN

INTENT

(2) The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

SUBMITTAL OF RFQ

(3) RFQs shall be submitted in sealed envelopes as called referenced on the attached solicitation. Six (6) complete sets of the response One (1) original marked "**ORIGINAL**," and Five (5) copies marked "COPY". RFQs submitted by facsimile (fax) or electronically shall **NOT** be accepted. Submittal of an RFQ in

response to this solicitation constitutes an offer by the respondent. Once submitted, RFQ's become the property of the City of Weslaco and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Weslaco before the deadline day and hour. No late RFQs will be accepted. They will be returned to respondent unopened (if properly identified). Failure to meet RFQ requirements may be grounds for disqualification.

Hand Delivered RFQ'S:

255 S. Kansas Avenue
C/o Mike R. Perez

If using Land Courier (i.e. FedEx, UPS):

City of Weslaco
C/o Mike R. Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

If Mailing Proposals:

City of Weslaco
C/o Mike R. Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

TIME ALLOWED FOR ACTION TAKEN

(4) The City of Weslaco may hold RFQ's **60** days after deadline without taking action. Respondents are required to hold their RFQ/s firm for same period of time.

RIGHT TO REJECT/AWARD

(5) The City of Weslaco reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Weslaco.

ASSIGNMENT

(6) Respondents are advised that the City of Weslaco shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Weslaco.

AWARD

(7) Respondents are advised that the City of Weslaco is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Weslaco are the best qualified.

NUMBER OF CONTRACTS

(8) THE CITY reserves the right to award one, or no contract(s) in response to this RFQ.

STATUTORY REQUIREMENTS

(9) It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

ALTERATIONS/AMENDMENTS TO RFQ

(10) RFQ **CANNOT** be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Weslaco.

NO RESPONSE TO RFQ

(11) If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

(12) The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

PAYMENT

(13) The City of Weslaco will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Weslaco specifications/requirements. No other method of payment will be considered.

SYNONYM

(14) Where in this solicitation package SERVICES is used, its meaning shall refer to the Request for Qualifications for **CIVIL ENGINEERING SERVICES** as specified.

RESPONDENT'S EMPLOYEES

(15) Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INDEMNIFICATION CLAUSE

(16) The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of

them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Finance Director, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used

INTERPRETATIONS

(17) Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Weslaco in accordance with paragraph entitled “**Addenda and Modifications**”.

VERBAL THREATS AND OFFICIAL CONTACT

(18) Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

Respondents shall not offer gratuities, favors or any monetary value to any official or employee of the City for purpose of influencing the selection. Any attempt by any Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds from exclusion from the selection process. Once the project is advertised, there shall be no contact with any city official or employee unless using the formal process through the Purchasing Department. Failure to comply will result in the firm being disqualified from the process.

Questions and answers that change or substantially clarify the Request for Qualifications will be affirmed in writing and copies will be provided to all firms on record responding to RFQ. Any inquiries to this RFQ must be submitted to Homer Rhodes at hrhodes@weslacotx.gov or 255 S. Kansas Avenue, Weslaco, TX 78596 no later than August 15, 2018.

CONFIDENTIAL INFORMATION

(19) Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

PAST PERFORMANCE

(20) Respondent's past performance shall be taken into consideration in the

evaluation of a RFQ submittal.

JURISDICTION

(21) Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

RIGHT TO AUDIT

(22) The City of Weslaco reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Weslaco, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

VENUE

(23) The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONFLICT OF INTEREST

(24) CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Weslaco not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor. For more information or to obtain Questionnaire CIQ visit the Texas Ethics Commission web page at www.ethics.state.tx.us/forms/CIQ.pdf.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

CONFIDENTIALITY OF INFORMATION AND SECURITY

(25) Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

TERMINATION OF CONTRACT

(26) The City of Weslaco reserves the right to terminate the contract if, in the opinion of the City of Weslaco, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

RESPONSE DEADLINE

(27) Responses to the RFQ must be addressed to Mike R. Perez, City Manager, City of Weslaco, 255 S. Kansas Avenue by **August 20, 2018 until 3:00 p.m.** for consideration. An original and five (5) complete sets of the response must be submitted no later than this date and time in a sealed envelope indicating that its contents are in response to the RFQ for **"CIVIL ENGINEERING SERVICES FOR STORM WATER IMPROVEMENTS PLAN"**. **Respondents are advised that all confidential records must be submitted in a separate sealed envelope and marked accordingly.**

Hand Delivered RFQ'S:

255 S. Kansas Avenue
C/o Mike R. Perez

If using Land Courier (i.e. FedEx, UPS):

City of Weslaco
C/o Mike R. Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

If Mailing Proposals:

City of Weslaco
C/o Mike R. Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

ADDENDA AND MODIFICATIONS

(28) Any changes, additions, or clarifications to the RFQ are made by amendments (addenda). Any respondent in doubt as to the true meaning of any part of the RFQ or other documents may request an interpretation from the Planning Department. At the request of the respondent, or in the event the Planning Department deems the interpretation to be substantive, the interpretation will be made by written addendum. Said Addenda shall be mailed, e-mailed, hand delivered and/or faxed, to all prospective respondents. All Addenda issued in respect to this RFQ shall be considered official changes to the

original documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative or binding. It shall be the respondent's responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent's "recognition and compliance to" official changes as outlined by the City of Weslaco and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such respondent from its terms and requirements. Addendums are available online at www.Weslaco-tx.gov, if needed.

RFQ PREPARATION COSTS

(29) The City of Weslaco shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

EQUAL EMPLOYMENT OPPORTUNITY

(30) Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

AUTHORIZATION TO BIND RESPONDENT TO RFQ

(31) RFQ's MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing the RFQ must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

Confidential Information Respondents are advised that all confidential records must be submitted in a separate sealed envelope and marked accordingly.

GENERAL

The City of Weslaco is seeking to enter into a professional engineering services contract with a qualified professional engineering firm, registered in the State of Texas, to provide grant writing, engineering, and management services for the District for implementation of local, state and federal funding opportunities for water management, drainage improvements and/or flood protection planning. Project funding can come from City bonds, Community Development Block Grant Program (CDBG), Texas Department of Emergency Management (TDEM), Texas Water Development Board (TWDB), Texas Department of Transportation (TxDOT), General Land Office (GLO), Federal Emergency Management Administration (FEMA), U.S. Army Corp of Engineers (USACE), Economic Development Administration (EDA), U.S. Department of Housing and Urban Development (HUD), or other federal and state agencies.

SCOPE OF SERVICES

The selected firm will report to, and operate under, the direction of City of Weslaco's Planning Department staff. The engineering contract will encompass all project-related engineering services, including, but not limited to, the following areas:

- needs assessments of flood impacted areas including but not limited to, drainage infrastructure, roads, right-of-ways, structures and recreational areas,
- 2-D Modeling
- rough order of magnitude of probable construction costs,
- benefit cost analysis (BCAs),
- environmental assessments, studies and reports, in accordance with funding requirements,
- preparation of grant application materials and management services,
- hydrologic and hydraulic analysis and studies in accordance with funding agency requirements,
- preliminary and final design plans and specifications,
- preparation of bid documents,
- project cost estimation,
- construction administration,
- field inspections (interim and final); and
- other services.

PAYMENT

The method of payment to the selected firm shall be on a time-and-material basis. This amount shall include labor, overhead, profit and expenses including transportation, communications, and materials. Progress payments will be based on actual hours and contract hourly rates charged to a particular task on a

monthly basis. Each invoice submitted to the City for payment shall contain a brief description of the work billed on that invoice, total billed to date, total paid to date and amount remaining.

SUBMITTAL REQUIREMENTS

Civil Engineering Services For Storm Water Improvements Plan Request for Qualifications (RFQ) is requested to be submitted to the **City Hall Front Desk at 255 S. Kansas Avenue, Weslaco, Texas 78596, no later than 3:00 PM ON August 22, 2018.**

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items:

1. Transmittal letter – Indicate interest and commitment to perform services for the City of Weslaco, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;
2. Firm Qualification and Experience – Discuss the firm's experience and history over the past five (5) years in developing plans for storm water drainage and 2-D Modeling. Discuss the firm's uniqueness to best perform these services for the City. Previous experience in working on local, state and federal funded projects should be discussed. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments. Must show competent to propose improvements by January 15, 2019.
3. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.
4. References – Provide at least three references (names and current phone numbers) from recent work and list all past projects in South Texas for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.
5. Good Faith Effort – Document the good faith effort made toward achieving the goals for participation from Minority and Women's Business Enterprise firms and sub-consultants. Effort to achieve the following goals must be illustrated:

	MBE	WBE
CONSTRUCTION	12.94%	8.72%
SUPPLIES	9.68%	9.34%
EQUIPMENT	7.12%	5.39%
SERVICES	10.84%	5.72%

6. Litigation - Listing of all pending litigation against or involving the firm of its agents or employees with respect of any work performed.
7. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.
8. Presentation – Each firm must submit six (6) bound copies of the RFQ. Responses to the RFQ must be addressed to Mike R. Perez, City Manager, City of Weslaco, and received at City Hall, at 255 S. Kansas Avenue, Weslaco, Texas 78596 by August 22, 2018 and no later than 3:00 pm. Six (6) complete sets of the response no larger than 30 bound pages must be submitted no later than this date and time. The RFQ is to be placed in a sealed envelope indicating that its contents are in response to the Request for a Statement of Qualifications for **CIVIL ENGINEERING SERVICES FOR STORM WATER DRAINAGE PLAN.**

SELECTION PROCESS

Evaluation will include confirmation by City Staff that respondents have the required registration, license, insurance or expertise to render requested services. The evaluation process is intended to select one best qualified provider.

The selection Committee shall screen and rate all of the respondents that are submitted. Selection ratings will be based on 100-point scale rating relating to drainage and shall be based on the following criteria.

- | | | |
|----|---|----------|
| a. | Overall Qualification of Team | 40 |
| | points | |
| b. | Previous Experience in South Texas | 10 |
| | points | |
| c. | Ability to meet Schedules and Deadlines | 20 |
| | points | |
| d. | Demonstration of Good Faith Effort toward MBE/WBE Goals | 10 |
| | points | |
| e. | Stability and References | 15 |
| | points | |
| f. | Presentation | 5 points |

The City may select one (1) firm to provide services based on this evaluation or it may choose to follow up with an interview, if necessary. This process will result in the selection of a firm to provide services. The City reserves the right to reject any and all RFQ's for any reason whatsoever. The City may waive informalities or irregularities in the RFQ's received where such is merely a matter of form and not substance, and the correction or waiver thereof is deemed by the City not prejudicial to other RFQ's.

After the selection of the most qualified firm, scope of services and billing rates will be negotiated and used as attachments to the Professional Services Agreement. This Agreement will then be submitted to the City Commission for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) firm has been selected and approved by the City Commission.

The City currently anticipates conducting the selection process proceeding in accordance with the following list of milestones. This schedule is subject to revision and the City reserves the right to modify this schedule as necessary, in its sole discretion.

RFQ Issued	July 24, 2018
Publish RFQ	July 30, 2018
Pre-Proposal Conference	August 7, 2018
RFQ Submission Deadline (Post Marked or Delivered)	August 20, 2018
RFQ Review	August 21-31, 2018
Firms Interviews, if required	September 4, 2018
City Commission Selects Firm(s)	September 18, 2018

CITY CONTACT

If you should have any questions regarding the preparation of the RFQ contact Mardoqueo Hinojosa, PE, Planning Director/City Engineer at (956) 447-3403 or mhinojosa@Weslacotx.gov.



Standardized Agenda Request Form

Date of Meeting: July 24, 2018		Agenda Item No. (to be assigned by CSO): 2018-1841	
From:			
Subject: Discussion and consideration to seek Requests for Proposals for Professional, Technical and Expert Services for the Development of a Hazard Mitigation Plan. Possible action. (Staffed by City Manager's Office.)			
Background: As a requirement of FEMA for grant funding and reimbursement, the city is required to have an active Hazard Mitigation Plan. Staff is recommending soliciting for RFP's for professional, technical and expert services for the development of a Hazard Mitigation Plan. Firms/vendors with experience in preparing mitigation plans will work with staff and submit for review and approval within the next eighteen (18) months. This period is the typical wait period for grant applications following a hazard qualifying incidence. Staff is currently working with TDEM for grant funding.			
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):			
Andrew Muñoz		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Hazard Mitigation Plan Memo_July 19, 2018			
Responsibilities upon Approval:			

INTEROFFICE MEMORANDUM

TO: MIKE R. PEREZ, CITY MANAGER

FROM: ANDREW MUNOZ, AVIATION DIRECTOR

SUBJECT: HAZARD MITIGATION PLAN

DATE: JULY 19, 2018

CC: TONY LOPEZ, FIRE CHIEF

As per your request, I contacted Mr. John O'Valle with the Texas Department of Emergency Management (TDEM), regarding the process of initiating a Hazard Mitigation Plan for the City of Weslaco. He suggested I contact Mr. Mario Betancourt with the Hidalgo County Department of Emergency Management.

I spoke briefly with Mr. Betancourt and he explained the city would be required to initiate its own Hazard Mitigation Plan or wait until 2020/2021 to join the county's next assessment period. He explained if the city waited until 2020/2021, the city would not be eligible for maximum funding for recovery efforts or not receive the full seventy-five percent (75%) reimbursement(s) should an incident occur during this time.

The process for initiating a Hazard Mitigation Plan is to advertise for those services and select a firm with a proven history of assessing and creating a Hazard Mitigation Plan. The completion time, for a city our size, may take up to eighteen (18) months to complete and obtain FEMA approval.

The selected firm, with the assistance of various city departments, will need to assess potential threats and identify critical infrastructure. Once the assessment is completed, a plan is developed for addressing the identified critical needs, thus completing the Hazard Mitigation Plan. The Hazard Mitigation Plan must meet, at minimum, twelve (12) core requirements to obtain approval. Mr. Betancourt will forward a comprehensive file for guidance within the following week.

The plan is then submitted to the TDEM for review. If no comments are made, TDEM will forward to FEMA for review and approval. If approved, the city will be required to adopt the Hazard Mitigation Plan, via Resolution.

I have placed an agenda item for the next city commission meeting, scheduled for July 24, 2018 to authorize for the solicitation for a Request for Proposal for Professional, Technical and Expert Services for the Development of a Hazard Mitigation Plan.

I've also included a proposed Scope of Work for review.

Scope of Work:

Provide a Hazard Mitigation Plan that will guide the City of Weslaco in assessing hazards and vulnerabilities and mitigating critical facilities.

The city recognizes the potential for disasters to strike critical facilities within the city and wishes to have a plan in place before this occurs. Completion and approval of the Hazard Mitigation Plan will also make the city eligible to apply for hazard mitigation project grants and reimbursements, further increasing the city's ability to plan for and mitigate the effects of hazards.

Identification of hazards and hazard categories will be developed from earlier city work and other plans, including the hazard mitigation plans of adjacent and overlapping planning and infrastructure agencies. Other specific hazard categories may include, but are not limited to:

- **Flood Hazards** – including river, stream and drainage flooding, as well as FEMA FIRM maps and local historical data, including known flooding and drainage complaints contained within city records and GIS shape files and metadata.
- **Wind Hazards** – based on local weather information and historical records, National Weather Service records.
- **Fire Hazards** – information will be collected from neighboring agencies and the Fire Department will also provide their own assessment of fire hazards.
- **Drought** – information will be based on National Weather Service information and local historical information.
- **Hazardous Materials Release** – staff will coordinate with the Fire Department and TXDOT for information on releases, including any due to major transportation corridors through the City, using historical records, discussions with manufacturers and businesses, and the Hazard Mitigation Plans prepared by other agencies, which have conducted inventories of threats to the groundwater supply.
- **Other Threats** – may include geologic, terrorism and cyber terrorism, as there are major critical power facilities within and crossing the City, as well as other human caused hazards.

Public Outreach

From the project outset, public participation will be invited and encouraged. Interested community and business groups will be contacted, as well as technical specialists and other interest groups. Examples include the CERT group, the Chamber of Commerce, local medical facilities, Homeowner's Associations, schools and church groups. Technical input will be sought from the Police and Fire departments, the local water and sewer utility departments and the neighboring cities of Donna, Mercedes and Edcouch-Elsa.

The City will publicly advertise hearings and project status updates and make draft versions of the plan available for public review and comment. Public input on proposed policies, projects and priorities will be factored into the plan throughout development. The City uses a variety of public outreach tools, including email, the city website and Facebook.